



In Lieu of Directors Meeting

Monday, May 23rd, 2022

- I. **DIRECTORS CORRESPONDENCE**
 1. PC220512-1 PC Action – Shelli Reid

- II. **CONSTITUENT CORRESPONDENCE**
 1. Woods Park Master Plan – Mary Anne Wells

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

NOTICE: The Lincoln/Lancaster County Planning Commission will hold a public hearing on Wednesday, May 11, 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, MAY 11, 2022

[Commissioners Cruz and Ryman Yost absent]

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

Approval of minutes of the regular meeting held April 27, 2022. ****APPROVED: 7-0 (Cruz and Ryman Yost absent)****

1. CONSENT AGENDA (Public Hearing and Administrative Action)

CHANGE OF ZONE:

- 1.1 CHANGE OF ZONE 15021A, to amend the Victory Park PUD (Planned Unit Development) to increase allowable building height from 2 stories to 3 stories up to 50 feet for multi-family structures and adjust the lot layout for further platting, with associated waivers, on property generally located at 600 South 70th Street.

Staff recommendation: Conditional Approval

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

This item was removed from the Consent Agenda for a separate public hearing.

Planning Commission recommendation: CONDITIONAL APPROVAL: 7-0 (Cruz and Ryman Yost absent), as set forth in the conditions of the staff report dated April

28, 2022, as amended by the Commission. Public hearing before the City Council is tentatively scheduled for Monday, June 6, 2022, 3:00 p.m.

MISCELLANEOUS:

1.2 MISCELLANEOUS 22004, to review the proposed determination that the Coyote/Finke Redevelopment Area be declared blighted and substandard as defined in the Nebraska Community Development Law, on property generally located North of O Street between North 66th and North 70th Streets along the MoPac trail.

Staff recommendation: Finding of Substandard and Blighted Conditions

Staff Planner: George Wesselhoft, 402-441-6366, gwesselhoft@lincoln.ne.gov

Planning Commission recommendation: FINDING OF SUBSTANDARD AND BLIGHTED CONDITIONS; 7-0 (Cruz and Ryman Yost absent), Public hearing before the City Council is tentatively scheduled for Monday, June 13, 2022, 3:00 p.m.

2. **REQUESTS FOR DEFERRAL:** **None**

3. **ITEMS REMOVED FROM CONSENT AGENDA:** **Item 1.1**

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

Adjournment: **2:03 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.*

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.

From: [Mary Anne Wells](#)
To: [Council Packet](#)
Subject: Woods Park Master Plan
Date: Sunday, May 15, 2022 8:14:43 AM



May 15, 2022

Dear City Council Members,

Another Master Plan update to Woods Park adding six tennis courts, a building and a parking lot is in the works. This will make it the 6th or 7th master plan update/amendment in 35 years. How many other parks in Lincoln have been updated and amended as many times as Woods Park?

I would like to see an updated Master Plan for Woods Park that will finally put a stop to the encroachment of the tennis facility into the green space, improve the pedestrian circulation, add seeding and irrigation to the existing open fields and add park amenities such as benches, picnic tables and trees.

Woods Park is one of the remaining green spaces in the center of Lincoln and serves a wide breadth of individuals, including those who are underserved, live in the central core of the city and often have no political voice. The city of Lincoln should not pave over this beautiful green space just to satisfy the needs of tennis – which serves less than 1% of the city.

As a professional landscape architect, I have been on the design team for many projects throughout the city of Lincoln and around the country; several of those projects being parks. It is my opinion that the Woods Tennis facility is poorly planned and has created a barrier that park users must navigate around in order to use the park. The facility has caused drainage issues, re-routed walking paths, moved a sidewalk into the outfield of the baseball field, funneled walkers into an unsafe, narrow path between the tennis building and the baseball fence and has made it difficult for people living south of the park to access the north areas of the park. The updated Master Plan for Woods Park should include the best possible design for all the people using the park, not a design trying to fit a large tennis complex into an overcrowded park.

Woods Park is approximately 45 acres and approximately 18 acres of this land is in active 'pay to play' recreation (baseball, tennis & swimming). The park is already overcrowded and cannot support additional courts.

In a recent Lincoln Journal Star article, Lynn Johnson, Director of Parks & Rec stated that the city needs to take a broad view of the existing tennis and pickleball courts, find out how much people are actually playing and come up with a plan to meet that demand. Lynn Johnson said, "We go through the master planning process to do a better job of trying to make sure we distribute all these opportunities throughout the community rather than accidentally getting more in one part of the city". So I ask, why are all the tennis courts being concentrated at Woods Park?

Last year, Lincoln City Council passed a Climate Action Plan, pledging to reduce the city's carbon

emissions. Maintaining green space and trees in Woods Park fits perfectly into the goals of that plan – taking away green space and trees, does not. Please do your part by keeping the remaining open space in this beautiful park green.

I invite you to spend some time at Woods Park walking along the paths in the northern half and then trying to navigate around the recreational facilities. View the park as the neighbors do, and you will see that the city cannot afford to lose more green space in the center of Lincoln.

Respectfully,

Mary Anne M. Wells
Professional Landscape Architect
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Lincoln, NE 68510
(mamwells2@gmail.com)