

## **FACTSHEET**

**TITLE:** **Declaration of Surplus Property**, requested by the Director of the Parks & Recreation Department, declaring approximately 1.3 acres, more or less, generally located near South 67<sup>th</sup> Street and Pioneers Boulevard, as surplus property.

**STAFF RECOMMENDATION:** A finding of conformance with the Comprehensive Plan.

**ASSOCIATES REQUESTS:** Change of Zone No. 07034 (07-112) and Use Permit No. 106B (07R-133).

**SPONSOR:** Planning Department

**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 06/20/07  
Administrative Action: 06/20/07

**RECOMMENDATION:** A finding of conformance with the Comprehensive Plan (8-0: Taylor, Sunderman, Carroll, Esseks, Larson, Krieser, Cornelius and Carlson voting 'yes'; Strand absent).

### **FINDINGS OF FACT:**

1. This application was heard before the Planning Commission in conjunction with the associated Change of Zone No. 07034 and Use Permit No. 106B (Talent+).
2. This is a request by the City of Lincoln Parks & Recreation Department to declare a 1.32 acre parcel on the south edge of Holmes Golf Course, north of Pioneers Boulevard, as surplus. If this parcel is surplus, the intent is to combine this land into the existing Talent+ use permit and expand the office complex.
3. The staff recommendation to find the proposed declaration of surplus property to be in conformance with the Comprehensive Plan is based upon the "Analysis" as set forth on p.4, concluding that the Parks & Recreation Department has evaluated this parcel and determined that it has very limited recreational value, and that transferring it to private ownership will not have a significant impact upon the recreational resources in the area. No other City departments have use for the land. The staff presentation is found on p.6-7.
4. The applicant's testimony and other testimony in support by representatives of Talent+ and the Lincoln Chamber of Commerce is found on p.7-10, and the letter submitted in support by the Lincoln Chamber of Commerce is found on p.26.
5. Testimony in opposition is found on p.10-11, and the record consists of one letter in opposition and a petition in opposition signed by 14 residents of South 59<sup>th</sup> Street Court and members of the Interlochen Estates Homeowners Association opposed to the sale of any portion of Holmes Golf Course to commercial interests (p.26-27).
6. On June 20, 2007, the Planning Commission agreed with the staff recommendation and voted 8-0 to find the proposed declaration of surplus property to be in conformance with the 2030 Comprehensive Plan, **Comprehensive Plan Conformance No. 07013** (Strand absent) See Minutes, p.13-14.

**FACTSHEET PREPARED BY:** Jean L. Walker

**REVIEWED BY:** \_\_\_\_\_

**REFERENCE NUMBER:** FS\CC\2007\CPC.07013 Surplus

**DATE:** July 16, 2007

**DATE:** July 16, 2007

**LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for June 20, 2007 PLANNING COMMISSION MEETING**

**P.A.S.:** Comprehensive Plan Conformance #07013

**PROPOSAL:** Find that declaring 1.3 acres of parkland as surplus complies with the Comprehensive Plan.

**LOCATION:** Near South 67<sup>th</sup> Street and Pioneers Blvd

**LAND AREA:** Approximately 1.3 acres

**CONCLUSION:** The Parks and Recreation Department has evaluated this parcel and determined that it has very limited recreational value, and that transferring it to private ownership will not have a significant impact upon the recreational resources in the area. No other City departments have use for the land.

<b><u>RECOMMENDATION:</u></b>	In conformance with the Comprehensive Plan.
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**GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** See attached exhibit.

**EXISTING ZONING:** P Public

**EXISTING LAND USE:** Open space for a golf course

**SURROUNDING LAND USE AND ZONING:**

North:	Holmes Golf Course	P
South:	Residential, Children's Home	R-1
East:	Office	O-3
West:	Holmes Golf Course	P

**ASSOCIATED APPLICATIONS:**

**CZ#07034** - A request to change the zoning on this parcel from P to O-3.

**UP#106B** - An amendment to the Talent + use permit to include this parcel and allow an additional 60,000 square feet of floor area with an adjustment to required parking.

## **HISTORY:**

- Jan 2006 Administrative Amendment #05164 to Use Permit #106A approved minor revisions to the site plan to be consistent with the approved final plat.
- Nov 2005 FPPL#05125 was approved creating Lots 1 and 2, Talent Plus Addition.
- Aug 2003 Administrative Amendment #03051 to Use Permit #106 approved an increase in floor area from 42,430 to 44,400 square feet and an associated increase in parking.
- Apr 2003 Administrative Amendment #03015 to Use Permit #106 approved an increase in floor area from 41,700 to 42, 430 square feet and an associated increase in parking.
- Apr 2001 Comprehensive Plan Conformance #00010 approved the declaration as surplus of a 2.3 acre tract of park property.
- Apr 2001 Change of Zone #3311 changed the zoning on the new use permit area from P Public to O-3 Office Park.
- Jan 1998 Change of Zone #3093 changed the zoning on the original use permit area from R-1 Residential to O-3 Office Park.
- Dec 1997 Use Permit #106 approved an office building with 41,700 square feet of floor area, and the retention of two existing residences on the site.
- May 1979 The zoning was changed from A-1 Single-family to P Public as part of the zoning update.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

### **Pg 29 - The Economy - Guiding Principles**

-The community's primary focus for economic development should be retention and expansion of existing businesses — the key to Lincoln's job growth. (The greatest job growth in Lincoln is from existing businesses expanding.) In addition, attracting new businesses should be encouraged.

-The City should emphasize the following in order to encourage economic development in the community:

The creation of office sites is an important aspect of job growth for the community.

Economic development incentives should be offered for Primary jobs. Primary employers means where 50% of the end product sales or services of a business occur outside Lancaster County.

-Capitalize on Public Infrastructure Investments - The community should seek to efficiently utilize the community's investments in existing and future public infrastructure (i.e., Homestead Expressway, Antelope Valley, Beltways) to advance economic development opportunities.

-Lincoln has traditionally been known as a government/college town; a small city with a small town feel. Its future as a growing metropolitan area is dependent on the ability to retain and attract a wide array of traditional and knowledge-based industries and to continue to diversify our economic base. While the community intends to emphasize these

industries, the goal will remain to provide the citizens of Lincoln and Lancaster County with jobs and careers that sustain families and their future.

**Pg 31 - Business Locations Considerations and Strategies**

Lincoln has had more success in attracting office users to Lincoln than any other employer type. Office sites are very important to job growth for the community and more offices sites need to be developed over time. Office sites should be located in all areas of Lincoln. Sites identified in the Downtown Master Plan should be considered as locations for attracting new and expanding office employers. Office uses want to be near retail and residential areas and need services such as restaurants and services in close proximity.

**ANALYSIS:**

1. The Parks and Recreation Department is requesting a declaration as surplus of a 1.32 acre parcel on the south edge of Holmes Golf Course, north of Pioneers Blvd.
2. Talent+ owns the office-zoned parcel adjacent to the golf course on the east and is requesting to buy the 1.32 acre parcel. The Parks and Recreation Advisory Board conducted a public hearing regarding this proposed surplus declaration. The Board's vote was split 3-3, with three members abstaining.
3. In 2001, Talent+ purchased the adjacent 2.3 acre parcel of former parkland from the City. In that case, the Parks and Recreation Advisory Board found that the tract should be sold as surplus.
4. If approved, the intent is to combine this land into the existing use permit and expand the office complex. The associated change of zone application from P to O-3, and the request to amend Use Permit #106A have been submitted for this purpose but must also be approved for Talent+ to use the tract as proposed.
5. The Parks and Recreation Department notes that this parcel has very limited recreational value due to separation from the remainder of Holmes Park by a major electrical transmission line easement. Lynn Johnson, the Director of the Parks and Recreation Department, notes that the primary value of the parcel is open space along Pioneers Blvd, and that transferring it to private ownership will not have a significant impact on open space resources because of the large remaining areas of parkland in the area.
6. Other City departments have been asked and do not have any use for this land.

Prepared by:

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Planner

June 6, 2007

**APPLICANT/  
CONTACT:**

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**COMPREHENSIVE PLAN CONFORMANCE NO. 07013,  
CHANGE OF ZONE NO. 07034,  
and  
USE PERMIT NO. 106B**

**PUBLIC HEARING BEFORE PLANNING COMMISSION:**

June 20, 2007

Members present: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson; Strand absent.

Staff recommendation: A finding of conformance with the Comprehensive Plan on the declaration of surplus property; approval of the change of zone; and conditional approval of the amendment to the use permit.

Ex Parte Communications: None.

Additional information for the record: Brian Will of Planning staff submitted a letter in opposition from Gloria Wohlers, 5301 S. 67<sup>th</sup> Street, which is south of Pioneers south of this location.

Staff presentation: **Brian Will of Planning staff** advised that these three applications relate to one proposal. The declaration of surplus property is a 1.3 acre parcel. The change of zone is from P Public Use to O-3 Office Park, which is consistent with the zoning of the adjacent property to the east. The amendment to the existing use permit is for the Talent+ office complex.

The declaration of surplus property comes from the Director of Parks & Recreation. Back in 2001, the triangular piece of property was declared surplus and subsequently sold to Talent+. It was incorporated into the Talent+ site with approximately 44,000 square feet of office on that site.

The use permit amendment today brings in the remaining 1.3-acre parcel and incorporates it with the use permit and would allow an additional 60,000 square feet of office floor area on the site. Associated with this amendment to the use permit is a request to adjust the parking from 200 spaces to 147 spaces for the additional 60,000 square feet of office. The original use permit had parking adjustments approved based on the nature of the business and operating characteristics because Talent+ does not have the similar parking demand of typical office uses. That adjustment appears to have been warranted and staff is recommending approval of the parking adjustment being requested today.

Will noted that Condition #3.7 on the use permit amendment requires that a lighting plan be approved by the Hyde Executive Board. Will believes that the applicant will be requesting an amendment to that condition, to which staff agrees.

In summary, Will stated that the staff is recommending a finding of conformance with the Comprehensive Plan for the declaration of surplus property, recommending approval of the change of zone from P to O-3, and approval of the use permit amendment with adjustment to the parking, subject to conditions of approval.

Carlson confirmed that there is currently no park use on the proposed surplus area. Will concurred that it is not a functional part of the park. There is a fairway adjacent to it, but other than that, it is just open space with no functional facilities.

## Proponents

**1. Lynn Johnson, Director of Parks & Recreation**, observed that the land proposed to be surplus is isolated from the golf course and does not have public access; therefore, it is not a property that could have future recreational use. The Parks & Recreation Advisory Board also looked at the land's value as open space, finding that this area of the city is pretty well blessed with open space so they did not believe that the transfer of this portion of the land would have a significant impact on the open space resources in the area.

Johnson advised that the Parks & Recreation Advisory Board held a public hearing on this proposal on May 3, 2007. The board had a split vote that day – 3 abstentions, 3 in favor and 3 in opposition. They are an advisory body, so this information is being provided to the Planning Commission. The Parks & Recreation Advisory Board did not come to a decision on a formal recommendation.

Esseks assumes that if the property is surplus, it can be sold to the company located adjacent. When the property is sold, what is the flow of the proceeds? Johnson advised that the City Charter provides that the proceeds go into the advance land acquisition fund and earmarked for the source that they came from, i.e. park land. Therefore, the funds would be earmarked for future park acquisition. It will require a fair market value appraisal and Parks will have to find land with that fair market value for the exchange. When the initial area was sold to Talent+, the City was able to purchase the equivalent of about 43 acres with the proceeds from that 2.3 acres.

Carlson noted that the Parks & Recreation Advisory Board had comments about the current lighting and Hyde Observatory. Johnson advised that the Hyde Observatory is owned by the City but is operated by a private board. The Advisory Board suggested that Hyde Observatory have opportunity to review and comment on the lighting plans. Their primary interest is in the night lighting. They were primarily concerned about after dark lighting on the outside of the building. The intent was to provide an opportunity for the Hyde Observatory Board to see what was happening but not have approval authority of the lighting plans.

**2. Sandy Maxwell, Director and Associate of Talent+**, testified on behalf of Talent+. Talent+ is interested in the growth and progress of its associates and clients in Lincoln. Since moving into the current building, Talent+ has approximately doubled the number of associates to 135, and has leveraged most of the space in the existing building. The current building site has a great deal of green space. To maintain this, Talent+ would like to purchase the last parcel of city park land adjacent to the campus (approximately 57,375 sq. ft.). The purchase of this land would allow a lower profile building on the campus and allow for further company growth. Without this additional green space, the second building will still be built but it will be taller and provide less of a campus feel. She pointed out that the park land would be converted to private land, adding income to tax rolls, and allows Talent+ to grow, which will ultimately add more people and more jobs, and provide considerable funds for purchase of additional park land for Lincoln neighborhoods. The only potential buyer for this land is Talent+ because there is no other access to the parcel. This will provide opportunity for the City to acquire many other acres of park land. The land Talent+ is interested in purchasing is not cared for and not in the same shape as the surrounding land being

cared for by Talent +. It is not a priority because it is not used. There is no money available to purchase additional park land.

Talent+ made a deliberate decision to pursue a corporate headquarters in Lincoln. They had offers to move to several different cities, with tax incentives to do so.

**3. Mark Hunzeker** testified on behalf of **Talent+**. “This is really good news for Lincoln.” Talent+ has been very successful since 2001, when the original sale of park land took place. There were some initial concerns relative to both that sale and the rezoning and use permit. Talent+ did an exceptional job of working with the neighbors in providing a site plan and facility which was satisfactory, with virtually no opposition at that time. Talent+ has kept its promises.

This application represents the early stages of preparation for further growth and continued commitment to a Lincoln headquarters. Today’s proposal provides for a maximum 60,000 sq. ft. facility. A reduction in parking is being requested. The current facility is adding parking right now because of commitment to an internship program for University students. These parking spaces were waived in the previous approval, but, even with the additional parking for the interns, the parking is still way below the ratio of the O-3 district. The proposed reduction represents a parking ratio that is equivalent to what will be on this site as it exists today. This does not go back to the ratio originally approved, but is the ratio relative to the building that is there today including the spaces to accommodate the internship program.

Hunzeker requested an amendment to Condition #3.2 as follows:

Dedicate to the City of Lincoln an easement for street, sidewalk and/or public utility use of the south seven (7) feet of the Property along the Pioneers Boulevard frontage where the current Right-of-Way is 33 feet from the centerline. Such easement shall be in a form acceptable to the Department of Public Works and Utilities.

The applicant does not want to dedicate the right-of-way as being requested by staff. The applicant would prefer to dedicate an easement in order to utilize the additional 7' rather than setting back an additional 7' along Pioneers Boulevard so that they can park within 20 feet of the property line.

Hunzeker also submitted a proposed amendment to Condition #3.7 regarding the lighting plan:

A lighting plan which complies with city design standards. Applicant shall provide a copy of its proposed lighting plan to the Hyde Executive Board for its review, comment and suggestions.

Hunzeker believes that the staff and Hyde Observatory have agreed to this amendment.

Hunzeker submitted that this is a good low impact use of this site that will provide money for the Parks Department to invest in other park assets. This is really great for Lincoln because we have a company the quality of Talent+ that is growing here and staying here. They recently set up new offices in Singapore and could very easily and more conveniently locate somewhere other than Lincoln. This is a great opportunity for Lincoln.

Larson inquired as to the anticipated employment. Hunzeker advised that they now have 135 employees in a building in excess of 43,000 sq. ft. Only half of those employees are in Lincoln at any given time. That is a very high floor ratio per employee. Talent+ expects to continue to grow at a pace that would enable them to double the number of employees over a period of time.

Carroll inquired whether the purpose of the proposed amendment to Condition #3.2 is just to allow the parking closer to Pioneers. Wouldn't it be easier to waive the parking setback and leave the right-of-way there? Hunzeker agreed that it could be done either way, but he had not received a response from staff one way or the other. They could possibly go back through this process again and request a front yard waiver on the use permit, but it works either way. Talent+ is willing to put any amount of restriction on the use or what can be done in that easement area, i.e. restricted to planting grass, etc. Talent+ is not interested in obstructing the city's use of that 7' but they do want to be able to utilize everything that they are purchasing.

Carlson observed that with the vast majority of clientele being located outside of the City, it would make sense that they would not need a big visual presence in terms of advertising. In terms of the lighting, Carlson is concerned about the condition to "comply with city design standards". He believes that this specific situation may require some discussion. He is interested in some specific lighting requirements to make sure the Hyde Observatory can function. Hunzeker pointed out that from the time that the Talent+ building was open, there has been no contact from Hyde to Talent+ to request any modification of lighting or hours, etc. Talent+ is willing to submit the lighting plans and listen to their comments, and Hunzeker believes there is some middle ground as to how often and what hours of the day the building is lit up. However, Hunzeker suggested that we do have the design standards for a reason and Talent+ is willing to comply with them. Frankly, Hyde was placed in Holmes Park a long, long time ago when everything around it was agricultural. It may be time to consider the possibility of putting that observatory out at Jensen Park, e.g. Hunzeker knows that his client is willing to discuss and work with the Observatory, but he does not feel comfortable suggesting any set standard because he does not know what the Observatory wants. It is safe to assume that Talent+ will want to have some amount of lighting on the building, but how that is done, whether up-lighting or down-lighting, etc., how long they are lit and how bright, Hunzeker does not know at this point.

**4. Wendy Birdsall** testified in support on behalf of the **Lincoln Chamber of Commerce**. This is a tremendous economic development project for the City of Lincoln. Talent+ is high quality with high impact jobs. 80 to 90 percent of the jobs that are created in a community happen at the growth of existing business. Talent+ does not have to be in Lincoln. They choose to be here and the Chamber and LPED strongly support their ability to grow in our community.

**5. Bruce Bohrer** also testified in support on behalf of the **Chamber of Commerce**, adding that this issue was taken up by the Chamber Board and they voted unanimously to support this proposal. It is very important. It is much more than just the 100 jobs -- there is a multiplier effect. What if we lost jobs? Talent+ is a gold-plated company that other communities would love to have. We don't want to lose them. This city needs to be open for business.

### Opposition

**1. Dave Fitzgibbon**, 4240 S. 59<sup>th</sup> Street Court, testified in opposition and submitted a petition in opposition signed by 14 residents of South 59<sup>th</sup> Street Court and members of the Interlochen Estates Homeowners Association. The petition states:

We strongly oppose the sale of any portion of Holmes Golf Course to commercial interests. We further oppose any rezoning action that would allow further commercial development adjacent to the golf course.

Fitzgibbon urged that removing a parcel of park land from the table for our kids and their kids to have as an option for park use in an area in the middle of the city is poor planning. Fitzgibbon also pointed out that a community survey done by Parks & Recreation in the year 2000 found that Holmes Lake Park ranked second after Pioneers Park as being the most favorite park facility in the community; and that Holmes Golf Course was ranked second after Pioneers Golf Course as the favorite golf course facility. Changes to Holmes Park or the perimeter of the park should not be taken lightly.

Fitzgibbon believes that rezoning this would create a precedent that would allow business interests to continue to chip away at the park land. He wants the precedent to stop.

Fitzgibbon has no problem with Talent+ and he agrees that they are a good neighbor. He and his neighbors are delighted to have additional jobs; however, regardless of whether Talent+ obtains this park land, Talent+ will continue on with their plans to build another building. That is the neighbors' preference – without the sale of the park land.

If this proposal is approved, Fitzgibbon requested that it be conditioned to require Talent + to work with the neighborhood associations on an appropriate berm and landscape screening plan.

Esseks inquired whether the neighbors have a berm or other landscaping plan example in mind. Fitzgibbon then showed a photo of what the neighborhood sees of the existing Talent+ building. It is a large building of modern architecture. The neighbors would like to see some mature trees and landscaping that would minimize the stark impact of the white buildings in the tree line. He also pointed out that Talent+ paid LES to install a "power tower" to improve their view; however, the neighborhoods were not consulted about the change to the skyline and their neighborhood. Fitzgibbon suggested that Talent+ work with the neighborhood when they wish to make changes to the view from the park and the surrounding area.

Carlson asked Fitzgibbon whether lighting is an issue. Fitzgibbon commented that the building is lit up until about 10:00 p.m. He is less concerned about lighting, although with an additional building it might be nice to have some varying levels of lighting in the evening.

**2. Nadine Hain**, 4151 Ridgeview Drive, testified in opposition. Holmes Park is a recreational park and highly used. It is not a business or industrial park. No land should be available to be sold. Talent+ knew there was not enough land but did not want to go where they would have enough space to expand, such as Lincoln Benefit Life. They have now set a precedent to allow other businesses to come and say they need to buy park land because they don't have enough room. Park land is not for sale. People do not want to go down Pioneers Boulevard because of what Talent+ has done to a nice area. This will further deteriorate the area. Talent+ does not care about the citizens paying taxes or lowering valuations of the places around them by putting the building right next to neighboring houses. For the right price, maybe they could buy the whole neighborhood rather than just one or two houses.

Hain also wanted the Commission to know that there was a lot of opposition previously but Talent+ would not take the neighbors' suggestions into consideration. She is not against creating jobs, but they need to be created where there is enough space.

**3. Terry Adair**, 4200 Ridgeview Drive (three houses to the east of the Talent+ facility), testified in opposition. He is opposed to selling park land for this expansion. Talent+ should never have been allowed to put this building in this area, let alone allow for expansion. They have land to the south where there are two existing homes which would be more than adequate for this expansion without buying park land. They have not worked with the neighbors. Everyone in his neighborhood was opposed to the original building of the business at this location.

**4. Jean Sheffield**, 4206 Ridgeview Drive, also testified in opposition and agreed with the previous opposition. She opposes the sale of park land.

#### Staff response

Carroll asked staff to respond to the two proposed amendments by the applicant. Will indicated that Condition #3.7 relative to the lighting plan is acceptable to staff. Carroll noted that some of the complaints have to do with the brightness. Have the standards changed since the original approval? Will indicated that the applicable standards are the same. There has been some testing done on the lights and they were found to comply with the applicable design standards.

Carlson wondered about the process historically when we have wanted to create a standard specific to a special permit or use permit. Will acknowledged that there have been a few instances where the circumstance has dictated that some additional standard be applied, but typically, those related more to the hours when the lights were on. When it comes to lighting standards, we have found in the last year or two that it is a science in an of itself and it can get terribly specific.

Carlson wondered what kind of condition would be appropriate to create an opportunity to find out the applicant's needs. Marvin Krout, Director of Planning, stated that there were some changes to the lighting standards that were adopted about a year ago that might have applicability to new buildings since that time. We have something called a spillover light (trespass light) standard – we can't have a measurement of more than ½ foot candle on adjacent residential property. The standard was broadened to say that that ½ foot candle would apply to any commercial lighting if adjacent to abutting residential property. We then realized that there were terms out of date in the standards, so we embarked upon an overall update of the lighting standards, the idea being to identify some of these trouble spots to avoid having special conditions for individual use permits.

The standards from that study have not yet been adopted.

Carlson does not want to pick a standard that may or may not work, but wonders what type of condition could be written. As this moves forward to City Council, what kind of condition could we use to give direction to create a lighting plan that would work for all parties? Krout indicated that he has heard comments about the general sky glow and how bright the building walls are at night from the flood lights. The staff is looking at draft standards that would deal with both of those issues; however, he does not believe the existing building would be out of compliance with the standards that are being considered. Krout believes the question becomes: who is the judge of those standards? He hates to put any one person as responsible for making that decision. He has heard that there were no complaints registered with Talent+ about the lighting and that we could rely on good faith efforts between Talent+ and the Hyde Observatory.

Dennis Bartels of Public Works responded to the amendment proposed to Condition #3.2 about dedication of an easement as opposed to right-of-way. Public Works would prefer to have right-of-way as opposed to an easement. Where easements have been accepted in the past in several other locations, there has been a conflict with property owners. The right-of-way provides better interpretation of a property line than an easement. Public Works has no objection to the front yard setback because this is already a substandard right-of-way. The City Council has already ordered sidewalks to be constructed through the Talent+ property, and Public Works believes it is desirable to have the sidewalks in the public right-of-way. Easements have been problematic in the past.

Carroll asked whether staff would object to a waiver of the parking setback. Will believes it would be a viable alternative, but that adjustment was not advertised and could not be granted today. The waiver would have to be advertised and come back before the Planning Commission.

#### Response by the Applicant

Hunzeker pointed out that Interlochen Estates is to the west of Holmes Park and is not even visible on the aerial photograph in the staff report. The easternmost point of Interlochen Estates is over 1900 feet from the westernmost point of the parcel to be declared surplus and is over ½ mile from the existing building. To suggest that Talent+ might somehow berm their property in a way that has meaningful impact on the visual perspective of a building ½ mile away is a little bit removed from reality. Those trees in the photograph are much closer than any of the Talent+ property. The purchase of the park land will allow Talent+ to build a one-story building instead of a three-story building. A three-story building would have more of an impact than anything in the way of screening or berming.

As far as working with the neighbors, Hunzeker believes that Talent+ has made great efforts and has seriously and thoroughly screened the easternmost portion of the property from the Ridgeview homes. To the extent there is new activity that will take place on this site, it will be hundreds of feet from the property line of any of the property in the Ridgeview area.

Hunzeker also advised that one of the reasons that Talent+ did not purchase this 1.3 acres back in 2001 is that it was being considered at that time as a potential fire station location and the City did not want to sell it for that reason. It was not because the City wanted to retain it for recreational purposes. This property is not part of the golf course and not part of any recreational program or any other use at Holmes Park.

Hunzeker also explained that the land to the south with the two homes was left in that condition and those houses were restored and remodeled because that was a promise that was made to the Planning Department and to those neighbors to maintain that residential look and characteristics along Pioneers Boulevard and not tear those houses down.

With respect to the power pole, Hunzeker pointed out that what was in place on this site was one of the old-fashioned trellis type towers – it was huge and it cut a big profile there. The reason Talent+ spent money to take it down to put up the green monopoles was to improve the view.

Carroll asked Hunzeker to respond to the waiver as opposed to the right-of-way easement. Hunzeker would rather come back for the waiver than dedicate the right-of-way. He did comment, however, that he is “dazzled” when the City is concerned about enforcing its rights. The City has the same enforcement rights for right-of-way as it does for easements.

**COMPREHENSIVE PLAN CONFORMANCE NO. 07013**

**ACTION BY PLANNING COMMISSION:**

June 20, 2007

Taylor moved a finding of conformance with the Comprehensive Plan, seconded by Esseks.

Esseks commented that land that looks to be useful for recreational purposes may some years into the future be found to be not so valuable for the public, so it makes sense to give the flexibility to sell this parcel in order to be able to purchase better land for park land. The issue of chipping away in this area of town is bothersome except that it looks like there is a limit as to what more they can do. This cannot be used effectively for recreational purposes so we have to give it serious consideration and purchase better land elsewhere. It is hard for the adjacent property owners to see a change in their immediate neighborhood and the best we can do is to get good landscape buffers.

Larson does not believe this piece of land adds anything to Holmes Park. It adds nothing to the golf course. He does not see any reason why this should not be sold to Talent+ to facilitate their growth. They are a fine company. If we were to seek a kind of company that fulfills our municipal goals of adding new jobs, you couldn't ask for a better company.

Carroll commented that if Parks & Recreation believes it is surplus, then it is up to the Planning Commission to look for its highest and best use. He thinks this is a benefit to the City because it puts it back on the tax rolls. Talent+ is a good employer. It is a benefit and win-win for the City, for Talent+ and for the people of Lincoln.

Taylor expressed concern about the emotional undercurrent here from the people that are in opposition. He encouraged Talent+ to attempt to make amends to these neighbors because this is more of an emotional opposition than one that bears forth a lot of reason. The opposition

is not coming forth from a framework of logic. He encouraged Talent+ to do whatever possible to think in terms of good will among the neighbors. We are still people dealing with people. He cautions against any show of arrogance. We are dealing with real people with real life issues.

Motion for finding of conformance carried 8-0: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson voting 'yes'; Strand absent. This is a recommendation to the City Council.

**CHANGE OF ZONE NO. 07034**

**ACTION BY PLANNING COMMISSION:**

June 20, 2007

Taylor moved approval, seconded by Carroll and carried 8-0: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson voting 'yes'; Strand absent. This is a recommendation to the City Council.

**USE PERMIT NO. 106B**

**ACTION BY PLANNING COMMISSION:**

June 20, 2007

Taylor moved to approve the staff recommendation of conditional approval, with the amendment to Condition #3.7 requested by the applicant, seconded by Sunderman.

Esseks made a motion to amend to add Condition #3.8: "A landscaping plan that complies with City Design Standards and one that is available to neighboring residents for their comments and suggestions.", seconded by Taylor.

When the landscape changes from open space to office, Esseks believes it is a good precedent to encourage as much discussion as possible between the business and the residents on an appropriate landscaping buffer.

Carroll clarified with Esseks that this motion does not ask for increased standards but that the landscape plan be given to the neighborhoods. Esseks concurred.

Motion to amend to add Condition #3.8 carried 8-0: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson voting 'yes'; Strand absent.

**Discussion on the main motion:**

Cornelius believes that the amendment to Condition #3.7 which involves the Hyde Observatory will address the needs of the neighbors. No matter what the neighbors want, he believes Hyde Observatory will want more.

Carroll pointed out that since the building is to the west, the lighting for the new building is not going to cause any problem for any close residents.

Since this is an amendment to the original use permit, Carlson believes it is appropriate to consider lighting on the entire parcel. He will still appeal to the applicant to consult with those around them.

Main motion for conditional approval, with amendments, carried 8-0: Krieser, Carroll, Sunderman, Taylor, Cornelius, Esseks, Larson and Carlson voting 'yes'; Strand absent. This is a recommendation to the City Council.



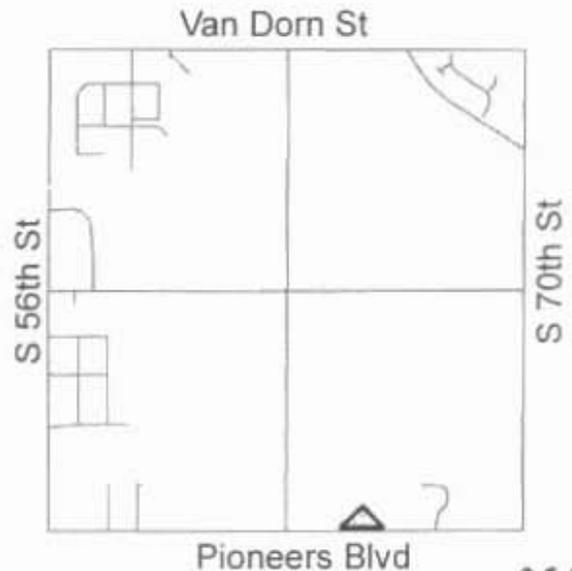
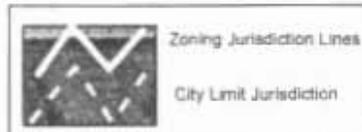
**Change of Zone #07034 &  
Comp Plan Conformance #07013  
S 67th St & Pioneers Blvd**

2005 aerial

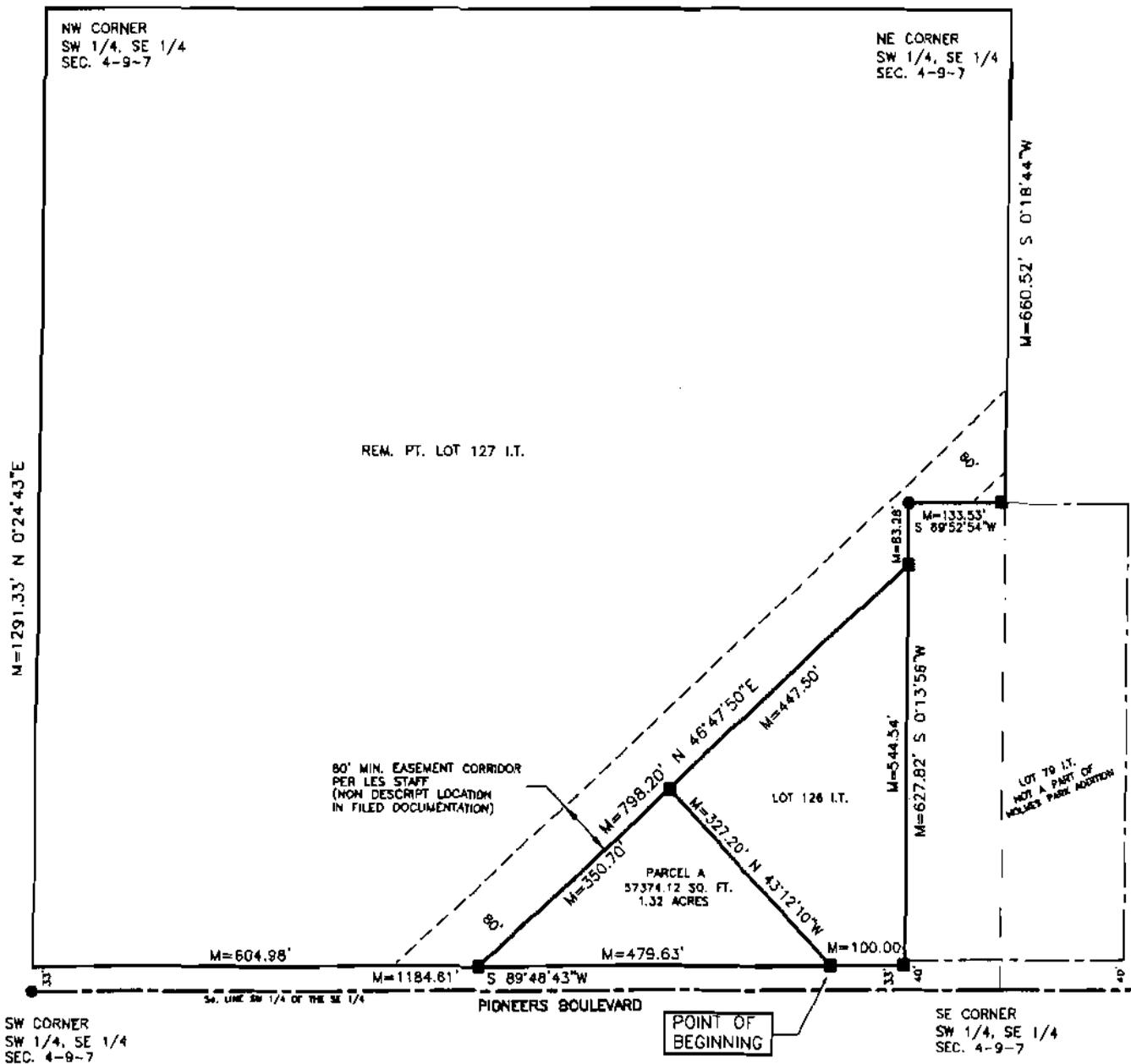
**Zoning:**

- R-1 to R-3 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
Sec. 04 T09N R07E



M=1315.00' N 89°56'51"E



**PARCEL A**

That Part of Lot 127 Irregular Tracts, located in the Southwest Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southeast corner of Lot 126 Irregular Tract in said Southwest Quarter, said point being on the North right of way line of Pioneers Boulevard; Thence Westerly on said North right of way line, on an assigned bearing of S 89°48'43"W a distance of 100.00 feet, to the Point of Beginning; Thence continuing Westerly on said right of way line, S 89°48'43"W 479.63 feet; Thence Northeasterly, N 46°47'50"E 350.70 feet, to a point on the West line of said Lot 126 Irregular Tract; Thence Southeasterly on said West line, S 43°12'10"E 327.20 feet to the point of beginning.

**Purpose Statement:**

**Comprehensive Plan Conformance associated declaring an area of about 1.3 acres in the southern portion of Holmes Golf Course as surplus**

In 2001, the City sold a 2.3-acre portion of a 3.6 triangular area of land in the southern portion of Holmes Golf Course to Talent+. Talent+ requested the opportunity to purchase the 2.3-acre area to combine in with the adjoining parcel owned by the corporation with the stated purpose of planning and initiating the first phase of construction of a corporate campus. Talent+ subsequently developed the new office building located at One Talent Plus Way. The real estate agreement for the 2.3-acre parcel included a first right of refusal provision allowing Talent+ the opportunity to acquire the adjoining 1.3-acre area in the future. Representatives of Talent+ recently indicated their desire to initiate purchase of the 1.3-acre area in conjunction with plans for construction of second office building.

The accompanying Comprehensive Plan Conformance application requests consideration of declaring the subject 1.3-acre area as surplus. Parks and Recreation Department staff have evaluated the subject area and have determined that the property has very limited recreational value due to separation from the remainder of Holmes Golf Course by a electrical transmission line easement, and restricted public access. The primary value of the area is visual open space along Pioneers Boulevard. Parks and Recreation Department staff do not believe that transferring the subject area to private ownership and development will have a significant impact on open space resources in the area because of the large remaining areas of parkland in the immediate vicinity (i.e., Colonial Hills Park to the southwest, and Holmes Park and Golf Course to the north and west.)

The Parks and Recreation Advisory Board conducted a public hearing in consideration of recommending that the subject area be declared surplus during their regular meeting on May 3, 2007. A representative of Talent+ and nine neighboring property owners presented testimony during the public hearing. Action by the Parks and Recreation Advisory Board resulted in a split vote as follows: three members abstaining, three members in favor, and three members in opposition.

A Change of Zone application is and a Use Permit application for development of the site for an office building and associated parking are being in tandem with this a request for consideration of Comprehensive Plan Conformance associated with declaring the subject property as surplus.

## NOTICE OF ADVISORY BOARD MEETING

**TO:** Parks and Recreation Advisory Board, Mayor, City Council, City Clerk,  
Media  
**FROM:** Lynn Johnson, Director, Parks & Recreation Department  
**MEETING DATE:** June 7, 2007  
**LOCATION:** *Auld Recreation Center*  
**TIME:** 4:00 - 5:30 p.m.  
**CHAIRMAN:** Susan Larson Rodenburg

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### A G E N D A

1. **Call to Order**
2. **Recognition of 'Open Meetings Act'**
3. **Approval of Minutes: May 3, 2007 \***
4. **Comments from the Public for Items not Listed on the Agenda**
  - Presentation by Brooke Levey (UNL) re: natural play environments initiative (5 min.)
  - **Recognition: Employee(s) of the Month - June.**
  - **Committee Reports**
    - A. **Fees & Facilities Committee: Jolanda Junge-Kuzma - 488-4032**
      - Recommendation re: Naming of Neighborhood Park in the Tamarin Ridge Development (SW of So. 27<sup>th</sup> St & Pine Lake Rd.) \*
      - Recommendation re: Naming of the Municipal Rose Garden. \*
    - B. **Futures Committee: Judge Hastings (Chair) - 488-4440**
      - No report
    - C. **Golf Committee**

*Note: The Golf Committee will be meeting quarterly, and reports will follow the Committee meeting schedule.*
    - D. **Executive Committee: Susan Rodenburg (Chair) - 421-1401**
      - City Council report - Jonathan Cook
      - County Commissioners report - Ray Stevens
      - Lincoln Parks Foundation report
      - Setting date for annual July joint meeting/tour with Lincoln Parks Foundation (recommendation of July 12<sup>th</sup>)
      - Future meeting location and time
6. **Staff Reports**
  - Antelope Valley Artwall
  - Public Trust issues associated with park land.
7. **Announcements**

\* Action Items

## MINUTES

*Parks & Recreation Advisory Board Meeting*  
**Auld Recreation Center**  
**Thursday, May 3, 2007 - 4:00 p.m.**

**Members Present:**

Mary Arth	Jonathan Cook	Janice Driesbach	Karen Hand
Judge Hastings	Jolanda Junge-Kuzma	Sue Quambusch	Bob Ripley
Susan Larson Rodenburg		Dennis Scheer	Sandra Washington

**Members Absent:**

Georgia Glass	Brennen Miller	Ray Stevens	Joe Tidball
Sandra Washington	Peter Woolman		

**Recognition of 'Open Meetings Act':** As per law, Chairperson Rodenburg announced that the Board will follow the regulations of this Act, as posted at Auld Recreation Center.

**\* APPROVAL OF MINUTES April 5, 2007:** *It was moved (Arth) and seconded (Ripley) to approve the minutes of the April 5, 2007, meeting as mailed. Motion carried by a unanimous vote of members present.*

**Item Not On The Agenda:** Bob Ripley proposed that a recommendation to name a five-acre park located on the site of the proposed new south elementary school in honor of the Amott Folsom family be forwarded to the Fees & Facilities Committee for future recommendation.

**PUBLIC COMMENTS FOR ITEMS (other than those listed on the current Agenda):** None

**EMPLOYEE (S) OF THE MONTH AWARD:** Adam Klingenberg is May's Employee of the Month. Adam has been with the Department for a little over a year. During that short time, he has demonstrated a remarkable work ethic and a desire to go above and beyond the requirements of his position. Adam has gone to great lengths to obtain specialized training and certification, including a Class "A" Commercial Driver's License, a Certified Pesticide Applicator's License, City of Lincoln Professional Arborist License as well as attending a variety of optional seminars and training programs. Adam's enthusiasm and persistent encouragement has led a number of his co-workers to follow suit, increasing the overall skills and versatility of the entire crew. Adam continues to strive for excellence in his own duties, and more importantly, challenges and inspires his fellow employees to do the same, making him a tremendous asset to the department. Adam received a Department polo shirt, a letter of commendation and will be eligible for the Mayor's Award of Excellence.

**FEES & FACILITIES COMMITTEE:**

- **\* Recommendation regarding declaration of surplus property at Holmes Lake Golf Course:** Lynn Johnson briefed the Board and guests on the history of this request. The City sold 2.3 acres of land at Holmes Golf Course to Talent Plus in 2001 and Talent Plus has now voiced an interest in acquiring approximately 1.3 additional acres located just south and west of their current property. This property would be used to build a second office building (that would employ 100 new employees) and to expand their parking needs. The item before the Board today is the consideration of a recommendation to declare the 1.3 acres of land as surplus. There are two issues that the Board needs to consider - 1) what is the future recreational use of this property - is it a piece of land that is needed for future outdoor recreational use; and 2) what is the value of the land as open space.

After the Board's recommendation today, the next step in the process will be review by the Planning Commission who will look at two things: 1) is declaring this land surplus consistent with the Comprehensive Plan; and 2) establishing a zoning classification of the land that would allow private development. The Planning Commission's recommendations will be forwarded on to the City Council who will review /approve the zoning classification and also determine whether to authorize the sale of this property.

If declared surplus, the land will be appraised by an independent appraiser and be sold at fair market value. Jolanda Junge-Kuzma reported that the recommendation of the Fees & Facilities Committee at the last meeting was to endorse the sale of this 1.3 acres and requested Talent Plus hold an informational neighborhood open house, which was held on April 26<sup>th</sup>.

The following are comments offered by the guests attending the meeting:

**Sandy Maxwell (Director at Talent Plus):** Ms. Maxwell said one of the points she wanted to make was that the 2.3 acres previously sold to Talent Plus has resulted in 70 additional acres of new park land and they would anticipate that whatever the purchase price is for the 1.3 acres, that money would also be used to purchase additional park land with public access that could be used by the general public. She stated the new addition would eventually lead to 100 new jobs for the City. She said Talent Plus would build a lower profile building to keep it from negatively impacting the neighborhood. Ms. Maxwell responded to questions regarding the lighting of the building.

**David Fitzgibbon (4240 So. 59<sup>th</sup> St. Ct.):** Mr. Fitzgibbon represents the Interlochen Neighborhood Association. He stated that when his family built a home next to a beautiful park, he expected it would remain that way and he doesn't believe City parks should ever be offered for sale to any one or any company, no matter how much they are willing to pay for it. He disagreed with the sale of the previous land to Talent Plus and the building does not blend into the neighborhood or a park environment. He feels the City is setting a dangerous precedent by surplusizing this piece of park land. He submitted a petition signed by 13 of the Interlochen Neighborhood who are in opposition of this sale.

**Dick Dam (5310 Thies Cove Drive):** Mr. Dam was co-chair of the Holmes Lake Restoration Committee and worked with the Parks Department on that project. He also feels it's a dangerous precedent for the City to be selling park land. He would like to see the land used for additional picnic areas. He is not happy with the current Talent Plus building and does not want to see another one.

**Neal Stanberg (2726 Katy Cr.):** Mr. Stanberg spoke in opposition of declaring this land as surplus. He and his wife are regular users of Holmes Park and would like to see the 1.3 acres of land used for the benefit of all citizens of Lincoln, rather than for the benefit of a few persons. He feels that just because it's not heavily used today we have no way of telling whether or not it would be more heavily used in the future - once the land is gone, it can never be gotten back. He feels businesses should be building on land other than park land and that Holmes Park should not be disfigured and chopped up any more than it already has been.

**John Davis (5010 Starling Drive):** Mr. Davis represents the Colonial Hills Neighborhood Association and they do not support the sale of this land. They were not notified of the public open house until after it was held.

**Jack Dunn (Hyde Observatory):** Mr. Dunn spoke about the concerns the Hyde Observatory Board has regarding the lighting of the current Talent Plus building. He said the lighting affects their building's ability to serve the public. He said other businesses in the area were willing to work with the Observatory and would hope that Talent Plus would hear their concerns before constructing another building.

**Martin Gaskell (Hyde Observatory/UNL Astronomy):** Mr. Gaskell said that because Talent Plus's building is located to the south of their building and their lights are on until very late at night he would like to see Talent Plus address their night lighting by perhaps removing their floodlights located around the building.

**Rodney Heim (7208 Carmen Drive):** Mr. Heim spoke as a concerned citizen and supporter of the Holmes Golf Course. The triangular piece of land up for surplus is adjacent to the 6<sup>th</sup> hole of the golf course. His concern is the amount of golf balls that are ending up in that piece of land and his fear is that when Talent Plus builds their new building, golf balls may hit someone in the parking lot and TP will go to the Parks Department and ask them to reconfigure the golf course because it's a safety hazard. Heim is very opposed to the sale of the land as it's future use would be totally incompatible with the golf course. He also feels that the golfers will eventually end up paying for some of the replacement costs.

**Wende Baker (4142 Ridgeview Dr.):** Wende's home sits right next to the TP Building. She feels the neighbors were not told the truth about the first building that TP built and feels they will not tell them the truth about the new building either. She feels TP needs to be held accountable by the Parks Department and PRAB and required to build the type of building they say they're going to build.

**Jay Callahan (5720 Bancroft):** Mr. Callahan lives across from Holmes Park and uses the park on a daily basis. He appreciates the need for new jobs in Lincoln but not at the cost of selling off park land. He agrees that once you get rid of park land, you never get it back. He also agrees that there is a serious light pollution problem with the TP building.

**Doug Mahoney (4225 Ridgeview Drive):** Mr. Mahoney testified that he feels there's a safety issue in trying to cross Pioneers Blvd. (where there is no traffic signal) so he is a regular user of the triangle when he walks his dog on a daily basis. He is opposed to the sale of the land.

**Nadine Hain (4151 Ridgeview Drive):** Ms. Hain said she has received phone calls from all sections of Lincoln regarding the proposed sale of this 1.3 acres of land. All callers were opposed to the surplus of the park land.

Jolanda Junge-Kuzma said the Fees & Facilities Committee's original motion to endorse the sale of 1.3 acres of additional park land located at Holmes Lake Golf Course on the north side of Pioneers Blvd. to Talent Plus stands as originally proposed. Judge Hastings amended the original motion to separately state "declare the land as surplus" and "recommend selling the land to Talent Plus". *After further discussion it was moved (F&F Committee) that the Parks & Recreation Advisory Board endorse declaring 1.3 acres of park land in the southern part of Holmes Lake Golf Course north of Pioneers Blvd., as surplus and recommend sale of the land to Talent Plus. Vote on the motion was as follows: Arth, no; Cook, abstain; Driesbach, abstain; Hastings, yes; Junge-Kuzma, yes; Quambusch, no; Ripley, yes; Rodenburg, no; Scheer, abstain.* This recommendation will be forwarded to the Planning Commission.

**FUTURES COMMITTEE:** No report

**GOLF COMMITTEE:** *(The Golf Committee will be meeting quarterly, and reports will follow the Committee meeting schedule).*

- Lynn Johnson said the City is still working with the Corps of Engineers on the issue of getting access to water at Holmes Lake for irrigation at Holmes Golf Course. Because of the cold weather in December and January, total rounds and revenue for golf are both down approximately 9%; however golf memberships and number of rounds are both up at Mahoney Golf Course and memberships are also up from last year at the Jim Ager Golf Course.

#### **EXECUTIVE COMMITTEE**

- **City Council Report (Jonathan Cook):** Cook reported that the City Council approved and passed the Inter-local Agreement for the Indoor Air Quality project at Calvert Elementary School and Recreation Center.
- **County Commissioners Report (Ray Stevens):** No report.

- **Parks Foundation Report:** Lynn Johnson reported the Foundation Board passed a resolution supporting the Antelope Valley East Downtown Park project and indicated that they would take the lead in that fund raising effort and other Antelope Valley parks-related projects. They also passed a resolution indicating intent to initiate a process to select a fund raising coordinator. They are working on a 15<sup>th</sup> Anniversary Celebration for August 23, 2007, at Sunken Gardens.

#### **STAFF REPORTS:**

- **Antelope Valley Project Update:** Lynn Johnson said the AV Project (including the East Downtown Park) was one of the 2015 ten pillars. Seven action committees have been formed around the ten pillar projects. Angie Mulhelsen and Rich Bailey have agreed to chair the action committee representing the Antelope Valley and East Downtown Park. They are currently working on organizing a fund raising campaign with an estimated goal of \$5 million.

There will be an open house on May 8<sup>th</sup>, 5:30 - 7:00 p.m. at the Trago Park Shelter to discuss the Trago Park Master Plan.

#### **ANNOUNCEMENTS:**

- There will be a ceremony on May 4<sup>th</sup>, 4:00 p.m. to name the Indoor Shooting Range at 10<sup>th</sup> & Military Rd. in memory of Jack Magorian.

There was brief discussion regarding solicitation of two new youth members to serve on the Board. Letters will be sent to all High School Principals asking for nominations. Hopefully new members will be appointed in time for the July Retreat.

Meeting adjourned 5:40 p.m.

Respectfully Submitted:       Jeanne Bowling  
Secretary to the Director, Parks & Recreation Dept.

## Parks & Recreation Advisory Board Action Item Fact Sheet

Meeting Date: June 7, 2007

**Request:** Recommend that the newly renovated formal rose garden in Antelope Park be named in recognition of Don Hamman's lead donation to the project.

**Discussion:** Don Hamman provided a lead gift of \$100,000 to the fund raising campaign for renovation of Lincoln's municipal rose garden. In addition, he donated land along Antelope Creek south of Rickman's Run dog run for the Antelope Creek Trail corridor and for open space along Antelope Creek.

**Conformance with Adopted Plans and Guidelines:** The Parks & Recreation Facilities Naming Policy states that a facility may be named in recognition of a donor providing a majority of funding for a facility or area. Mr. Hamman is funding approximately half of the renovation cost of the formal rose garden.

**Staff Recommendation:** Recommend that the formal rose garden be named Hamman Rose Garden at Antelope Park in recognition of Don Hamman's lead donation.

### Committee Discussion and Recommendation:

**Committee:** Fees & Facilities    **Chair:** Jolanda Junge-Kuzma 483-1227

APPROVAL

**Parks & Recreation Advisory Board Action:**

**Date:** June 7, 2007

## Parks & Recreation Advisory Board Action Item Fact Sheet

Meeting Date: June 7, 2007

**Request:** Recommend that neighborhood park in Tamarin Ridge Development (southwest of So. 27<sup>th</sup> & Pine Lake Road) be named in recognition of Amott Folsom.

**Discussion:** An undeveloped five-acre neighborhood park site adjoins a future elementary school site in the Tamarin Ridge Development. It has been suggested that the park be named in recognition of Amott Folsom for his community service. Mr. Folsom advocated for establishment of the Children's Zoo in Lincoln and was the primary fund raiser for initial development of the zoo. Mr. Folsom was an advocate of opportunities for children to experience and interact with the natural environment.

**Conformance with Adopted Plans and Guidelines:** The Parks & Recreation Facilities Naming Policy states that a facility that is primarily funded by tax dollars may be named in recognition of civic accomplishments.

**Staff Recommendation:** Recommend that the subject area be named Amott Folsom Park, and that an interpretive sign be placed on the site explaining the significance of Mr. Folsom's civic contributions.

**Committee Discussion and Recommendation:**

**Committee:** Fees & Facilities **Chair:** Jolanda Junge-Kuzma 483-1227.

APPROVAL.

**Parks & Recreation Advisory Board Action:**

**Date:** June 7, 2007

**LINCOLN**

*The Community of Opportunity*

Chamber of Commerce



**Statement in Support of Talent+ Expansion Plans**

**Lincoln Chamber of Commerce**

Members of the Lincoln/Lancaster County Planning Commission:

The Lincoln Chamber of Commerce and its Board of Directors supports the planned expansion project at Talent +.

The project is estimated to grow the Lincoln workforce by 100 primary jobs. These jobs will be beneficial to the citizens of Lincoln because of the added revenue these new employees will infuse into our economy.

The Chamber is also supportive of this project because it is a tremendous opportunity to showcase a premium, locally-based company and their investment and re-investment in their home city.

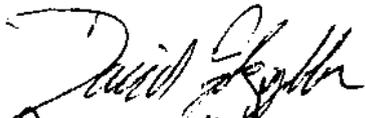
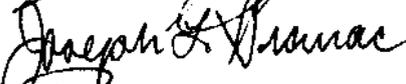
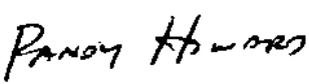
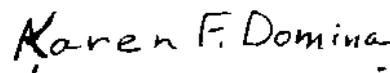
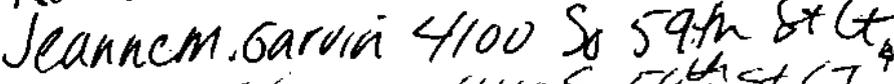
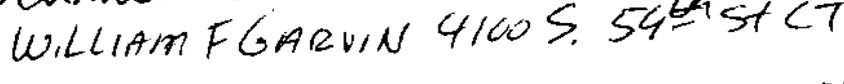
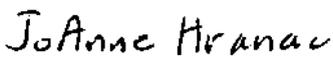
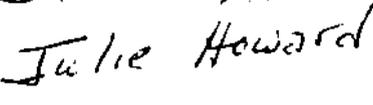
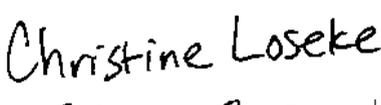
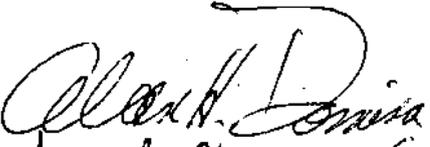
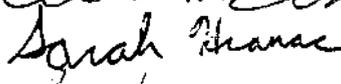
We ask that you support this request to surplus parkland, change the zoning to office park, and amend use permit #106A as requested by Talent+. This project gives our community the opportunity to demonstrate to everyone, both inside and outside our community, that the City of Lincoln is open for business.

Wendy Birdsall, CCE  
President

Bruce Bohrer  
Executive V.P. & General Counsel

As residents of South 59th Street Court and members of the Interlochen Estates Homeowners Association, we strongly oppose the sale of any portion of Holmes Golf Course to commercial interests.

We further oppose any rezoning action that would allow further commercial development adjacent to the golf course.

	DAVID FITZGIBBON	4240 S. 59 <sup>TH</sup> ST. CT	484-0221
	Joseph L. Hranac	4140 S. 59 <sup>TH</sup> ST CT	488-5563
	Karen		
	Pandy Howard	4141 S. 59 <sup>TH</sup> ST. CT	487-6588
	Karen F. Domina	4200 SOUTH 59 <sup>TH</sup> ST. CT.	
	Jeannem. Garvin	4100 S. 59 <sup>TH</sup> ST CT	483-4943
	WILLIAM F GARVIN	4100 S. 59 <sup>TH</sup> ST CT	
	JoAnne Hranac	4140 S. 59 <sup>TH</sup> ST. CT.	483-5563
	Chad B Melchior	4101 S 59 <sup>TH</sup> ST CT	327-0065
	Julie Howard	4141 S. 59 <sup>TH</sup> ST CT	484-6588
	Christine Loseke	4240 S. 59 <sup>TH</sup> ST. CT.	484-0221
	JERRY CARPEN	4201 S 59 <sup>TH</sup> ST CT	483-1183
	Alex H. Domina	4200 S. 59 <sup>TH</sup> ST.	489-3261
	Sarah Hranac	4140 S. 59 <sup>TH</sup> ST. CT	483-5563
	Patrick Howard	4141 S 59 <sup>TH</sup> ST. CT.	484-6588

OPPOSITION

ITEM NO. 4.1a,b,c: [REDACTED]

CHANGE OF ZONE NO. 07034

USE PERMIT NO. 106B

(p.105 - Public Hearing - 6/20/07)



WOHLERG@Nationwide.com

To plan@lincoln.ne.gov

cc

06/20/2007 10:13 AM

bcc

Subject Talent Plus

To whom it may concern:

I would like to voice my concern for using more park land for a commercial development. Talent Plus received a "gift" when they were able to purchase the first land and I don't believe many citizens were informed of the purchase at that time. I was amazed to see the building start to go up and wondered where the land came from. Talent Plus should have been more forward thinking when they put that building up and if they needed to expand, would they be able to. In retrospect, that site was probably not the right choice, but now that they have the building there, it should not give them the right to further invade Holmes Park Golf Course. They do have access to a fair amount of land in the front of their building. If they were to get rid of the 2 homes that are there, they could use that area to expand.

I would respectfully ask that you deny the purchase of any additional land.

Gloria Wohlers  
402-423-3608  
e-mail: rwohlers@neb.rr.com  
5301 South 67th Street  
Lincoln, Ne 68516