

DIRECTORS' ORGANIZATIONAL MEETING
Monday, April 18th, 2022
555 S 10th Street
Council Chambers

I. MINUTES

II. ADJUSTMENTS TO AGENDA

III. CITY CLERK

IV. MAYOR'S OFFICE

V. DIRECTORS CORRESPONDENCE

1. BP220407-1 Annexation Map 2201 – Shelli Reid
2. BPC220413-1 Final Action Notice – Shelli Reid
3. BPC220413-2 PC Action – Shelli Reid

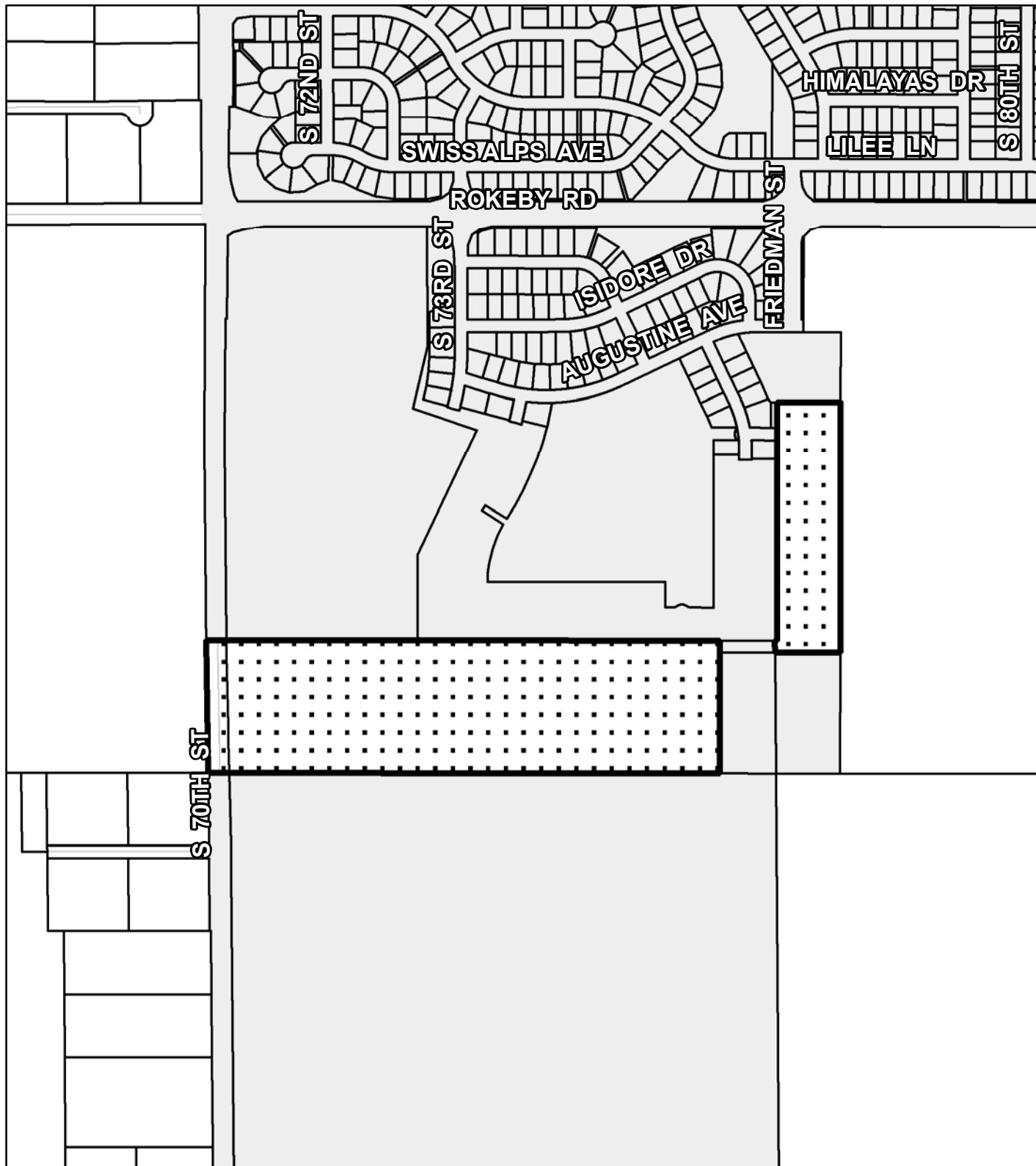
VI. BOARDS/COMMITTEE/COMMISSION REPORTS

1. BP220408-1 MPO Technical Committee – Shelli Reid

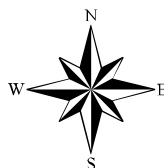
VII. CONSTITUENT CORRESPONDENCE


1. Opposition to the proposed zone change CZ21057 – Mary Hintz
2. A Bad Idea – Marge Schlitt
3. Proposed Zoning Change Hwy 77 & Pioneers Blvd – Steve Weaver
4. Trash Hauling – Pam Doty
5. Opposition to the proposed zone change CZ21057 – Dean Rohwer
6. Zone change adjacent to Wilderness Park – Gloria Wall
7. Oppose the zone change [21057] – Ilyha Fabrikant
8. Wilderness Park/Wilderness Development – Sue Harrold
9. Concerns about proposed zone change CZ21057 – Jason Schmaderer
10. Oppose Cz21057 zone change – Brad Hensley
11. Delay Zone Change CZ21057 – Atira Shea
12. Wilderness Crossing Opposition – Ingrid Kirst
13. Friends of Wilderness Park in opposition to Zone Change CZ21057 – Adam Hintz
14. In opposition to Zone Change CZ21057 – Madeline Cass
15. Zoning change CZ21057 – Pat Halderman
16. Change of Zone 21057, Annexation 21013, Comprehensive Plan Amendment 22001 – Diane Steinke

VII. ADJOURNMENT



Annexation by Ordinance
S 70th St & Rokeby Rd
Effective: April 12, 2022



 Area of Annexation

 Tax Parcels

 Current City Limits

0 305 610 1,220
 Feet

PLANNING COMMISSION FINAL ACTION NOTIFICATION

TO: Mayor Leirion Gaylor Baird
Lincoln City Council

FROM: Shelli Reid, Planning

DATE: April 13, 2022

RE: Notice of final action by Planning Commission: April 13, 2022

Please be advised that on April 13, 2022, the Lincoln City-Lancaster County Planning Commission adopted the following resolutions:

Resolution PC-01801, approving SPECIAL PERMIT 22007, to allow for a CUP (Community Unit Plan) over approximately 2.65 acres for up to 8 dwelling units with associated waivers to: sidewalks and sidewalk location; sanitary sewer flow opposite street grade, location, and depth; yard setbacks; local street standard; and storm water detention, on property generally located at South 88th Street and Pioneers Blvd.

The Planning Commission action on these applications is final, unless appealed to the City Council by filing a notice of appeal with the Planning Department within 14 days of the action by the Planning Commission

The Planning Commission Resolution may be accessed on the internet at www.lincoln.ne.gov (search for "PATs"). Click on "Planning Application Tracking Service (PATs)" at the top of the page, click "Selection Screen" under "PATs Tools" on the right side of the screen, type in the application number (i.e. SP22007), click on "Search", then "Select", and go to "Related Documents".

F:\devreview\final action notices\cc\2022\041322

****ACTION BY PLANNING COMMISSION****

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, April 13, 2022, at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 S. 10th St., Lincoln, Nebraska. For more information, call the Planning Department, (402) 441-7491.

****PLEASE NOTE:** The Planning Commission action is final action on any item with a notation of *FINAL ACTION*. Any aggrieved person may appeal Final Action of the Planning Commission to the City Council or County Board by filing a Notice of Appeal with the City Clerk or County Clerk within 14 days following the action of the Planning Commission.

The Planning Commission action on all other items is a recommendation to the City Council or County Board.

The Planning Commission will be allowing testimony on agenda items by videoconferencing. For those who wish to testify by video, you must register with the Planning Department Office to participate by calling 402-441-7491 or emailing Plan@lincoln.ne.gov by 10:00 a.m. the day of the meeting. You will be asked to provide your name, address, phone number and the agenda item(s) you wish to speak on, and your position on this item. On the day of the hearing, you will receive a link via email, which will be needed to join the hearing to provide your testimony.

AGENDA

WEDNESDAY, APRIL 13, 2022

[Commissioners Cruz and Eddins absent]

Approval of minutes of the regular meeting held March 30, 2022. ****APPROVED: 7-0 (Cruz and Eddins absent) ****

1. CONSENT AGENDA (Public Hearing and Administrative Action)

COMPREHENSIVE PLAN CONFORMANCE

- 1.1 COMPREHENSIVE PLAN CONFORMANCE 22004, to review as to conformance with the 2050 Lincoln-Lancaster Comprehensive Plan, for Bishop Heights Redevelopment Plan, a proposed guide for redevelopment activities within the Redevelopment Plan Area, including mixed use commercial and residential uses, on property generally located at the Bishop Heights Shopping Center at South 27th Street and Highway 2.
Staff recommendation: In Conformance with Comprehensive Plan
Staff Planner: Benjamin Callahan, 402-441-6360, bcallahan@lincoln.ne.gov
This application was removed from the Consent Agenda for public hearing.
The Planning Commission granted a request on behalf of staff to hold open and continue public hearing and action to the April 27, 2022, hearing.

ANNEXATION AND RELATED ITEMS:

- 1.2a ANNEXATION 22005, to annex approximately 2.65 acres, more or less, and adjacent rights-of-way, on property generally located at South 88th Street and Pioneers Boulevard.
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission recommendation: APPROVAL: 7-0 (Cruz and Eddins absent) as set forth in the conditions of the staff report dated March 30, 2022.
Public hearing before the City Council is tentatively scheduled for Monday, May 2, 2022, 3:00 p.m.
- 1.2b CHANGE OF ZONE 22008, from AGR (Agricultural Residential District) to R-1 (Residential District), on property generally located at South 88th Street and Pioneers Boulevard.
Staff recommendation: Approval
Staff Planner: Brian Will, 402-441-6362, bwill@lincoln.ne.gov
Planning Commission recommendation: APPROVAL: 7-0 (Cruz and Eddins absent). Public hearing before the City Council is tentatively scheduled for Monday, May 2, 2022, 3:00 p.m.
- 1.2c Special Permit 22007, to allow for a CUP (Community Unit Plan) over approximately 2.65 acres for up to 8 dwelling units with associated waivers to: sidewalks and sidewalk location; sanitary sewer flow opposite street grade, location, and depth; yard setbacks; local street standard; and storm water detention, on property generally located at South 88th Street and Pioneers Boulevard. *** **FINAL ACTION** ***
Staff recommendation: Conditional Approval
Staff Planner: Brian Will, 402-411-6362, bwill@lincoln.ne.gov
Planning Commission 'final action': CONDITIONAL APPROVAL, as set forth in the conditions of the staff report dated March 30, 2022: 7-0 (Cruz and Eddins absent). Resolution No. PC-01801.

2. **REQUESTS FOR DEFERRAL:** **See Item 5.1.**
3. **ITEMS REMOVED FROM CONSENT AGENDA:** **See Item 1.1**
4. **PUBLIC HEARING AND ADMINISTRATIVE ACTION:**
5. **CONTINUED PUBLIC HEARING AND ADMINISTRATIVE ACTION**

PRELIMINARY PLAT:

- 5.1 PRELIMINARY PLAT 04011A, for a preliminary plat amendment to show a revised street layout, with associated waiver, on property generally located at Waterford Estates Drive and Linwood Lane. *** **FINAL ACTION** ***
Staff recommendation: Approval
Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov
The Planning Commission granted the applicant's request to place this application on pending until further notice.

* * * * *

**AT THIS TIME, ANYONE WISHING TO SPEAK ON AN ITEM
NOT ON THE AGENDA, MAY DO SO.**

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Adjournment: **1:12 p.m.**

PENDING LIST: *CHANGE OF ZONE 21024, from B-1 (Local Business
District) to H-2 (Highway Business District), on
property generally located at 4615 Vine Street.*



Lincoln Metropolitan Planning Organization

County-City Building
555 South 10th Street - Suite 213
Lincoln, Nebraska 68508
(402) 441-7491

To: Technical Committee Members
From: Pam Dingman, Technical Committee Chair
Subject: Technical Committee Meeting

Date: April 14, 2022

Time: 1:00 p.m. – 2:00 p.m.

Place: Council Chambers, County-City Building

Meeting Agenda:

Roll call and acknowledge the “Nebraska Open Meeting Act”

1. [Review and action](#) on the draft minutes of the January 31, 2022 Technical Committee meeting
2. [Review and action](#) on revisions to the [Lincoln MPO 2050 Long Range Transportation Plan \(LRTP\)](#)
 - a. Move Project 234 (S. 68th Street, Firth Road to Stagecoach Road) from the Lancaster County Illustrative Plan to Lancaster County Fiscally Constrained Plan
 - b. Move Project 107 (W. Van Dorn, SW 140th to SW 112th) from the Lancaster County Fiscally Constrained Plan to Lancaster County Illustrative Plan
 - c. Remove Project 213 (SW 42nd from W. Hallam Road to W. Pella Road) from the Lancaster County Fiscally Constrained Plan
3. [Review and action](#) on revisions to the [FY 2022-2025 Transportation Improvement Program \(TIP\)](#)
 - a. S. 68th Street, Firth Road to Stagecoach Road – Add project and program federal funds to the Lancaster County program
 - b. S. 98th Street, A Street to O Street – Revise the programming for ROW/Utilities and Construction/Construction Engineering phases and update budget to reflect the latest estimates in the Lancaster County program

- c. 148th and Holdrege Street - Revise the programming for Construction/Construction Engineering phases for the project at 148th Street and Holdrege Street in the Lancaster County program
4. [Review and action](#) on the proposed FY 2022-2023 Unified Planning Work Program (UPWP)
5. [Review and action](#) on the 2022 Self-Certification Review
6. [Review and action](#) on the proposed FY 2023-2026 Transportation Improvement Program (TIP)
7. Report on update of the Lincoln Airport Master Plan (confirming with Chad Lay)W
8. Other topics for discussion

ACCOMMODATION NOTICE

The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402 441-7624 as soon as possible before the scheduled meeting date in order to make your request.

From: [mary](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Opposition to the proposed zone change CZ21057
Date: Wednesday, April 6, 2022 7:07:57 PM

I can not express how valuable Wilderness Park is. It has served me both mentally and spiritually during my hikes and bike rides through the park. The peaceful and relaxing nature that it provides can not be found anywhere else in Lincoln NE. Please keep our ecological spaces and public land protected.

Please vote against the proposed zone change CZ2057.

Thank you,
Mary Hintz

From: [Marge Schlitt](#)
To: [Council Packet](#)
Subject: A Bad Idea (second try)
Date: Wednesday, April 6, 2022 7:40:58 PM

April 6, 2022

Wilderness Park wasn't created in the late 60's by the Lancaster County Commissioners to provide a beautiful, natural park for hikers, bikers, runners, horseback riders, cross country skiers, bird watchers, dog walkers, or historians to visit and enjoy. No, Wilderness Park was created as a place for flood waters to go instead of inundating neighborhoods in Lincoln. The Park has tried mightily to do just that.

Back in the 60's, the surrounding land was all agricultural, with precious little development. So the size of the park was adequate for that time.

We all can see what has happened since then. Miles and miles, acres and acres of land has been developed for houses south of Lincoln with the accompanying commercial areas, streets, and highways. All this additional water runoff has rapidly affected Wilderness Park.

Now comes a huge development proposal at First and Pioneers, on the northwest edge of the park. Directly across the street! With almost 600 living units. This will undoubtedly increase traffic and light pollution and will almost certainly affect rainwater runoff, which could create increased flooding risk.

The Lincoln City Council has the opportunity to avoid making a huge mistake by approving this development. We would all benefit if this proposal would quietly go away. The land could be added to Wilderness Park, plus all the other land around the park and upstream from it. We would approve of that!

Marge Schlitt

P.S. I know a bit about Wilderness Park. I led the crew of volunteers who put in the first end -to-end hiking trail, from 1st and Van Dorn to 27th and Saltillo in 1970 & 71 when this park was first opened to the public. I have enjoyed hiking in it ever since.

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Marge Schlitt
Lincoln Nebraska
margeschlitt@2600c.com

From: [S E Weaver](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Proposed Zoning Change Hwy 77 & Pioneers Blvd
Date: Thursday, April 7, 2022 10:40:07 AM

I am writing to you to express my concern about the proposed zoning change AN21013/CZ21057 near Wilderness Park.

I'm not a civil or environmental engineer, nor am I anti-growth for the city of Lincoln. I just want to ask you to ensure the impacts on the Salt Creek watershed and Wilderness Park have been extensively studied before this change is made.

Thank you for your consideration.

Sincerely,

Steve Weaver
1320 Evergreen Dr
Lincoln, NE 68510

From: [Pam Doty](#)
To: [Council Packet](#)
Subject: Trash Hauling
Date: Friday, April 8, 2022 10:02:39 AM



While we get excellent service from our garbage hauler, every week two or three other companies, sometimes twice a week, come into our little cul-de-sac.

Why does Lincoln not assign routes to eliminate this "duplication" of service? Doing so would cut down on noise, pollution, road wear (our streets cannot take anymore) and perhaps cost. Routes could be assigned by bid, lottery, request or whatever, and possibly rotated once a year or so.

While we would like very much to keep our present hauler, we would be fine with service from some other company, if it means better pollution control.

Having just visited family in Minneapolis, we were told there that they have just accomplished assigning routes and it is a very pleasant and welcome change.

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Pam Doty

From: [Dean Rohwer](#)
To: [Council Packet](#)
Subject: Opposition to the proposed zone change CZ21057
Date: Friday, April 8, 2022 9:54:43 PM

Lincoln City Council,

I write to you in opposition to the development of land adjacent to Wilderness Park at Pioneers at 77.

Wilderness Park, as the name implies, it's one of the last remaining wilderness areas in Lincoln, Nebraska. Thousands of animals take refuge from urban development in the park, along with numerous community members to connect with their natural environment. The organization Friends of Wilderness Park has openly expressed concerns about this development of residential use so close to the park potentially causing the natural environment to be turned into another strip mall or commercial lot. There is literally no other place in the city of Lincoln, Nebraska which is truly wild in a natural environment that is untouched with pavement such as Wilderness Park. I myself go to the park about 3 times per week, going mountain biking after work, snowshoeing the trails, looking for owls at dusk, hiking through the trails, and meeting fellow outdoor enthusiasts (one of whom I met recently, a visitor to LNK, with a high end camera, looking for owls at dusk). I spend a lot of time at Wilderness Park to reconnect with our natural environment after a long day indoors. I have to

With so much land in this county that is not an actual natural environment, it would be a shame for our city to develop such pristine land. When we look back on this years from now would we say to ourselves "why did we ever decide to allow an inch of development that can't be undone?" If developing this land goes through, people years from now, I would imagine, might think of Wilderness Park as Wilderness LLC, which would be a parking lot village and rows of endless apartment complexes.

I hope to encourage you to vote against this development. Even the planning commission had concerns, according to the Journal Star back in March, which stated the following:

"Rodenburg said Manzitto has a good reputation and he's sure the development would be done well, "but I love Wilderness Park, and if this (development) does anything to detract from it, I don't know how we would forgive ourselves."

When we think of a peaceful and calming space, do we envision a parking lot or a forest so quiet you can hear an owl cry? It's hard to hear the sound of a song bird over the exhaust of vehicles from an adjacent parking lot. Or find serenity when a neon sign illuminates on the other side of the tree line. Or enjoy the forest when you realize developers are so close to the property line that 10 years from now will just be the place that used to be called Wilderness Park.

Finally, the further destruction of natural land in or near natural habitat just adds another reason for our younger generation to move

towards nature, as so many of them do. We hear frequently from the those leaving/entering college age that they want to move to Colorado because they love the outdoors, hiking, wildlife that they can't find that in Nebraska. Thankfully we've preserved areas such as Platte River State Park, Wilderness Park, Schramm Park, but the decision to constantly develop land for the next dollar destroys the national environment of Lancaster County. People go elsewhere to find their love for the outdoor activities that leave them to relocating, further enhancing the brain drain that will continue if we destroy our natural environment further.

The protection of public land from further erosion with this development is vital. This development will undoubtedly destroy areas of our park with water run off and pollution. Sound pollution, physical pollution, light pollution, these are actual environmental concerns if any development takes place so close to Wilderness Park.

I once met a volunteer at Sunken Gardens that told me the story of the gardens, that previously it was just a dump where people in the neighborhood threw their trash, it flooded regularly, nobody cared about it. It wasn't until our community took issue with the destruction of this land that our community saved what is now Sunken Gardens and made it a gem of Lincoln. Wilderness Park is a gem of Lincoln that we need to save and preserve in my opinion.

Thank you for your time and the friends of Wilderness Park will thank you for protecting the one last remaining natural environment in LNK.

Dean

--

Dean Rohwer
6601 Marcia Lane
Lincoln NE 68505
605-670-1836
drohwer@gmail.com

From: [Gloria Wall](#)
To: [Council Packet](#)
Subject: Zone change adjacent to Wilderness Park
Date: Saturday, April 9, 2022 1:43:48 PM



I would like to register my sincere opposition to the proposed zone change at Highway 77 and Pioneers Boulevard. The park is such an important community resource; and I am very concerned about how the change would impact the wildlife, vegetation, land and our ability to enjoy the naturalness of the area.

Gloria M. Wall

From: [Ilya Fabrikant](#)
To: [Mayor](#); [Council Packet](#)
Subject: oppose the zone change [21057]
Date: Saturday, April 9, 2022 2:22:56 PM

Dear honorable mayor and city council members,

I am writing to express my concern in the planned zone change 21057 with subsequent housing development adjacent to Wilderness Park at HWY 77 & Pioneers Blvd.

I've been a patron of the Wilderness Park since I moved with my family to Lincoln in 1989, almost 33 years now. For me and my family this is the best place in Lincoln for recreational activities. What I especially appreciate there is the quiet environment and opportunities to observe wild life like deer. Unfortunately the park is losing this, and it looks like it is under the siege. There were several developments on the east side of the park on my watch. I particularly was unhappy about construction of the baseball stadium east of the park (in the Southwest High School area). Now it looks like the park is being attacked from the west. The proposed housing development will increase noise, traffic, and will be harmful to the wild life. Simply it will affect the quality of life for people who enjoy relaxing in the park.

I urge you to make whatever possible to prevent (or to cancel) this zone change and the housing development permit.

I appreciate your attention to this matter

Sincerely

Ilya Fabrikant

From: [Sue Harrold](#)
To: [Council Packet](#)
Subject: Wilderness Park/Wilderness Development
Date: Sunday, April 10, 2022 6:07:04 PM



I am writing to express concerns about the planned development of a 75 acre parcel of land west of Wilderness Park. To me, the development area appears to be housing-dense and without adequate buffers to Wilderness Park or carefully planned lighting. Wilderness Park is truly a community jewel and this project must be carefully undertaken so as to protect this local treasure.

As Lincoln grows, Wilderness Park could prove as essential to Lincoln as Central Park is to New York. Lincolnites who have never even visited the park still benefit from the indirect health benefits it offers by way of decreasing city heat and improving air quality. We will desperately need such green spaces as Wilderness Park to reduce the effects of climate change and reduce risks of city flooding from storms.

Growth is evidently necessary for cities to thrive economically but the quality of life in Lincoln also needs to include mental, physical, emotional and spiritual benefits. Wilderness Park helps improve our community greatly. Please protect this park and the gifts it offers to our community.

Thank you.

From: [Jason Schmaderer](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Concerns about proposed zone change CZ21057
Date: Sunday, April 10, 2022 6:34:22 PM



Lincoln City Council members,

My name is Jason Schmaderer and I live at 2025 Ryons Street in Lincoln. I'm writing today as a community member concerned about the proposed zoning change to a parcel of land adjacent to Wilderness Park. This proposed zone change (CZ21057) will be discussed at the upcoming city council meeting, and I urge you to consider delaying a change of zoning for this property until a Wilderness Park environs study can be undertaken to clearly understand the impact a significant development immediately adjacent to this important flood plain and beloved park.

I understand and support the need for measured growth for the city of Lincoln, but I strongly believe that our growth must be done with ecological impacts in mind as we attempt to mitigate the impacts of our changing climate. In fact, Lincoln's new climate mitigation plan outlines many important considerations for new development, which don't appear to be completely considered with this proposed development.

Wilderness Park is an incalculable asset to our community and we must have the courage to slow down progress to ensure we do not impose unintended consequences as our city grows. There are many unanswered questions related to this project that are worth waiting to better understand before moving forward with this zone change -- particularly because this decision could serve as a precedent for future development around Wilderness Park.

In particular, we need to better understand the department of transportation's future plans for HWY 77 at the Pioneers intersection. Also, there is little information regarding grading, drainage, and stormwater detention for the proposed development. In fact, these requirements are shockingly waived in the zone change proposal. Being so close to Salt Creek and the floodplain, the public must be able to view these plans in a transparent manner. Those who live downstream are at risk when a 100-500 year flood occurs and these residents must be able to give input to mitigate property damage.

I appreciate the opportunity to share my concerns with the council. I know this concern is held by many other Lincoln citizens. This alone should be an important consideration for delaying this zone change decision until critical information can be provided and considered.

Sincerely,

Jason Schmaderer
2025 Ryons St.
Lincoln, NE 68502
402-499-0768

From: [BRAD MOURNINGSTAR](#)
To: [Council Packet](#); [Mayor](#)
Subject: Oppose Cz21057 zone change
Date: Tuesday, April 12, 2022 5:32:45 PM



Hello!

I am writing to you to let you know that I strongly oppose the proposed zoning changes. I ask that the city council postpone voting on this issue until specifics are addressed.

I truly feel that any near sighted development that would threaten the health of Wilderness Park would be wildly ignorant and foolish. Wilderness park is an extremely valuable asset to both Lincoln and Nebraska!! The fact that these developers are facing little resistance is abhorrent. We should protect wilderness park at all costs!!

Please focus efforts on protecting and cherishing Lincoln's valuable resources instead of pursuing trivial and generic projects that only benefit a small group of buzzards.

Thank you for doing what is right!!

Sincerely,

Brad Hensley

--

Brad

From: [Atira Shea](#)
To: [Council Packet](#); [Mayor](#)
Subject: Delay Zone Change CZ21057
Date: Tuesday, April 12, 2022 8:29:32 PM



Wilderness park, its interconnected trail systems, and its unique protected land features like the sandstone prairie are a prominent local fixture in the lives of Lincolmites.

I urge the council to delay the vote on this zoning change until more data can be collected, per the evidence-based recommendations of the Friends of Wilderness Park organization. The ecological impacts of city development, specifically in the proposed area, need to be thoroughly considered, as detailed in the write-up published by FWP on 4/10/22: <https://www.friendsofwildernesspark.org/learn/blog.html/article/2022/04/10/wilderness-park-needs-your-voice>

Please review the considerations laid out by FWP to ensure Lincoln's future development is thoughtfully designed, well planned, and not negatively impactful to our local ecology.

Keep Lincoln Beautiful!

From: [Ingrid Kirst](#)
To: [Council Packet](#)
Subject: Wilderness Crossing Opposition
Date: Tuesday, April 12, 2022 8:45:57 PM



Lincoln City Council Members,

I am writing to express concerns about the Wilderness Crossing proposed project at 1st and Pioneers. There are a number of reasons that I think this project requires further exploration before it is approved.

First, this area is right near Salt Creek as it runs through Wilderness Park. This makes it an important part of flood control for the city. As climate change causes heavier rain events, we need to be careful about creating impermeable ground cover in areas that previously would have slowed and absorbed water, thereby protecting the city.

Second, while the developer has acknowledged they are building next to a biologically-sensitive area of Wilderness Park, and that they will try to mitigate the effects, no true study exists about what this really represents. Further study is needed to assess what unique or rare plants and animals exist in this area and what true mitigation would look like.

I ask that the council delay the zoning change until the area can be properly studied and the long-term impacts reviewed. Lincoln's Climate Action Plan addresses these issues and should be followed in this case. Let's think long-term as the Climate Action Plan directs.

Thank you.

Ingrid Kirst
1666 Burr St
Lincoln NE 68502
ikirst2@gmail.com
(402) 730-2532

From: [Friends of Wilderness Park](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Friends of Wilderness Park in opposition to Zone Change CZ21057
Date: Wednesday, April 13, 2022 12:41:14 PM
Attachments: [Friends of Wilderness Park in Opposition to CZ21057.docx](#)



Hello,

Please see the message below which is also attached.

We have created a petition opposing this zone change with 585 names at the time of this email.

Please consider collecting the data necessary to protect Wilderness Park and those downstream.

Thank you,

To the Lincoln City Council and Mayor,

Friends of Wilderness Park is in strong opposition to change of zone CZ21057.

This land will share a property line with a rare sandstone prairie not found anywhere else in Wilderness Park or Lincoln's park system and the proposed zone change would threaten the health of the flora in this area.

After a brief call from the developer last October, Friends of Wilderness Park was in direct contact with the developer and planning department in March expressing our concerns with the development's proximity to the sandstone prairie, stormwater management, light pollution, and grading.

Unfortunately, most of these concerns with protecting the community downstream and ensuring the ecological health of Wilderness Park were not given enough heed in the staff reports of the planning commission, the developers Planned Unit Development (PUD), or the amended motion approved by the planning commission.

The fact that two planning commissioners voted against the zone change with sizable public opposition shows why now is the time for City Council to delay your vote on zone change #CZ21057 until more research can be done on how to wisely develop the city while respecting the irreplaceable asset which is the Salt Valley Greenway. A strong Wilderness Park Environs Study would achieve this goal. Friends of Wilderness Park is prepared to help with funds to complete this study.

Other reasons to delay the vote until more data can be collected is as follows.

The future of the Highway 77 and Pioneers Boulevard intersection has not been decided by the Nebraska Department of Transportation. This will heavily impact traffic and development in the area especially since Old Cheney to the south will be closed. A sufficient traffic study with the possible impacts of this intersection's future has not been made.

The comprehensive plan's policies of Conservation Design, Native Prairie, Ecology and Habitat, Floodplains and Riparian Areas, Green Corridors, Environmental Resource Protection, Open Space and Development, and Watershed Planning are not addressed in the planning department's staff report or sufficiently addressed during the planning commission's hearing. These policies must be addressed sufficiently before a vote is made and a Wilderness Park Environs Study would provide the data needed to move forward. The action steps for these policies from the comprehensive plan can be found at the bottom of this document.

The PUD does not provide any information regarding grading, drainage, and stormwater detention. In fact, these requirements are shockingly waived in the zone change proposal. Being so close to Salt Creek and the floodplain, the public must be able to view these plans in a transparent manner. Those who live downstream are at risk when a 100-500 year flood

occurs and these residents must be able to give input to mitigate property damage.

This zone change request appears to have been created through a business-as-usual process. The fact that the goals mainly mentioned in the staff reports sight goals that would be attractive for development far away from the Salt Valley Greenway but give no heed to the sensitivity needed when building near a floodplain or biologically diverse area does lead us to believe this zone change request was written without due diligence or a full understanding of the surrounding area.

The Wilderness Park Sub Area Plan is a 22+ year old plan and much has changed it those 22 years. We now understand the necessity to plan with extreme discretion in or near a floodplain and to mitigate climate change.

The City of Lincoln Transportation and Utilities Department is working with FEMA for approval of their mapping schedule through FEMA's Cooperating Technical Partnership program. The schedule laid out begins in the 4th quarter of 2022.

Below are city documents supporting a Wilderness Park Environs Study.

The Salt Creek Resiliency Study cites:

The existing conditions hydrologic models do not use up-to-date precipitation frequency estimates.

The existing conditions flood hazard data on Salt Creek underestimates the updated conditions flood hazards.

In the "business-as-usual" global greenhouse gas emissions scenario, precipitation events causing flooding are forecasted to increase by nearly 10 percent by the year 2100 in the Salt Creek watershed.

In the "business-as-usual" global greenhouse gas emissions scenario, flood hazards will increase significantly in magnitude in the Salt Creek watershed by the year 2100, compared to existing conditions flood hazards.

There is a high degree of uncertainty in future conditions flood hazard analysis. When planning for future resiliency, it is critical to account for this uncertainty.

The City of Lincoln Climate Action Plan has many initiatives which cite improving protections for and with Lincoln residents, maximizing natural climate solutions and engaging residents in co-creating a climate smart future. Initiatives include:

Continue to encourage installation of green infrastructure strategies where appropriate, to include grants and incentives. Examples of green infrastructure strategies include rain gardens, bioswales, and permeable pavement to reduce stormwater runoff. Expand guidance/resources, incentives, and implementation.

Continue working with Lower Platte South Natural Resources District to identify and implement flood risk mitigation strategies.

Review and assess increasing minimum stream corridor requirements along creeks and rivers providing additional flood damage prevention, preserving riparian/other critical habitat, and contributing to improved water quality

Develop updated modeling of stormwater runoff based on updated precipitation data (NOAA Atlas 14) and engage in a public discussion of proper management on the basis of updated models.

Invite impacted stakeholders to serve on a Drainage Criteria/Salt Creek Resiliency working group to review and assess the recommendations prior to implementation.

Conduct a benefit/cost analysis of implementing structural measures to address stormwater runoff modeled upon updated precipitation data (NOAA Atlas 14).

As floodplain maps are updated, identify specific vulnerabilities related to Salt Creek levees and include prevention, protection, mitigation, response and recovery strategies in the Lancaster County Local Emergency Operations Plan (LEOP), the county's Hazard Mitigation Plan, and the Lower Platte South's Hazard Mitigation Plan.

Continue and enhance current outreach and education efforts with landowners and business owners located in the revised floodplain about their flood risk. Develop a comprehensive outreach and education strategy with residents in the revised floodplain about their flood risk.

Re-charter the Mayor's Environmental Task Force to align with the Climate Action Plan Vision.

Continue to support prairie restoration and protection of natural resources.

Continue to support the Lincoln Parks Foundation and Parks and Recreation Department Land Trust initiative, working in partnership with landowners to preserve native prairie, wetland areas, and other natural resources.

In response to the findings of the Salt Creek Resiliency Study, assemble key partners and leaders in the City and County to develop comprehensive strategies that reduce flooding risks, improve soil health, sequester carbon, and maintain natural systems within the City and County, to include the Parks Foundation Land Trust initiative.

Action steps from the comprehensive plan relating to Wilderness Park and Salt Creek Watershed:

Conservation Design

1. Encourage conservation design principles as part of the development process. Developments that

incorporate conservation design principles should be eligible for greater densities, height, lot, and

area adjustments. Examples of conservation design best practices include:

- a. Development setbacks beyond the minimum floodplain corridor in order to help preserve riparian habitat.
- b. Land area within new developments that is designated specifically for trees and/or prairie.
- c. Sustainable landscape design that includes native and drought-tolerant plantings, limited use of turf grass, rain gardens, bioswales, infiltration beds, and constructed wetlands.
- d. Cluster subdivision design that protects flood-prone areas by grouping new development in less-sensitive areas within a subdivision while maintaining a high overall building density.
- e. Dedication of a portion or all of a building's roof space as a green roof.
- f. Minimizing disturbance of the natural topography on a development site.

2. Incorporate conservation design principles into public projects and development projects utilizing public funds (such as TIF) as appropriate.

3. Incorporate conservation design into new subdivisions with the initial steps of completing an inventory of existing and future land uses, natural resource evaluation, and a build out map. Utilize goals of the Lincoln Climate Plan as a guide for developing conservation design

recommendations.

4. Promote development of conservation design standards of new subdivisions that maximize open space conservation and interconnected network of such open spaces while being sensitive to overall building density.

5. Develop project approaches which view stormwater as an asset, by working with the natural topography and using wetlands, floodplains, and natural drainage corridors as natural ways to manage flood flows and stormwater runoff.

Native Prairie

1. Develop planning guidelines, management techniques and supporting policies for preserving native prairies and grassland. Include carbon sequestration measurements in all cost-benefit and environmental impact studies.

2. Coordinate prescribed burn plans among public agencies and review impacts on new urban areas when evaluating development proposals.

3. Identify opportunities to work with property owners, both public and private, to acquire land or conservation easements that can serve as buffer areas around prairies and other natural areas for management and resource protection as well as support use of federal, state, or local conservation programs.

4. Investigate means for encouraging native prairie restoration by private and public entities.

5. Utilize the University of Nebraska Center for Grassland Studies in assessing alternatives for grassland

preservation and restoration. For signature landscapes, utilize the Greenpoint Challenge of 2001 and the

UNL Nine Mile Prairie Environs Master Plan of 2020 as guiding documents. Resurvey and update the

County's prairie and grassland inventory for inclusion in the Natural Resources Geographic Information

Systems (NRGIS).

6. Resurvey and update the County's prairie and grassland inventory for inclusion in the Natural Resources Geographic Information Systems (NRGIS).

7. Include prairie owners and managers in review of any Growth Tier Changes that may directly impact a designated prairie.

8. Expand native prairie plantings through strategies such as requiring the addition of native prairie plantings to detention ponds and runoff areas, as well as residential or commercial development. Continue to support or expand the Prairie in the Parks program.

9. Continue to support the Lincoln Parks Foundation and Parks and Recreation Department Land Trust initiative, working in partnership with landowners to preserve native prairie, wetland areas, and other natural resources.

10. Create a Carbon Sequestration Plan. This plan would involve an analysis of Lincoln's tree canopy, parks and greenways, open lands, composting activity, open water areas, impervious surfaces, grasslands, and native prairie.

11. Work with homeowner associations, partner organizations, and agencies to increase use of native plants and prairie in landscaping.

12. Educate citizens, increasing their appreciation for the aesthetics of native plantings and raising awareness of the benefits of increasing such plantings that would foster pollinator habitat, sensible water use, flood control, and carbon sequestration.

13. Lincoln is committed to the Mayors' Monarch Pledge, which is a program through the National Wildlife Federation. As such, Lincoln is committed to the preservation of precious ecosystems and native habitats that protect the monarch butterfly and other pollinators

Ecology and Habitat

1. Research continues into the conservation of Nebraska's eastern saline wetlands, which will enhance Salt Creek tiger beetle habitat. This will continue to include authorizing or soliciting funding for hydrology or hydrogeology research of the habitat area, determining basin-wide impacts of land use and human activities on the wetlands, characterizing the tiger beetle's biology and habitat, and assessing the economic impacts of potential management efforts.

2. Continue cooperation between public and private entities to protect habitat for threatened and endangered species. Current efforts include those of the Saline Wetlands Conservation Partnership, the USDA Natural Resource Conservation Service, the Nature Conservancy, Nebraska Audubon, and others.

3. Landowners with saline wetlands and within the 500-foot buffer zones should be offered assistance concerning programs to preserve and protect wetlands and transition lands occurring on private property.

4. Continue to investigate incentives allowing land owners to pursue voluntary purchases, conservation easements, transfer of development right (TDR) or other similar preservation options.

5. Continue to explore grant opportunities for saline wetland preservation and enhancement.

6. Continue the public education effort to raise awareness of the Salt Creek tiger beetle and its unique habitat.

7. Review and revise regulations as appropriate for requiring buffer areas around critical natural areas.

8. Continue support of native plantings, creation of community gardens, expansion of pollinator habitat by the Parks and Recreation Department.

9. Create a Carbon Sequestration Plan. This plan would involve an analysis of Lincoln's tree canopy, parks and greenways, open lands, composting activity, open water areas, impervious surfaces, grasslands, and native prairie.

Floodplains and Riparian Areas

1. Designate areas for future urban development outside of the floodplain and floodway to reduce flood risks and to preserve or create floodplain areas.

2. Develop and utilize watershed plans during the review and evaluation of proposed developments and as a guide in the preparation of future capital improvement projects.

3. Utilize stormwater as an asset, by directing it through natural waterways, wetlands, and drainage corridors to minimize flood damage and prevent Non-Point Source Pollution (NPS) from occurring when storm waters flow through impervious surfaces in urban areas and cultivated and grazing land in rural areas.

4. Implement a Rain to Recreation watershed approach that reduces storm water damage, aids in maintaining water quality and provides additional natural areas that can be used by the public for recreation and educational purposes.

5. Continue to expand and enhance the following stormwater run-off mitigation measures including:

- a. Vegetative buffers along stream corridors.
- b. Preservation of natural areas, actively preserving the natural functions of floodplains.
- c. Developing and implementing a floodplain buyout program while minimizing impacts on existing neighborhoods, citizen needs, and historic districts.
- d. Making comprehensive, watershed-based approaches to floodplain management a high priority with accurate mapping and public involvement.
- e. Retain City or County property in the floodplain in public ownership whenever possible, including conservation easements to protect floodplain functions.

6. Continue to implement education efforts to promote environmental stewardship and to notify floodplain property owners and prospective buyers of flood risks.

7. Consider maintaining no net fill conditions for properties in the floodplain being developed or redeveloped. Maintain no net fill conditions for those properties seeking Special Permits through Planning, Tax Increment Financing, or on former City property.

8. Engage in a public engagement process to review and assess implementation of recommendations of the Salt Creek Resiliency Study, per the City of Lincoln Climate Action Plan.

9. Maintain the Community Rating System (CRS) rating that allows for a 25% reduction in flood insurance premiums for property owners in floodplains.

10. Prepare for federal adoption and make publicly available an updated floodplain map for Lincoln that reflects increased precipitation and streamflow projections based on precipitation data from NOAA Atlas 14 data.

11. Continue and enhance current outreach and education efforts with landowners and business owners located in the revised floodplain about their flood risk. Develop a comprehensive outreach and education strategy with residents in the revised floodplain about their flood risk.

12. In response to the findings of the Salt Creek Resiliency Study, assemble key partners and leaders in the City and County to develop comprehensive strategies that reduce flooding risks, improve soil health, sequester carbon, and maintain natural systems within the City and County, to include the Parks Foundation Land Trust initiative.

Salt Valley Greenway and Connecting Green Corridors Concept Implementation

1. Develop a strategic plan for acquiring and conserving lands within the Salt Valley Greenway and Connecting Corridors through cooperative efforts of public agencies, private organizations, and individuals.

2. Encourage the development of a public-private partnership that will concentrate efforts on further planning, funding, land acquisition, and development of the Salt Valley Greenway and its connecting corridors. This should be viewed as a local natural resource as well as a major economic development program.

3. Identify and pursue funding sources for the acquisition of significant properties forming the Greenway.

4. Continue to use conservation easements to protect greenway areas where it may be desirable to allow compatible land uses such as row crop farming or pasturing.
5. Use of fee simple title may be more appropriate for areas that are best maintained in a natural state due to particularly sensitive features such as rare or sensitive areas, or that have value for resource-based recreation like hiking, interpretive activities, and wildlife viewing. Develop criteria and priorities to determine land areas that are most appropriately acquired and managed by a public agency.
6. The City should work with the Nebraska Game and Parks Commission and the Lower Platte South Natural Resources District (NRD) to provide recreation facilities around the Salt Valley Lakes and other natural resource sites.
7. Provide trail access over time to the Salt Valley Lakes and other natural resources via connections to the Salt Valley Greenway and associated tributary stream corridors.
8. Prepare and distribute information to community residents regarding the functions and value of the Salt Valley Greenway, and of the plans for its creation.
9. Utilize greenway linkages for commuter/ recreation trails.
10. Apply implementation tools specific to each of the Salt Valley Greenway and Connecting Corridor segments:
 - a. Continue to develop the Prairie Corridor on Haines Branch to connect Pioneers Park NatureCenter with Conestoga Lake and then continue south through the Village of Denton and on to Corridors Concept Implementation Use the Salt Valley Greenway and Connecting Corridors concept to embody the PlanForward Vision and environmental resource principles. Spring Creek Prairie Audubon Center. This project includes preservation and restoration of over 7,000 acres of tallgrass prairie, wetlands, and wooded riparian corridor wound through by an extension of the City's trail network. Use the Salt Valley Greenway and Prairie Corridor Master Plan and partners to identify unique areas of the County and promote private lands stewardship on land in or adjacent to Prairie Corridor.
 - b. Seek the early acquisition (or the application of other management techniques) of land along Stevens Creek and within the Stevens Creek Basin for future greenways, open space and park uses. Examine possible park and open space potential around Walton where the MoPac and future Stevens Creek Trails will connect. Use the Stevens Creek Watershed Master Plan as a guide for identification of areas of opportunity. Use the UNL Nine Mile Prairie Environs Master Plan as a guide for open space, education, research, carbon sequestration, and trail opportunities.
 - c. Continue development of the "Crescent Green" concept to provide a continuous greenway and open space corridor around the west and northern part of Lincoln.
 - d. Explore alternatives for creating a greenway corridor along the South and East Beltways. The corridor could range from park-like areas like those along Highway 2, to more riparian settings as are found in Wilderness Park. Planning for these corridors should be coordinated with planning for the trail network.
 - e. Continue the advancement of the greenway corridor along Interstate 80, between North 27th Street and the City of Waverly. This corridor already includes a number of wetland areas (both saline and fresh water) that are under public ownership – City of Lincoln and the Lower Platte South Natural Resources District in particular. The corridor contains the Warner Wetlands and the City's wetlands mitigation bank. The area is a major entryway into the City of Lincoln and provides associated trail and open space opportunities.
 - f. Extend the protected greenspace along Salt Creek extending south of Saltillo Road to

the South Beltway, in conjunction with enhanced floodplain mapping for this area. This extension may be accomplished through a combination of land purchases, conservation easements, donations, and other options. Work with other incorporated communities within the county — notably Roca and Hickman — to coordinate the Greenway's extension.

g. Continue the efforts along the Rock Creek and Little Salt Creek stream corridors to conserve and enhance Nebraska's most limited and endangered wetland type, which provides habitat for a variety of native plant and animal species, including two endangered species. Link these important natural resource corridors to the Salt Valley Greenway via future county trails.

11. Lincoln is committed to the Mayors' Monarch Pledge, which is a program through the National Wildlife Federation. As such, Lincoln is committed to the preservation of precious ecosystems and native habitats that protect the monarch butterfly and other pollinators.

We expect all of these points to be raised during the hearing on April 18th.

Please consider collecting the data necessary to protect Wilderness Park and everyone living downstream.

Respectfully,

- The Friends of Wilderness Park Board
- Submitted by Adam Hintz 4/13/22

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Friends of Wilderness Park

[Website](#)

[Facebook](#)

[Instagram](#)

P.O. Box 81171

Lincoln, Nebraska 68501

To the Lincoln City Council and Mayor,

Friends of Wilderness Park is in strong opposition to change of zone CZ21057.

This land will share a property line with a rare sandstone prairie not found anywhere else in Wilderness Park or Lincoln's park system and the proposed zone change would threaten the health of the flora in this area.

After a brief call from the developer last October, Friends of Wilderness Park was in direct contact with the developer and planning department in March expressing our concerns with the development's proximity to the sandstone prairie, stormwater management, light pollution, and grading.

Unfortunately, most of these concerns with protecting the community downstream and ensuring the ecological health of Wilderness Park were not given enough heed in the staff reports of the planning commission, the developers Planned Unit Development (PUD), or the amended motion approved by the planning commission.

The fact that two planning commissioners voted against the zone change with sizable public opposition shows why now is the time for City Council to delay your vote on zone change #CZ21057 until more research can be done on how to wisely develop the city while respecting the irreplaceable asset which is the Salt Valley Greenway. A strong Wilderness Park Environs Study would achieve this goal. Friends of Wilderness Park is prepared to help with funds to complete this study.

Other reasons to delay the vote until more data can be collected is as follows.

The future of the Highway 77 and Pioneers Boulevard intersection has not been decided by the Nebraska Department of Transportation. This will heavily impact traffic and development in the area especially since Old Cheney to the south will be closed. A sufficient traffic study with the possible impacts of this intersection's future has not been made.

The comprehensive plan's policies of Conservation Design, Native Prairie, Ecology and Habitat, Floodplains and Riparian Areas, Green Corridors, Environmental Resource Protection, Open Space and Development, and Watershed Planning are not addressed in the planning department's staff report or sufficiently addressed during the planning commission's hearing. These policies must be addressed sufficiently before a vote is made and a Wilderness Park Environs Study would provide the data needed to move forward. The action steps for these policies from the comprehensive plan can be found at the bottom of this document.

The PUD does not provide any information regarding grading, drainage, and stormwater detention. In fact, these requirements are shockingly waived in the zone change proposal. Being so close to Salt Creek and the floodplain, the public must be able to view these plans in a transparent manner. Those who live downstream are at risk when a 100-500 year flood occurs and these residents must be able to give input to mitigate property damage.

This zone change request appears to have been created through a business-as-usual process. The fact that the goals mainly mentioned in the staff reports sight goals that would be attractive for development far away from the Salt Valley Greenway but give no heed to the sensitivity needed when building near a floodplain or biologically diverse area does lead us to believe this zone change request was written without due diligence or a full understanding of the surrounding area.

The Wilderness Park Sub Area Plan is a 22+ year old plan and much has changed in those 22 years. We now understand the necessity to plan with extreme discretion in or near a floodplain and to mitigate climate change.

The City of Lincoln Transportation and Utilities Department is working with FEMA for approval of their mapping schedule through FEMA's Cooperating Technical Partnership program. The schedule laid out begins in the 4th quarter of 2022.

Below are city documents supporting a Wilderness Park Environs Study.

The Salt Creek Resiliency Study cites:

The existing conditions hydrologic models do not use up-to-date precipitation frequency estimates.

The existing conditions flood hazard data on Salt Creek underestimates the updated conditions flood hazards.

In the "business-as-usual" global greenhouse gas emissions scenario, precipitation events causing flooding are forecasted to increase by nearly 10 percent by the year 2100 in the Salt Creek watershed.

In the "business-as-usual" global greenhouse gas emissions scenario, flood hazards will increase significantly in magnitude in the Salt Creek watershed by the year 2100, compared to existing conditions flood hazards.

There is a high degree of uncertainty in future conditions flood hazard analysis. When planning for future resiliency, it is critical to account for this uncertainty.

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5. Continue to explore grant opportunities for saline wetland preservation and enhancement.
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7. Provide trail access over time to the Salt Valley Lakes and other natural resources via connections to the Salt Valley Greenway and associated tributary stream corridors.
8. Prepare and distribute information to community residents regarding the functions and value of the Salt Valley Greenway, and of the plans for its creation.
9. Utilize greenway linkages for commuter/ recreation trails.
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c. Continue development of the "Crescent Green" concept to provide a continuous greenway and open space corridor around the west and northern part of Lincoln.

d. Explore alternatives for creating a greenway corridor along the South and East Beltways. The corridor could range from park-like areas like those along Highway 2, to more riparian settings as are found in Wilderness Park. Planning for these corridors should be coordinated with planning for the trail network.

e. Continue the advancement of the greenway corridor along Interstate 80, between North 27th Street and the City of Waverly. This corridor already includes a number of wetland areas (both saline and fresh water) that are under public ownership – City of Lincoln and the Lower Platte South Natural Resources District in particular. The corridor contains the Warner Wetlands and the City's wetlands mitigation bank. The area is a major entryway into the City of Lincoln and provides associated trail and open space opportunities.

f. Extend the protected greenspace along Salt Creek extending south of Saltillo Road to the South Beltway, in conjunction with enhanced floodplain mapping for this area. This extension may be accomplished through a combination of land purchases, conservation easements, donations, and other options. Work with other incorporated communities within the county — notably Roca and Hickman – to coordinate the Greenway's extension.

g. Continue the efforts along the Rock Creek and Little Salt Creek stream corridors to conserve and enhance Nebraska's most limited and endangered wetland type, which provides habitat for a variety of native plant and animal species, including two endangered species. Link these important natural resource corridors to the Salt Valley Greenway via future county trails.

11. Lincoln is committed to the Mayors' Monarch Pledge, which is a program through the National Wildlife Federation. As such, Lincoln is committed to the preservation of precious ecosystems and native habitats that protect the monarch butterfly and other pollinators.

We expect all of these points to be raised during the hearing on April 18th.

Please consider collecting the data necessary to protect Wilderness Park and everyone living downstream.

Respectfully,

- The Friends of Wilderness Park Board
- Submitted by Adam Hintz 4/13/22

From: [Madeline Cass](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: In opposition to Zone Change CZ21057
Date: Wednesday, April 13, 2022 1:12:37 PM



Hello,

I'm writing to express my strong concern about Zone Change CZ21057 which will greatly affect the livelihood of Wilderness Park.

Recently, I had a young woman reach out to me who was considering moving to Lincoln for a job opportunity at the University. She wondered what kinds of pros and cons there are to living in Lincoln. One of the primary concerns she mentioned was the availability of places to get into nature and explore the landscape here. I told her about Wilderness Park and how accessible it is to people who live in Lincoln, how important it is to us.

According to [this source](#), Nebraska has some of the least amount of public lands in this country. We are 48th on the list. Only 2.8% of Nebraska is public land.
Do we really need to encroach further into what we have remaining?

Many of my friends and family members frequent Wilderness Park for exercise, both physical and spiritual. In order to be a healthy city, in order to grow, we must preserve these green spaces.

There are enough housing developments already sprawling around Lincoln. Please don't use this location to add one more.

Please consider the information and concerns being voiced by the Friends of Wilderness Park.

Best regards,

Madeline Cass

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Madeline Cass

[website](#)

[instagram](#)

(402) 432.1913

madzcass@gmail.com

From: [Pat Halderman](#)
To: [Council Packet](#)
Subject: zoning change CZ21057
Date: Wednesday, April 13, 2022 3:04:21 PM

Dear Council Members,

I am strongly opposed to the proposed zone change CZ21057! We need to protect Wilderness Park from development near, in and around the Park.

I am hoping that the power and money that developers can offer the city does not sway the Council to do what is right and that is to keep this area development free.

We need open space. We need a place for wildlife to live. Development in and around Lincoln has destroyed wildlife habitat and no one seems to care. We need wild places to walk, cycle and ride horses.

Continuous growth is not sustainable. Everywhere I look, more houses and less open and green space. It is sad.

Please oppose the proposed zone change, CZ21057! Keep at least one area in Lincoln free of development and the threat of more traffic and pollution.

Thank you.
Pat Halderman
3180 S 72nd St
Lincoln, NE 68506

From: [Diane Steinke](#)
To: [Council Packet](#)
Cc: [Mayor](#)
Subject: Change of Zone 21057, Annexation 21013, Comprehensive Plan Amendment 22001
Date: Wednesday, April 13, 2022 4:01:51 PM



Dear Council and Mayor,

It's irresponsible and unnecessary to move forward with the Wilderness Killing - I mean Wilderness Crossing - development at this time. Environmental impact studies have not been conducted, additional infrastructure plans to support such a large development are completely absent, and ALL taxpayers and homeowners will be on the hook when this entire area floods as it was designed to do and has done many times.

Unfortunately, most of the concerns with protecting the community downstream and ensuring the ecological health of Wilderness Park were not given enough heed in the staff reports of the planning commission, the developers Planned Unit Development (PUD), or the amended motion approved by the planning commission.

The PUD did not provide any information regarding grading, drainage, and stormwater detention. In fact, these requirements were waived in the zone change proposal. The public must be able to view these plans in a transparent manner. Those who live downstream are at risk when a 100-500 year flood occurs and these residents must be able to give input to mitigate property damage.

The future of the Highway 77 and Pioneers Boulevard intersection has not been decided by the Nebraska Department of Transportation. This will impact traffic and development in the area, especially because Old Cheney to the south will be closed. A sufficient traffic study of the possible impacts of this intersection's future has not been conducted.

The City of Lincoln Climate Action Plan has many initiatives which cite improving protections for and with Lincoln residents, maximizing natural climate solutions, and engaging residents in co-creating a climate smart future. The comprehensive plan's policies of Conservation Design, Native Prairie, Ecology and Habitat, Floodplains and Riparian Areas, Green Corridors, Environmental Resource Protection, Open Space and Development, and Watershed Planning are not addressed in the planning department's staff report and were not sufficiently addressed during the planning commission's hearing. These policies must all be addressed before a vote is made, and a Wilderness Park Environs Study would provide the data needed to move forward.

Please hold off on moving forward with any development plans in this area until more information can be assessed. Sufficient study will surely determine that increased pollution and traffic, environmental disruption, destruction of natural prairie, and failure to preserve the floodplain are all insurmountable obstacles in the way of developing this area and that the developers need to look elsewhere to create affordable and accessible housing for our community.

Thank you,

Diane Steinke
3500 S. 27th Street
Lincoln, NE 68502
402.802.7650

