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Lynn Sunderman, Chair
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MAYOR CHRIS BEUTLER

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October 26, 2010

Danay Kalkowski
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508-3910

RE: Growth scenario comments relating to Southwest Village at Hwy 77 and Warlick Boulevard and Truhlsen Property at SW 12th St. and Rokeby Road

Dear Danay:

Thank you for the two letters you sent regarding the 2040 future growth scenarios. This correspondence is to reply to your letters, and at the same time to convey those letters and our comments to the LPlan Advisory Committee.

Southwest Village

Southwest Village continues to be shown in Tier I in all three scenarios. The concern you express is that your clients and others have invested in additional property for development based upon both the Southwest Village annexation and the designation of a larger southwest land area as Tier I and Tier II in the 2030 Plan. You request a growth scenario that supports the private and public investments that have been made in this area.

Scenario A shows the greatest amount of southwest growth, however there is still less area within both Tier I and Tier II than shown in the 2030 Plan. This is due both to the fact that limited additional land area is needed for growth based on population projections, as well as that it is more costly for the community to serve the southwest area with water, and particularly costly for wastewater.

Truhlsen Property

In August, we received a request from Dr. Truhlsen relating to a single 30-acre parcel that is part of the larger 393-acre ownership referenced in your letter. The previous proposal was for a change in future land use designation from Agricultural to Commercial at the northeast corner of SW 12th Street and West Rokeby Road. This was reviewed by the staff as Proposal No. 12 and presented to the committee on September 22. The committee agreed with the staff recommendation that the proposal was not appropriate for inclusion in the 2040 Plan.

The 2030 Plan shows the majority of the larger Truhlsen property in the Tier II growth area, with the very northern portion (north of Yankee Hill Road) in the Tier I growth area. The proposal submitted with your letter is to continue to show the Truhlsen property in the Tier I and Tier II growth areas, consistent with the 2030 Plan. (As a clarification to the committee, the "Lincoln Area Future Land Use" exhibit attached to the proposal shows the *proposed* future land use; the northeast corner of SW 12th Street and West Rokeby Road is not currently designated for Commercial in the 2030 Plan).

By comparison to Scenario A (which shows the greatest amount of southwest growth), the addition of the Truhlsen property to the Tier I and Tier II growth areas would mean including significant additional land area in Tier I (currently shown as Tier II) north of Yankee Hill road, and adding an additional sub-basin to Tier II south of Yankee Hill Road not presently shown in any of the growth scenarios. This presents issues similar to those described for Southwest Village, above, both in terms of the limited additional land area needed in Tier I and II to support the 2040 Lincoln population, and in terms of costs for water and wastewater infrastructure.

While we are not intending to develop separate, additional growth scenarios for review, this is certainly an appropriate time to discuss combinations of, or modifications to, the scenarios that have been developed, including alternatives for growth to the southwest. We will share your comments with the committee, and you are also welcome to offer comments during the public comment period at the end of one of the regular meetings. Either the November 3 or November 17 meetings would work well in terms of the timing for the issues you would like to address. We expect to be discussing a draft, tentative single growth scenario with the committee at their meeting on November 17.

Finally, while we are aiming to identify a preferred growth plan by the end of this year so we can begin developing the transportation component, all plans at this point are tentative. There will be several additional opportunities for input and modifications over the next year.

If you have any questions please feel free to give me a call at 441-6363.

Sincerely,



Nicole Fleck-Tooze
Long Range Planning Manager

Cc: LPlan Advisory Committee, Planning Staff
Greg MacLean - PWU