



Preserving the Heart of Lincoln

WNA NEWSLETTER

AUGUST 2003

The purpose of our Association is to provide a means for residents to work together to preserve the low density residential character of our neighborhood; work with other citizens and community organizations groups to make Lincoln a better community; promote a means to meet other neighbors.

Why Witherbee?

Erasmus Witherbee was deeded the land in 1872 from "O" to Randolph, 40th to 48th Street, or as it was then called, the Northwest Quarter of Section 29. These 160 acres represents the center of our 480 acres of homes and businesses.

Neighborhood Priority Concern: Randolph Square

In a 3+ acre area between 40th and 42nd and Randolph and J streets a proposed development referred to as **Randolph Square**



would build one 16-unit apartment-condo building, two 8-unit buildings, for an increase of 32 units in the neighborhood. This would more double the density of residences on the block. Plus, the plan would include a 100-child daycare facility.

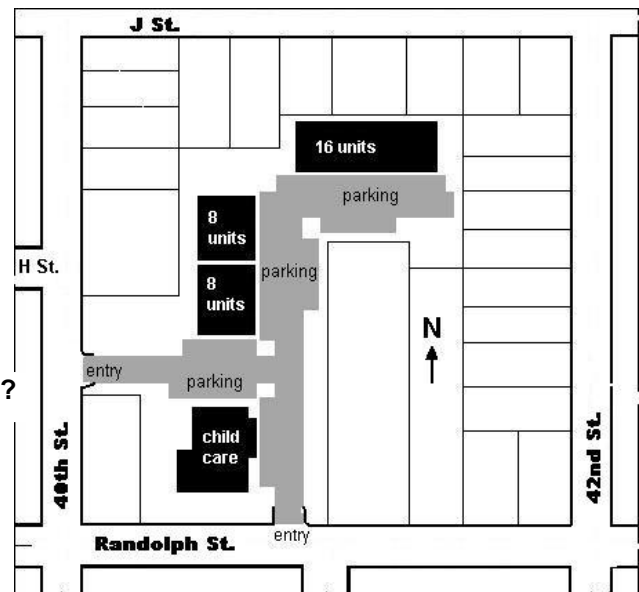
Our neighborhood has held meetings to discuss alternatives to the proposed development. Concerns center on the effect this would have on the character of the neighborhood, traffic, and the relatively quiet quality of life our neighborhood enjoys. If this kind of development is allowed here,

Want this permitted in your neighborhood?

others like it will follow elsewhere in the neighborhood and throughout Lincoln.

The city has one opportunity - and an obligation - to do this right. If it allows this inappropriately big development, it will forever negatively impact the neighborhood, much like building apartment buildings adjacent old homes did in the Near South neighborhood.

This development is designed to the maximum the city's standards allow and gives



no consideration to its impact on current residents. The city's standards need to be reviewed because they are not appropriate if such proposed developments, while technically legal, create traffic and safety problems that decrease property values and quality of life.

We believe residents, developers and city leaders, have

an obligation and an opportunity to work to make the best of our neighborhoods and city.

We take guidance from the Lincoln-Lancaster County Comprehensive Plan that says single-family ownership is the

foundation on which successful communities are built. It also states that neighborhoods are one of Lincoln's greatest strengths and their conservation is fundamental to the plan.

We are working to preserve and enhance the best elements of the area for the benefits of residents here as well as for those throughout Lincoln.

Important Date: Wednesday, August 20

Three public hearings of interest to residents in the Witherbee Neighborhood Association area are scheduled for the Aug. 20 Lincoln/Lancaster Planning Commission meeting.

The first is the proposal to build a 16-unit apartment building and two 8-unit apartment buildings on the Randolph Square property. The second is the proposal to also build a 100-child day care facility on the property. The third hearing will be about the WNA request to rezone the area of 37th to 42, J to Randolph from R4 to R2, which is an effort to preserve the character and safety of

our neighborhood. We have a long-term goal to seek R2 zoning throughout the WNA area.

The Aug. 20 Planning Commission meeting will be held at 1:00 p.m., in the City Council Hearing Room, County-City Building, 555 S. 10th St. WNA residents are urged to attend to support those who will speak against these proposals.

If the Planning Commission acts on the requests, they likely would next be addressed by the City Council on Sept. 8 (introduction), Sept. 15 (hearing), and Sept. 22 (action). Attendance at the City Council meetings also will be important.

E-mail the **Planning Department** with your thoughts about the Randolph Square Development at plan@ci.lincoln.ne.us

Current WNA Board

President: Mike Fitzgerald 3794 H St. (10) Ph. 486-4073 seven_f_ranch@necattlemen.org

Vice President: Kevin Ward 3754 H St. (10) Ph. 730-3100 KW3212@aol.com

Secretary: Darrell McGhghy 640 S. 40th St. (10) Ph. 488-5532 gomer294@inebraska.com

Treasurer: Josh Sovereign 645 S. 42nd St. (10) Ph. 327-9360 jsovereign@fnni.com

- District representatives will be elected this fall.

Please contact us with your ideas, questions and concerns.

WNA meetings will be held in Room 500 (west door) at the Steven Carveth Center of the Lincoln Medical Education Foundation campus, 4600 Valley Road

*"If you would like to live in a community in which you have pride, then dedicate yourself in a spirit of humility to your responsibilities in that community."
~Herbert Victor Prohnow*

You are invited to be a member of the Witherbee Neighborhood Association

(please print clearly)

Name: _____

Address: _____

Phone: _____

E-mail: _____

What would like to do to help the neighborhood?

- Serve on the board for my district
- Help with newsletter [articles delivery]
- Sell memberships and ads to neighborhood businesses
- Help with the annual Charity Cleanup in April/May
- Plan workshops or other programs
- Other _____

Membership Categories:

Family \$10.00
Business \$15.00
Contribution _____

Mail to:

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