

ecco Newsletter

East Campus Community Organization

Vol. 11, Issue 2, Summer 2012

Neighbors talking to neighbors

Mark Your Calendar

July 4, 2012 9:45am

Fourth of July Parade



At McAdams Park,
44th and Y St

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Yards of the Month

2012 - 921 N 39th
2012 - 1116 N 38th
2012 - 1245 N 37th
2011 - 3436 X St
2011 - 3310 Orchard
2011 - 3940 Orchard
2011 - 3750 W St
2011 - 1201 N 37th

Join us at McAdams Park by 9:45 am on Wednesday 4, 2012 for the annual ECCO Fourth of July Parade. The parade will begin at 10:00 a.m. children of all ages are welcome to participate. We encourage you to help them decorate their bicycle, tricycle, stroller or skateboard to their colors!

The route will start at McAdams Park, travel north on 45th St. to Starr, then turn left on Starr to 44th Street, then turn left and go south on 44th St back to McAdams Park. The entire route will be marked with flags.

The Parade will also be honoring a neighborhood celebrity to recognize their significant contributions to the neighborhood.

At the end of the parade there will be refreshments and a talent show. Everyone who participates in the talent show will receive a special prize.

We encourage all ECCO residents to bring their chairs and line up along the parade route to cheer for the parade participants and as they march by. At the end of the parade there will be refreshments and a talent show.

Volunteers are needed to serve as color guards and parade official. Please either e-mail Cindy Stuefer-Powell a magerouge@aol.com or call Cindy at 402-467-3088 if you are will to help.



Valentino's Block

As you all know WRK is developing plans to develop the Valentino's block. ECCO, WRK, and Tony and Anthony Messineo and Mike Alesio from Valentino's hosted a meeting at Valentino's March 29, 2012 to present their very preliminary plans to the neighborhood and get feedback from neighborhood residents. Around 60 neighbors attended the meeting and helped themselves to pizza buffet courtesy of Valentinos.

At that meeting we were told that then conceptual design included a new Valentino's restaurant (3500 square feet) and two 8200 square-foot three story buildings with shops on the ground floor and either offices or apartments on the second and third floor. The height of the buildings would be similar to the new AGR Fraternity House. The apartments would be upscale with 2-3 bedrooms designed to discourage a dormitory style lifestyle. The current plans also call for blocking of 35th Street between Holdrege and Starr Street. This was a suggestion made by Richard Sutton, a member of ECCO. Blocking of this one block of 35th Street would provide more space for plantings and other design elements that would make the look of the parking lot more appealing. In addition the project has asked the city for Tax Increment Financing (TIF) funds. Mayor Beutler was very insistent that if the project were to receive TIF funds, they would have to make improvements to Idylwild Drive medians and Idylwild Park, including arrangements to maintain these areas in perpetuity. To obtain TIF funds, the area will be declared "blighted", which basically means that the area needs improvements. The "blighted" area will include the Valentino's block and Idylwild Drive itself and the median. The houses outside of the Valentino's block along Idylwild Drive will not be in the area designated as blighted. Valentinos and WRK will also contribute money to this project with Valentino's said they would be contributing \$150,000 to create a maintenance trust fund to take care of the median and park. The Duplex at 1405 Idylwild, which is an historic building, was to be maintained and rehabilitated. The developers said they hoped to break ground this summer. Once started, WRK hopes to complete the project within eight months.

At the meeting number of people asked questions and made suggestions. No one spoke in opposition to the project or to blocking off 35th Street, but many were concerned about doing something to prevent traffic from exiting the parking lots and traveling south through the neighborhood. A suggestion was made to design the exits from the parking lot and make a break in the median on Idylwild closes to Holdrege Street to encourage cars to go immediately to Holdrege Street. Other comments related to improving the design of the parking lot and adding trim to the buildings.

WRK also said the shops on the first floor would be designed to serve East Campus and the neighborhood. WRK asked what type of shops people would like to see in the building. Suggestions from the neighbors included a coffee shop, small whole foods store, a bakery, and a beauty shop.

WRK also said they would include members of ECCO and the immediate neighborhood in meetings to redevelop Idylwild Drive and park.

Since the March meeting WRK has completed a number of required environmental studies and on June 13th they submitted their plans and an application for the development to the Planning Commission. Based on the submitted diagram (see below) WRK wants to somewhat expand the area already zoned for commercial development (B1 zoning) into areas currently zoned for high density development (R5 and R6). There would be no change in the zoning for the existing R-2 low density residential areas. The application also makes a request for a Planned Unit Development (PUD), which is essentially an overlay zone which is used in combination with the underlying zoning district to allow increased flexibility in the project design. In a PUD the city may approve area, height, sign, parking, landscaping, screening, traffic access and setback regulations for the project that are different from those within the underlying zoning district. The City Council may also impose alternate or additional area, height, parking, landscaping, screening, traffic access, and setback regulations as necessary to protect and enhance areas within or adjacent to the planned unit development. Once approved by the city, the developer must proceed in accordance with the details of the PUD plan, unless the PUD is formerly amended by the city.

According to the proposed PUD the applicant is asking to vacate one block of 35th Street and to create a break in a median on Idylwild Drive to allow traffic to exit the parking lot and turn north get access Holdrege Street, as suggested by neighbors at the ECCO meeting.

The Planning Commission will hold a public hearing on the Valentino's block application within the month. In the meantime ECCO and the applicants plan to hold another neighborhood meeting. Stay tuned for announcements on the time and place for this meeting. More details and updates will be made available on the ECCO website as they become available to us.

Neighborhood Questionnaire

Abigail Mitchell and her students from Wesleyan sent out a questionnaire and interviewed homeowners in the East Campus neighborhood. Fifty-five home owners in ECCO area participated.

According to the survey, on a scale from one to five, with five being the highest, responders said their satisfaction rated a 3.94. When asked what residents liked about the East Campus Neighborhood, 72% said their neighbors, 48% said it was a safe neighborhood, 42% said it was close to jobs and school, and 35% said they liked the feeling of community. Other answers included nearby amenities, visually appealing, affordable housing, good schools, close to friends and family.

Stay tuned for posts on additional information obtained by the questionnaire.

THANK YOU NEIGHBORHOOD VOLUNTEERS!

Thanks to the many volunteers that make ECCO a great neighborhood organization. In addition to the hard work of the ECCO Board members, who are the key people that make the neighborhood organization work, the following people have also volunteered their time distributing newsletters, and helping to make the neighborhood clean-up and “Discover ECCO” a big success:

Gerry and Heather Hallen-Adams	AGR Fraternity (approx.20 men whose help was greatly appreciated!)		
Margrethe and Bill Ahlschwede	Peter Bleed	Bolzen Band	Dale Bergantzel
Pat Bryan	Jim Danielson	Jill Dolberg	Marceil Dreier
Paul English	JoAnn Essman	Rob and Rhonda Esquivel	
Eva Flury	Tracy Garrett	Richie Graham	Robert Hillestad
John Hitt	Rich and Wendy Leiter	Nancy Johnson	Cindy Loope
Mark Lynott	Steve Murphy from QP Hardware		Susan Nichols
Lynne Nevin	Sandra Ohlrich	Andi and Wes Peterson	
Tom Pierson	Martha Rivett	Clint Rowe and Linda Pickett	
Sally Ruggia-Haden	Marie Rustermier	Richard Schroeder	Brian Striman
Richard and Lisa Sutton	George Tuck	Ann Tyler	Joe Vaverka
Barbara Voeltz	Dan Warren	Lisa Warren	

ecco Board of Directors

*East Campus Community Organization
(ECCO is an organization of neighbors
Within the boundaries of 33rd and 48th
Street from Holdrege to Vine Streets*

*For further information visit our website
<http://eastcampus.org>
or contact a board member at
board@eastcampus.org*

Ann Bleed, President mailto:ableed@neb.rr.com	Rebecca Carr
Mary Eisenhart, Vice President and Membership Chair mmeisen@eisenhartconsulting.com	Gary Gerkin Tom Madsen Matt Perlinger Patti Pierson
Roy Maurer, Treasurer	Marcus Plouzek
Cindy Steufer-Powell, Secretary	Danielle Shea
Brian Striman, Communications Chair and webmaster	

ECCO Membership Form *It costs so little and helps so much!*

To join, please provide the following information and send a check (payable to ECCO to the Membership Chair

Name _____

Address _____

Phone No. _____

I am willing to help with: _____

Annual Dues

\$20 Membership

\$25 Business Membership

Send Payment to:

**Mary Eisenhart, Membership
Chair**

1420 N 37th ST

Lincoln, NE 68503