

**THE PINE LAKE DEVELOPMENT AS IT RELATES TO THE
PARKER'S LANDING DEVELOPMENT BY PAT MOOBERRY
AND STREET OPENINGS**

PARKER'S LANDING:

I believe you are going to be considering approval of the Parker's Landing developed by Pat Mooberry of Home Realty. The development is directly North of the Pine Lake development at 84th and Pine Lake Road. I believe Pat has done a good job of laying out the lots in this development and given consideration to the wishes of the Pine Lake Development residents. Of course, there are those that wish there would be no development next to Pine Lake and hold an isolationist view. To them I'd say the city has caught up with us lets be the best neighborhood in the city.

Mr. Mooberry has made the lots next to Pine Lake 100' wide instead of 80' wide. He has put an offset in 80th Street before it enters Pine Lake to slow down the traffic that might enter the Pine Lake Neighborhood at 80th and Dougan Drive. I believe he has done as good a job as could be expected and you should approve his development and the connection of it to Pine Lake by opening up 80th Street to Dougan Drive.

PARKER'S LANDING DRAINAGE:

The area North of 80th Street and Dougan Drive is like half of a bowl and it all drains to 80th Street which is the former drainage channel. South of Dougan Drive the drainage ditch is dry and maybe a foot wide and six inches deep. In a big rain though it can get thirty (30') feet wide, several feet deep and come within a foot of one neighbor's house. That's run off from raw grass land.

Now if you add all of the Parker's Landing development roof tops and paving, I believe we are facing a major problem in the Pine Lake neighborhood unless the Parker's Landing land contours are changed to send the run off water another direction.

TRAFFIC THRU PINE LAKE A POINT OF CONTENTION:

The Pine Lake neighborhood unanimously does not want more traffic going thru the neighborhood. The residents have developed a very nice quiet area and I would appreciate it if you of the planning commission would keep that in mind and help us maintain the semi solitude as best we can in light of massive commercial and residential development all around us.

I encourage you to approve the beltway road (about 77th or 78th) outside our Western boundary to connect Cheney Ridge Road parallel to our North boundary (North of Parker's Landing) to direct traffic around Pine Lake to the West to Highway 2 and to the East to 84th Street.

There are three streets that could be opened up into the Pine Lake neighborhood. These are 80th Street North from Dougan Drive into Parker's Landing, the extension of Northshore Drive West from near the North end of our dam into the yet to be plotted property and Pine Ridge Lane currently a gravel drive going West from Westshore Drive near the South end of our dam into the undeveloped property. Pine Ridge has always been shown to eventually connect to the Berean Church Road near where it meets Highway 2 opposite Pine Lake Road West.

If you are not familiar with this area, I would suggest you take a little time and drive around the Pine Lake neighborhood so you can make an educated decision in your approval

considerations.

There are those who are very adamant about keeping all three of the above mentioned roads closed forever. They believe that because of the huge shopping center going in at the Southeast corner of 84th and Pine Lake Road and commercial South of Pine Lake that a lot of people would find it a convenient short cut to come through the Pine Lake neighborhood either through 80th Street or Northshore from the West.

80th STREET:

Bevan Alvey our current board president lives next to 80th on Dougan Drive. I live across the street from him just offset from 80th Street.

Mr. Alvey feels very strongly about keeping 80th closed. I would like to see 80th Street opened for very different reasons.

SURVEY:

I did a survey of 16 neighbors on the street and spent 15-20 minutes showing each family maps and explaining what all was going on with development around us. Then I asked them (A) Would they like to see 80th Street stay closed?: 8 said yes; (B) Would you like to see 80th Street opened?: 6 said yes; (C) I don't care. 2 said yes.

When I presented my survey results at a Pine Lake Association Board meeting Mr. Alvey was a little stunned that 100 percent didn't want it closed. Then he looked at me and said, "Well, Bob, honestly the only reason I want 80th to stay closed is so my kids can play in the street." His kids are about 8 years old and 5 years old.

What parent would want their kids to play in the street? This is ridiculous!

OPEN 80th STREET

I would like to see 80th Street opened for better access to and from the Pine Lake neighborhood especially for emergency services. As soon as we are annexed into Lincoln, I understand the Southeast Rural Fire Department will no longer service our neighborhood even though they are located right next to us at Pine Lake Road and Highway 2. The closest Lincoln fire stations are at 84th and South Streets and 48th and Highway 2 (North of Sutter Place). Both of these are five miles away. No one has been able to tell me where the new fire station is going to be in our area. In the mean time if 80th isn't opened up it leaves Dougan Drive the furthest back street with the worst access.

On a personal note my wife, my son and I all travel North into Lincoln to our jobs and school each day. To do so we have to go through the neighborhood one-half mile South to Pine Lake Road then one-half mile back North to breakeven. That's one mile out and one mile back in probably 360 days a year for three people just in my family. (2 miles each per day x 360 days/year x 3 people = 2160 mi/yr.)

This is 2,160 miles, personal time of approximately 86 hours and 2,160 trips/cars through the neighborhood that we would not have to make. Which is to say if you want to cut down some traffic through Pine Lake, let us out to the North on 80th Street. I know I'm not alone on this advantage.

Mr. Alvey has been trying to rally support by pointing out that North of us in Edenton, Edenton South and the Parker's Landing, there are 850 homes and he tells the neighbors all of them will want to come down 80th Street. The thundering hoard from the North once the gate is opened. This, of course, is also ridiculous.

From a convenience and emergency services standpoint, I think our new neighbors in

Parker's Landing will get more traffic from the Pine Lake people than we will from them.

Mr. Alvey called for a Rally meeting on November 13 to organize supporters for his campaign to keep the "stub roads" closed (80th, Northshore, Pine Ridge). You should know that there are 131 homes in the Pine Lake Development, 19 people showed up representing 14 homes (5 were couples). After scaring some by telling them that a huge traffic increase was going to be driving through our development, I think 7-10 got on board to help canvas the neighborhood and write to you folks to keep the roads closed. No one has studied how much traffic would be coming through our neighborhood it's anybody's guess.

This meeting and other meetings have had a similar attendance with like percentage going either way on the open and closed roads interest.

So, I think you can see from my survey, the "Rally" and meetings attendance the vast majority of the Pine Lake development residents don't get involved and either don't care or don't think they can do anything to make a difference, or maybe they trust the board to look out for their interests (I doubt that one).

NORTHSHORE DRIVE - WEST:

The Northshore Drive people are concerned about increased traffic from this street. Northshore West is a road pointed at the 78th or 79th Street connection to Highway 2 at the Pine Lake West intersection. This would allow faster access for Pine Lake people to get to Highway 2 and they would not have to turn to drive over the dam.. Some people from the future developments to our West might come through the neighborhood to get to the new mall, but rather than wind through the Pine Lake neighborhood going to Highway 2 would be faster. Mr. Alvey is sure everybody to the Southwest is going to want to come thru Northshore to the

Mall. I'm neutral on this one I don't see it as a major connector.

PINE RIDGE LANE:

This road should be opened up to the Pine Lake West intersection for better access to Highway 2 especially if the intersection of Pine Lake Road East and Highway 2 becomes "right turn in and right turn out only" as has been mentioned in proposals from the planning department.

UNDERSTANDING THE PINE LAKE DEVELOPMENT:

This development was planned and established over 30 years ago by the members of the Pine Lake Association. It is located on a quarter section of land on the Northwest corner of the intersection of Pine Lake Road and 84th Streets.

In this quarter section we have:

131 homes

300-350 people (my guess)

1-27 acre lake with skiing, fishing, beach, etc.

1-9 hole par 3 golf course (very pretty)

2 miles of bridle path around the entire quarter section

1 horse corral with stables and pasture

about 2 miles of streets

3 small ponds

1-2 miles of walking paths

1 children's playground

1 Sand Volleyball court

water system with 3 wells and good quality

a solvent SID with low taxes and water rates

nice quiet streets and usually neighbors, too

Wildlife: geese, ducks, badgers, skunks, coyotes, beavers, muskrats, deer,

squirrels, raccoons, rabbits, owls, and probably a lot I haven't seen

All of the above is very dear to all the residents of Pine Lake and I am asking you to help us preserve it the best way we can. We need to match up with the surrounding developments like another puzzle piece without being damaged trying to make it fit. The residents fear increased traffic, strangers using the lake for fishing and boating (already happens) and just generally being in or thru the neighborhood. We all pay association dues to keep up the area and facilities. We don't want to see the development get over run.

If you've read this far "Thank You!" I hope you have a little better understanding of the concerns we have about the decisions to be made.

Again if you would like a tour please call me.

Bob Olson
8001 Dougan Drive
Home 489-5308
Work 467-2577
Cell 770-6831

MOTION TO AMEND

I hereby move to amend the Conditions recommended by the Lincoln City/Lancaster County Planning Staff Report for P.A.S.#: Preliminary Plat #01014- Parker's Landing to read as follows:

CONDITIONS:

1.1 Revise the preliminary plat to:

1.1.14 Add a note indicating that the roadway portion of S. 80th Street from Nob Hill Road to the south boundary line of the Preliminary Plat will not be constructed by the Developer prior to the City of Lincoln annexing the residential portion of Pine Lake Neighborhood (approximately 131 homes) and the City of Lincoln determines the future residential character of Pine Lake Neighborhood, including whether the roadway portion of S. 80th Street should be constructed and connected between Nob Hill Road and Dougan Drive. In the event the City of Lincoln decides not to connect the roadway portion of S. 80th Street, then the Developer will construct and dedicate a pedestrian way based upon the City's Design Standards from Nob Hill Road to the south boundary line of the Preliminary Plat. Prior to final platting Lot 1, Block 6 or Lot 18, Block 3 the Developer will submit a bond or an approved escrow of security agreement to guarantee completion of the roadway portion of S. 80th Street or alternatively, a City of Lincoln approved pedestrian way, from Nob Hill Road to the south boundary line of the Preliminary Plat.

* * *

3. Final Plats will be scheduled on the Planning Commission agenda after:

3.5 An agreement is signed between the City and the Developer indicating that the roadway portion of S. 80th Street from Nob Hill Road to the south boundary line of the Preliminary Plat will not be constructed by the Developer prior to the City of Lincoln annexing the residential portion of Pine Lake Neighborhood (approximately 131 homes) and the City of Lincoln determines the future residential character of Pine Lake Neighborhood, including whether the roadway portion of S. 80th Street should be constructed and connected between Nob Hill Road and Dougan Drive. In the event the City of Lincoln decides not to connect the roadway portion of S. 80th Street, then the Developer will construct and dedicate a pedestrian way based upon the City's Design Standards from Nob Hill Road to the south boundary line of the Preliminary Plat. Prior to final platting Lot 1, Block 6 or Lot 18, Block 3 the Developer will submit a bond or an approved

escrow of security agreement to guarantee completion of the roadway portion of S. 80th Street or alternatively, a City of Lincoln approved pedestrian way, from Nob Hill Road to the south boundary line of the Preliminary Plat.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Requested by: Seacrest & Kalkowski, P.C. on behalf of the Pine Lake Homeowners Association

RESOLUTION

WHEREAS, the City of Lincoln is currently considering approval of a 115 lot residential plat known as Parkers Landing to be located generally at South 80th & Cheney Ridge Road; and

WHEREAS, said plat is immediately north and west of the boundaries of Sanitary and Improvement District #2 of Lancaster County, Nebraska; and

WHEREAS, one of the conditions of approval of the plat of Parkers Landing is the connection of the street system within the proposed subdivision to the existing street stub within Sanitary and Improvement District #2 designated as South 80th Street; and

WHEREAS, no government to government discussions have been initiated by the City of Lincoln relating to the opening of this roadway and its effects on the residents of Sanitary and Improvement District #2; and

WHEREAS, Neb. Rev. Stat. §31-740 (Reissue 1998) confers upon the Board of Trustees of Sanitary and Improvement District #2 the power to establish, maintain, and construct public roads, streets, and highways within the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Sanitary and Improvement District #2 of Lancaster County, Nebraska:

That Sanitary and Improvement District #2 of Lancaster County, Nebraska is opposed to the extension of any connecting streets along the Districts northern or western boundaries until such time as mutually agreeable arrangements for such extensions are made with the Sanitary and Improvement District #2.

Passed and approved this 10 day of December, 2001.

Jodell M. Burns

District Secretary

Gary J. Lester

Chairman of the Board of Trustees
Sanitary and Improvement District #2
Lancaster County, Nebraska

COPY

IN OPPOSITION
SUBMITTED AT PUBLIC HEARING
BEFORE PLANNING COMMISSION: 12/12/01
by BEVAN ALVEY

PRELIMINARY PLAT NO. 01014
PARKER'S LANDING

December 11, 2001

PINE LAKE BOARD OF DIRECTORS

Chairperson
Lincoln Planning Commission
Lincoln, Nebraska
68502

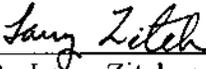
Dear Chairperson,

The Pine Lake Homeowners' Association has called over six neighborhood meetings dealing with Pine Lake's future annexation and the new Comprehensive Plan. Attendance at those meetings has ranged from fifteen to thirty-five families. With a few minor exceptions the vast majority of our neighbors wish to maintain the rural nature of our neighborhood and adamantly oppose the opening of the 80th Street stub road.

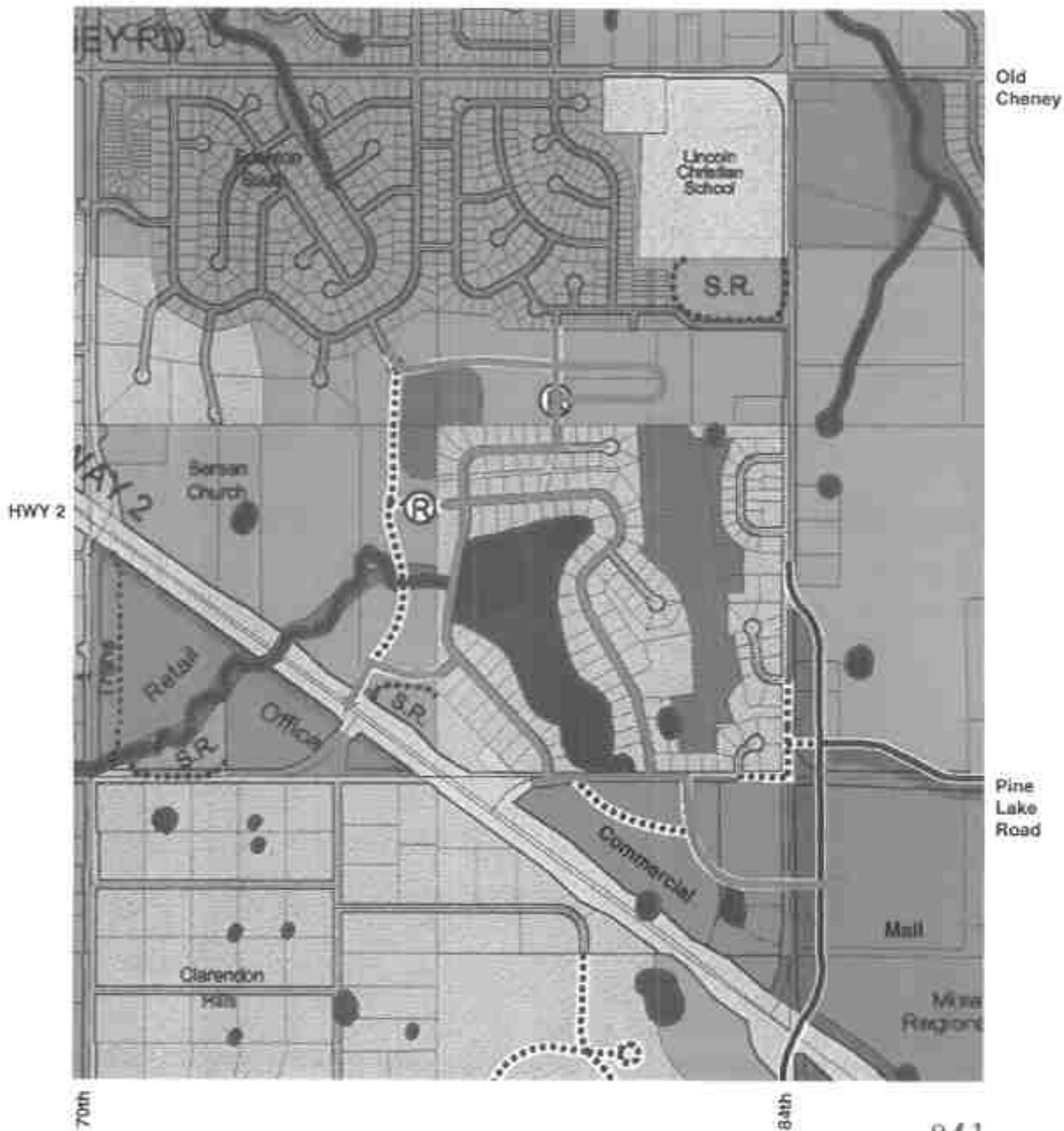
We recognize and embrace the open neighborhoods policy and if we only had residential neighbors to our South we would not oppose the opening of 80th St. However, we can't believe it is fair or proper to use that policy and ignore the extreme impact on the safety of our streets.

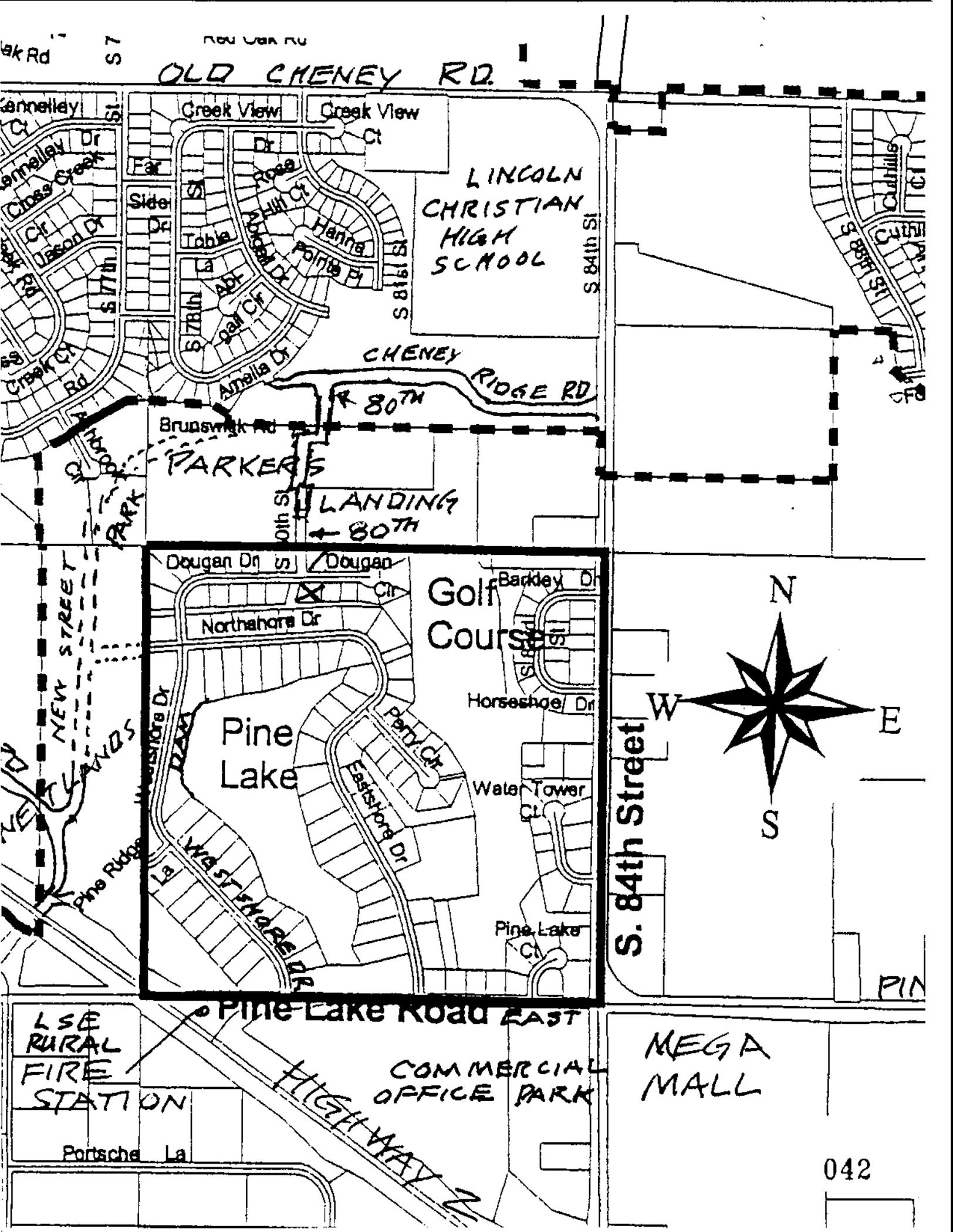
Please support us in closing the 80th St. stub road.

PINE LAKE BOARD OF DIRECTORS


By Larry Zitek, secretary

Traffic Impact On Pine Lake Neighborhood





OLD CHENEY RD.

LINCOLN CHRISTIAN HIGH SCHOOL

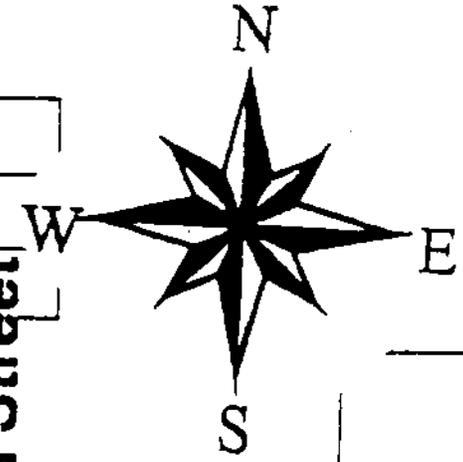
PARKER'S

LANDING
80TH

Golf Course

Pine Lake

S. 84th Street



LSE RURAL FIRE STATION

COMMERCIAL OFFICE PARK

MEGA MALL

042

Comments submitted by Dr. Kerry Petersen to the Lincoln-Lancaster County Planning Department regarding CHANGE OF ZONE NO. 3337 and PRELIMINARY PLAT NO. 01014 notice under date of November 30, 2001 correspondence to Property Owner.

S. 80th Street and Old Cheney Road - Parker's Landing

Date: 12/12/01

Dear Planning Commission and Mayor Wesley,

As a property owner with adjoining property to the proposed development (Parker's Landing), I am opposed to the CHANGE OF ZONE NO. 3337 and the PRELIMINARY PLAT NO. 01014 for the following reasons:

- 1) **Size of current park resource is inadequate.** The Edenton South, Edenton South Heights, and Cheney Ridge neighborhoods do not have adequate City Park resources currently, and the proposed plan will diminish the quality and use of the Edenton South park located at the end of Ashbrook. The Edenton South park is approximately 3 acres. The normal size park serving this size neighborhood should be 8-10 acres. The additional load/use on this very small park with the Parker's Landing neighborhood will further overload the park resource. There is no other parcel of land contiguous with the Edenton South Park where the park could be expanded.
- 2) **There is (was) a natural, old growth treeline of willow and cottonwood extending up a drainage area to the northeast of the current park.** The strip of land along the trees and to the north would be the ideal parcel of land around which a park expansion of approximately 6 acres could bring the current park resource up to Lincoln standards. The trees prevent erosion and have many species of birds nesting there, including orioles. Jeff Freeman and Lynn Johnson have attempted to communicate the concept of preserving the trees and expanding the park to the property owner, as numerous Edenton South and Edenton South Heights residents are strongly in favor of saving this resource for the entire community. Unfortunately, as of yesterday (12/11/01) the owner began to cut the trees down. At the time of this testimony, I am not sure how many trees remain, though the natural drainage is still there and the trees could be replanted.
- 3) **The additional exiting/entrance traffic on Ashbrook will make it more dangerous for children to visit the Edenton South Park,** and the subdivision will result in a substantial increase the traffic load on Stevens Ridge Drive and S. 77th.

Sincerely,

Kerry and Sheryl Petersen
7843 Amelia Drive
Lincoln, NE
68516

IN OPPOSITION

ITEM NO. 3.1a&b: CHANGE OF ZONE NO. 3337
PREL. PLAT NO. 01014
(p.49 - Public Hearing - 12/12/01)

Planning Department
Greg Schwinn
555 South 10th Street
Lincoln, NE 68502

6301 Eastshore Drive
Lincoln, NE 68516

December 11, 2001

Dear Mr. Schwinn:

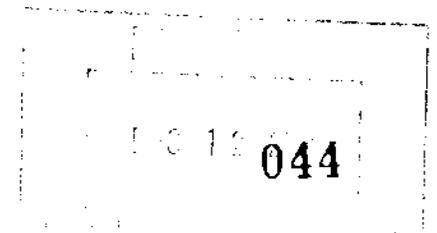
Over the years, you have been faced with many decisions concerning the growth in south Lincoln. As a rather new resident of the Pine Lake area, I would like to ask your help in maintaining the urban community we have in our division. Gated communities and the innovative development proposed for the Campbell's Nursery land are what we have in Pine Lake. Residents invested in homes in this area because of the community. A quiet neighborhood where people know each other, walk daily, play golf nearby, and enjoy the outdoors has already been compromised in many aspects. We want to maintain our neighborhood in the ways we value and found when we moved here.

I would like to request that you accept an amendment to the Mooberry plat proposal where Mr. Mooberry would have larger lots, thus attracting higher-end housing which would be more consistent with both Edenton South and Pine Lake developments and eliminate 80nd Street. Two other roads are possible if it is found necessary in the future. Please delay decisions on the opening these roads until the open areas around us have more definitive plans. Most Pine Lake homeowners would like to avoid opening other roads into Pine Lake to preserve our neighborhood. We need your thoughtful support because people are making decisions for us that will not impact their lives at all.

Thank you for considering other options.

Sincerely,


Jack and Pam Gannon



IN OPPOSITION

ITEM NO. 3.1a&b: CHANGE OF ZONE NO. 3337
PREL. PLAT NO. 01014
(p.49 - Public Hearing - 12/12/01)

To: City-County Planning Commission
From: Henkle Family, 7901 Northshore Dr

12/01/01

RE: Pine Lake Street design changes

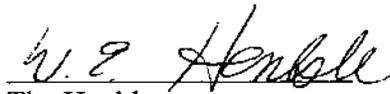
For 35 years this area has functioned well as a self-contained cul-de-sac with restricted non-resident usage and the following positive results:

1. Excellent history of convenient traffic flow for all residents
2. A high level of neighborhood watch and lake security
3. Excellent safety record for walkers, joggers, etc.

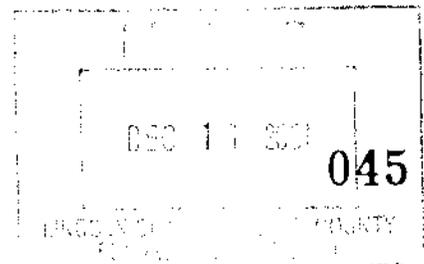
The city proposes to introduce non-resident access into the cul-de-sac through stub connectors. These non-residents will feel less responsibility to protect the safety, speed and security of Pine Lake streets, and conflicts will develop.

Also, the restricted lake access will be more difficult to control. Is the city willing to accept liability for lake misuse by non-residents? If your intention is to serve the needs of those affected, you will vote to make exceptions to the existing plans.

Sincerely,


The Henkles

P.S. If it's not broke, don't fix it.



Bess and Gene Armstrong
6446 Westshore Drive
Lincoln, NE 68516

Planning Department
Attn: Jon Carlson, Commissioner
555 S. 10th St, Room 213
Lincoln, NE 68508

Dear Mr. Carlson:

As residents of Pine Lake and members of Pine Lake Association, we are writing in support of research done by Bevin Alvey to oppose the openings of the 80th Street and North Shore stub roads. Our neighborhood, which we chose because of its quiet and country-like setting, is now being surrounded by new residential development and mostly large commercial development.

Our concern pertains to the increased amount of traffic that would route through our neighborhood to reach a destination by using the proposed openings of the 80th street and North Shore stub roads. We feel that this would contribute to the deterioration of a long time established neighborhood and its uniqueness in Lincoln.

We ask that you consider this issue as you plan for the development of the areas in and around Highway #2 and 84th Street.

Sincerely,



Bess Armstrong



Gene Armstrong

(p.49 - Public Hearing - 12/12/01)

November 27, 2001

Planning Department
Attention: Mr. Greg Schwinn, Chair
555 South 10th St
1st Floor SE Area
Lincoln, NE 68502

Dear Mr. Schwinn:

The Pine Lake community is a long established neighborhood, created and perpetuated by its "country" atmosphere. Although city expansion has been inevitable, the Pine Lake Association has strived to maintain this atmosphere while working with the City Council, the Planning Commission, and potential developers.

As Pine Lake homeowners, our family supports orderly economic development. We feel there is room for everyone as long as the roads and infrastructure are sufficient. We believe additional roads should come with development and ask that our neighborhood not be used as a pass thru to get to arterials and highways.

We are asking you to **not** open the Pine Lake stub roads. This would overload our streets, causing heavy traffic and safety concerns.

David Parker formerly owned the Edenton South land abutting the 80th street stub. It was his intention to build only two homes on this land and enclose it with fencing and trees. He needed access to Dougan Drive for these two family dwellings. He asked for and received permission to install the stub on this basis. It is not necessary to open the stub now because the new Parker's Addition neighborhood has access to Old Cheney to the north, and 84th Street to the east.

Thank you for your attention and we hope you consider our needs and wishes as you make the decisions that will have a long lasting impact on our neighborhood.

Yours truly,



Shot Kleen
Candiss Kleen
Shot Kleen

6550 Westshore Drive
Lincoln, NE 68516
483-5619

to Planning Commission Chair Person:

"Pine Lake" is between new Construction to The South of Mega Malls and "Parker Addition" to The North.

"Pine Lake" is 35 years old and not able to handle the volume of Traffic that would be created by opening both street stub Road.

"Parker Addition" developer supports not opening The stub Road, but using it as a connection for play-grounds, trails, etc.

for reference, if not already viewed, watch video on ch 5, "New Urbanism" by Andres Duany.

Bob & Pat Lee

To all concerned,

My family and I are probably the newest members of Pine Lake, however, that certainly does not exclude us from concern at the prospect of having the 80th & N. Shore stub roads opened. We have a deep history with Pine Lake and for my husband this was "coming home." My father in-law, Judge Earl J. Witthoff, was one of the founding members of Pine Lake and my husband spent his entire childhood here. Just this past September my husband's dream of owning a home in Pine Lake came true, do not crush his dream, please.

Robert and I have a four year old son named Grant and it is of utmost importance that he has a SAFE & HAPPY childhood. We chose Pine Lake because we felt it was a little piece of serenity in the midst of a growing and prosperous city. For the sake of convenience and getting to the shopping center 5 minutes sooner DO NOT RUIN A BEAUTIFUL, PEACEFUL NEIGHBORHOOD, PLEASE.

Change is good, no not always. Please think about your childhood home and think about it being tore down to put in a shopping center, that is how the members of this neighborhood feel about your proposal. We live here because it is safe, because we can go for walks without disturbance, because our kids can go trick or treating and not worry about getting run over, because our dogs can enjoy the outdoors without cars zooming by every five minutes. Is ruining the reason we all live here worth the little convenience added by opening these roads?

You may argue that most neighborhoods in Lincoln endure much worse traffic problems, however, we moved here to get away from that. All of the people that live here primarily came for the same reasons. Lincoln is a town on the move, up and coming, booming-can we keep some of it from developement, otherwise someday this will not be the "Good Life" this will just be another urban craphole that everyone is trying to get away from.

Thank you for your time,

Sheila Witthoff 049
8340 Horseshoe Drive

Lincoln, NE 68502
Lincoln, NE 68502

November 18, 2001

Planning Department
Attn: Greg Schwinn, Commissioner
555 S. 10th, Room 213
Lincoln, NE 68502

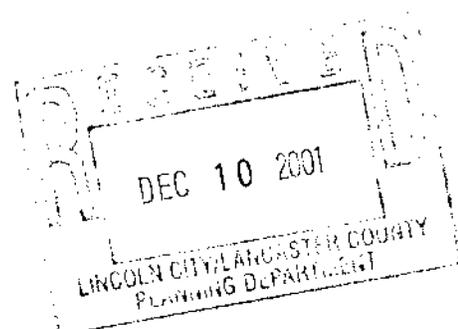
To Whom It May Concern:

We are writing this letter in opposition to the future opening of 80th St. and N. Shore sub roads. We have lived in the Pine Lake area for the past five years, and chose to move to this area because of the country-like atmosphere. With the completion of the Home Depot, Andermat Mega-Mall, and future developments, the Pine Lake area will be overwhelmed with traffic to reach these destinations if the 80th St. and sub roads are opened. The streets in the Pine Lake area were not made to accommodate this amount of traffic, due to the number of blind corners, physical barriers, etc. without risk to the residential neighborhoods. We feel this should not be the burden of the Pine Lake area to accommodate these future developments with higher traffic in our area.

Sincerely,



Larry & Linda Poppema
8311 Barkley Drive



050

November 18, 2001

To Whom It May Concern:

I am a resident in the Pine Lake area of the city, and for over 35 years now Pine Lake has been a self-sustaining community maintained by its own membership.

Our neighborhood is essentially one large cul-de-sac. Consequently our streets are safe for joggers, pet walkers, senior citizens, and children riding bikes.

The City Planning Department as approved a plat proposed by Pat Mooberry creating a neighborhood directly to the North and adjacent to Pine Lake. The plat includes the building of the 80th Street through street that will channel traffic down Dougan Drive, through Pine Lake.

With this additional housing it will raise the number of people from 131 families to 850 adjacent households. With that kind of traffic it will no longer be safe to be out on the road.

I do not live in that particular area--we live closer to 84th, but we use that area for our walks around the lake. Now it will be impossible to walk safely around the lake, or for the children to ride bikes there.

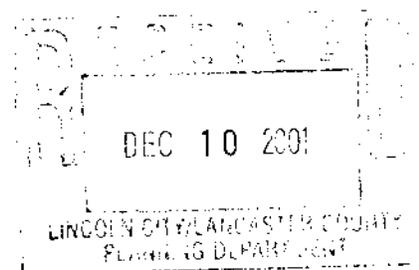
We would prefer our opening to the new Parkers Addition neighborhood to be children's playground and connecting walking and biking paths. The developer, Mr. Pat Mooberry, also supports our proposal to vacate the stub roads and build a playground connection.

We are hoping that you will agree with this and make it possible for us who reside here to keep our Pine Lake as it was when we moved here.

Thank you for your time.

Sincerely,

Fredrick and Beverly Lorenz
Residents of Pine Lake



Dear

Mr. Schwinn,

11-16-01

We are asking your help in maintaining our Pine Lake neighborhood way of life. For over 35 years this has remained a quiet neighborhood with an emphasis on family life. This is exactly the type of community the city of Lincoln has become known for. This area should not be considered to be different from developments such as Bishop Square as to entrances to the community. It is not desirable to make this area a drive-through for people from surrounding neighborhoods. Increased traffic around the lake will destroy the concept of lake living. It will potentially decrease property values. We are well aware that the new shopping areas that surround us will increase traffic on Highway 2 and on 84th street. Please help us to preserve this small micro-community within the greater community of Lincoln. This lake community should become an asset to the city as a whole because of its uniqueness, but there are those who will want to make it just another residential development.

Please take this into consideration:

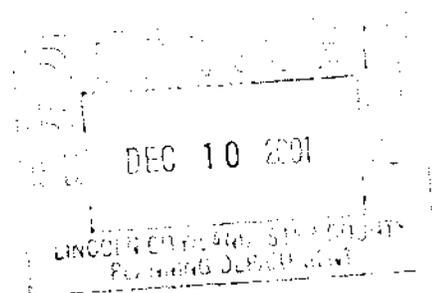
1. Do not open 80th St. into Dougan DR.
Use this land for a playground with walking paths. This would enhance the new Parker's Addition.

Thank you,

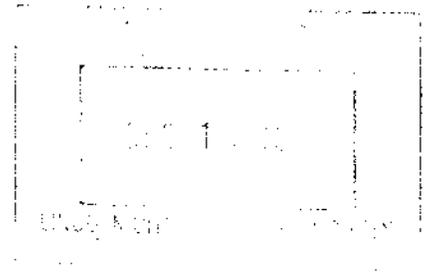
Thomas D. Calvert
Dr. Thomas Calvert

Nancy L. Calvert

Nancy L. Calvert



December 10, 2001



Planning Department
Attention: Greg Schwinn, Commissioner
555 South 10th, Room 213
Lincoln, NE 68502

Dear Mr. Schwinn:

We would like our Pine Lake community to be kept as it is. Opening stub roads through our community will change a way of life immensely and unjustly for us and our children. When we read in the paper recently Ken Seacrest's comment about our neighborhood being "all right" with proposed changes, we were amazed he could say something like that. What in the world did he think we were doing in a three year process of our trying to reason with him and the developers about this whole area?!?

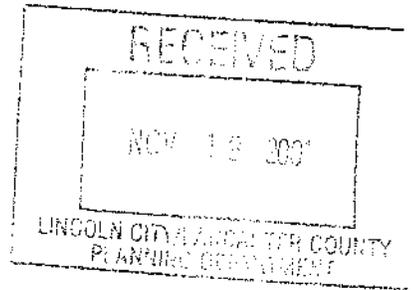
Our neighborhood is self-sustaining and maintained by its membership. The area is a large cul-de-sac which is safe now for joggers, walkers, senior citizens, children's parades like at the 4th of July, and bike-riders of all ages. Funneling traffic from 850 households to the immediate north of Pine Lake for shortcuts to Home Depot, the mega mall, and the Hampton development will result in the destruction of our Pine Lake community of 131 households as we know it. Safety will be a great concern and extremely difficult to maintain.

We are opposed to opening stub roads or any other changes that will affect Pine Lake life. Most of the residents here have lived here for many years. We ask you for your understanding and support so these proposed changes do not happen.

Sincerely,

Handwritten signature of Herb Schliesser

Herb and Barbara Schliesser
6325 Eastshore Drive
Lincoln, Nebraska 68516



November 16, 2001

Planning Department
Attn: Greg Schwinn, Commissioner
555 South 10th, Room 213
Lincoln, NE 68502

Re Pine Lake--- Parker's Landing Plat

Dear Mr. Schwinn,

Mr. Pat Mooberry has filed a plat to build a new neighborhood north of my home. As part of his plat a street will be opened into our little neighborhood. We are happy to have new neighbors and have no problem opening up our neighborhood to them. Unfortunately to our south the largest mall in Nebraska is being built as well as Home Depot and another 350,000 square feet of commercial and office space. We believe the most convenient way for our new neighbors (as well as the 400 other residences adjacent to us) to reach all of these new services and stores will be down our streets.

Our streets are narrow, have big dips and blind corners. Excessive traffic will cause great danger to my children as well as joggers and senior citizens in our neighborhood.

The developer, Pat Mooberry has agreed not to open up our neighborhood at 80th st. if you will support it.

Please support our neighborhood on this matter. My children are now safe to play in our neighborhood, please don't make us move.

Very Truly Yours,


Bevan B. Alvey



GERALD BARTEK
<gb65736@navix.net
>

To: council@ci.lincoln.ne.us, plan@ci.lincoln.ne.us
cc:
Subject: Pinelake Neighborhood To City Council To Planning Commissioners

11/27/2001 06:36 AM
Please respond to
gb65736

We understand the Pine Lake area is to be annexed into the city in the near future. We are not opposed to the annexation but wish to be accepted into the city with the stub roads remaining closed.

We are very concerned about opening these stub roads into this close knit established neighborhood. We see no great benefit to the neighborhood or the city for these to be opened:

Vehicles wondering through our neighborhood is a safety concern and compromises our Neighborhood Watch Program.

With the stub roads open we have a security and liability problem at the lake with trespassers. With the stub roads closed, the west and north boundaries can be fenced to provide security for the lake.

The city and our neighborhood will benefit the most by the city holding the developers to building the connecting road from Edenton South to Highway 2.

Another area of development that is to impact our neighborhood, is the Hampton Office development south of the Pine Lake Neighborhood. In the grand scheme of things, Pine Lake Road is to be closed at Hwy 2. The west business traffic from the Hampton development will be dumped on Westshore Drive, a residential street. This is a great disservice to the families that live on Westshore Drive and is not necessary.

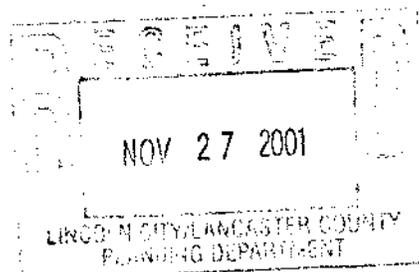
Pine Lake Road can be extended west past the fire station, where it used to be before Hwy 2 was rebuilt, and across the south end of our Pine Lake horse pasture and west to the north-south street connecting Edenton South to Hwy 2. Westshore Drive would not be a residential street serving an office development and Pine Ridge Lane stub road can remain closed.

With the acceptance of gated communities, we wish you to consider our limited access neighborhood as a successful alternative.

Thank you for your considerations in keeping our neighborhood a great place to live.

Gerald and JoAnn Bartek
7820 Northshore Dr.

Questions? Please call 479-4618 489-7820



November 25, 2001

Jon Carlson, Planning Commissioner
P.O. Box 83733
Lincoln, NE 68501

Dear Mr. Carlson:

For over 35 years Pine Lake has been a self-sustaining community, built and maintained one hundred percent by its own membership. The neighborhood is essentially one large cul-de-sac and consequently, our streets are safe for joggers, pet walkers, senior citizens and children riding bikes, scooters or chasing balls from downward sloping yards.

The City Planning Department has approved a plat proposed by Pat Mooberry (Parker's Addition) creating a neighborhood directly to the North and adjacent to Pine Lake. The plat includes the building of the 80th St. through street that will channel traffic down Dougan Drive through the Pine Lake neighborhood. With the completion of the new Home Depot, Andermat mega-mall and Hampton triangle developments Pine Lake will be flanked by the largest mall and commercial development in Nebraska.

The traffic studies all indicate that upon completion of the mega-mall, Home Depot and Hampton triangle the minimum acceptable level of traffic service on Hwy. 2 will only be met with the completion of the southern city bypass. If the 80th St. stub road is opened it will provide a convenient short cut for over eight hundred and fifty (850) adjacent households to the immediate north of Pine Lake. Any traffic problems on Hwy. 2 or 84th St. would thus be avoided by conveniently cutting through the Pine Lake neighborhood. Our streets have a number of blind corners, steep drop offs, and physical barriers that simply cannot accommodate significantly higher traffic without extreme risk to children, joggers and walkers.

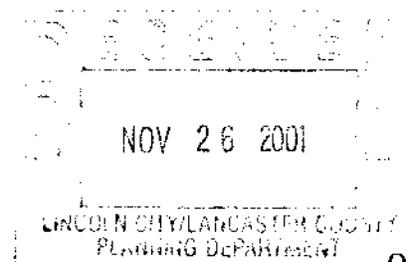
The comprehensive plan calls for the widening and moving of 84th St. and the building of a north-south (79th) street connecting Edenton South and Hwy. 2. These new or enhanced major arterials are designed to carry traffic away from neighborhoods. Neither of these roads has even been started! Consequently, the opening of 80th St. will cause a funneling of traffic through Pine Lake to the new developments. We understand and support the City's policy of open neighborhoods. Pine Lake residents would not be opposing the opening of our northern stub roads if we only had residential neighbors to our south. But instead we will have the largest concentration of retail shopping and services in Nebraska. Certainly the open neighborhoods policy was never intended to place such a traffic burden on 131 families.

We would like our opening to the new Parker's Addition neighborhood to be a children's playground and connecting walking and biking paths. Mr. Pat Mooberry, the developer of the new Parker's Addition neighborhood, also supports our proposal to vacate the stub roads and build a playground connection.

Our families need your help and protection. Please don't let us down.

Sincerely,

Jeff & Lynn Jenkins
6620 Westshore Drive



056

RECEIVED
NOV 15 2001
LINCOLN
PLANNING

November 12, 2001

Planning Department
Attn.: Greg Schwinn, Commissioner
555 So 10th St, Room 213
Lincoln, NE 68508

RE: Pine Lake Neighborhood

Dear Sir,

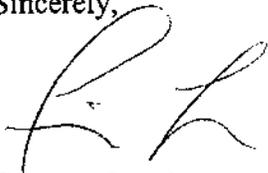
I think you already know my personal feelings regarding urban sprawl development in Lincoln. I write today specifically to voice my concerns about the damage you could allow to Pine Lake residents by punching Northshore and Dougan Drive streets through only to allow yet another access to Mr. Patrick Mooberry's proposed development. The city will gain a few rooftops, a few tax dollars and the city will be hurting one of it's pretty existing areas if you allow these streets to be opened.

The safety and beauty of Pine Lake for the children and all occupants will be irreversibly damaged.

Myself, and other Pine Lake residents must reluctantly tolerate the unnecessary new shopping mall, but how could you allow more residential housing when Vintage Heights now sits stagnant? Why sacrifice more green space and prairie for housing? Why put streets through Pine Lake when there are already 6 access streets into Edenton south and Edenton South Heights. Where is the logic in opening 2 more streets for 135 new homes when there are already 6 streets to access those homes?

I beg your consideration to deny Mooberry's proposal, especially pertaining to punching streets through Pine Lake.

Sincerely,



Craig A. Loeck



"Cathy"
<cathy@silkery.com
>

To: <plan@ci.lincoln.ne.us>
cc:
Subject: Stub roads in Pine Lake

11/19/2001 12:29 AM

We have lived in Pine Lake for over thirty years. We have watched it grow in the normal growth patterns one would expect in a neighborhood. But within the last year, the changes that are planned are absolutely ridiculous.

The only decent entrance to Lincoln from Hwy. 2 is now being destroyed with development on Hwy 2.

We now are expected to allow traffic that will pass all the traffic north of Pine Lake. Has anyone down there really thought about this?. Allowing more than 1000 families to be driving through this area is complete suicide.

I believe you will find most residents here are in opposition of opening 80th Street and North Shore Stub roads.

Sincerely,
Cathy Nemeth
8100 Northshore Drive
Lincoln, NE 68516



Dmor7@aol.com
11/25/01 09:31 PM

To: council@ci.lincoln.ne.us
cc:
Subject: To Annette McRoy, City Council Officer

RECEIVED
NOV 26 2001
CITY COUNCIL
OFFICE

1/2

Dear Annette McRoy, City Council Officer,

We are writing to express opposition to opening 80th Street and Northshore stub roads. We would like to present some key points regarding the issues at hand for your consideration.

For over 35 years, Pine Lake has been a self-sustaining community, 100% built and maintained by its own membership. The neighborhood is essentially one large cul-de-sac. Consequently our streets are safe for joggers, pet walkers, senior citizens and children riding bikes, scooters or chasing balls from downward sloping yards.

The City Planning Department has approved a plat proposed by Pat Mooberry (Parker's Addition) creating a neighborhood directly to the north and adjacent to Pine Lake. The plat includes furthering 80th Street as a through-street that will channel traffic down Dougan Drive through Pine Lake.

With the completion of the new Home Depot, Andermat Mega-Mall, and Hampton triangle developments Pine Lake will be flanked by the largest Mall and commercial development in Nebraska. The traffic studies all indicate that upon completion of the Mega-Mall, Home Depot, and Hampton Triangle the minimum acceptable level of traffic service on Hwy 2 will only be met with the completion of the southern city bypass.

If the 80th Street stub road is opened it will provide a convenient short cut for over eight hundred fifty (850) adjacent households to the immediate north of Pine Lake. Any traffic problems on Hwy 2 or 84th Street would thus be avoided by conveniently cutting through Pine Lake. Our streets have a number of blind corners, steep drop-offs, and physical barriers that simply cannot accommodate significantly higher traffic without extreme risk to children, joggers, and walkers.

The comprehensive plan calls for the widening and moving of 84th Street and the building of a north-south (79th) street connecting Edenton-South and Hwy 2. These new or enhanced major arterials are designed to carry traffic away from neighborhoods. Neither of these roads has even been started! Consequently the opening of 80th Street will cause a funneling of traffic through Pine Lake to the new developments.

We understand and support the City's policy of open neighborhoods. Pine Lake would not be opposing the opening of our northern stub roads if we only had residential neighbors to our south. But instead we will have the largest concentration of retail shopping and services in Nebraska. Certainly the open neighborhoods policy was never intended to place such a traffic burden on 131 families.

We would like our opening to the new Parker's Addition neighborhood to be children's playground and connecting walking and biking paths. Mr. Pat Mooberry, the developer of the new Parker's Addition neighborhood, also supports our proposal to vacate the stub roads and build a playground connection.

All of these key points are made in opposition to the opening of 80th Street and Northshore stub roads. We have been residing at 7810 Northshore Drive at Pine Lake for the past 20 years, since 1982. We have seen many changes in the area over those 20 years, but by far this would be the most unacceptable and devastating to our neighborhood.

Thank you for your consideration of the above-mentioned key points, and for your discernment in these matters.

Sincerely,

Daniel F. Moravec, Jr., M.D.
and

Margaret A. Moravec, M.D.
7810 Northshore Drive
Pine Lake
Lincoln, NE 68516

059