

City Council Introduction: Monday, June 29, 2009
**Joint Public Hearing of the Lincoln City Council
and Lancaster County Board of Commissioners:**
Tuesday, July 14, 2009, 5:30 p.m.

Bill No. 09R-110

FACTSHEET

TITLE: COMPREHENSIVE PLAN AMENDMENT NO. 09003, by the Director of Planning, pursuant to the 2009 Comprehensive Plan Annual Review, to amend the 2030 Lincoln/Lancaster County Comprehensive Plan to amend the Community Vision section to add the general topic of "sustainability".

STAFF RECOMMENDATION: Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 05/13/09 and 05/20/09
Administrative Action: 05/20/09

RECOMMENDATION: Approval (8-0: Esseks, Partington, Gaylor Baird, Larson, Francis, Taylor, Cornelius and Sunderman voting 'yes').

FINDINGS OF FACT:

1. This is a request by the Director of Planning to add some general language to the Comprehensive Plan which acknowledges the broad topic of sustainability and to provide a starting point for future discussion and potential amendments to the Comprehensive Plan related to sustainable principles.
2. The staff recommendation of approval is based upon the "Analysis" and "Summary" as set forth on p.4, concluding that the proposed amendments are in conformance with the goals of the 2030 Comprehensive Plan. The staff presentation is found on p.7 and 10.
3. Testimony in support is found on p.8-9 and p.11-12, and the record consists of 19 letters in support (See p.27-47).
4. Testimony in opposition is found on p.7-8 and p.12-13. Rick Krueger testified in opposition because he does not believe our present economic system is unsustainable. Mark Hunzeker, on behalf of the Home Builders Association of Lincoln, requested that this amendment be placed on indefinite pending for the purpose of rewriting it to encompass the urgent need for measures which will encourage and accelerate the growth of the community and to sustain the level of services expected by its citizens. The record consists of a letter from the Realtors Association of Lincoln in support of the position taken by the Home Builders Association of Lincoln (p.48).
5. The Planning Commission discussion is found on p.10-11 and p.15-16.
6. On May 20, 2009, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval (See Minutes, p.16-17).

FACTSHEET PREPARED BY: Jean L. Preister

DATE: June 17, 2009

REVIEWED BY: _____

DATE: June 17, 2009

REFERENCE NUMBER: FS\CC\2009\CPA.09003 Annual Review

LINCOLN /LANCASTER COUNTY PLANNING STAFF REPORT
for May 13, 2009 Planning Commission Meeting

- PROJECT #:** Comprehensive Plan Amendment #09003
- PROPOSAL:** Amend the 2030 Lincoln/ Lancaster County Comprehensive Plan to amend the Community Vision section to add the general topic of “sustainability”.
- CONCLUSION:** The amendment to the Community Vision section is in conformance with the goals of the 2030 Lincoln-Lancaster County Comprehensive Plan.

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| <u>RECOMMENDATION:</u> | Approval of the proposed amendment |
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GENERAL INFORMATION:

COMPREHENSIVE PLAN SPECIFICATIONS: The 2030 Comprehensive Plan states the following related to sustainability in the *Background* and *Community Vision Chapters*:

BACKGROUND:

EMERGING REGIONAL PLANNING ISSUES (p. 4)

Based upon preliminary discussions completed so far, a number of regional planning issues have emerged. These issues are important to communities throughout the region as they intimately affect how each community views its future. While these issues will not dictate a particular city’s or county’s given destiny, they are harbingers of planning trends and development forces that will impact the collective future of the region. These issues include:

- ***Urban growth, edge development, and community densities***
- ***Regional transportation planning and community mobility***
- Cooperative planning of infrastructure and concerns of overlapping jurisdictions
- Cooperative planning of education and public facilities
- Historic preservation planning and central urban revitalization
- ***Conservation and protection of environmental and natural systems***
- ***Cooperative planning of water resource management***
- ***Preservation of agricultural lands and the “right to farm”***
- Affordable and low-income housing
- ***Cooperative planning for regional economic development***
- Cooperative planning for shared technologies
- Cooperative planning for multicultural equity and diversity
- ***Assessment of State, County and Local public policies for sustainable communities***
- ***System of sustainable community indicators***
- Mechanisms for implementing and maintaining a system of cooperative planning

COMMUNITY VISION:

THE ONE COMMUNITY VISION (p. 5)

Lincoln and Lancaster County have many different components that are bound together physically, economically, and culturally, all within a prairie ecosystem.

The One Community Vision commits us to proactively, but cooperatively, acknowledge the sometimes competing interests of neighborhoods, small towns, and rural areas, our growing cultural diversity, and regional economic forces, as we address the future. This is the fundamental challenge of our Comprehensive Plan: to retain the characteristics of our individual parts while accommodating change within an increasingly interdependent world. As a decision-making tool, the Plan must accomplish both these tasks.

The following principles are based on this One Community Vision and describe the desired end state:

- All of the communities and people of Lancaster County work together to implement a common plan providing for

mutual benefit.

- **An important relationship exists between the urban, rural, and natural landscapes. Urban and rural development maximizes the use of land in order to preserve agriculture and natural resources.**
- **Policies of managing urban growth, maintaining an “edge” between urban and rural land uses, and preserving prime agricultural land, form a distinctive and attractive built environment for Lincoln and Lancaster County.**
- Lincoln remains a single community. The policies of a single public school district, drainage basin development, and provision of city utilities only within the city limits continue to be a positive influence and help shape the City for decades to come. These policies are sustained in order to preserve our ability to move forward as one community.

QUALITY OF LIFE ASSETS (p. 6)

Lincoln and Lancaster County’s easily accessible museums, rich architecture, historic places, **sustainable neighborhoods**, diverse and affordable housing opportunities, libraries, performing and visual arts, agricultural landscapes, trails, entertainment and recreational opportunities, and schools are truly major assets that enhance the quality of life for all residents. However, access to our quality of life assets is impossible without adequate physical and technological infrastructure. The Plan acknowledges this fact, and commits us to use access to quality of life assets as a decision-making criterion.

ECONOMIC OPPORTUNITY (p. 6-7)

Lincoln and Lancaster County must have a sustainable tax base to provide quality services to residents. The Comprehensive Plan recognizes that technological change and global economic forces have a direct impact on local employment and quality of life. For this reason, the Plan seeks to improve physical and technological infrastructure, to maintain a healthy climate for locally owned and operated commerce and trade, to promote the recruitment of new companies, and to provide a variety of training and employment opportunities.

The following principles are based on this Economic Opportunity statement and describe the desired end state:

- Existing businesses flourish and there are opportunities for new businesses within Lincoln and the incorporated communities. The Plan provides new employment locations and supports retention of existing businesses.
- **Residential, commercial, and industrial development take place in the City of Lincoln and within incorporated towns. This ensures that there are convenient jobs and a healthy tax base to support the public safety, infrastructure and services within the communities.**
- **While location in the cities and towns of the county is a priority, unique site requirements of a business may necessitate consideration of other suitable and appropriate locations in the county.**
- **The community has adapted and thrives in an ever changing world economy. A strong information technology infrastructure exists to support business growth and the community’s information demands. New technologies have led to new modes of living and working.**
- A skilled workforce continues to adapt to economic and cultural changes.

ENVIRONMENTAL STEWARDSHIP (p. 7)

Clean air, clean water, parks and open space, mature trees, signature habitats, and prime and productive farmlands are valuable assets. Conservation areas, floodplains, green spaces, and parks define, and help create linkages between, neighborhoods and surrounding population centers. The Comprehensive Plan takes into consideration the effects of natural events and characteristics not only upon localized development, but also upon the community as a whole, upon private ownership issues, and upon recreational opportunities. The Plan thus commits Lincoln and Lancaster County to preserve unique and sensitive habitats and endorses creative integration of natural systems into developments.

The following principles are based on this Environmental Stewardship statement and describe the desired end state:

- **Natural and environmentally sensitive areas are preserved and thrive. Wetlands, native prairies and stream (riparian) corridors are preserved to ensure the ecological health of the community.**
- **Other natural features, such as tree masses, in areas for future development, are integrated into new development to provide for green spaces within the built environment.**

ANALYSIS:

1. This proposal to amend the Comprehensive Plan has two main purposes:
 - a. To add some general language to the Comprehensive Plan which acknowledges the broad topic of sustainability.
 - b. To provide a starting point for future discussion and potential amendments to the Comprehensive Plan related to sustainable principles.
2. The current Comprehensive Plan identifies two items specific to sustainability as “Emerging Regional Planning Issues” (p. 4): an “Assessment of State, County, and Local public policies for sustainable communities” and a “System of sustainable community indicators”.

Other “Emerging Regional Planning Issues” closely related to sustainability include:

 - Urban growth, edge development, and community densities
 - Regional transportation planning and community mobility
 - Conservation and protection of environmental and natural systems
 - Cooperative planning of water resource management
 - Preservation of agricultural lands and the “right to farm”
 - Cooperative planning for regional economic development
3. The topic of sustainability is incredibly broad and includes issues ranging from environmental protection to energy to land use policy to quality of life to economics. The current amendment does not set out to outline any specific recommendations for changes to such policies, but rather brings sustainability to the forefront for further community discussion.

SUMMARY:

The proposed amendment is meant to recognize sustainability as an issue which needs to be addressed in our community. The proposal can best be summarized in the new language:

“The Comprehensive Plan has long recognized the importance of building sustainable communities - communities that conserve and efficiently utilize our economic, social, and environmental resources so that the welfare of future generations is not sacrificed. This concept has grown in importance with increased understanding of the limits to energy supplies and community resources, the likelihood that energy costs will continue to increase in the future, and the climatic impacts of energy consumption. In a new century where these factors are likely to affect economic survival, we need to think about building communities that are resilient and adaptable to change. We should encourage economics that are sustainable, an attractive quality of life, and a healthy environment so that long-term benefits are derived for our community. Sustainability, as a part of the Community Vision, now requires added attention.”

PROPOSED AMENDMENTS:

Amend the 2030 Lincoln-Lancaster County Comprehensive Plan as follows:

1. Amend page 8 as follows:

[insert on Page 8 after INTERACTION BETWEEN THE COMPREHENSIVE PLAN AND THE CITIZENS]:

SUSTAINABILITY

The Comprehensive Plan has long recognized the importance of building sustainable communities - communities that conserve and efficiently utilize our economic, social, and environmental resources so that the welfare of future generations is not sacrificed. This concept has grown in importance with increased understanding of the limits to energy supplies and community resources, the likelihood that energy costs will continue to increase in the future, and the climatic impacts of energy consumption. In a new century where these factors are likely to affect economic survival, we need to think about building communities that are resilient and adaptable to change. We should encourage economics that are sustainable, an attractive quality of life, and a healthy environment so that long-term benefits are derived for our community. Sustainability, as a part of the Community Vision, now requires added attention.

The community should be engaged in discussing how to more effectively approach this goal. Specific topics for discussion could include:

- ◆ Creating stronger incentives to encourage more projects and neighborhoods that incorporate best practices for mixing uses and reducing vehicle trips.
- ◆ Building a stronger relationship between city and rural communities and more security of our food supplies by encouraging more “local food.”
- ◆ Encouraging reduced energy consumption in new building construction and in retrofitting existing buildings.
- ◆ Encouraging more re-use, recycling, and conservation of natural resources, such as water, and other natural and man-made materials.
- ◆ Attracting new and expanding industries that serve the emerging market for more sustainable products and services.
- ◆ Modify existing policies and regulations that act as barriers to furthering sustainable principles.

Prepared by:

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DATE: April 17, 2009

APPLICANT:

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COMPREHENSIVE PLAN AMENDMENT NO. 09003,

PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 13, 2009

Members present: Esseks, Partington, Larson, Francis, Taylor, Cornelius and Sunderman; Gaylor Baird and Carroll absent.

Ex Parte Communications: None.

Staff recommendation: Approval.

Staff presentation: **Marvin Krout, Director of Planning**, advised the Commission that he received a telephone call this morning regarding this amendment and the following Comprehensive Plan Amendment No. 09004 from an attorney representing the local Home Builders Association and a specific rural area developer in Lancaster County, indicating that he is unable to be here today and has not had sufficient opportunity to consult with his clients. Krout suggested that the Commission continue the public hearing on both amendments for one week to allow for that testimony to be heard next week on May 20th. Staff has no objection to this deferral.

Larson moved to defer, with continued public hearing and action on May 20, 2009, seconded by Esseks and carried 7-0: Esseks, Partington, Larson, Francis, Taylor, Cornelius and Sunderman voting 'yes'; Carroll and Gaylor Baird absent.

Staff presentation: **Brandon Garrett of Planning staff** advised that he did receive one phone call in opposition to this amendment.

This amendment has two basic goals: 1) to add some general language to address and acknowledge this new trend and very broad topic of "sustainability". This generalized language could be viewed as a starting point or the foundation for future amendments to the Plan.

The Planning Commission has been briefed on this proposed amendment, as well as the Mayor's Environmental Task Force, the Mayor's Neighborhood Roundtable, and the County Ecological Advisory Committee (which has voted in support). Yesterday, the Mayor announced the "Cleaner and Greener Lincoln Initiative" which includes such things as energy efficiency initiatives.

Opposition

1. Rick Krueger testified in opposition. He wanted to know the genesis of this idea. He agrees that "ideas matter" in the Comprehensive Plan, but he believes this proposal is wrong. It is not apparent that our present economic system is unsustainable. The amendment talks about "...increased understanding of the limits to energy supplies and community resources, the likelihood that energy costs will continue to increase in the future, and the climatic impacts of energy consumption". Krueger contends that Lancaster County is not going to "save the whales" by having this concept. We will not change any of the dynamics of the world.

With regard to the presumption of energy costs, Krueger submitted an article from the April 30th Wall Street Journal, *U.S. Gas Fields Go From Bust to Boom*. Gas has been found in northern Louisiana, estimated to be the equivalent of 18 years of current oil production. The article also states that there are natural gas fields in Texas, Arkansas and Pennsylvania, estimated to be over 100 years' supply at today's current use. Krueger also provided information indicating that the net change in cost of fossil fuel production for coal, natural gas and crude oil over the last 60 years is negligible - 2.8% in real dollars. That is remarkable stability.

Krueger submitted that "we are more efficient today than we have ever been." Furnaces are now 90% efficient. The new areas of town are using much less water per dwelling unit than in the older parts of town. Sprinkler systems knock down the peaks, which helps all systems. We have to raise rates because we are not pumping as much water, but we are becoming more efficient and that continues.

For example, in 1977, we had just come out of the energy shock. At that point there was language put in the Comprehensive Plan that we were going to use buses and car pool, so we quit building road capacity, which has caused some real road problems. Ideas matter.

Krueger's goal is to make things simpler in dealing with Comprehensive Plan issues, zoning and other building related issues.

(Editorial Note: The information submitted by Rick Krueger is attached as Exhibits "A", "B" and "C".)

Esseks noted that there are six changes in the staff report, and wondered whether there are any changes which Krueger specifically opposes. Krueger does not like the idea of "regional planning". He wants to keep decision making at the local level to the greatest extent possible. Maybe major transportation planning can be done regional, but he wants land use policies to remain at the local level. In terms of community densities and urban growth, Krueger believes that part of these changes will naturally lead to increased densities as a concept, and the neighborhoods have rejected density over the past few years. In Krueger's view, there is no reason not to allow people to do what they want with their properties as opposed to moving in a certain direction.

Support

1. Adam Hintz, 1611 Van Dorn, co-owner of Meadowlark Coffee & Espresso, testified in support. Today is his daughter's third birthday and he cannot think of any better way to celebrate than to talk about sustainability. Sustainability addresses the future for our children, grandchildren and great grandchildren. Putting this language in the Comprehensive Plan starts to show that there is a new idea and that we do have to take care of this place. We have to provide for the future generations.

Sustainability is very important in order to figure out ways to have energy and keep a high quality of life. Hintz is grateful that this topic is being addressed because it means the future of his daughter and grandchildren is being addressed. Efficiency is a no-brainer as long as we keep our mind on it. There are a lot of groups and individuals in Lincoln that are now interested in sustainability.

2. Stuart Long, 4412 NW 49th Street, testified in support. He stated that he is also representing Lincoln Green by Design, an organization also in support. He does not think anyone disagrees that we have not enjoyed a wonderful period of prosperity from World War II until now, but the question is “how much longer it is going to run?”. There is plenty of evidence that we are at the end of the easy and great times. He does not know whether sustainability is an achievable goal but it is certainly one we should all be working toward, leaving a world that we have not diminished in any way. In every way possible, we need to develop renewable, recyclable and sustainable methods of doing everything we do. This language just makes that a goal and does not impede anyone.

3. Dan King, 2350 S. 34th Street testified in support on behalf of himself and the Greater South Neighborhood Association. He is also the Household Hazardous Waste Coordinator for the City and County. Lincoln and Lancaster County stand only to gain from adopting policies such as this to promote a healthy environment. This amendment will ensure a better future for his children and their community. This is more than an idea – it is based on science and necessity.

4. Kristy Wamstad-Evans, 1209 Peach, testified in support. She is a program coordinator for HDR in Omaha. From her experience, the vision-setting portion of the language proposed today is critical to the actual implementation of ideas that will result in solutions bringing greater sustainability and greater in-depth thinking about creative solutions in a community. If the goals are not formed and in place, there will be no initiative to challenge some of the standards. There is a real benefit to have a base line or foundation like this to help encourage the community and to present a challenge that transitions over time into an opportunity that brings better community and better environment. We need to be starting to think more globally about how we interact with other systems. We are a piece of a larger society and we have responsibilities towards that.

Esseks asked Wamstad-Evans to share from her experience a success story for a community like ours. Wamstad-Evans referred to a bridge repair replacement program throughout the State of Oregon. Williamsburg Bridge would be a good example where they had to bring in an interdisciplinary team to look at the best engineering solutions and the best solution for public involvement and how to minimize the environmental impact. Some of the solutions included the use of a product on bridges that would let the water infiltrate through a more filtered system; pedestrian pathways providing multi-modal opportunities; and sustainable return on the investment in the materials that were selected. The goal was to stimulate the local economy. The trend is to try and find that triple bottom line balance between economic, social and environmental solutions.

This amendment will have continued public hearing and action on May 20, 2009.

CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION:

May 20, 2009

Members present: Francis, Partington, Taylor, Gaylor Baird, Larson, Cornelius, Esseks and Sunderman.

Ex parte communications: None.

Staff recommendation: Approval.

Staff presentation: **Brandon Garrett of Planning staff** advised that the Planning Commission has received 14 additional e-mails in support since the public hearing held on May 13, 2009. The Planning Commission has also received a communication from the Realtors Association of Lincoln in opposition, referring to the requests made by the Home Builders Association; however, the Planning Department has not received any correspondence from the Home Builders Association.

Esseks asked Garrett to explain the purpose of this amendment. Garrett referred to Analysis #3 in the staff report:

The topic of sustainability is incredibly broad and includes issues ranging from environmental protection to energy to land use policy to quality of life to economics. The current amendment does not set out to outline any specific recommendations for changes to such policies, but rather brings sustainability to the forefront for further community discussion.

Garrett went on to state that the two main points of this amendment are to basically add some generalized language to the Comprehensive Plan specifically referencing this buzz word of “sustainability” in the front section of the Comprehensive Plan. The staff views this as a starting point for future discussions, which could possibly lead to further amendments to the Comprehensive Plan in the future.

Esseks understands that one cannot predict the specific outcomes of placing a goal of this nature in the Comprehensive Plan, but it might be helpful to have some idea of the general types of positive applications that may come by placing this goal in the Comprehensive Plan. Garrett suggested that it is ultimately in the hands of future groups and discussions that are formulated. For example, in the proposed amendment itself, we mention things such as best practices for mixing uses within the city, which may provide better opportunity for public transportation. There is also mention of preserving areas or making areas more popular for growing more local food, which could also cut down on the cost of food because transportation costs would be cut out and we would be supporting local agricultural interests. It also talks about encouraging reduced energy consumption, which could be met in a wide variety of ways, such as the transportation element and building construction – doing things more efficiently. Water is a huge issue, especially in western states such as Nebraska during drought times. It is especially important to conserve water or use water more wisely or maybe we find other ways to reuse water. Economic functions of sustainability include supporting the local agricultural economy and new industries that support sustainable practices or cater to more of the local needs of the community. Another aspect suggested is to modify existing policies and regulations that act as barriers to furthering sustainable principles. There may be regulations on the books today that are actually preventing people from coming forward with sustainable building practices or other sustainable types of projects. This is a goal that would have to be considered as a separate discussion with very detailed research and committee work to break down some of those barriers and make sustainable practices more common and easier to accomplish.

Partington inquired whether there are any examples of such barriers now. Garrett pointed out that the Planning Department does not issue building permits but that might perhaps be one of the areas that warrants some additional research. He did not have a specific example.

Partington asked Garrett to clarify the position of the Realtors Association. Garrett has not had any discussion or correspondence with them other than the e-mail received, which states,

This decision is based on the facts that today's new construction is more energy efficient and also that water consumption is now lower per dwelling unit than it has been in previous years due to new technology and the conscientious decisions made by today's builders.

Garrett does not believe this amendment is in contradiction with their practices.

Gaylor Baird wondered whether this amendment provides incentives for bidders on contracts to have greener practices. Garrett believes that could be one of the outcomes. For example, the Mayor just announced the Greener Cleaner Lincoln initiative. If the city takes on sustainability as a policy, it might also become a policy to implement those types of practices.

Support

1. Jim Dyck, Architect, 17701 S. 12th, who has practiced in downtown Lincoln for 27 years, testified in support. He has a Masters Degree in Urban Planning and Policy and is a LEED (Leadership in Energy and Environmental Design) accredited professional. This amendment is important for sustainable sites (all about smart planning, regional planning, transportation, land use and all resources in a unified way). It would promote water efficiency – 26 billion gallons of water are used a day in this country, which equates to 3,700 million gallons of excess use over what we are recharging. Our buildings use up 68% of the electricity generated in this country. 40% of the solid waste treatment in this country is generated by construction and demolition. There is no need for that. There is a lot of use for recycling. He wants a healthy planet for his grandson. He strongly supports this concept and commended the Planning Department for writing an excellent report and well-crafted amendment.

LEED is a national certification process that has been developed by the United States Green Build Council. It is consistent with the Mayor's Greener Cleaner initiative. This proposed amendment formalizes some of the things that are already in the Comprehensive Plan and brings Lincoln more up-to-date. We are now finally joining the rest of the world in terms of being concerned about the planet and its future.

Cornelius asked what we are really talking about when we talk about "sustainability". What are we sustaining? Dyck suggested that it means, "meeting our needs today without compromising future generations from doing the same." "Sustainable" communities has a lot to do with economic sustainability. There is also social sustainability in terms of a community providing services. All of the aspects of sustainability have a profound effect on the quality of life, which is what the Comprehensive Plan is all about.

2. Jill Becker, 240 Sycamore Drive, appeared on behalf of **Black Hills Energy**, the natural gas provider for the City of Lincoln, in support. Black Hills Energy views this as a first step in continuing their partnership with the City in developing clean and green energy for our community. Black Hills Energy has been involved in the Quilt Museum and has been in discussions with the City on various energy projects, including the transportation sector and sustainability, relating to the amount of federal funding that the city will be receiving at the federal level and how those funds may be used to further the city's project on energy efficiency.

Becker observed that natural gas is 90% efficient. While it is not a renewable energy source, clearly that resource is plentiful and available for the foreseeable future. Technologies are advancing. In looking at all types of energy for customers and businesses, Black Hills Energy believes that there is room for everyone to be involved.

If Lincoln adopts this goal in the Comprehensive Plan, Esseks inquired whether Lincoln would be the first in this state or this region. Becker did not know. Probably many communities would view themselves as working towards becoming more energy efficient, but she could not say that any are sustainable. Kansas City has been designated by the federal government as a participant in the Clean City's Program run through the Environmental Protection Agency.

3. Robert Scott, individual and business owner, testified in support. He is excited about looking more toward sustainability as a community.

Larson inquired whether this would have any economic benefit or otherwise in Scott's kind of operation. Scott suggested that to be a difficult question because most of their projects are more sustainable in a sense. His company is LEED certified. It will affect the way they look at projects.

Esseks suggested that there is a need to be concerned about negative impact upon the community. Scott acknowledged that there are some voices that have expressed opposition because change is difficult and it will change how people build and how we grow as a community. But, we need to have a long term outlook. Obviously, it will affect some home builders and residential developers. However, he does not believe we are moving in the right direction if we do not move toward sustainability.

Gaylor Baird inquired as to why Scott pursued LEED certification. Scott advised that one of their projects, the Sawmill Building, is a LEED silver certified building. There has been a lot of interest in the building and it has been successful. We are looking at saving 30% in energy year after year. The investment up front is a savings for the future. The building is 100% occupied, thus there seems to be interest in a sustainable green environment. There are tangible benefits for the individuals working in the building.

Partington stated that moving towards sustainability implies that the present situation is not sustainable. Are we presently unsustainable as a community? Scott would not say that we are not sustainable, but we are using too many resources. We can be more efficient using less raw material. We need to focus on reuse. Using fewer resources is a benefit to the community. There is less pressure on the grid, and hopefully some cost savings. We cannot control energy prices. There is a finite amount of energy resources and fossil fuels.

Opposition

1. Mark Hunzeker appeared on behalf of the **Home Builders Association of Lincoln**. He stated that he does not know whether their position is totally opposed because it is very unclear what this language means. It is unclear whether this will cause difficulties for the home builders. Sustainability is used to encompass a variety of environmental issues. In the context of the Comprehensive Plan, it should include that, but also be focused on the purpose of the Comprehensive Plan, which is to guide the growth of this city into a city of 300,000+ over the next few years. That ought to be the focus of the issue of sustainability. What is not sustainable is for this community to have only 100 single-family building permits issued in the first quarter of this year. That leaves you with a tax base that is not growing at a

rate adequate to sustain the services that we expect and which provide a good deal of what we call our high quality of life.

Between 1999 and 2004, a five-year period, sales tax revenues grew 23.9%. From 2004-2008 that rate dropped to 6%, about 1.5% per year. Same with the property tax valuations. From 1999-2004 property tax valuations grew 49.6%. From 2004-2005 they grew 22.8%. That's not sustainable. That puts us into the death spiral that California finds itself in today. He also noticed that the next Planning Commission meeting has been canceled – why? – for lack of an agenda. That's not sustainable. We don't want to slip into that spiral of having to increase taxes to sustain the services that we all expect.

Hunzeker suggested that this matter be placed on pending indefinitely for the purpose of rewriting it to encompass the urgent need for measures which will encourage and accelerate the growth of this community and to sustain the level of services that we all expect.

Partington stated that he is concerned about the openness of the term and the various interpretations and how that will be used in the discussions in the future. Some people interpret sustainability as being what Hunzeker describes as a problem, which is zero population growth, and some people want that. And the community probably can't survive under the current situation with zero population growth. Hunzeker agreed. We have been experiencing negative economic growth in this country over the past year. He does not think that is very sustainable either. Nobody is here suggesting that we ought to be wasting resources, but there needs to be a focus on the need for continued growth of this community to sustain the services that we expect.

If this objective is in place and it encourages entrepreneurs to build homes that cost less to build and cost less to operate in terms of water, electricity, etc., Esseks does not see a conflict between sustainability and the development of a healthy community. What he sees now is an international problem with the economy. Hunzeker does not believe anybody needs to encourage builders to cut the cost of construction. They are always seeking ways to cut costs. He suggested that the contractors do not need to be encouraged to seek ways to provide for more energy efficient housing. The market is doing that for you without this language in the Comprehensive Plan. The Home Builders Association is not in favor of wasting resources. They are just suggesting that as a planning commission charged with the Comprehensive Plan as being a guide for the growth of this community, the focus ought to include growing this community and encouraging its growth and doing whatever possible to accelerate its growth.

Esseks observed that many years ago, we had unregulated development. Then we began implementing building standards and building codes so that houses would not collapse. There is an effective tradition in our country of the community and private sector working towards safer and more economic rational construction. He believes the argument by Hunzeker is obsolete.

Hunzeker responded, suggesting that much of the community that we regard as being worthy of preservation was constructed way before the regulations to which Commissioner Esseks refers. Lincoln didn't have a zoning ordinance or planning director or comprehensive plan before about

1952. And builders and developers did okay up to that point, otherwise we wouldn't be worried about preserving all that area.

Larson confirmed with Hunzeker that he admits that he does not know what the effect of this amendment will be. We have had some excellent growth since 1952 when we started having the regulations. Up until the time when the national economy went bad, he believes Lincoln was an example of a great home building industry and has sustained steady growth. He agrees with Esseks that the decline in Lincoln's growth is all a national problem and not a local problem.

Hunzeker does not believe he suggested the current plan caused that decline. All he is suggesting is that we ought to be focused on doing things that will help alleviate the problem that we are in. He is suggesting that if sustainability is something that has meaning, then that meaning ought to include worrying about whether or not we are going to grow this community fast enough to grow the tax base to provide the services that we regard as part of the quality of life that we enjoy.

Larson asked Hunzeker whether he believes this amendment will reduce the amount of applications submitted. Hunzeker stated that he does not know what this language means. We haven't really defined what it is we are trying to sustain, nor have we defined what it implies that we are going to regulate to implement this. The bullet points do imply the possibility of additional regulations. He would like to have a broader focus placed on the terminology or at least some better definition.

Gaylor Baird asked Hunzeker if he had some language to offer that would make this a better amendment. Hunzeker indicated that he has not tried to draft an amendment, but he does believe that this aspect of the sustainable community has not been addressed in the language proposed. It is appropriate to consider that as a part of the Comprehensive Plan when the Comprehensive Plan is for the purpose of guiding the growth of this community. If we weren't encouraging growth, we would not have a Comprehensive Plan. Growth needs to be part of the discussion, otherwise the implication is regulating and making people do things different than what we are doing now. At a minimum, there should be some recognition that sustainability means growing the community at a rate that we can tolerate tax-wise.

Gaylor Baird inquired whether Hunzeker sees some pending regulations coming out of this that are troublesome. Hunzeker acknowledged that he is not aware of any at this time, but there is a general concern among the home builders that it implies there may be additional regulations that follow this. He does not know what this entails. Having some language which recognizes a little broader focus rather than simply focusing on energy conservation and environmental regulation would at least provide some balance in that discussion.

Gaylor Baird suggested that the Comprehensive Plan does focus on smart growth as opposed to anti-growth. Hunzeker does not believe there is enough balance in the Comprehensive Plan for that.

Partington clarified that Hunzeker's position is not concerned with building codes or zoning issues, but the vagueness of the term because it does not support growth in the future. Hunzeker agreed.

Gaylor Baird pointed out that the Comprehensive Plan does lay out expectations for a certain amount of growth each year. The plan exists to try and navigate a sustainable and smart growth for the community. She is surprised that we are having this discussion.

Staff Discussion

Marvin Krout, Director of Planning, suggested that this amendment is really placing a “foot in the door”. There is some not altogether misplaced concern that that foot is going to be covered with some heavy boot of government regulations. Krout assured that the “foot in the door” is to open up a community dialog. We have demonstrated today that sustainability can mean different things. The wording in the amendment talks about “incentives”, “encouraging” and “attracting”, and “removing barriers”. There is nothing in this amendment about additional regulations. But we do hope to have a community dialog on what sustainability should mean for Lincoln. We do spend most of the Comprehensive Plan talking about growth, rate of growth, how to grow the economy, and how to provide the land and infrastructure to accommodate growth. What is missing is a piece that recognizes the conservation of resources, and that that is wise to do as you look forward because it keeps your options open.

For example, we will need a new landfill by 2035. If we are more resource efficient, we can at least defer and postpone, if not avoid, having to go through that kind of process. By about the same time, we are going to need a new source of water because we probably won’t be able to get any more water out of the well fields of the Platte River. We could possibly postpone that decision and expense by looking at the possibility of saving more water and using it more efficiently.

The idea is to incorporate that kind of thinking – of doing the economic calculations at a long range, looking at the pay back and not just the initial cost. The City is getting 2.4 million dollars a year from the federal government to spend on energy efficiency. The administration is trying to figure out what that means and where it should be spent. That is a lot of money and he believes that there needs to be a plan to begin to look at that issue. The idea is that both public and private sectors have some opportunities with money being made available. We also need to prepare for the possibility that there may be mandates that come to us from the federal level. The whole idea is to keep our options open and to keep conservation in mind as we make big decisions in the future. The idea is to open that door and to enter into a community dialog with the Home Builders, the Realtors, the larger public about what the definition of sustainability should be for Lincoln, Nebraska.

Francis confirmed that the Comprehensive Plan is not a Bible, it is a guide. Krout agreed. And, Francis further confirmed that not everything is written in stone, but a guideline to use in making decisions. Krout agreed, and it tells you that you have to have a pretty good reason to go away from the Plan. Francis also clarified that if we have this language in the Comprehensive Plan, it is an avenue for dialog and to make everyone aware that we are going to have this dialog. Krout agreed, and hopefully the Realtors and Home Builders will help carry that message. Francis also observed that building permits were down in 2004, which is when the impact fees were implemented. She believes impact fees had something to do with it as opposed to the Comprehensive Plan. Right now we have an overstock and supply of houses for sale which has probably put a little kibosh on new construction. Again, Krout agreed. Our cycle is not as deep as many communities and hopefully we have reached the bottom. But the Comprehensive Plan still recommends that growth is good, that we pursue 1.5% population growth, and it identifies that the growing tax base is necessary to provide continuing services. It is a way to provide more opportunities -- education, economic, cultural – as the community grows. There is nothing about sustainability that subtracts from the primary goals that are already in the Plan.

Francis also believes that the Planning Department has been proactive in working with the Home Builders Association to modify current zoning regulations to be more flexible and to allow more building lots on

spaces by reducing lot sizes and setbacks. Krout concurred. We see a market for reduced lot sizes for more affordable housing and that may also happen to be energy efficient housing.

Partington stated that he has spent some time in Washington, D.C., and has dealt with the Congress, so he is in tune to the fact that you can put innocuous phrases in documents that can later come out as a club against people. Could we introduce a phrase to balance the sustainability issue so that it cannot be used against anyone? Krout suggested something to the effect that it is not the intent of this section to compromise any of the economic or other goals in the Plan. Partington thinks it is worth some thought and analysis. Krout would be glad to have the Planning Commission take this under advisement for a period of time to work on it, but not indefinitely.

Sunderman suggested a statement about sustainability being a balance between costs today and costs tomorrow, with recognition that there will be maintenance costs involved in the future. Sustainability is taking care of what we already have and making sure there are funds there in the future.

ACTION BY PLANNING COMMISSION:

May 20, 2009

Esseks moved approval as recommended by staff, seconded by Larson.

Esseks does not think this needs to be modified in any way. The growth objectives are already clearly in the Plan. There are other segments that have goals like this, such as preservation of recreational opportunities and such as concern about the general health and welfare. It is not just growth as defined by the number of building permits, but growth that is healthy and good for the community. This is one type of objective that could serve the community and it depends on how the community wants to implement this objective. He does not see it as a threat but rather offering opportunities.

Cornelius suggested that the argument by the Home Builders Association presented today really has qualities resembling a straw man. It raised the specter of our current economic situation with its own complicated problems to subtract from other issues addressed by this amendment, such as sustainable quality of life. Their argument requires a leap of logic that he cannot make. He does not see anything that is discouraging growth, economic or otherwise. The language of the amendment is not ordinance, it is not designed to be ordinance. The language is designed, like the rest of the Plan, to be general, and generally encourages a variety of so-called sustainable practices. A sustainable quality of life is not just encouraging, but makes future growth and economic opportunity possible in Lincoln and he intends to vote in favor.

Sunderman stated that he will also support this amendment. He would prefer to have more comments or bullet points to acknowledge the fact that sustainability includes economic well-being of our community and the ability to pay for what we do now later, and it may include less use of manmade materials and include recycling and care in what we build.

Motion for approval carried 8-0: Francis, Partington, Taylor, Gaylor Baird, Larson, Cornelius, Esseks and Sunderman voting 'yes'. This is a recommendation to the City Council and Lancaster County Board.

March 17, 2009

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THE WALL STREET JOURNAL

WSJ.com

APRIL 30, 2009

U.S. Gas Fields Go From Bust to Boom

By BEN CASSELMAN

LADDO PARISH, La. — A massive natural-gas discovery here in northern Louisiana heralds a big shift in the nation's energy landscape. After an era of declining production, the U.S. is now swimming in natural gas.

Even conservative estimates suggest the Louisiana discovery — known as the Haynesville Shale, for the dense rock formation that contains the gas — could hold some 200 trillion cubic feet of natural gas. That's the equivalent of 33 billion barrels of oil, or 18 years' worth of current U.S. oil production. Some industry executives think the field could be several times that size.

"There's no dry hole here," says Joan Dunlap, vice president of Petrohawk Energy Corp., standing beside a drilling rig near a former Shreveport amusement park.

Huge new fields also have been found in Texas, Arkansas and Pennsylvania. One industry-backed study estimates the U.S. has more than 2,200 trillion cubic feet of gas waiting to be pumped, enough to satisfy nearly 100 years of current U.S. natural-gas demand.

The discoveries have spurred energy experts and policy makers to start looking to natural gas in their pursuit of a wide range of goals: easing the impact of energy-price spikes, reducing dependence on foreign oil, lowering "greenhouse gas" emissions and speeding the transition to renewable fuels.

A climate-change bill being pushed by President Barack Obama could boost reliance on natural gas. The bill, which could emerge from the House Energy and Commerce Committee in May, is expected to set aggressive targets for reducing emissions of carbon dioxide, the most prevalent man-made greenhouse gas.

Meeting such goals would require quickly moving away from coal-fired power plants, which account for substantial carbon emissions. President Obama wants the U.S. to rely more on renewable energy such as wind and solar power, but those technologies aren't ready to shoulder more than a fraction of the nation's energy burden. Advocates for natural gas argue that the fuel, which is cleaner than coal, would be a logical quick fix. In addition, billionaire energy investor T. Boone Pickens has been touting natural gas as an alternative to gasoline and diesel for cars and trucks.

"The availability of natural-gas generation enables us to be much more courageous in charting a transition to a low-carbon economy," says Jason Grumet, executive director of the National Commission on Energy Policy, who was a senior adviser to President Obama during the campaign.

Just three years ago, the conventional wisdom was that U.S. natural-gas production was facing permanent decline. U.S. policy makers were resigned to the idea that the country would have to rely more on foreign imports to supply the



fuel that heats half of American homes, generates one-fifth of the nation's electricity, and is a key component in plastics, chemicals and fertilizer.

But new technologies and a drilling boom have helped production rise 11% in the past two years. Now there's a glut, which has driven prices down to a six-year low and prompted producers to temporarily cut back drilling and search for new demand.

The natural-gas discoveries come as oil has become harder to find and more expensive to produce. The U.S. is increasingly reliant on supplies imported from the Middle East and other politically unstable regions. In contrast, 98% of the natural gas consumed in the U.S. is produced in North America.

Coal remains plentiful in the U.S., but is likely to face new restrictions. To produce the same amount of energy, burning gas emits about half as much carbon dioxide as burning coal.

Natural gas has never played more than a supporting role in the nation's energy supply. Crude oil, refined into gasoline or diesel, fuels nearly all U.S. cars or trucks. Coal is the dominant fuel for generating electricity.

Natural-gas production in the U.S. peaked in the early 1970s, then fell for a decade due to weak prices and declining gas fields in Texas, Louisiana and elsewhere. Production bounced back in the 1990s with the discovery of new fields in New Mexico and Wyoming, but by 2002, output was falling again – this time, most experts thought, for good. Believing the U.S. would soon need to import liquefied natural gas from overseas, companies such as ConocoPhillips, El Paso Corp. and Cheniere Energy Inc. spent billions on terminals, pipelines and storage facilities.

The supply fears drove up prices, which spurred innovation. Oil-and-gas companies had known for decades that there was gas trapped in shale, a nonporous rock common in much of the U.S. but considered too dense to produce much gas.

In the 1980s, Texas oilman George Mitchell began trying to produce gas from a formation near Fort Worth, Texas, known as the Barnett Shale. He pumped millions of gallons of water at high pressure down the well, cracking open the rock and allowing gas to flow to the surface.

Oklahoma City-based Devon Energy Corp. bought Mr. Mitchell's company in 2002. It combined his methods with a technique for drilling straight down to gas-bearing rock, then turning horizontally to stay within the formation. Devon's first horizontal wells produced about three times as much gas as traditional vertical wells.

The development of the Barnett Shale almost single-handedly reversed the decline in U.S. natural-gas production. Last year, the Barnett produced four billion cubic feet of gas a day, making it the largest field in the U.S. Other companies such as Newfield Exploration Co., Southwestern Energy Co. and Range Resources Corp. found shale fields across the U.S.

One of the most aggressive companies was Oklahoma City-based Chesapeake Energy Corp., which got into the Barnett a couple of years behind cross-town rival Devon, and was an early entrant into the second big U.S. field, the Fayetteville Shale in Arkansas. In 2005, Chesapeake Chief Executive Aubrey McClendon sent teams of geologists across the country with a mission: Find the next Barnett. Less than two years later, they told him they had it, in Louisiana.

The Haynesville Shale is centered in northern Louisiana, one of the country's oldest oil- and gas-producing regions. Wildcatters had explored beneath the lush cow pastures and cotton fields as far back as the 1870s. Shreveport, the region's largest city, saw decades of booms and busts until the 1980s, when a glut of cheap oil from overseas all but killed the region's oil industry.

Oil companies knew about the Haynesville Shale, but it was considered a less viable prospect than the Barnett. The shale lies 10,000 or more feet below ground, where high pressure and 300-degree temperatures are enough to fry high-tech drilling equipment.

But in 2006, Chesapeake drilled an exploratory well and decided the results were promising enough to justify the higher cost of drilling in such harsh conditions. By late 2007, Mr. McClendon says, "we knew that we had a tiger by the tail."

In March 2008, as oil and gas prices were soaring, Chesapeake went public with its findings. The rush was on: Dozens of companies dispatched agents to the area to lease land for drilling, turning farmers and ranchers into millionaires overnight.

"There was excitement in the air," recalls Jeffrey Wellborn, a Shreveport resident who sits on the board of the local Sierra Club. "You thought everyone in the world had won the lottery."

The frenzy marked the peak of a nationwide drilling boom that was fueled by a combination of soaring energy prices and easy credit. It didn't last. Between July and October, oil and gas prices fell by more than 50%, and kept falling.

The weakening economy eroded demand for both oil and gas. Natural gas, unlike oil, suffered from a supply glut. U.S. gas production rose 7.2% last year, while oil production fell 1.9%. As a result, oil prices are up 12% since the start of 2009. Natural-gas prices have fallen 41% to their lowest since 2002.

Gas producers saw their profits evaporate and share prices slump. Liquefied-natural-gas imports plunged, leaving import terminals nearly idle. Worried about a glut, companies cut back sharply on drilling and formed a lobbying group to try to boost demand.

The growing supply created opportunities for policy makers and environmentalists, who saw natural gas as a possible solution to the nation's energy problems. Some groups suggested burning more gas and less coal for power generation. Others favor its use in vehicles.

Mr. Pickens has spent millions promoting an energy plan that aims to, among other things, convert thousands of big-rig trucks to run on natural gas. Mr. Pickens has large investments in natural gas and stands to benefit if his plan is adopted. In TV ads, Internet videos and speeches, he emphasizes a different goal: reducing U.S. dependence on foreign oil.

Mr. Pickens arrived for a recent speech in Dallas in a natural-gas-fueled Honda Civic with a bright blue "Pickens Plan" logo. He told a packed auditorium that the U.S. is importing two-thirds of its oil even as the country is "absolutely overwhelmed with natural gas." If the reverse were true, he said, he would favor burning oil.

Some environmentalists have embraced Mr. Pickens's plan as a way to fight climate change. Carl Pope, executive director of the Sierra Club, says he sees natural gas as a "bridge fuel" that could help the U.S. burn less coal and oil until renewable sources of energy are ready to take over.

The dual message of energy security and environmental responsibility has helped Mr. Pickens win powerful allies, including Senate Majority Leader Harry Reid, House Speaker Nancy Pelosi and dozens of elected officials from both parties. A bipartisan bill providing tax incentives for natural-gas cars looks likely to pass this year.

Not everyone shares Mr. Pickens's enthusiasm for natural-gas vehicles. Major users of natural gas, such as utilities and chemicals companies, are concerned the plan would drive up prices -- an outcome that would benefit producers.

Energy Secretary Steven Chu and some other policy makers have expressed doubts about the practicality of retrofitting hundreds of thousands of service stations to offer natural gas. Some environmental groups, including the Natural

Resources Defense Council, have argued that natural gas is better used to replace coal for power generation, and that cars should run on electricity generated by the sun, wind and natural gas.

Market forces are already helping natural gas make inroads against coal and oil. Gas is now cheaper than coal in many parts of the country, leading utilities to burn more gas. Of the 372 power plants expected to be built in the U.S. over the next three years, 206 will be fired by gas and just 31 by coal, according to the Energy Information Administration.

Natural gas is gaining market share far more slowly in transportation. Earlier this year, AT&T announced it would convert up to 20% of its truck fleet to run on natural gas, largely because it has been cheaper than gasoline in recent years. Cities including New York, Los Angeles and Atlanta have converted part of their bus fleets to run on natural gas, for air-quality reasons.

Shreveport could be the next city to make the switch. In March, Mayor Cedric Glover announced that the oil capital turned natural-gas boomtown would abandon diesel and convert its bus fleet to natural gas.

—Russell Gold contributed to this article.

Write to Ben Casselman at ben.casselmann@wsj.com

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Regular Gasoline Price in Today's Dollars (5/11/2009)

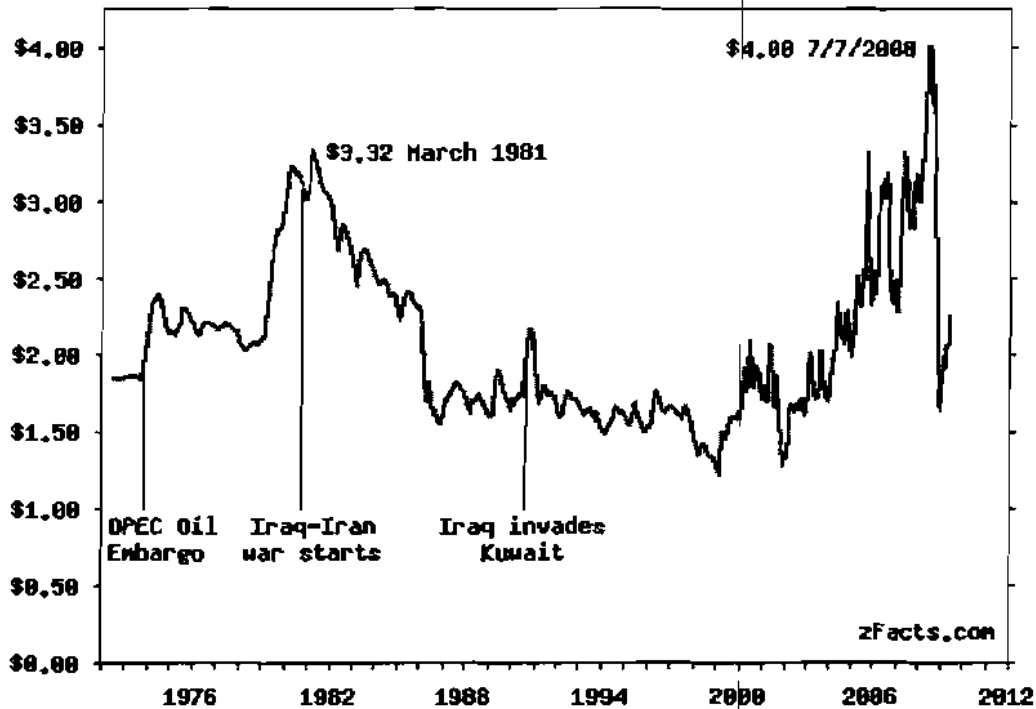


EXHIBIT
"B"

Table 3.1 Fossil Fuel Production Prices, 1949-2007
(Dollars per Million Btu)

| Year | Coal ¹ | | Natural Gas ² | | Crude Oil ³ | |
|------|----------------------|-------------------|--------------------------|-------------------|------------------------|-------------------|
| | Nominal ⁴ | Real ⁵ | Nominal ¹ | Real ⁶ | Nominal ¹ | Real ⁶ |
| 1949 | 0.21 | 1.29 | 0.05 | 0.33 | 0.44 | 2.66 |
| 1950 | 0.21 | 1.25 | 0.06 | 0.36 | 0.43 | 2.62 |
| 1951 | 0.21 | 1.19 | 0.06 | 0.36 | 0.44 | 2.46 |
| 1952 | 0.21 | 1.17 | 0.07 | 0.4 | 0.44 | 2.42 |
| 1953 | 0.21 | 1.14 | 0.08 | 0.44 | 0.46 | 2.53 |
| 1954 | 0.19 | 1.04 | 0.09 | 0.49 | 0.48 | 2.6 |
| 1955 | 0.19 | 0.99 | 0.09 | 0.48 | 0.48 | 2.55 |
| 1956 | 0.2 | 1.03 | 0.1 | 0.51 | 0.48 | 2.48 |
| 1957 | 0.21 | 1.05 | 0.1 | 0.49 | 0.53 | 2.68 |
| 1958 | 0.2 | 0.99 | 0.11 | 0.53 | 0.52 | 2.53 |
| 1959 | 0.2 | 0.96 | 0.12 | 0.57 | 0.5 | 2.41 |
| 1960 | 0.19 | 0.92 | 0.13 | 0.6 | 0.5 | 2.36 |
| 1961 | 0.19 | 0.9 | 0.14 | 0.64 | 0.5 | 2.34 |
| 1962 | 0.19 | 0.88 | 0.15 | 0.67 | 0.5 | 2.32 |
| 1963 | 0.18 | 0.84 | 0.15 | 0.67 | 0.5 | 2.29 |
| 1964 | 0.19 | 0.84 | 0.14 | 0.62 | 0.5 | 2.24 |
| 1965 | 0.19 | 0.82 | 0.15 | 0.65 | 0.49 | 2.19 |
| 1966 | 0.19 | 0.81 | 0.15 | 0.63 | 0.5 | 2.14 |
| 1967 | 0.19 | 0.8 | 0.15 | 0.61 | 0.5 | 2.11 |
| 1968 | 0.19 | 0.78 | 0.14 | 0.58 | 0.51 | 2.04 |
| 1969 | 0.21 | 0.8 | 0.15 | 0.59 | 0.53 | 2.04 |
| 1970 | 0.27 | 0.97 | 0.15 | 0.56 | 0.55 | 1.99 |
| 1971 | 0.3 | 1.05 | 0.16 | 0.56 | 0.58 | 2.02 |
| 1972 | 0.33 | 1.09 | 0.17 | 0.57 | 0.58 | 1.94 |
| 1973 | 0.37 | 1.15 | 0.2 | 0.63 | 0.67 | 2.11 |
| 1974 | 0.69 | 1.98 | 0.27 | 0.79 | 1.18 | 3.41 |
| 1975 | 0.85 | 2.22 | 0.4 | 1.06 | 1.32 | 3.46 |
| 1976 | 0.86 | 2.13 | 0.53 | 1.32 | 1.41 | 3.51 |
| 1977 | 0.86 | 2.07 | 0.72 | 1.69 | 1.48 | 3.46 |
| 1978 | 0.98 | 2.15 | 0.84 | 1.83 | 1.55 | 3.39 |
| 1979 | 1.06 | 2.14 | 1.08 | 2.18 | 2.18 | 4.4 |
| 1980 | 1.1 | 2.04 | 1.45 | 2.68 | 3.72 | 6.88 |
| 1981 | 1.18 | 2 | 1.8 | 3.04 | 5.48 | 9.27 |
| 1982 | 1.23 | 1.95 | 2.22 | 3.54 | 4.92 | 7.84 |
| 1983 | 1.18 | 1.81 | 2.32 | 3.56 | 4.52 | 6.93 |
| 1984 | 1.16 | 1.72 | 2.4 | 3.55 | 4.48 | 6.6 |
| 1985 | 1.15 | 1.65 | 2.26 | 3.24 | 4.15 | 5.96 |
| 1986 | 1.09 | 1.52 | 1.75 | 2.45 | 2.16 | 3.03 |
| 1987 | 1.05 | 1.44 | 1.5 | 2.05 | 2.66 | 3.63 |
| 1988 | 1.01 | 1.34 | 1.52 | 2.01 | 2.17 | 2.87 |
| 1989 | 1 | 1.28 | 1.53 | 1.94 | 2.73 | 3.48 |
| 1990 | 1 | 1.22 | 1.55 | 1.9 | 3.45 | 4.23 |
| 1991 | 0.99 | 1.17 | 1.48 | 1.75 | 2.85 | 3.36 |
| 1992 | 0.97 | 1.12 | 1.57 | 1.82 | 2.76 | 3.19 |
| 1993 | 0.93 | 1.05 | 1.84 | 2.08 | 2.48 | 2.78 |
| 1994 | 0.91 | 1.01 | 1.67 | 1.86 | 2.27 | 2.52 |
| 1995 | 0.88 | 0.98 | 1.4 | 1.52 | 2.52 | 2.74 |

EXHIBIT

“C”

| | | | | | | |
|-------|----------|----------|----------|----------|-------|----------|
| 1996 | 0.87 | 0.92 | 1.98 | 2.09 | 3.18 | 3.39 |
| 1997 | 0.85 | 0.89 | 2.1 | 2.2 | 2.97 | 3.11 |
| 1998 | 0.83 | 0.86 | 1.77 | 1.83 | 1.87 | 1.84 |
| 1999 | 0.79 | 0.81 | 1.98 | 2.02 | 2.68 | 2.74 |
| 2000 | 0.8 | 0.8 | 3.32 | 3.32 | 4.61 | 4.61 |
| 2001 | 0.84 | 0.82 | 3.62 | 3.54 | 3.77 | 3.68 |
| 2002 | 0.87 | 0.84 | 2.67 | 2.56 | 3.88 | 3.73 |
| 2003 | 0.87 | 0.82 | 4.41 | 4.15 | 4.75 | 4.47 |
| 2004 | 0.98 | 0.89 | 4.94 | 4.51 (R) | 6.34 | 5.79 |
| 2005 | 1.18 | 1.03 | 6.63 (R) | 5.87 (R) | 8.67 | 7.67 (R) |
| 2006 | 1.24 (R) | 1.06 (R) | 5.8 (R) | 4.98 (R) | 10.29 | 8.83 (R) |
| 2007* | 1.25 | 1.04 | 5.79 | 4.84 | 11.47 | 9.58 |

*Free-on-board (f.o.b.) rail/barge prices, which are the f.o.b. prices of coal at the point of first sale, excluding freight or shipping and insurance costs. See "Free on Board (F.O.B.)" in Glossary.

†Wellhead prices (converted to dollars per million Btu using marketed production heat contents). See "Natural Gas Wellhead Price" in Glossary.

‡Domestic first purchase prices. See "Crude Oil Domestic First Purchase Price" in Glossary.

§Derived by multiplying the price per Btu of each fossil fuel by the total Btu content of the production of each fossil fuel and dividing this accumulated value of total fossil fuel production by the accumulated Btu content of total fossil fuel production.

*See "Nominal Dollars" in Glossary.

¶In chained (2000) dollars, calculated by using D1. See "Chained Dollars" in Glossary.

‡Based on real values.

R=Revised. P=Preliminary. — = Not applicable
Sources: Tables 5.18, 6.7, 7.8, A2, A4, and

| Fossil Fuel Composites * | | |
|--------------------------|--------|------------------|
| Nominal * | Real * | Percent Change * |
| 0.26 | 1.6 | -- |
| 0.26 | 1.54 | -3.6 |
| 0.26 | 1.48 | -5.3 |
| 0.26 | 1.45 | -1 |
| 0.27 | 1.49 | 3.3 |
| 0.28 | 1.5 | 0.6 |
| 0.27 | 1.45 | -3.7 |
| 0.28 | 1.44 | -0.8 |
| 0.3 | 1.49 | 3.9 |
| 0.29 | 1.43 | -4.4 |
| 0.29 | 1.38 | -3.4 |
| 0.28 | 1.35 | -2.3 |
| 0.29 | 1.35 | (9) |
| 0.29 | 1.33 | -1 |
| 0.28 | 1.3 | -2.5 |
| 0.28 | 1.25 | -3.8 |
| 0.28 | 1.23 | -1.5 |
| 0.28 | 1.21 | -1.9 |
| 0.28 | 1.19 | -1.9 |
| 0.29 | 1.14 | -3.9 |
| 0.3 | 1.15 | 0.1 |
| 0.32 | 1.15 | 0.8 |
| 0.34 | 1.18 | 2.1 |
| 0.35 | 1.16 | -1.4 |
| 0.4 | 1.25 | 7.7 |
| 0.68 | 1.95 | 55.8 |
| 0.82 | 2.16 | 10.9 |
| 0.9 | 2.24 | 3.8 |
| 1.01 | 2.36 | 5.1 |
| 1.12 | 2.44 | 3.4 |
| 1.42 | 2.86 | 17.3 |
| 2.04 | 3.78 | 32.1 |
| 2.75 | 4.64 | 22.9 |
| 2.75 | 4.4 | -5.3 |
| 2.7 | 4.14 | -5.8 |
| 2.65 | 3.91 | -5.6 |
| 2.51 | 3.6 | -7.8 |
| 1.85 | 2.32 | -35.8 |
| 1.7 | 2.32 | 0.1 |
| 1.53 | 2.03 | -12.8 |
| 1.67 | 2.13 | 5 |
| 1.64 | 2.28 | 6.2 |
| 1.67 | 1.98 | -12.5 |
| 1.68 | 1.92 | -3 |
| 1.67 | 1.89 | -1.5 |
| 1.53 | 1.69 | -10.4 |
| 1.47 | 1.6 | -5.5 |

| | | | | |
|------|-----|------|-----|-------|
| 1.82 | | 1.94 | | 21.3 |
| 1.81 | | 1.89 | | -2.4 |
| 1.41 | | 1.46 | | -22.8 |
| 1.65 | | 1.69 | | 15.4 |
| 2.6 | | 2.6 | | 54.2 |
| 2.53 | | 2.47 | | -4.9 |
| 2.21 | | 2.12 | | -14.2 |
| 3.09 | | 2.91 | | 37.1 |
| 3.81 | | 3.3 | | 13.4 |
| 4.73 | (R) | 4.19 | (R) | 27.1 |
| 4.73 | (R) | 4.06 | | -3.2 |
| 4.95 | | 4.17 | | 2.8 |

ing gross domestic product implicit price deflators in Table

table. (s)=Less than -0.05 percent
of A5.

Jean Preister

From: J. Dixon Esseks [jesseks@msn.com]
Sent: Monday, May 18, 2009 9:49 PM
To: plan@lincoln.ne.gov
Subject: Input in the sustainability amendment

Colleagues,

Here's written input on the sustainability amendment from Kristina Wamstad-Evans, who gave oral testimony to us last Wednesday.

Dick

— Original Message —

From: Wamstad-Evans, Kristina M.
To: jesseks@msn.com
Sent: Sunday, May 17, 2009 11:11 PM
Subject: Info, links and Monthly Progress Reports

Dear Mr. Esseks,

First, my apologies for taking so long to send this to you. My son has had an ear infection all weekend and it has taken up most of my time.

Per our conversation on Saturday, I am sending you a few items that I feel would be of interest as they pertain to the implementation of a vision for more sustainable communities. They relate to a bridge program, but I think the relevance is in how setting a vision can lead to creative and innovative methods of implementation, particularly from the design & construction industry.

At the Planning Commission meeting on Wednesday, May 13, you posed a question to me about evidence for how the implementation of goals were realized in the Oregon bridge program. As I mentioned on the phone, I did not feel that my response was adequate.

Before opening the linked document below, I hope you will take a few moments to read the paragraphs below, which provide context for the monthly reports and the program as a whole.

For the Oregon bridge program, I worked for the program management firm (joint venture of HDR and Fluor). We oversaw design contracts and construction implementation for nearly 300 bridge projects across the state. When the Oregon State Legislature allocated \$1.3 Billion for the Program, they included a budget note requiring that the Program be managed in a way that emphasized five specific goals. goals that were intended to

promote the development of transportation infrastructure that fit the community's needs and upheld basic principles of sustainability.

This vision evolved into five specific goals: Stimulate Oregon's economy; Employ efficient and cost-effective delivery practices; Maintain freight mobility and keep traffic moving; Build projects sensitive to communities and their environment; and Capitalize on funding opportunities. As the Program Management firm, we were responsible for translating these goals into a framework that could be implemented by over 700 professionals in the subcontracted design and construction firms.

These goals became the cornerstones of the Context Sensitive and Sustainable Solutions (CS³) approach. I was the CS³ Project Manager and was directly responsible for developing the philosophy, tools, and supporting the implementation of this comprehensive effort. I worked directly with an integrated team of task leaders from various disciplines, including bridge engineers, roadway engineers, economists, environmental engineers, diversity specialists, public involvement specialists, and mobility engineers. Together we built the framework to include contract language, decision-making tools, reporting requirements, and performance metrics.

Here is a link to the [CS³ Annual Report 2005](#). This report summarizes the programmatic activities related to CS³ through the end of 2005. In addition, there are a number of Monthly Progress Reports posted to the OBDP site. These provide more community stories of implementation. Here is a link to the Monthly Progress Report site ([CLICK HERE](#)), but I would recommend the following issues for interesting stories on the implementation of CS³:

- [MPR, September 2008, with a focus on bridges in the Columbia River Gorge](#)
- [MPR, January 2008, with a focus on the Willamette River Bridge connecting Salem and Portland](#)
- [MPR, May-June 2006, cooperation/collaboration and recycling](#)

What I hope to demonstrate in sending this material along is that the inclusion of sustainable principles into a vision, whether programmatic or community-wide, can (and will) succeed. As the National Sustainable Solutions Program Coordinator for HDR, I have my finger on the pulse of sustainability in our industry, both architecture and engineering, nationwide. I can say with some confidence that national design standards are shifting toward implementation of more sustainable solutions and that our industries are taking this seriously.

A Municipal Comprehensive Plan is an important tool in setting a long-term direction for a community. In my opinion, the design and construction industries will rise to the challenge and, in short time, see this as an opportunity.

Thank you and please feel free to contact me with any additional questions.

Kristl Wamstad-Evans, LEED AP
Sustainable Solutions Program Coordinator

HDR ONE COMPANY | *Many Solutions*

8404 Indian Hills Drive | Omaha, NE | 68114

402.926.7025 | Cell: 402.707.2591 | Kristina.Wamstad@hdrinc.com

www.hdrgreen.com

The whole is greater than the sum of its parts.



Think Green - Please do not print this e-mail unless necessary.

J. Dixon Esseks, Ph.D.
Center for Great Plains Studies
University of Nebraska at Lincoln
1155 Q St.
PO Box 880214
Lincoln NE 68588-0214
402-472-4414 (office)
402-472-0463 (fax)
402-420-7678 (home)
jesseks@msn.com

Jean Preister

From: Corinne Kolm [c_kolm@yahoo.com]
Sent: Tuesday, May 12, 2009 8:42 AM
To: plan@lincoln.ne.gov
Subject: I support the Cleaner, Greener Lincoln Initiative

Dear Council Members,

I am writing to express my support for programs that increase the sustainability of Lincoln and thereby promote public wellness. I encourage the Council to support the proposed "sustainability" amendment to the comprehensive plan and to keep a focus on sustainability issues when making decisions on behalf of the citizens of Lincoln.

Thank you,

Corinne Kolm
1845 E St. #3
Lincoln, NE 68508

Jean Preister

From: Amy Rose Brt [brtleach@hotmail.com]
Sent: Monday, May 18, 2009 9:28 PM
To: plan@lincoln.ne.gov
Subject: Cleaner Greener Lincoln Initiative

Dear Lincoln/Lancaster County Planning Commission,

I support the Cleaner Greener Lincoln Initiative, please move it forward to the Lincoln City Council.

We need to start planning now and include sustainability into our community's current/future plan(s).

Examples of what Sustainable Communities include,

- * strong local economies that have the ability to employ its citizens.**
- * access to fresh, local and nutritious foods for the whole population.**
- * abundant renewable resources like fertile farmland, healthy fishing & hunting populations in our rivers and countryside.**
- * abundant, quality water for farmland and domestic uses.**
- * becoming an exporter of energy instead of importing coal & oil.**
- * creating the needed resources from within our community to meet the needs of our community.**
- * having a healthy population because its citizens have access to affordable, quality health care.**
- * valuing its citizens by providing excellent education and nutrition to the next generation through the schools.**

In essence the above would give us the ability to live "the good life" right here in our town, Lincoln. This is the future I would like to see for Lincoln. Please move the Cleaner Greener Lincoln Initiative to the Lincoln City Council.

Sincerely,

Amy Rose Brt
2411 South 8th St
Lincoln, Ne 68502

402-617-2550

Windows Live™: Keep your life in sync. [Check it out.](#)

Jean Preister

From: Larry Hutchinson [goldfish@binary.net]
Sent: Monday, May 18, 2009 9:00 PM
To: plan@lincoln.ne.gov
Subject: Sustainability for Lincoln

I support efforts to improve sustainability, both economically and environmentally in Lincoln. I hope the Planning Commission does its planning for the future with sustainability as a guiding principal.

J. Larry Hutchinson
601 Teakwood Drive
Lincoln, NE 68510

Jean Preister

From: Karen O'Connor [kcoconnor@oaconsulting.com]
Sent: Monday, May 18, 2009 6:23 PM
To: plan@lincoln.ne.gov
Subject: I support the Cleaner, Greener Lincoln Initiative

Hello,
My name is Karen O'Connor and I live at 2900 S. 31st street. I fully support the city's sustainability initiative and I hope that the planning commission votes in favor of the initiative.
Thank you for listening to the citizens of Lincoln and extending the public comment period.
Karen

Jean Preister

From: Monica Janssen [monicajanssen@hotmail.com]
Sent: Monday, May 18, 2009 9:54 PM
To: plan@lincoln.ne.gov
Subject: Support for the Cleaner Greener Initiative

I would like to let the commissioners know that I am in strong support for the Cleaner, Greener Initiative. Please add my name to the many Lincolniters who are in support of making our city better, healthier, and more environmentally friendly.

Thanks very much!

Monica L. Janssen
2650 S. 11th St.
Lincoln, NE 68502

Hotmail® has a new way to see what's up with your friends. [Check it out.](#)

Jean Preister

From: timkjohanson1947@juno.com
Sent: Monday, May 18, 2009 10:56 PM
To: plan@lincoln.ne.gov

Dear Dear Lincoln/Lancaster County Planning Commission,

I support the Cleaner Greener Lincoln Initiative, please move it forward to the Lincoln City Council. This is a friend's letter but I agree with all points. There are many more who also agree in the several circles I am apart of.

We need to start planning now and include sustainability into our community's current/future plan(s).

Examples of what Sustainable Communities include,

- *strong local economies that have the ability to employ it's citizens.
- * access to fresh, local and nutritiouse foode for the whole population.
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- * having a healthy population because its citizens have access to affordable, quality health care.
- * valuing its citizens by providing excellent education and nutrition to the next generation through the schools.

In essence the above would give us the ability to live "the good life" right here in our town, Lincoln. This is the future I would like to see for Lincoln. Please move the Cleaner Greener Lincoln Initiative to the Lincoln City Council. Thank you

Tim K. Johnson
Lincoln

Jean Preister

From: mary winquest [marywinquest@hotmail.com]
Sent: Monday, May 18, 2009 11:15 PM
To: plan@lincoln.ne.gov
Subject: Sustainability Initiative

Hello,

I support the Cleaner Greener Lincoln Initiative -- essential that we begin implementing sustainability components for a healthier future.

Mary Jane Winquest

Insert movie times and more without leaving Hotmail®. [See how.](#)

Jean Preister

From: Gillette [gillette@daltontel.net]
Sent: Monday, May 18, 2009 11:25 PM
To: plan@lincoln.ne.gov
Subject: I support the Cleaner, Greener Lincoln Initiative

It is unfortunate that I won't have the time to attend your meeting and let you know in person that I support and would like you to support the 'The Cleaner Greener Lincoln Initiative'

Thank You
David Gillette
Dalton NE 69131

Jean Preister

From: jcopple@windstream.net
Sent: Tuesday, May 19, 2009 11:08 AM
To: plan@lincoln.ne.gov
Subject: Sustainability

Dear Lincoln/Lancaster County Planning Commission,

I support the Cleaner Greener Lincoln Initiative, please move it forward to the Lincoln City Council.

We need to start planning now and include sustainability into our community's current/future plan(s).

Examples of what Sustainable Communities include,

- *strong local economies that have the ability to employ it's citizens.
- * access to fresh, local and nutritious foods for the whole population.
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Thank you,
Janine Copple
920 S. 8th St.

Jean Preister

From: Paula Shafer [paula.shafer@usa.net]
Sent: Tuesday, May 19, 2009 2:21 PM
To: plan@lincoln.ne.gov
Cc: esohl@nlcv.org
Subject: Cleaner Greener Lincoln

Dear Members of the Planning Commission:

I strongly support the Cleaner Greener Lincoln Initiative. Please vote for it to move it to the City Council.

Paula Shafer

Jean Preister

From: Neal Brickner [n_t_brickner@yahoo.com]
Sent: Tuesday, May 19, 2009 4:03 PM
To: plan@lincoln.ne.gov
Subject: Cleaner Greener Lincoln

I support the cleaner greener Lincoln initiative and would like to see it moved forward.

Steps should be taken immediately to make our city (and others) as self-sustainable as possible.

Neal Brickner

Jean Preister

From: Marilyn McNabb [mmcnabb1@windstream.net]
Sent: Tuesday, May 19, 2009 10:48 PM
To: plan@lincoln.ne.gov
Subject: The Sustainability Amendment to the Comprehensive Plan, CPA #09003

Sustainability means meeting the needs of the present in a way that does not undermine the ability of future generations to meet their needs. It is a widely held planning principle used by many entities, from large corporations to electrical utilities to cities. It certainly belongs in our city's Comprehensive Plan.

It is noteworthy that the Homebuilders' comments on the amendment point out that new construction is more energy efficient and water consumption is lower per dwelling unit than previously. This shows they are already practicing exactly the kinds of innovations that result from a sustainability perspective. The public sector needs to recognize and support decisions such as these that reduce the demands on natural resources with an eye to the needs of future generations.

Marilyn McNabb
1701 W. Rose St.
Lincoln, NE 68522

Jean Preister

From: TomHenry3@aol.com
Sent: Tuesday, May 19, 2009 9:36 PM
To: plan@lincoln.ne.gov
Subject: I support the Cleaner, Greener Lincoln Initiative

'I support the Cleaner Greener Lincoln Initiative' and believe it should be brought forward to the Lincoln City Council.

**Thank you,
Tom Henry
1360 S 96th Road
Firth, NE 68358**

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Jean Preister

From: Maribeth Milner [mmilner@inebraska.com]
Sent: Wednesday, May 20, 2009 7:35 AM
To: plan@lincoln.ne.gov
Subject: Sustainability and Lancaster Manor

The climate forecast for Nebraska is not good. In order to cope with these changes we must live in a sustainable fashion. Since I am unable to attend today's hearing I'm writing to let you know that I support the Cleaner Greener Lincoln Initiative.

I'm also very concerned about the apparent attempt to privatize Lancaster Manor. The Manor is fiscally sound and provides a valuable service to Lancaster residents who would have a difficult time finding comparable help elsewhere. To place private profit interests over the general welfare of the neediest among us and the fiscally sound institution in which they reside is reprehensible.

Please delay any movement on this issue until you can bring this matter to the full attention of the greater Lancaster community by way of public forums.

County Board issue.

We need new vision on the Commission.

Sincerely,

Maribeth Milner

5151 Vine #608
Lincoln, NE 68504

Jean Preister

From: Nanne Olds [nko@nebrwesleyan.edu]
Sent: Wednesday, May 20, 2009 2:32 PM
To: plan@lincoln.ne.gov
Subject: I support the Cleaner, Greener Lincoln Initiative

Dear Lincoln/Lancaster County Planning Commissioners,

I urge you to add sustainability to the Community Vision chapter of the Comprehensive Plan. Lincoln can be a model city to the rest of the nation, or it can lag behind and, I strongly believe, see its economy lag behind. There is no question that we must factor environmental concerns into any long-range planning. We already know that water is scarce and are currently facing a lawsuit with the state of Kansas because we "overused" the river shared by both states. I definitely want a Cleaner and Greener Lincoln, and this will make our community a better place to live.

Thank you.
Nanne Olds
Lincoln, NE

Jean Preister

From: Janet snider [shawneefrms@hotmail.com]
Sent: Wednesday, May 20, 2009 3:45 PM
To: plan@lincoln.ne.gov
Subject: Initiative

Dear Lincoln/Lancaster county planning commission,

I support the Cleaner Greener Lincoln Initiative, please move it forward to the Lincoln City Council.
We need to start planning now and include sustainability into our community's current/future plan(s).

Examples of what Sustainable Communities include,

- *strong local economies that have the ability to employ it's citizens.**
- * access to fresh, local and nutritious foods for the whole population.**
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Sincerely,
Janet Snider.

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Jean Preister

From: Pat Stear [lunitatucumana373@msn.com]
Sent: Friday, May 22, 2009 2:32 PM
To: plan@lincoln.ne.gov
Subject: Cleaner Greener Lincoln Initiative

Dear Lincoln/Lancaster County Planning Commission,

I support the Cleaner Greener Lincoln Initiative, please move it forward to the Lincoln City Council.

We need to start planning now and include sustainability into our community's current/future plan(s).

Examples of what Sustainable Communities include,

***strong local economies that have the ability to employ it's citizens.**

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In essence the above would give us the ability to live "the good life" right here in our town, Lincoln. This is the future I would like to see for Lincoln. Please move the Cleaner Greener Lincoln Initiative to the Lincoln City Council.

Sincerely,

Pat Stear

ACEC

American Council of Engineering Companies
Nebraska

May 20, 2009

Lincoln City/Lancaster County Planning Commission
County-City Building
555 South 10th Street
Lincoln, Nebraska 68508

RECEIVED

MAY 22 2009

Lincoln/Lancaster Co.
Planning Department

Dear Commissioners;

The American Council of Engineering Companies of Nebraska (ACEC/N) encourages the Planning Commission to explore opportunities to incorporate sustainability practices throughout the Comprehensive Plan. Used as a part of the overall vision, sustainability practices can provide the City of Lincoln with additional tools to balance economic, social and environmental considerations when completing long range planning.

ACEC/N represents over 45 consulting engineering firms doing business in Nebraska. We currently partner with the City of Lincoln, Public Works and Utilities Department through the Lincoln Engineering Partnership (LEP) to serve as a liaison, provide dialogue, present issues of concern, problem solve, and build/improve relations between the public and private sectors.

Currently, the Partnership has a sub-committee that includes ACEC member firm employees as well as City employees from Public Works, Planning, Urban Development and Parks to discuss the broad issues surrounding sustainability in the Community of Lincoln. In essence, dialogue is already occurring between the public and private sector regarding this issue that is already impacting how future planning will occur in the City.

ACEC/N member firms have experience working with other communities that are now looking forward towards future generations as they plan growth. These communities see the positive returns that including sustainability adds to the overall process. Incorporating opportunities for sustainability in the Comprehensive Plan solidifies the genuine intent of the City to work with the Community on this "already here" issue.

Thank you for your consideration in this matter. If you would like to discuss this in greater detail, please feel free to contact me at (402)742-2902.

Sincerely,



Gretchen Dolson, PE
ACEC/N LEP Chair

FILE COPY

ITEM NO. 4.2: COMP PLAN AMENDMENT NO. 09004
(p.45 - Cont'd Public Hearing - 5/20/09)

ITEM NO. 4.1: COMP PLAN AMENDMENT NO. 09003
(p.39 - Cont'd Public Hearing - 5/20/09)

Jean Preister

From: Doug Rotthaus [DougR@LincolnREALTORS.com]
Sent: Monday, May 18, 2009 5:06 PM
To: Marvin S. Krout; plan@lincoln.ne.gov
Cc: commish@lancaster.ne.gov
Subject: Comp. Plan Amendments

REALTORS® Association of Lincoln

May 18, 2009

Lancaster County Planning Commission
555 South 10th Street
Lincoln, NE 68508

Dear members of the Planning Commission:

The REALTORS® Association of Lincoln respectfully requests that you approve the proposed changes to Comprehensive Plan Amendment #09004 as requested by the Lancaster County Board.

In addition the association asks that you delete the following language in the fourth bullet point: **An additional 20-year supply of acreage homesites is available on the future land use map of the Plan for acreages ("low density residential") but not yet zoned, plus older nonconforming lots throughout the county.** The association believes that a concrete number cannot be assigned to the amount of available rural acreage homesites. While the presumption of 20-year supply may seem substantial and historically correct by today's measures, there is no way to accurately predict the demand for rural acreages in the future.

RAL also supports the requests made by the Home Builders Association of Lincoln regarding CPA # 09003. This decision is based on the facts that today's new construction is more energy efficient and also that water consumption is now lower per dwelling unit than it has been in previous years due to new technology and the conscientious decisions made by today's builders. We feel the amendment also makes assumptions based on unsubstantiated theories, rather than relying on proven facts.

Thank you for your consideration.

Respectfully submitted,

Douglas H. Rotthaus CAE RCE
Executive Vice President
REALTORS® Association of Lincoln

8231 Beechwood Drive
Lincoln, NE 68510
402-441-3620
DougR@LincolnREALTORS.com
<http://www.LincolnREALTORS.com>