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RECEIVED

OCT 15 2010

Lincoln/Lancaster Co.
Planning Department

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October 14, 2010

LPlan 2040 Citizen Advisory Committee
c/o Michele Abendroth
Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508

RE: LPlan 2040 Urban Growth Scenerio

Dear Committee Members:

Our office represents Ridge Development Company, Southview, Inc. and Dial – SW Village, LP, as well as their affiliated entities (“Developers”). In the mid 2000’s, the Developers worked with the Planning Department to facilitate the community’s long term goal of opening up new area for development in southwest Lincoln. The Developers invested in property southwest of Lincoln and on June 15, 2006, they entered into the Highway 77 & Warlick Boulevard Conditional Annexation and Zoning Agreement with the City which provided for the annexation of over 460 acres in southwest Lincoln.

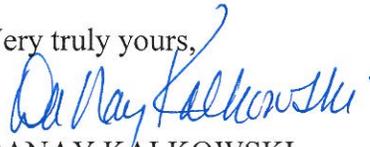
As part of that process, the Southwest Village area at West Denton Road and Highway 77 was designated in the 2030 Comp Plan as a “Regional Center” which is defined to typically contain one million or more square feet of developed building space. It was also designated as a “Light Industrial” area. The 2030 Comp Plan also designated large areas as Tier I and Tier II to the north, west and south of the Southwest Village area.

As a result of the City’s approval of the Annexation Agreement and the associated land use, the Developers, other private sector parties and the public have invested millions of dollars in road improvements to Folsom Street and West Denton Road, a water line in Folsom Street from Pioneers Boulevard to West Denton Road and sanitary sewer infrastructure that will serve not only the land uses approved for the Developer’s annexed property, but additional property southwest of Lincoln. In addition to making an investment of millions of dollars in infrastructure, the Developers and others have also invested in additional property for development within the southwest Tier I and Tier II areas in reliance on the 2030 Comp Plan. The Nebraska Department of Roads also has plans for the investment of public funds to construct an interchange at the intersection of West Denton Road/Warlick Boulevard and Highway 77.

The purpose of this letter is to ask you to include an "Urban Growth Scenerio" in LPlan 2040 that includes additional growth southwest of Lincoln consistent with the 2030 Comp Plan. This is essential to support the investment that has already been made by both the public and private sectors. A Regional Center needs residential rooftops to support its uses. Changing the directional growth pattern to exclude new growth southwest jeopardizes all of the large private and public investments that have been made in reliance on the 2030 Comp Plan.

The City of Lincoln has long supported the concept of multi-directional growth. This has provided the benefit of allowing multiple options for growth which permits the market, the buying public, to decide where they would like to live. It also wisely utilizes the West Beltway investment. It has allowed growth to occur in each quadrant of our City, and the public to reap the benefits of the growth. The adoption of any one of the three proposed Urban Growth Scenerios, without modification, would be a declaration of defeat for southwest Lincoln. The City should continue to support the 2030 Plan particularly as it applies to the area southwest of Lincoln.

Very truly yours,



DANAY KALKOWSKI

For the Firm

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RE: LPlan 2040 Urban Growth Scenerios

Dear Committee Members:

Our office represents Truhlsen Real Estate Investment, L.L.C., the owner of approximately 393 acres located north and south of W. Rokeby Road east of SW 12th Street ("Truhlsen Property"). The northern portion of the Truhlsen Property is currently shown in the 2030 Comp Plan within Tier I, and the remaining property to the south is located in Tier II, as shown on the enclosed Urban Growth Tiers map. Truhlsen Real Estate Investment, L.L.C. is requesting that the Committee bring forward an "Urban Growth Scenario" for LPlan 2040 that continues to show the Truhlsen Property in the Tier I and II areas. Truhlsen Real Estate Investment, L.L.C. is also requesting that the future land use map for LPlan 2040 designate the northeast corner of SW 12th Street and W. Rokeby Road for commercial use, as shown on the enclosed Land Use map.

Truhlsen Real Estate Investment, L.L.C. purchased the Truhlsen Property as an investment in reliance on the designations in the 2030 Comp Plan. This investment is now being jeopardized by the three Urban Growth Scenerios that have been presented to your committee. Continuing to show the Truhlsen Property within Tier I and Tier II supports the community's long term philosophy of providing opportunities for multi-directional growth around the City of Lincoln. The community should continue to support this concept by providing growth opportunities in the area southwest of Lincoln consistent with the 2030 Com Plan.

Thank you for your consideration of these requests.

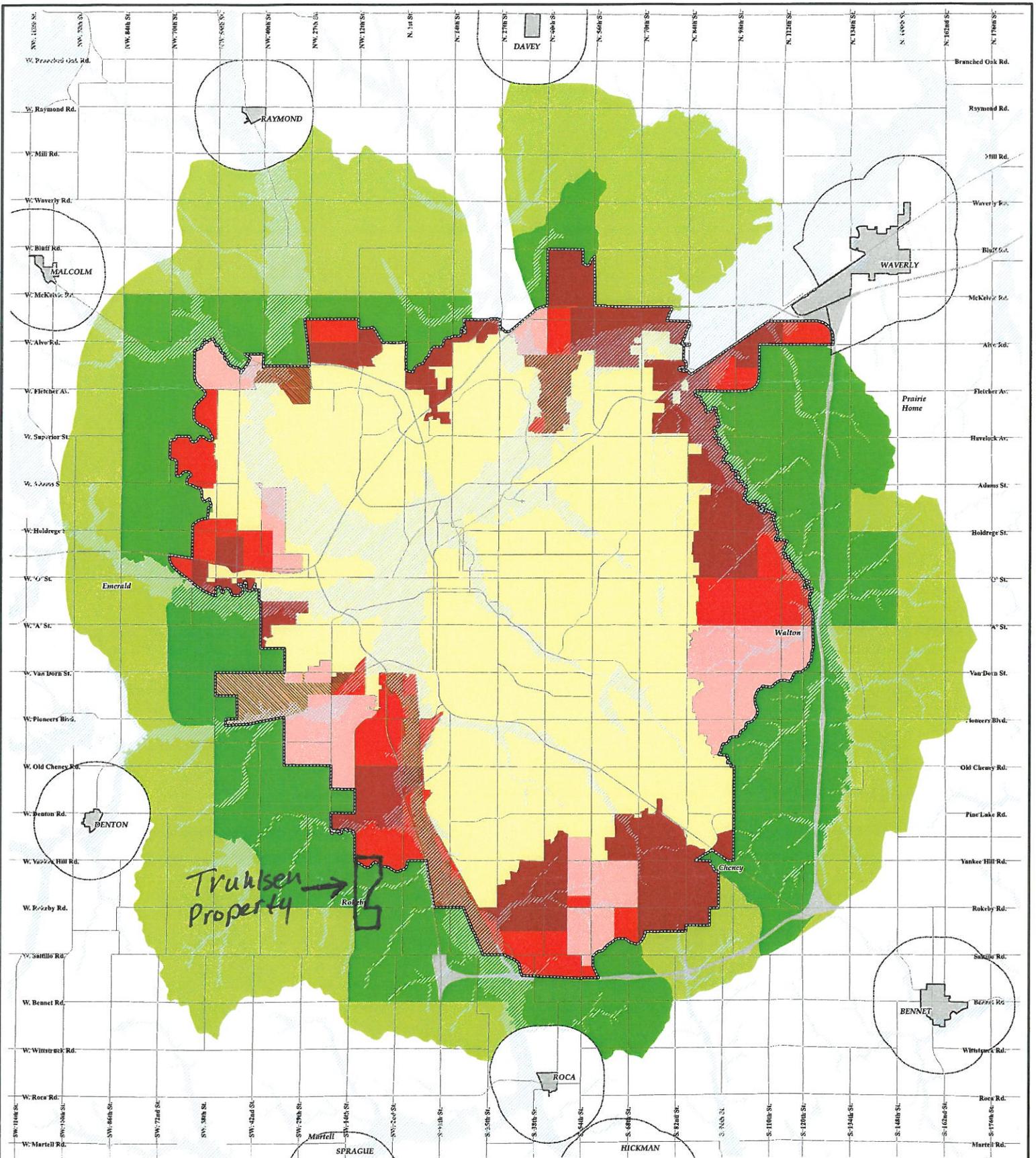
Very truly yours,



DANAY KALKOWSKI

For the Firm

Enclosures



URBAN GROWTH TIERS WITH PRIORITY AREAS

- Public Land Not Available for Development
- Floodplain and Flood Prone Areas
- Lincoln City Limits (November 2005)
- Lincoln Future Service Limit
- Tier I Priority A
- Tier I Priority B
- Tier I Priority C
- Tier II
- Tier III

PRIORITY A: Identifies a future service area of approximately 20 square miles to serve with utilities in the next six years. The City's water and wastewater utility plans for operations and growth are based on serving the Priority A area. User fee increases and/or impact fees as projected for water and wastewater will require additional increases, or additional private financing if projects are added or staged earlier than previously identified.

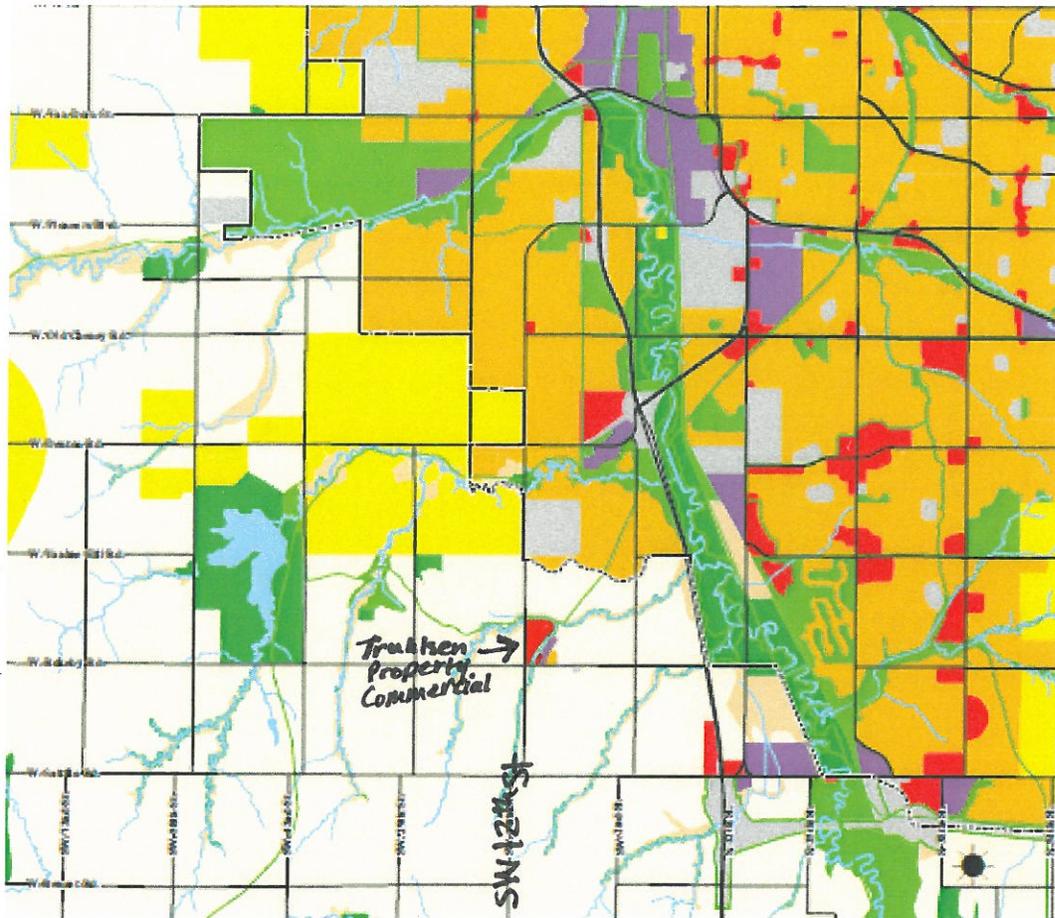
The City is committed to building needed improvements concurrent with development, as well as maintaining the existing road network. However, this will require significant additional road funds.

PRIORITY B: The next areas for development, beyond Priority A, are those which currently lack almost all of the infrastructure required to support development. In areas with this designation, the community will maintain present uses until urban development can commence. Infrastructure improvements to serve this area will not initially be included in the City's CIP, but will be actively planned for in the longer term capital improvement planning of the various city and county departments.

PRIORITY C: Priority C is the later phase of development areas and is intended to be served after Priority A and B. Given current growth rates and infrastructure financing, development would not begin in this area until after 2020 or 2025.



N. Yankee Hill Rd.
W. Rokeby Rd.



LINCOLN AREA FUTURE LAND USE

- | | | |
|-----------------------------|-------------------------|--|
| Residential - Urban Density | Green Space | Agricultural |
| Residential - Low Density | Public & Semi-Public | Agricultural Stream Corridor |
| Commercial | Lakes & Streams | Future Service Limit |
| Industrial | Environmental Resources | Potential Large Employer Opportunity Areas |

The location of a parcel on a map is a resource for public and private use. The incorporation of land use in the public purpose of a parcel is a resource for public and private use.