

# What's the Name?

Enter the 'Name the Newsletter Contest'!

Newsletter

April / May / June 2004

## Cleanup, redevelopment among April 1 topics

### Neighbors, businesses invited to monthly association forum

You are invited to your neighborhood association's meeting! The Witherbee Neighborhood Association (WNA) began holding monthly meetings at Hawthorne School in March. There were many new faces at the March meeting. We hope you will attend on Thursday, April 1, to hear what WNA is about!

The monthly WNA meeting gives residents the opportunity to learn about current WNA activities, as well as to meet other residents and share ideas for future activities.

Who is in the Witherbee Neighborhood Association?  
The WNA includes residents (home owners and

tenants), businesses, schools and churches in central Lincoln within 33<sup>rd</sup> to 56<sup>th</sup> and O to Randolph streets.

**Witherbee Neighborhood Association monthly meeting, 7:30 p.m. April 1, 2004, at Hawthorne Elementary School, 300 S. 48<sup>th</sup> St.**

Items to be discussed include:

- Neighborhood Cleanup on Saturday, May 1
- Plans to redevelop the former Husker Auto Group properties along O Street east of 48<sup>th</sup> Street.
- Update on the City's discussions to change criteria for businesses to obtain a license to sell alcohol.
- WNA Summer Tour of Gardens and Watermelon Feed.
- 10-year plan for Woods Park

### New Friends Three Doors Down...

Ever had the thought that you should or wished you knew more of the people on your block? Ever wonder where they work, what their hobby is or if they know other people you know? WNA residents agree that the best thing about being involved in the group's

activities is the friendships that have been established that would not have happened otherwise. The meetings and activities have helped us meet nearby neighbors, as well as others several blocks away. We invite you to join the growing network of WNA-area residents.

### Redevelopment of 48<sup>th</sup> & O

The city has begun working on plans to redevelop the former Husker Auto Group properties – the vacant car lots along O Street, east of 48<sup>th</sup>. WNA residents who are interested in what the city will propose or who want to have their ideas and concerns included in the redevelopment plans – now is the time to speak up. As the saying goes – “Decisions are made by those who show up”. The Lincoln Urban Development Department is taking the lead on this project and will have a representative address the issue at the April 1 WNA meeting (Thursday, 7:30 p.m., Hawthorne School).

## Will You Name the WNA Newsletter?

Here's your chance! Submit a name (or several) and you'll win a \$20 gift certificate if your suggestion is chosen. Possibly more valuable – you'll be able to claim bragging rights!

Send your suggestion(s) with your name and phone number by April 26 to: [info@witherbeena.org](mailto:info@witherbeena.org) or to:

Name the Newsletter 3824 H St. Lincoln, NE 68510

# Hawthorne Learning Center Reaches Out

## Wade Fruhling

Hawthorne Community Learning Center

I would like to introduce you to your neighborhood's Community Learning Center (CLC) at Hawthorne Elementary School. The goal of the CLC is to provide "safe havens" where students, parents and community members can access expanded learning and enrichment opportunities during the out-of-school hours. We provide an array of programs, activities, and events designed to promote learning, provide social opportunities, and support families.

This year, after school clubs for children included such topics as foreign languages, recreation, art, homework help, science and math, chess, dance, and much more. We also provide many opportunities

for adults and families including family night events, adult aerobics classes, adult photography classes, and an educational tax seminar. The programs are for everyone in the neighborhood.

The Community Learning Center is always looking for new ways to build connections to the neighborhood and to draw from the strengths and resources located around us. We hold monthly School and Neighborhood Advisory Meetings to allow people from the community to inform us about the community's needs.

In the near future we plan to hold several community events including our annual Cultural Fair in mid-May. We will also participate in the Witherbee Neighborhood clean up project on May 6.

For more information, contact Wade Fruhling at 540-1295 or e-mails to [Wfruhl@lps.org](mailto:Wfruhl@lps.org).

## About the Witherbee Neighborhood Association

Web Site : [www.witherbeena.org](http://www.witherbeena.org)

**Meetings:** Witherbee Neighborhood Association meets at 7:30 p.m. the first Thursday of each month at Hawthorne Elementary School, 300 S. 48<sup>th</sup> St.

### Current Officers

**President:** Mike Fitzgerald 3794 H St. (10)  
Ph. 486-4073 [seven\\_f\\_ranch@necattlemen.org](mailto:seven_f_ranch@necattlemen.org)

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

**Secretary:** Darrell McGhghy 640 S. 40<sup>th</sup> St. (10)  
Ph. 488-5532 [gomer294@inebraska.com](mailto:gomer294@inebraska.com)

**Treasurer:** Josh Sovereign 645 S. 42<sup>nd</sup> St. (10)  
Ph. 327-9360 [jsovereign@fnni.com](mailto:jsovereign@fnni.com)

District representatives will be elected later this year.

**Web development:** Fred Freytag, 435-2465

Thanks for being a good neighbor,  
Hawthorne Elementary!

## Tour Gardens Galore ...

The Witherbee neighborhood features many unique gardens enjoyed by green thumbs and walkers alike. A Tour of Gardens is being planned for this summer. To nominate a garden (flower, vegetable or combination) for the tour, send the owner's name, address and telephone number to WNA via [info@witherbeena.org](mailto:info@witherbeena.org) or WNA Tour of Gardens, 3794 H St., Lincoln, NE 68510.

Nominate your own garden, your neighbor's or any garden in the neighborhood. Perhaps the event can include a little friendly competition. For example, will the best garden be from western (33<sup>rd</sup> to 40<sup>th</sup>), central (40<sup>th</sup> to 48<sup>th</sup>) or eastern (48<sup>th</sup> to 56<sup>th</sup>) WNA?

Send your nomination(s) and let us know if you would like to help plan the tour by April 26. We will announce tour details as soon as possible.

## Important Information !!!

This newsletter is published quarterly, so in order for us to provide you with updates about issues and activities between editions of the newsletter, we want to put you on our email list (we don't sell or publish the list). Just send your name, phone number and address to [info@witherbeena.org](mailto:info@witherbeena.org).

To receive updates via U.S. mail, send a note to: WNA Mailing List - 645 S. 42<sup>nd</sup> St. Lincoln, NE 68510

**(See the membership form on page 6. We'll add your name to our list, but we'd also like your financial support to help cover expenses. )**

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# WNA Cleanup Set for May 1<sup>st</sup>

Collection of your stuff will be from 8 a.m. to 1 p.m.

The first annual Witherbee Neighborhood Cleanup will be Saturday, May 1<sup>st</sup>, from 8 a.m. to 1 p.m. This neighborhood-wide event will take place rain or shine. All neighborhood residents are invited to participate, though business waste will not be accepted. This event is funded by the City of Lincoln as well as a grant from Keep Lincoln & Lancaster County Beautiful.

Large roll-off waste containers will be located at the collection site on the north side of Hawthorne Elementary along M Street between 48<sup>th</sup> and 50<sup>th</sup>. Residents are invited to bring their unsightly debris to the collection site and recycle when possible. Check with your refuse hauler about disposing of questionable items with the regular trash. Information is also available in the Alltel Phone Book blue pages 40-42 and on the web site [www.witherbeena.org](http://www.witherbeena.org)

## Waste items accepted for FREE

Furniture, lumber, junk, broken fences, windows, screens, picnic tables, grills, swing sets, clothesline poles, carpet, railroad ties, rubble, items too large and bulky for regular refuse service, car batteries, non-Freon appliances (stoves, washers, dryers, hot water heaters)

## Items accepted for a nominal fee

Appliances with Freon (freezer, dehumidifier, refrigerator, air conditioner), \$10 each. Car/pickup tires \$3 each; large truck tires \$6.50 each; farm tractor tires \$11.50 each. Tires with rims, add \$2 each. Computers: monitor \$10, CPU \$5, mouse or keyboard, free.

**Items that CANNOT be accepted** (Disposal information will be available) Regular household trash, hazardous waste or liquids of any type including paint and chemicals, fluorescent bulbs, ballast, used oil, lawn waste, grass and leaves.

## Items that should be taken to a Household Hazardous Waste Collection

Upholstery cleaner, degreasers, paint thinner, turpentine, lighter fluid, car wax, pesticides, wood preservatives, swimming pool chemicals, PCBs, carburetor cleaner, bug sprays, moth balls, oil-based paint, furniture and metal polish. call Lincoln-Lancaster County Health Department, 441-8040.

**FREE landfill brush disposal coupons are available** for brush and branches from residential lots. The coupons may be used to take a load for free (normally \$10 and up) from now until the end of the summer. The coupons will not be accepted for commercial use, trash, leaves or yard waste.



Any mixed loads will be charged the regular landfill gate fee. To request a coupon, e-mail [info@witherbee.org](mailto:info@witherbee.org) or call Fred Freytag, 435-2465 home.

**Volunteers with pickup trucks and/or trailers are needed** to help haul items for those who are unable to, such as elderly, disabled, handicapped or those who don't have a way to get items to the collection site.

Other volunteers are needed to help direct traffic, unload, sort, organize, clean litter around the neighborhood from public areas, removing illegally posted signs from utility and light poles, document what we are doing, take pictures, write a story for the newsletter. *Bring gloves, the whole family - young and old, friends and neighbors.* To volunteer contact Josh Sovereign, 327-9360. This is also the contact number for information on cleanup day or if you are in need of assistance. Assistance will be provided on a first-come, first-served basis – call as soon as possible! If you receive assistance, please contribute in some way or volunteer.

**Donations are needed for** coffee, orange juice, rolls, doughnuts, etc. for the breakfast meeting of volunteers prior to starting the cleanup.

If you can help with donations or as a volunteer, call Josh Sovereign, or Fred Freytag 430-6658 cell.

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# WNA Building on First Year's Strong Start

Neighbors Addressing Issues, Developing Relationships – and Having Fun!

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## Mike Fitzgerald

President, Witherbee Neighborhood Association

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The Witherbee Neighborhood Association was established one year ago as a result of responding to a potential crisis. We've addressed several important issues since and will continue to do so, but we're also branching out to do more positive and fun activities.

### How We Got Started

WNA was formed one year ago in response to a proposed development on a 3-acre area between 40th and 42nd and Randolph and J streets. Known as Randolph Square, the oversized plan involving a 16-unit apartment-condo building, two 8-unit buildings, and a 100-child daycare facility would have more than doubled the density on the block and changed the quiet residential nature of the neighborhood.

Residents surrounding the proposed development organized and were able to persuade the City Council to deny the permits that would have authorized the project.

In a related effort to protect the character of the neighborhood, residents requested that an area (37th to 42nd, Randolph to J) be rezoned so that future construction would have to blend in with existing homes. Our goal is to seek similar zoning protection throughout the WNA area.

### Keeping up the Good Work

Other proposals that have threatened the quality of life in the neighborhood have surfaced in the past year as well. Through monthly meetings and e-mail notices, the association is keeping residents updated so they can provide input to proposals at the Planning Commission and City Council that impact the neighborhood.

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**' We've addressed several important issues and will continue to do so, but we're also branching out to do more positive and fun activities. '**

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Examples include:

- Changes to traffic lanes on 40th Street;
- Opposing a request for an alcohol license by the convenience store at 48th and Randolph streets; Changing design standards intended to assure construction of new residences and duplexes blend with the existing character of the neighborhood;
- Expansion of the Health Department in Woods Park;
- A proposal by a phone company to install a 100-foot cellular pole and antenna in the Christo Rey Church parking lot at 4221 J St.;
- Providing input for plans to redevelop the former Husker Auto Group properties along O Street east of 48<sup>th</sup> Street.

### Work Hard, Play Hard

We need other residents to help monitor these and other issues that are sure to arise. We must collectively take care of our neighborhood. But we want to have fun, too. In addition to the Tour of Gardens (see April meeting topics on page 1), other activity ideas include a Tour of Workshops, July 4<sup>th</sup> Street Party, and Neighborhood Garage Sale.

### Did you Know....

That the colored flags placed by the utility companies are only good for 5 days! Then they can be removed

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## Get on the Bus! Randolph is Moving!

**Dr. Wendy A. Bonaiuto**  
Principal, Randolph Elementary School

Randolph students and staff will relocate to Abbott Sports Complex for the 2004-2005 school year. During our absence from Randolph School, many renovations and improvements will be made to our 1926 building. For more information, please see our Randolph School web site at <http://randolph.lps.org> or contact Dr. Bonaiuto at 436-1163. Watch for updates on this project in future issues.

## Witherbee Neighborhood on the World Wide Web

The Witherbee Neighborhood Association launched its web site onto the Internet in January, with more pages and advertiser-supporters added during the past few weeks. We're keeping it current and welcome your input and participation so we can add pages on links, history, home sales, garage sales, recipes and more.

If you know of someone who has pictures or information from the days our neighborhood was developed – please ask them to contact us. We also want to include neighborhood group events. It's your web site. Let's make it the best neighborhood web site in town.

Contact Fred Freytag at 435-2465 for web page questions and input or e-mail us from the web site. Visit us at [www.WitherbeeNA.org](http://www.WitherbeeNA.org)

## Our Primary Purpose

The purpose of our association is to help residents, churches, schools and businesses here work together to preserve the low-density residential character of our neighborhood. WNA is about making Lincoln the best community it can be and in the process, having neighbors meet each other.

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 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.

## SIDEWALKS: Underfoot & Underrated

If the sidewalks in Lincoln were set in a straight line, you could walk nearly 1,500 miles to the Golden Gate Bridge in San Francisco! Through the combined efforts of neighborhoods, elected officials and public works the budget for sidewalk repairs was increased from \$250,000 in previous years to \$1,000,000 this fiscal year. We are told by public works the city is about \$8 million behind in sidewalk repairs. Our neighborhood is scheduled for repair in 2007 and 2008. Watch for more information in our next newsletter.

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

33rd to 56<sup>th</sup>, O to Randolph - Preserving the Heart of Lincoln

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, St: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Membership Categories:

\_\_\_ Single ..... \$ 5.00

\_\_\_ Family ..... \$10.00

\_\_\_ Business ..... \$25.00

\_\_\_ Contribution ..... \$ \_\_\_\_

### How would you like to help your neighborhood?

\_\_\_ Serve on the board for my district

\_\_\_ Help with newsletter [ \_\_\_ articles \_\_\_ delivery ]

\_\_\_ Sell memberships and ads to neighborhood businesses

\_\_\_ Help with the annual Cleanup in April/May

\_\_\_ Plan workshops or other programs

\_\_\_ Other \_\_\_\_\_

### Mail to:

Josh Sovereign, 645 S. 42<sup>nd</sup> Street, Lincoln, NE 68510

# Design Standards, R2 Zoning Victories

Changes to Lincoln's zoning ordinances, proposed by the Lincoln Neighborhood Alliance and supported by Witherbee Neighborhood Association (WNA), were approved Feb. 23 by the City Council on a 7-0 vote.

The change adds Neighborhood Design Standards for construction of new buildings. The change means standards previously in effect for R4 through R8 zoned areas now also apply to R1 through R3 zoned areas. This article will outline what the standards mean and then where they apply in our neighborhood.

The design standards will encourage rehabilitation of existing homes and promote compatibility in design of new construction. The standards focus on design elements such as orientation of windows and doors to the street, height and massing, roof pitch, yards and open space, and location and quantity of parking. The standards are intended to encourage developers, builders and neighborhood associations to review existing features of older areas and design new construction so it does not detract from the existing character of neighborhoods, and to create residences that harmonize with the original architectural design.

In our neighborhood, generally, the eastern area (48<sup>th</sup> to 56<sup>th</sup>) is zoned R2, which means those residents now will have added protection in the design standards. The area from 33rd to 48th is, generally, zoned R4, which means the design standards were already in place, though enforcement requires vigilance of residents. Last fall WNA proposed and was granted its request to have an area in the middle of our neighborhood (37<sup>th</sup> to 42<sup>nd</sup>, J to Randolph) rezoned from R4 to R2.

The R2 zoning restricted the size of new construction to prevent duplexes that would be out of character for the area, but did not include design standards.

The Feb. 23 vote adds that protection.

The decision last fall to request rezoning included a goal of seeking R2 zoning in the rest of the neighborhood (33<sup>rd</sup> to 48<sup>th</sup>, Randolph to O). Those interested in helping pursue a zoning change are encouraged to contact a WNA officer or attend a WNA monthly meeting.

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