

Molly Romero

5101 Nicholas Street
Omaha, NE 68132
402-553-6276

April 30, 2014

Omaha City Council
1819 Farnam Street
Omaha, NE 68183

Re: Bluestone Development/Temple Israel Proposed Apartment Project

	TO	CY
ALL CMTS	<input checked="" type="checkbox"/>	
DIST. #1		
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CH. OF STAFF	<input checked="" type="checkbox"/>	
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Greetings,

I request that this letter be read into the record of the Omaha City Council meeting at which the rezoning to accommodate the construction of the proposed Bluestone project on the existing Temple Israel property is being considered.

MAY 01 '14

TIME 9:00

I am writing this letter to oppose the rezoning.

I live in Dundee and have been a Dundee resident for 35 years, and I am co-owner of a business in the heart of Dundee on Underwood Avenue. I am an active past president of the Dundee-Memorial Park Neighborhood Association, continuing to serve on the board, and am currently serving on the Dundee Business Improvement District and as an officer of the Dundee Merchants Association.

There are multiple reasons I oppose the proposed apartment project. I have attended several neighborhood meetings at which the developer was present and made a full presentation of his plans, including architects' renderings. In addition, the developer encouraged questions from those present and verbally responded to residents' concerns, but did not offer to alter the plans to address those concerns.

The proposed project is grossly inappropriate for the site for the following reasons:

1. The current structure is architecturally sound, aesthetically pleasing, and beautifully suited for the site, leaving significant open space and mature tree growth. Destruction of the building and trees would be unnecessarily wasteful, destroying what only years could provide (mature trees) and a building beautifully situated on the spacious parcel, designed for aesthetics as well as function.
2. The current structure is the perfect companion, architecturally, to the Omaha Community Playhouse, adjacent to the east, and the church to the north, and together the three properties create a beautiful buffer, visually and functionally, between the commercial properties to the west and the residential properties to the east.

3. The residential neighborhoods to the east are jewels in Omaha's crown, with Dundee being named as one of the 10 best neighborhoods in the country by the American Planning Association and, as such, are worthy of protection from any inappropriate encroaching development.
4. The construction of the project as planned would increase the traffic on Underwood Avenue to the east of the project, where the street is two lanes with residences on both sides of the street all the way from the Playhouse intersection (69th Street) to 51st Street, a distance of 18 blocks. Underwood Avenue is not and never will be a main thoroughfare, and increasing the traffic to the extent predicted would be inappropriate and harmful to the neighborhoods and all its residents, not just those with frontage on Underwood.
5. The increase of traffic to the west, east of 72nd Street would also be significantly affected in a negative way, with many apartment residents and visitors turning left onto Cass Street which has a relatively high traffic count and is on a hill.
6. The full extent of the traffic impact as described by the neighbors is being ignored and is not disproved by an acceptable traffic study. Further study of the potential ramifications of the apartment-generated traffic needs to be accomplished.
7. The apartment units as proposed are way too dense overall and, in addition, with too many studio apartments, apparently designed for hundreds of single people, creating a monoculture of young people rather than the rich diversity of ages and economic situations found in the nearby neighborhoods.
8. The destruction of the current buildings is totally unnecessary and a shame as there are other potential purchasers for the property (more than one) that would not require a rezoning, but instead would use the existing structures. Destroying a beautiful building, perfectly suited to the property on which it stands, that is contributing to the welfare of the neighborhood, when it can be saved and used is wasteful, unnecessary and basically immoral.
9. The Fairacres, Memorial Park and Dundee neighborhoods would be unnecessarily and permanently harmed by the construction of the proposed project and the destruction of the aesthetically pleasing buffer zone created by both the Temple Israel building and the Playhouse property, as well as the church directly across the street. We cannot damage one area of the city without damaging the whole. Creating an eyesore in Omaha, no matter where it is, damages the whole of the city.
10. The Playhouse would also possibly be harmed with the addition of so many hundreds of cars to the small area. Just the residents' cars would be overwhelming, but if even half the apartment residents had a guest or roommate, that could be over 600 cars, and young people do tend to share lodging and gather together for socializing.

11. As currently designed, the ingress and egress for all these cars is inadequate, creating a dangerous, not to mention unduly congested, traffic situation; Cass Street is not built to handle the addition of 400 - 500 cars at that location, especially when the First United Methodist Church traffic is also considered. Moreover, the project is on a hill, creating a danger for any west-bound cars turning left into the project.
12. The developer has said that the project must be as designed or it will not be profitable. That is a poor reason to destroy a beautiful building with gorgeous mature grounds, but it is a very good reason for the developer to walk away from the project.
13. While I understand there can be differences of opinion about aesthetics, there are universal design principles, many of which this project as proposed violates. As designed, the project bears no relation to the surrounding neighborhoods or the beauty of its land, will look like a big box of apartments, which it will be, and the attempt to make it look like turn-of-the-century Brooklyn brownstones looks like a half-hearted, failed attempt to hide the fact it is a big box of primarily studio apartments, exaggerating all the negative aspects of contemporary big-box apartment buildings.

In conclusion, while increasing residential density in the midtown neighborhoods is a valued goal, the city must exercise some discretion on how that goal is to be reached. This project would be so damaging to adjacent neighborhoods, and the damage is totally unnecessary, it would be sending the wrong message to all developers and city residents. That message would be that development, no matter what the harm, will be permitted, even supported with tax incentives, above the concerns of neighbors, safety, recognition of quality architecture that warrants respectful preservation, and respect for the surrounding communities.

I urge you to deny the Bluestone Development request for rezoning the Temple Israel property.


Molly Romero

Cc: Each council representative

Cass Place Proposal

Andrew <andrew@fatcricket.com>

Wed, Apr 16, 2014 at 11:09 AM

Reply-To: Andrew <andrew@fatcricket.com>

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Members of City Council:

As a resident of Omaha who cares about the future of our communities, I oppose the proposed Cass Place project that would add 434 apartments to the Temple Israel site at 7023 Cass. Please keep an open mind as you listen to the developer's appeal for Council support. Thank you.

Andrew Batcheler

Mr. Franklin Thompson

All Omaha City Council Members

Please consider voting against rezoning the 70th & Cass Jewish synagogue from R-2 to R-8. Voting for it may set a future rezoning precedent, for other areas near residents to be rezoned to R-8 and have increased traffic also.

Thank you for your consideration on this matter.

Richard Anders

Richard Anders

	TO	CY
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CH. OF STAFF		
STAFF		
CITY CLERK		<input checked="" type="checkbox"/>
LOBBYIST		

MAY 14 '14

TR. 9:00 S

Opposition to Rezoning of 7023 Cass / Cass Place

1 message

Mark Dunbar <mdunbar@dunbarlaw.com>

Tue, May 13, 2014 at 8:53 AM

To: buster.brown@ci.omaha.ne.us

Dear City Council Members:

I was born and raised in Dundee-Memorial Park, and live there today. I pass this site almost every single day. As a resident, an architect and attorney, I feel well qualified to say that rezoning the subject site to R8 would be a horrendous, grievous error. The R2 zoning was and is completely appropriate from a planning perspective provide a transitional buffer. Placing R1 and R8 zones in proximity to one another is inappropriate. Zoning to R8 would be a mistake the Fairacres/Dundee-Memorial Park neighborhood will have to pay for forever.

I also vehemently object to ACI overlay zoning for this site, regardless of whether the underlying zoning is R2, R8 or anything else. The only meaningful impact of the ACI overlay will be to allow the property owner to build to a 15' setback from the sidewalk, instead of the 35' or more required in other residential zones. A 15' setback would be absolutely ridiculous in this residential area. The Playhouse and the Walgreens store are built what appears to be a much more reasonable 75'. In the unthinkable scenario in which R8 is approved, ACI zoning allowing a 15' setback would be insult to injury, allowing this hulking mass of development to inappropriately intrude on the prevailing setbacks in the neighborhood.

Take a good look at the existing Crossroad parking garage. The proposed structures are taller and closer to the street. Imagine a Hyvee store, or even a Walmart built on top of that prominent hilltop. The construction permitted by R8 zoning, and the apartment complex specifically proposed here, is even larger. The proposed density is completely and totally inappropriate to the site and the neighborhood. Note that on the west and south elevations, the structure will appear even more than five stories tall, because of the exposed parking garage under the four story building.

The requested zoning change will permit the property owner to construct a vastly excessive amount of building area on the site—creating monstrous fortress on the top of hill that will destroy the neighborhood. The notion that this rezoning has something to do with the future Crossroads development is ludicrous, as this site is not—and will not in any foreseeable scheme, be connected to the proposed development in any meaningful way.

The R2 zoning is what allowed the churches to accumulate the land for a useful civic purpose. The R2 buffer zone is part of what makes this neighborhood special. The fact that you could convert this R2 land (or any other low density area of the city) to R8 does not mean you should. If there is a demand for these apartments, the developer will find another more appropriate site and build this project. The City of Omaha must not allow this property owner to appropriate for itself alone the tremendous value created by the original zoning scheme. Inflicting such permanent damage on the Fairacres/Memorial Park-Dundee neighborhood would be a travesty.



RECEIVED
14 MAY 20 10 10 AM
CITY OF OMAHA
OMAHA, NE 68102

May 5, 2014

Omaha City Council
1819 Farnam St.
Omaha, NE 68183

RE: Case # C10-14-041, C12-14-042, C11-14-043, C3-14-023

Dear Omaha City Councilmembers:

The Dundee Memorial Park Association Board of Directors has voted to go on record in opposition to the rezoning of the Temple Israel property at 69th and Cass. Our concerns center around the proposed rezoning of the property for higher density use, elimination of an adequate transition and buffer from the planned Crossroads development to our neighborhood, and unclear and unknown auto traffic problems associated with the site.

We were initially concerned about options for the property – not wanting it to be vacant or an eyesore; however, an option does exist which honors the current zoning. The Corum Deo Church has engaged in negotiations with Temple Israel to purchase the property and keep the current building and grounds as a house of worship requiring no changes to the City Master Plan or zoning. The negotiations between Temple Israel and the Corum Deo Church progressed to the level of a formal offer and counter offer. Bluestone Development has also presented a purchase offer which was reported to be 10% to 15% higher than the church's offer but at the cost of re-zoning, increased traffic and compromising the transition of commercial to residential areas. However, Corum Deo Church has confirmed they are ready, willing and able to continue negotiating for purchase of the property.

Changing the zoning of this site will have many unforeseen long-term consequences to the historic neighborhoods to the east including traffic flows. The full impact of increased traffic flows from the future Crossroads development also need to be taken into consideration. Keeping a buffer and transitional space between the high density commercial area of 72nd Street and the single family residential areas is important. We recognize Bluestone Development is a quality developer and has done many good projects in Omaha. However, the Dundee-Memorial Park Association Board feels strongly that while this may be a good project, it is the wrong location for this type of density especially when another option is available. We request the re-zoning request for the Temple Israel property be denied.

Sincerely,

Dave Schinzel, President and for the Board of Directors
Dundee-Memorial Park Association (DMPA)

2522 S. 92nd Plaza
Omaha, NE 68124
May 10, 2014

Mr. Franklin Thompson
Omaha City Council
1819 Farnam
Omaha, NE 68102

Dear Mr. Thompson:

I am writing in regards to the rezoning of the Jewish Temple property on 70th & Cass streets.

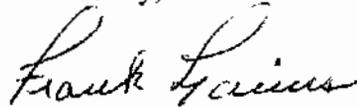
As you know, this has been a church property for many years and needs rezoning in order to build apartments on the property. This is annoying because there is a church that wants to purchase the property and utilize the Jewish building as their church without changing the zoning.

It is my opinion that the number of apartments scheduled to be built on this property far exceeds the reasonable use of this property and would only change the character of the area. I also believe that all those apartments would create a lot more traffic and make driving in the area more difficult than it is now. With all the traffic problems we have in Omaha we certainly don't need to create any more.

When this issue comes before the City Council I would appreciate it if you would vote not to change the zoning and not to approve this apartment project.

Thank you for considering my feelings on this matter/

Sincerely,



Frank Gaines
Frankandjan@fajgaines.net

Cc: Pete Festersen

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ALL CMTS		
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DIST. #6	✓	
DIST. #7		
CH. OF STAFF		✓
STAFF		
CITY CLERK		✓
LOB		

#12, #13, #14
#41

MAY 13 '14

Ti: 9:00 

J. Terrence Haney

235 Kiewit Plaza . Omaha, Nebraska 68131-3376
Phone: (402) 943-1401 . Fax: (402) 943-1402
E-mail: terry_haney@hotmail.com

May 8, 2014

	TO	CY
ALL CM'S		
DIST. #1	✓	
DIST. #2	✓	
DIST. #3	✓	
DIST. #4	✓	
DIST. #5		✓
DIST. #6		✓
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CH. OF STAFF		
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CITY CLERK		✓
LOBBYIST		

Ben Gray
Council Office
1819 Farnam Street, Ste LC-1
Omaha, NE 68183

MAY 09 '14

TAM *JB*

Re: Rezoning 7023 Cass Street

Dear Ben:

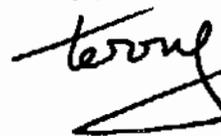
There is a great deal of anxiety in the Fair Acres neighborhood and nearby neighborhoods regarding the proposed apartment project for the above address. I have talked to virtually no one in the neighborhood that is in favor of this project and I urge you to overrule the Planning Commission and vote against the project. I have spent 41 years in that neighborhood and it is absolutely a gorgeous neighborhood which can lose its value by the addition of such a development within the neighborhood.

When the Planning Commission approved this project, I was very disappointed for a couple of reasons. First of all, it is not a good project even if it is lawful; but mostly because there was no sense of concern regarding the neighborhood. If I had been on the Planning Commission, I would have suggested, minimum, that the developers meet with the neighbors to see if they can reduce the size of the project so that it would be compatible. Years ago when the Brandeis property at 66th and Dodge Streets was going to be developed, we had a similar situation. The difference was that we reached a compromise that was totally acceptable within the neighborhood. No such effort was made this time.

Because there is another religious community that would like to acquire the property, I would urge you to simply reject the current offer and let the chips fall where they may. Your consideration of my letter will be greatly appreciated.

With kindest regards.

Cordially yours,



Blue Development

Edward Trandahl <edjtrandahl@me.com>

Tue, Apr 15, 2014 at 6:37 PM

To: Pete.Festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, "Chris D. Jerram (CCou)" <chris.jerram@ci.omaha.ne.us>, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

April 15, 2014

Dear Council Members:

The proposed Bluestone Development is a pretty name for a crowded, small apartment-studio complex built next to one of the heaviest volumes of motor vehicle traffic. In fact, back in the 1970's, the late Alden Aust, long-time Omaha Planning Director, observed the need for an overpass at 72nd and Dodge because of automobile congestion. It failed as some businesses surrounding that intersection vigorously fought the proposal, fearing it would disturb customer traffic for too much time.

Well, as we all know, traffic through that intersection has increased immensely, adding to congestion. With the coming revitalization of Crossroads, traffic will only intensify. The city traffic engineer's effort to play down the effect is quite surprising and his claim of a small increase in traffic on Underwood-Cass avenues through Fairacres and Dundee taxes one's common sense as several hundred residents will be added to this small strip of land on which the Bluestone proposal would be located. Major outlets would use Cass St. and 69th St.

This property certainly needs better use but this developer's effort to bring him big bucks with plenty of taxpayer help should be denied. Other, better proposals will surely come along that will not have this profound effect on nearby neighborhoods. The two neighborhoods mentioned have strained to maintain high value in the heart of the city. As you know, the Dundee-Memorial Park neighborhood has recently been named one of the TEN BEST NEIGHBORHOODS in the UNITED STATES! Please let us protect our neighborhoods by turning down this project in favor of more compatible uses that we expect to be forthcoming from a Fairacres Homeowner's Association study.

Thank you for listening.

Sincerely,

Edward and Sandy Trandahl, 5108 Webster St., Omaha, NE 68132 edjtrandahl@mac.com
402-551-3651

Edward Trandahl



Cheri Rockwell
Omaha Planning Department
1819 Farnam Street
Omaha, NE 68183

Dear Ms. Rockwell:

I am writing with regard to the former Temple Israel property at 7023 Cass Street. As you know, our church has been pursuing this property for over a year.

At the Planning Board hearing, Larry Jobeun argued that Bluestone's proposed redevelopment of this property is in keeping with the City's Master Plan. He cited the Crossroads mixed-use designation as his main justification for this claim.

However, the Urban Design element of the Master Plan presents a strong case *against* the rezoning of this property. Specifically, the "Civic Omaha" section of the Urban Design Element has as one of its explicit goals: "Existing buildings should be recognized as a potential resource to be preserved as heritage, as useful parts of the City's built environment, or to reinforce a community's sense of place" (Goal 6, page 40, *Omaha by Design: Urban Design Element*). We feel this aspect of the Master Plan was under-represented at the Planning Board hearing, and we'd like to remedy that at the upcoming City Council hearing.

I'm enclosing an article outlining five reasons for our opposition to the rezoning of 7023 Cass Street. We believe all five of these reasons are in keeping with the City's own goals and objectives. I ask you to weigh this matter very carefully. Though we want to see development in our city, we don't want it to happen at the expense of preservation.

Thanks for taking the time to read what I've written here. I'd welcome the chance for further discussion. Please don't hesitate to contact me for any reason.

Sincerely,

A handwritten signature in black ink that reads "Bob".

Bob Thune
Lead Pastor



INFO@CDOMAHA.COM



CDOMAHA.COM



402-505-4111



210 N. 78TH ST., STE. #300 - OMAHA, NE 68114

Why We Are Opposed to the Proposed Bluestone Redevelopment of 7023 Cass Street

By Bob Thune, Lead Pastor, Coram Deo Church

<http://www.bobthune.com/2014/04/why-we-are-opposed-to-the-proposed-bluestone-redevelopment-of-7023-cass-street/>

Coram Deo Church has joined neighbors from the Fairacres, Memorial Park, and Dundee neighborhoods in voicing opposition to a proposed redevelopment of the former Temple Israel property at 7023 Cass Street. I thought it would be helpful to state clearly and simply why we oppose this redevelopment plan.

First, I want to make abundantly clear that our opposition is NOT to Bluestone Development or its owners and investors. Bluestone is a respected and reputable development company. We are thankful for the fine work they do to make Omaha a better place. We desire to see them thrive and prosper, and we're thankful for the ways they've contributed to the flourishing of our city. Our opposition is not to Bluestone, but merely to this specific project.

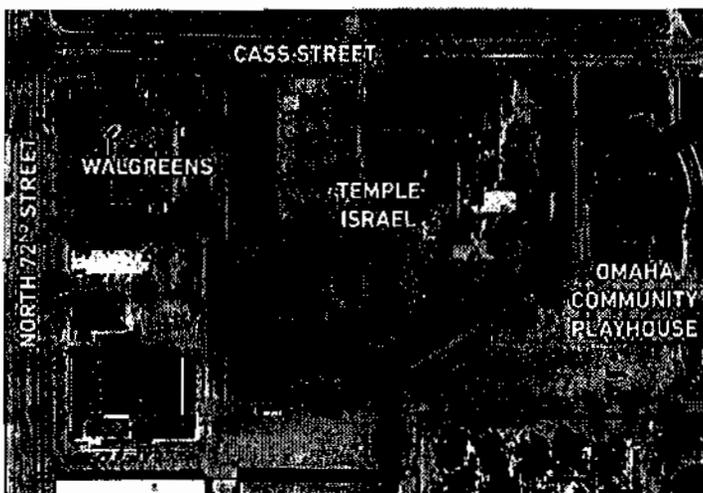
Here are five reasons for our opposition.

1. We are opposed to this project because it would destroy one of Omaha's historic buildings.

The Temple Israel synagogue building has stood stalwartly at 7023 Cass Street since 1950. It's a beautiful symbol of mid-century architecture and an important component of Omaha's built environment. This is a building worthy of protection, preservation, and re-purposing. There may be other buildings in our city that deserve to be razed to the ground and replaced with modern apartments... but Temple Israel is not one of them.

2. We are opposed to this project because it is not in the best interests of the neighborhood or the city.

Stronger neighborhoods are built as people move from renting toward owning, increasing the number of people who have a vested interest in the good of the neighborhood. Adding 400-500 new apartment-renters works against this sense of commitment and ownership, and is therefore a step backward for the neighborhood, not a step forward. Additionally, the flourishing of a healthy city depends on the



presence of institutions – like churches, synagogues, and nonprofit agencies – that promote the spiritual, ethical, and cultural well-being of the city and its residents. The Temple Israel facility has housed such an institution for decades. Replacing this sort of institution with high-density apartments is not in the city's best interest.

3. We are opposed to this project because it contradicts the city's own Master Plan.

Omaha By Design, the city's comprehensive urban design plan, directs the city to "pursue policies that will make it easier for older buildings to continue to be functional." This guiding document states that "older buildings... are part of Omaha's cultural heritage and contribute to the City's sense of place... [they] should be recognized as a potential resource to be preserved as heritage, as useful parts of the City's built environment, or to reinforce a community's sense of place." The City Planning Board acknowledged that the Cass Place development was in conflict with this provision of the Master Plan, yet recommended the rezoning of the property with the observation that "the Master Plan is merely a guideline." In the city's own future land use map, the Temple Israel property is designated as "civic" space within a broader mixed-use boundary. And in the city's own artistic rendering of what the 72nd and Dodge St. area will look like after full redevelopment, notice that the Temple Israel building still stands (lower right quadrant – image taken from the Omaha By Design document, p. 28). It's clear that tearing down this historic building contradicts the city's own vision for its future.

4. We are opposed to this project because it sends the wrong message to the city's residents. Actions speak louder than words. Bulldozing a historic place of worship and replacing it with an apartment complex communicates something very negative about the value of religious communities in our city. It implicitly says that Omaha esteems economic growth over spiritual growth; that we value housing diversity more than spiritual diversity; that we value gaining new residents over providing for the spiritual needs of all residents.



5. We are opposed because of our own self-interest.

We might as well be honest: our opposition to this development has a high degree of self-interest. This is a building our church wants. We'd like to own it. We'd like to inhabit it. We'd like to serve our city and its residents from it. We're trying to be up-front about that. We've negotiated in good faith over the past year to purchase this property. We're continuing to negotiate, even now, to increase our financial stake in the property and show the seriousness of our intentions. We think the current situation can be a win-win for everyone involved. We think the Bluestone apartments deserve to be built – but not at 7023 Cass. We'd love to see the Temple Israel property become the new home of Coram Deo Church, and we'd love to see Bluestone take the concept they've designed and execute it on a different parcel of ground. We believe the goals of preservation and development, of spiritual growth and economic growth, can complement one another in exciting ways and lead to the flourishing of a vibrant city.

change.org
Fairacres Homeowners' Association

To: Mr. Jim Dowding (on behalf of Omaha City Council members)

Subject: Greetings,

Oppose the R8 rezoning of 7023 Cass St. Omaha.

Rezoning the Temple Israel property at 7023 Cass St. to R8 as proposed by Bluestone Development, would generate a density unsuitable for the area east of 72nd Street and so close to established single-family neighborhoods. This rezoning would create traffic issues (particularly combined with the proposed Crossroads redevelopment project), and would interfere with the quiet enjoyment of the older neighborhoods in the area.

Rezoning to R8 would destroy the land use pattern that has been in place for over 50 years. This area was wisely designed to act as a buffer between the 72nd Street commercial district and the low-density residential neighborhoods to the east. High-density development (as provided by an R8 zoning designation) would destroy this buffer.

If this site is permitted to be rezoned to R8, what is to prevent any property owner in the city from doing the same to increase the value of their property at the expense of their neighbors? This zoning change will have negative repercussions for neighborhoods along and near the Underwood Avenue corridor. These neighborhoods were not designed to handle the volume of traffic this project will generate.

R8 is the highest and most permissive residential zoning possible a change of this magnitude is drastic and most unusual, and should therefore be approached cautiously and accepted only with overwhelming community support.

The Omaha Planning Department and the Mayor's Office have both recommended approval of this rezoning request. The Omaha Planning Board and the City Council will soon be voting on it. If you agree that changing the zoning of 7023 Cass St. to R8 is a bad idea, voice your opposition by signing this petition. Your opposition will be shared with decision-makers on the Omaha Planning Board and Omaha City Council. Your signature helps demonstrate to these decision-makers that this proposal does NOT have community support.

Comments

Name	Location	Date	Comment
Don Boldizar	Omaha, NE	2014-03-16	The traffic will be impossible along Underwood with that many new apartments. The residents along Underwood will be effected with lower property values
Michael Foley	Omaha, NE	2014-03-17	Will remove buffer from Crossroads to the neighborhoods. Will create heavy traffic on underwood avenue.
Molly Romero	Omaha, NE	2014-03-17	It is difficult to create wonderful neighborhoods which are the backbone of our city, and this part of Midtown has a richness of them. It is so easy to damage them with careless decisions. This rezoning would irrevocably damage all nearby neighborhoods, causing harm to the whole of the city.
tom mccusker	Omaha, NE	2014-03-17	The reasons stated in the Petition are quite sufficient--it was drastically change a very nice, old neighborhood.
Anne Roberts	Omaha, NE	2014-03-19	This massive 4 story apt complex with 434 units is way too dense for the location. The developer has a PUD on his proposal so the density is locked in. It is WAY TOO HIGH. Preservation of neighborhoods is an important economic attraction for city Omaha. Dundee, Memorial Park and Fairacres are a big part of what attracts people to want to live in central Omaha. A development of this size will have a huge negative affect on the area, thus negatively impacting Omaha.
Paul Conley	Omaha, NE	2014-03-23	In addition to automotive traffic, this proposal will undoubtedly increase foot traffic through the neighborhood. Police have told us to notify them of strangers in the neighborhood. With this development, it is likely that we will be seeing a lot of strangers. We have invested significant sums in our property with the reasonable expectation that zoning regulations would protect that investment. Changing the Temple zoning will have a negative impact on our neighborhood.
brian hamilton	omaha, NE	2014-03-23	Traffic congestion and safety concerns as too many people in such a small area. Less units would be ok!!
Loretta Patterson	Omaha, NE	2014-03-23	I love our neighborhood
gary anthone	Omaha, NE	2014-03-23	We are concerned about traffic congestion in this area. Single family units would be perfect for this property and the Crossroads area would be better served with apartments.
Jan Brockman	Omaha, NE	2014-03-23	Congestion, character of neighborhood, property values
John Rebrovic	Omaha, NE	2014-03-23	My wife, Linda Burt, and I are adamantly opposed to rezoning the Temple Israel property at 7023 Cass St. to R8, and we ask that you reject Bluestone Developments plans for Cass Place Apartments. This project / development is NOT the gateway that we would expect for a neighborhood such as Fairacres

This development will dramatically change the character, aesthetics, density, traffic, property values, and old neighborhood charm that makes this part of town unique to Omaha. Omaha is lucky to have such a charming, healthy, and vibrant neighborhood, like Fairacres. We believe that this proposed development is vulgar to the neighborhood and we are not aware of a single neighbor who believes that this project has any value to preserving the traditions of Fairacres neighborhood. Also, we are greatly disappointed, shocked and appalled that the Omaha Planning Department and the Mayor's Office have both recommended approval of this rezoning request.

Name	Location	Date	Comment
thomas forlic	omaha, NE	2014-03-23	way too dense poorly conceived
Tim Kennedy	Omaha, NE	2014-03-23	I am very upset that this property is going to be reasoned from low density to high density.
Catherine Bevil	Omaha, NE	2014-03-23	Ours is a lovely residential neighborhood. This will harm it greatly.
Christine Hammans	Omaha, NE	2014-03-23	This is to help protect our neighborhood from a slippery slope.
Ronald Bevil	Omaha, NE	2014-03-23	The density is too great and will cause unneeded traffic problems, mainly on Cass Street, but others as well.
Terry Ferguson	Omaha, NE	2014-03-24	I believe that this development is too dense and out of character with the neighborhood. The rezoning from single dwelling residential the highest occupancy possible is absurd. The traffic problems are the same as the previous flawed project on this site. The proper development is low density condominiums.
anthony seina	omaha, NE	2014-03-24	how would you like to pay the taxes we all pay in that neighborhood and have a development company want to change the zoning for pure profit--I think not, vote as if this is your neighborhood.
Jon Reid	Omaha, NE	2014-03-24	The desity of the proposed project will increase traffic in the residential areas to a level the streets cannot accomodate.
Wilma Denton	Omaha, NE	2014-03-24	Please think about what the outcome of this decision will be for the Fairacres-Dundee neighborhood. Cass and Underwood will become impossible to navigate. Anyone who lives here now can tell you that is the truth. Don't rely on your traffic studies. You have to live here to understand how the traffic is already.
Mary Kelly	Omaha, NE	2014-03-24	This will create havoc with traffic. This is a beautiful residential neighborhood and we would like it to remain that way.
Daniel Rommelfanger	Omaha, NE	2014-03-24	I just moved to Underwood Ave and Fairwood Rd.. Underwood is a very busy street right now through the middle of a nice neighborhood. With this proposed addition and the Crossroads renovation it can only increase the traffic flow. Fairwood Rd is one of several streets being used as a bypass at the present time with cars trying to beat the 4 way at the top of the hill. There are many children and people walking their pets with out any sidewalks. I see this as a tragedy waiting to happen.
Mari Rensch	Omaha, NE	2014-03-24	The Fairacres neighbor is a small intimate neighborhood in Omaha. It does not have a buffer of streets and streets of homes like you see in bigger cities. To put a complex like the one proposed so close to one of Omaha's most historic neighborhoods is a travesty, not to even mention the traffic it will cause. Underwood/cass has trouble recovering (pot holes, etc) from the harsh winters with the current traffic flow.
Bruce Vosburg	Omaha, NE	2014-03-24	Upholding the law and preserving the character of the neighborhood.
Traci Schumacher	Omaha, NE	2014-03-24	This will take away from the beauty of the Fairacres/Midtown area. I'm tired of seeing apartments everywhere. Please leave this area alone. Crossroads should be plenty.
Francie Prier	Omaha, NE	2014-03-24	R8 is too dense with traffic for this neighborhood
Craig Kelley	Omaha, NE	2014-03-24	434 high-rise aptment units dumping the traffic of 500-1000 vehcles on to Cass and Underwood streets that are already far too crowded is insane. This project is not a proper fit for this area!

Name	Location	Date	Comment
Jeff Rensch	Omaha, NE	2014-03-24	Having an overly dense complex with 400 residences including potentially 800+ cars coming in and out of the site multiple times daily when that area is already too congested would be unwise, unsafe and diminish the values of the homes in the surrounding area. Best regards, Jeff Rensch NP Dodge Real Estate
scot caniglia	omaha, NE	2014-03-24	I oppose adding further population density into a single home neighborhood. Too much additional traffic will require the inevitable road changes.
David Erker	Omaha, NE	2014-03-24	I believe a high-end low-density project, perhaps a condo development versus a multi-family project, is best suited for the location. Traffic is my biggest concern, but also pride of ownership among inhabitants.
Douglas Morin	Omaha, NE	2014-03-24	We have considered relocating into that neighbor from Morton Meadows but would see a large multi-unit complex as doing serious harm to the traffic patterns and enjoyment of the neighborhood.
Paul Kramper	Omaha, NE	2014-03-24	Cass Street cannot handle the amount of traffic that will be the result of this project.
Tobin Schropp	Omaha, NE	2014-03-24	The project will dramatically impact the Fairacres neighborhood in a negative way.
John Hynes	Omaha, NE	2014-03-24	Safety
Molly Meyer	Omaha, NE	2014-03-24	Traffic
Peter Daiker	Omaha, NE	2014-03-24	The neighbor was not built for the traffic and increase population. If this starts I could see one day expanded building from 72 to 68th from Dodge to Underwood, Not good !!!!!!!!!!!
Christine Penrice	Omaha, NE	2014-03-24	There is already too much traffic on this section of Cass/Underwood. Please don't build apartments and add so much more!
Jill Limas	Omaha, NE	2014-03-24	I'd like to see Omaha maintain the integrity and character of it's older neighborhoods. A cookie cutter community that can be found in any city is nothing special.
Mary Alice Daly	Omaha, NE	2014-03-24	traffic issues
Daniel Parker	OMAHA, NE	2014-03-24	I live nearby
Brian Brownrigg	Omaha, NE	2014-03-24	This neighborhood and the neighborhood to the East (Dundee/Memorial Park) have unique characteristics that are recognized nationally. They are truly the gems of Omaha. Increased traffic will lead to attrition, which will lead to a change in property values and the entire dynamic of this section of Omaha. We do not want high-density living and the corresponding qualities in our neighborhood.
Patrick Meyer	Omaha, NE	2014-03-24	This will lead to adverse conditions on the neighborhoods.
Gregor Henricks	Omaha, NE	2014-03-24	Elimination of the buffer between the commercial businesses on 72nd and Crossroads, and established neighborhoods to the east. And TRAFFIC.

Name	Location	Date	Comment
Ryan Gibson	Omaha, NE	2014-03-24	Density is unprecedented! Bluestone is proposing 55 units per acre compared to similar developments of only 20 units per acre. Bluestone would also have an acquisition cost of roughly \$7,000 per unit compared to similar projects w/ costs of roughly \$12,500 per unit. This is proof that smaller projects are viable on this land. Another concern is safety. The project is proposing 1.5 parking spots per residence. How will the additional 600+ cars travel into the neighborhood without causing issues to an already congested area. Compound this by another 1,500+ cars per day after the Crossroads Village development. Ryan Gibson
Susanne Shore	Omaha, NE	2014-03-24	Overbuilding that property will significantly and negatively affect the entire area. Increasing car traffic by 400+ will lead to an unsafe, unmanageable situation.
Mayrene Bentley	Omaha, NE	2014-03-24	Loss of a church/synagogue in the area and the moral foundation it offers to the community.
Karolyne Gibson	Omaha, NE	2014-03-24	What to keep the charm of the area and not a high rise and traffic congestion .
Robert Hagen	Omaha, NE	2014-03-24	I live in the Bowling Green neighborhood and drive-by this property almost every day going to and from work or to shop, etc. It's always extremely busy and is a particular problem area for the city as Cass gets choked down from two to one lane as it changes to Underwood. I am all for progress & property rights but this proposal is not good for the area. It could easily made low density housing and that's what should be done.
John Stuckey	Omaha, NE	2014-03-24	This type of zoning was not intended to be used in community areas that are already well established, but rather reserved for use in newly developed areas. The Fairacres and Dundee neighborhoods are undeniably established, and a very special and unique part of Omaha history. Allowing R8 zoning in these areas will have a very adverse effect on these historic neighborhoods. In addition to the impact on the area's charm and established façade, the increase in traffic and population raise a huge safety concern.
Jennifer Wilkins	Omaha, NE	2014-03-24	An apartment complex is NOT the appropriate choice for this property. As a neighbor within blocks of this site, I strongly oppose this proposal!
Bob Hofacre	Omaha, NE	2014-03-24	Congestion and change of character of neighborhood
Ryan Wilkins	Omaha, NE	2014-03-24	My wife and I moved to the Midtown area two years ago and chose it for its quaint nature and proximity to downtown. (I am an attorney at a downtown law firm.) It's hard to imagine a worse use for this property, functionally or in terms of neighborhood access and functionality. I was shocked and remain concerned that it's even being seriously considered. Please reject this plan.
Kenisha Harding	Omaha, NE	2014-03-24	My children go to school in that area and the traffic is already at a max and an apartment congest and already congested situation.
Jessicaq Brumbaugh	Omaha, NE	2014-03-24	This is a residential neighborhood! It is important to keep the heart of the city safe and keep the property values alive for the residents and midtown. PLEASE do not rezone!!
Courtney williams	omaha, NE	2014-03-24	keep omaha's neighborhood quiet and unique .
Christine Tracey	Omaha, NE	2014-03-24	Not. Suitable for our. Neighborhood
Beth Knott	Omaha, NE	2014-03-24	There is way too much traffic on Underwood already. There are kids trying to cross that street for school, this is a bad idea.
kathryn nelson	omaha, NE	2014-03-25	This is my neighborhood and underwood can not handle this kind of traffic and we do not want any widening of streets. this is a residential neighborhood and should stay that way.

Name	Location	Date	Comment
Anne Baxter	Omaha, NE	2014-03-25	Those apartments and their traffic would create a bottleneck to the west for the Fairacres/Dundee neighborhood.
Susan Knight	Omaha, NE	2014-03-25	As a former Memorial Park neighborhood resident the density of this development is disturbing.
Kara Splitzenberger	Omaha, NE	2014-03-25	I don't want to added traffic to Underwood Ave. which is already a very busy street.
sandy zdan	omaha, NE	2014-03-25	Neighborhoods are stronger with R2 zoning than with R8. East of 72nd is already too dense
Louis Caniglia	Omaha, NE	2014-03-25	I live in this neighborhood and there is no way we can support this quantity of people in this small area.
Suzanne Putnam	Omaha, NE	2014-03-25	Manage population growth in this small area and not overburden the area infrastructure, especially in light of planned development in the Crossroads Mall lot.
Laurie Morris	Omaha, NE	2014-03-25	This is such a historic and beautiful neighborhood. Rezoning would certainly change the "face" of this true family neighborhood in a negative way.
Penelope Smith	Omaha, NE	2014-03-25	Please stop giving permits to build buildings out of scale with historic neighborhoods. You've already allowed eyesores to be built in Dundee. Just stop it.
William Lemen	Omaha, NE	2014-03-25	This rezoning represents a serious abandonment of the principles guiding Omaha's development. This cannot stand.
Becky Carney	Omaha, NE	2014-03-25	My children cross Underwood on the way to school. I'm worried about the traffic.
Max Engel	Omaha, NE	2014-03-25	Omaha has too little green space as it is. A massive housing complex ought to go a few blocks west on the current Crossroads land.
jane conley	omaha, NE	2014-03-25	We don't want more pedestrian traffic in this old and quiet neighborhood. We recently initiated "neighborhood watch" due to an uptick in home robberies. This development does not fit this lovely part of this city!! Thank you.
Sandy Hull	Omaha, NE	2014-03-25	I agree too much density in this area. A small 6 unit luxury condo development would be better fit.
Anne Specht	Omaha, NE	2014-03-25	To minimize the traffic flow to this area.
Tay Orr	Omaha, NE	2014-03-25	Keep the neighborhood as it is
Jennifer Baratta	Omaha, NE	2014-03-25	I am a member of Coram Deo Church and we would love to buy this building to save it and restore it. I would love to see this building stay a historical landmark and religious building.
mary beth green	Omaha, NE	2014-03-25	I feel it will detract from our neighborhood, and cause major traffic problems for our area.
Nicole Klosterman	Omaha, NE	2014-03-25	This is my old neighborhood, it is quiet and peaceful. Please don't disrupt it with bringing new apartments. There are plenty of apartments in Omaha to rent and not enough old historic buildings.
Janet Ferlic	Omaha, NE	2014-03-25	The number of people and cars that could be in this small area is overwhelming for the neighborhood
Monte Schatz	Omaha, NE	2014-03-25	Traffic congestion and diluting the single family residential character of our most beautiful neighborhoods in Omaha.
MJ Sims	omaha, NE	2014-03-25	its history
Douglas Mossberg	Omaha, NE	2014-03-25	Please do not destroy our unique, historical neighborhood by bringing in the inevitable traffic and congestion that the Blue Stone development would cause.

Name	Location	Date	Comment
martha crane	Omaha, NE	2014-03-25	<p>The residents of this beautiful and well preserved old neighborhood love the current character of this midtown community. We are a real neighborhood where children play, neighbors visit and know each other and look out for one another. We also chose to live in this beautiful historic neighborhood for the beauty and character that it inherently has with its mature trees and landscaping and architecture.</p> <p>We are already trying to maintain the safe, family environment that we all enjoy and desire to keep in our community.</p> <p>If a large apartment mega family complex is built on Underwood Ave. it would change the atmosphere and the beauty not to mention what it would do to traffic, parking and influx of non permanent residents. It would be damaging to the property values of the beautiful and classic home in FairAcres and the surrounding neighborhoods.</p> <p>I believe this would be a real loss for one of Omaha's most beautiful old neighborhoods.</p> <p>PLEASE do not allow this rezoning to take place. We must preserve our neighborhood.</p> <p>Thank you, Martha Crane</p>
Andrea Zink	Omaha, NE	2014-03-25	<p>Wouldn't this go over better in the Aksarben Area with all the space and ability to put traffic on 72nd/Pacific/Center Streets, instead of our little 2 lane Underwood/Cass Street? This doesn't seem very well thought out. Home owners in this area pay high taxes, we should have some control over density and potential development planning. The historic state of our neighborhood should be taken into consideration as well. Keep Dundee charm in tact.</p>
valerie cooper	seattle, WA	2014-03-25	<p>I used to live in Omaha, love this building, it was my grandfather in law's temple</p>
Linda Wanzenried	Omaha, NE	2014-03-25	<p>The charm and integrity of this central area of my Omaha are important to me.</p>
Margaret Gibbs	Omaha, NE	2014-03-25	<p>We are lucky to have retained beautiful single family neighborhoods near the city center, erosion of those areas will not serve the overall good of Omaha.</p>
Tiffany Regan	Omaha, NE	2014-03-25	<p>It will clog the flow of traffic as well as the number of children that walk to school, run along Underwood/Cass for track practice, etc. Simply too much congestion in an area that can't support it.</p>
Philip Hacker	Omaha, NE	2014-03-25	<p>Bluestone does not care about the flood of automobile traffic that will overwhelm the Underwood/Cass corridor because they won't have to pay the price. Rather, the city and its overtaxed citizens will. Development and modernization is a natural part of the evolution of a city. However, the Bluestone proposal is not in the best interests of the city at this time and therefore the council should deny the request to rezone.</p>
Steve Countryman	Omaha, NE	2014-03-25	<p>Too much traffic already, it's a very nice neighborhood and would eliminate the land buffer which now exists there</p>
Tom Barrett	Omaha, NE	2014-03-25	<p>There is already too much traffic along the Cass/Underwood Avc. area. To pack in 432 apartment units into the small Temple Israel space and jack up the density to R8 is ridiculous.</p>
Joan Field	Omaha, NE	2014-03-25	<p>Traffic is fairly heavy east of 72nd & Cass starting at about 4:00 p.m. and after 69th turns into one lane. Are we looking at city widening Underwood to accommodate even more cars or putting light in at intersection of Fairacres? When where would so called changes end. Visually the design of buildings is attractive but don't see how it can work adding even more cars that will cut through Dundee/Memorial Park area</p>

Name	Location	Date	Comment
Pam Duffy	Omaha, NE	2014-03-25	The project will increase traffic on a street that currently has cars traveling well above the speed limit and the City has not been able to resolve that current issue.
Bruce Arant	Omaha, NE	2014-03-25	Although I don't live in this neighborhood, I frequent the area and count it as one of the most character-rich and attractive areas of our city. A structure, such as the one proposed, would negatively affect and influence the overall character and aesthetics of the surrounding areas.
John Jenkins	Omaha, NE	2014-03-25	1. Traffic on Cass & Underwood 2. Integrity of the neighborhood 3. Turkey flock (seriously) 4. Density of Dundee population due to appt. housing.
Ginny Dignotti	Omaha, NE	2014-03-25	We need this buffer. Traffic is already high volume. This will make it worse. I vehemently oppose this change.
Elaine P. Svoboda	Omaha, NE	2014-03-25	We are a clean, well-maintained family-oriented neighborhood - we want to stay single-family and without constant traffic and apartment problems that they harbor! We can utilize this property to better fit in this neighborhood and you should NOT approve this use.
James Keating	Omaha, NE	2014-03-25	This will increase traffic on Underwood Ave which is already overburdened.
Robert Gibson	OMAHA, NE	2014-03-25	Density, integrity of neighborhood. Traffic.
Robert Elic	Omaha, NE	2014-03-25	This is a wonderful single-family neighborhood. Omaha has apartments everywhere and they are not full!
Johnathon Lueth	Omaha, NE	2014-03-25	There are large condo communities at low occupancy rates within a couple of miles of this, build improvements for housing on the crossroads campus, not near Fair Acres. The site and neighborhood is not built around the notion of having huge multiplexes for residences.
Jane Hasebroock	Omaha, NE	2014-03-25	Traffic, congestion, forcing traffic up Underwood through neighborhoods, concerned a thorough traffic impact was not done.
Lorin Ferguson	Omaha, NE	2014-03-25	I am greatly disappointed that the Omaha Planning Department and the Mayor's Office have both recommended approval of this rezoning request. It is wrong for Omaha, inappropriate for the community and lacks good judgment on so many levels. The residents of this area live here because of the historical character it exemplifies. Leave your tacky apartment gluts to other places where they are wanted. Keep it classy, Omaha.
Leigh Prescott	Omaha, NE	2014-03-25	Current traffic on Cass already exceeds capacity during rush times.
Brigid Hutson	Omaha, NE	2014-03-25	We don't need any more cars on Cass, it is so congested now.
Joyce Bazis	Murphy, TX	2014-03-25	My family home is on N 73rd Street and my brother's family still resides there. The zoning change is an abomination and contrary to all reasonable rationale. The surrounding neighborhoods were established in the 50's and are wonderful examples of established communities. This zoning change would destroy values and disrupt the peaceful pursuits now indigenous to the families. PLEASE DON'T allow this to happen!!!!
Dale Near	Omaha, NE	2014-03-25	The rezoning to high density is bad for this part of Omaha.
Neal Stepanek	Omaha, NE	2014-03-25	I want to maintain the neighborhood feel.
Suzanne Gross	Omaha, NE	2014-03-25	Density will be terrible for the neighborhood.

Name	Location	Date	Comment
Murray Joseph Casey	Omaha, NE	2014-03-26	<p>Were this to go through, it would lock-up the location for years to come, thus preventing dedication of a large tract adjacent to our Omaha Community Playhouse for artistic and/or recreational development or for a development more civically suitable for the location of individually deeded and taxed condominium town houses or apartments and markedly increase not only the vehicular density but also the population density. Five hundred and twenty-two parking stalls are proposed in the plan to service 434 units, leaving 88 unaccounted parking stalls. Will not some of the occupants have two vehicles, and where are occupants' guests to park when 88 stalls are filled? The proposed average unit is said to be planned for only 670 sq feet in area, and 89% of the units (76% studio and 13% one bedroom). Including 11% two bedroom apartments, which will increase the "average" floor area, these 89 units would seem to be quite small. Bluestone provided an "impressive" list of the occupations of their current clients. One must suspect that if these are renters, many are in a transient situation. It is noted that the largest single group is 17% students. So called "managers," 13%, is the second largest occupation group. "Professional" and "sales" together make up 14%. Only 2% are retirees. The average age of current clients is 31 years and the average income is \$62,000/year. The average American income for a family of four is \$52,000, which I expect includes rural and poorer states than Nebraska (whereas, I suspect that Omaha, may be higher??). It seems to me that Bluestone in this development, plans to market to and house a younger, less stable group of single renters, than those who currently occupy the homes of Old Fairacres and Happy Hollow and also the homes immediately to the north and west of the proposed small unit apartments. Finally, I am concerned for the safety of children, attend St. Margaret Mary School and Brownell Taibolt School, when walking along and trying to cross Underwood Avenue before school in the mornings and after extracurricular activities in the afternoons, times of peak traffic on this already overused east-west residential street. Even now, the traffic and speed of those driving on Underwood Avenue is excessive, and generally the road is inadequately policed. Any increase of traffic, which already has been witnessed over the past twenty years, poses additional risk of death or injury to school children, other pedestrians and cyclists. A high density apartment development, such as proposed by Bluestone, cannot be justified. Surely, the idea of devoting the site to the arts, culture and other recreation or saving this for more stable occupant-owned and taxed condominium townhouses and/or apartment is a more appealing use of the land. Of course Bluestone's investors and hirings are interested in making money; mine is in the best civic use of the site soon and into the future.</p>
Mary Day	Omaha, NE	2014-03-26	Preservation of existing neighborhoods.
Teresa Anderson	Omaha, NE	2014-03-26	This type of development so close to a junior high school could present a safety threat to these students, due to increased traffic and inability to monitor those who might wish harm to a minor citizen of Nebraska.
Lori Barrier	Omaha, NE	2014-03-26	The Fairacres neighborhood along Underwood Ave is already over-burdened with traffic. The safety of our neighborhood is at stake. We already have an increase in crime in our neighborhood and a high-density housing structure will only make home values decrease and crime increase. There is no way we should be forced to accommodate a high-density housing structure where it doesn't belong.
Elizabeth McNichols	Omaha, NE	2014-03-26	We do not need so many people on a small piece of property with increased traffic with limited access in and out of the property. How about incorporating the development with Crossroads??? I understand there is a church who is very interested in the property.

Name	Location	Date	Comment
Mary Zukas	Omaha, NE	2014-03-26	This is not a neighborhood for high density population. That many apartments/people will change forever the feel of the neighborhood. In addition, the volume of traffic will eventually mean that Underwood will need to be widened again making yet another irreversible change.
Nadine Anderson	Omaha, NE	2014-03-26	I have lived in this neighborhood for 23 years and am raising 6 children here. this rezoning would seriously compromise our neighborhood's flavor, safety, vibe, aesthetics and a myriad of other adjectives! I hope you get the picture! please.....NO REZONING!!!
John Kerwin	Omaha, NE	2014-03-26	The change in zoning from r-2 to r-8 is unprecedented!
Elena Kerwin	Omaha, NE	2014-03-26	It will destroy our beautiful neighborhoods
Christine Sanz	Omaha, NE	2014-03-26	The petition states the issues quite well. In addition, the traffic along Underwood would be a hazard to both the St Margaret Mary and the Lewis and Clark students and parents. Underwood cannot currently handle the traffic it has, evidenced by the EXTREMELY poor road condition Thank you.
Joanie Jacobson	Omaha, NE	2014-03-26	I live here! Traffic on Cass Street, particularly at rush hours, is already stacked up and slow. Rezoning would be like trying to put a gallon container inside a quart!
Verta Hamilton	Omaha, NE	2014-03-26	Rezoning will change the character of Fairaces, Memorial Park, and surrounding neighborhoods.
STEPHANIE SPELIC	OMAHA, NE	2014-03-26	This is a VERY BAD IDEA. There will be way too much traffic and not enough parking. It will eventually become low income housing with many people occupying more than the apartments allow. Way too much traffic without parking spaces and exit and egress. This is a totally bad idea. I really good idea would to build some upscale condos such as on the old Brandeis property for people who want to downsize but don't want to leave the neighborhood. We do not want this "project" and that is what it will become, in our neighborhood. What is the Planning Board and City Council thinking? Or are they getting kickbacks? I have voiced my opinion to Pete Festerson who represents our district This is a totally bad idea.
Mary Ellen Roberts	Omaha, NE	2014-03-26	The rezoning of this property is foolish. The long standing zoning has been in place for generations. To change the zoning from R2 to R8 is dramatic and severe. This does NOT preserve and enhance neighborhood Omaha, something the city master plan claims to support. So VOTE NO to rezoning and preserve this vibrant neighborhood. This is just plain wrong for the city planners to be pushing. It is changing the face and character of all nearby neighborhoods, causing unpredictable harm to the area and the city.
Richard Abell	Omaha, NE	2014-03-26	I believe this proposed project will significantly change the face of one of the gems of Omaha's flavor. Her neighborhoods are so important to the ability to draw stable contributing family units. The planned crossroads development will bring enough high density housing.
firouzan massoomi	Omaha, NE	2014-03-26	I run and ride my bicycle through this already congested area, the incremental volume will make it more dangerous to pedestrians and bicyclist. In addition, Cass street onto Underwood is already backlogged with traffic and the roads are always in poor condition. The additional traffic will make this worse Safety is the primary concern with rezoning proposal.
Raquel Ahlvers	Omaha, NE	2014-03-26	This transition area is not the right place for high density zoning. This project is not the right project for THIS location. High Density needs to be on the West side of 72nd.
Tony & Julie Sgroi	Omaha, NE	2014-03-26	Traffic -- safety of children. Neighborhood architectural preservation/character.
Timothy Elofson	Omaha, NE	2014-03-26	Additional traffic will clog the area!

Name	Location	Date	Comment
Meredith Roberts	Omaha, NE	2014-03-26	Keep the zoning as it is. Changing the rules halfway through is sketchy and does not sound fair to the existing neighborhoods. The campus is on the other side of Dodge, don't bring campus living to this neighborhood.
Darrell Robinette	Omaha, NE	2014-03-26	Traffic flo
Elaine Anderson	Omaha, NE	2014-03-26	I like the beauty of green space and the rezoning to apartments puts too many people in a small area and kills the beauty of the area and the trees.
James Bell	Omaha, NE	2014-03-27	Because I love these beautiful parts of our city.
Susan Williams	Elkhorn, NE	2014-03-27	High-density housing doesn't fit Omaha's past, present or future.
Johnnye Gerhardt	Omaha, NE	2014-03-27	Omaha is to be known as the city of trees . Let's keep it that way. Let's keep our neighborhoods intact.
John Orr	Omaha, NE	2014-03-27	It is further encroaching into stable residential neighborhoods
Michael Braunstein	Omaha, NE	2014-03-27	The area is already too highly trafficked and needs LESS population density, NOT more. It would be an UNPRECEDENTED leap in rezoning The neighborhood would suffer as would all of Omaha.
Christopher Wng	Omaha, NE	2014-03-27	I live right next to there and it would be bad for this neighborhood. The increase of traffic alone. No. Don't build here.
AJ McLeay	Omaha, NE	2014-03-27	Changes the history of the neighborhood.
Paul Rumbaugh	Omaha, NE	2014-03-27	I don't agree with such a drastic zoning change in this area.
Katherine Prinz	Omaha, NE	2014-03-27	It will forever change this wonderful historic neighborhood !!!!!
Brian Priesman	Omaha, NE	2014-03-27	Having grown up in that area and still being involved with organizations located right next to the Temple Israel location, I worry what the influx of residents and traffic would do the existing character of the neighborhood as well as the potential negative affect on existing structures (i.e. the Omaha Community Playhouse). if it's not broke, don't fix it!
Susan Amendolao	Omaha, NE	2014-03-27	I live close, was a member of the temple and think it would be an eye sore as well as create terrible traffic flow.
Teri Hamburger	Omaha, NE	2014-03-27	I oppose a zoning change of the property at 7023 Cass Street. With the Crossroads development plans currently in the works do we need additional high density living in this area? Rezoing this property will cause an over load of traffic onto Cass and Underwood Streets.
Dwaine Meyer	Omaha, NE	2014-03-27	This proposal is a bad idea because of the impact on this peaceful neighborhood. Traffic and housing in this area as proposed would not be efficient or feasible given the large amount of traffic and parking problems it would create for the entire area. Not to mention the safety problems it would create for our children and grandchildren. NOt to mention the huge eyesore it would create in a pleasant long standing neighborhood, that has created it's own unique personality to attract visitors from other parts of the city. All tha effort would be wasted and abandoned because of the traffic congestion and out of character look of the structure would have. All around a very bad idea!
Joe Kreski	Omaha, NE	2014-03-28	It needs to be a development for empty nesters and retirees at a lower density as originally zoned,
Connie Kollasch	Omaha, NE	2014-03-28	this project is too dense for this area - please envision the traffic and infrastructure problems associated with R8 rezoning and vote NO
Rudi Lackner	Lincoln, NE	2014-03-28	My permanent home is in Omaha a block or so away and I do not want to see this happen!

Name	Location	Date	Comment
mary carlson	omaha, NE	2014-03-28	I travel that street every day and there is plenty of traffic on it now- a complex if high density would congest the area and change the character of the neighborhood
Lisa Johnson	Omaha, NE	2014-03-28	This will add too much congestion to the area. There needs to be a buffer between the Fairacres neighborhood and the Crossroads development. The charm and safety of our neighborhood will be compromised if this goes through. Please vote no!
Lori Williams	Omaha, NE	2014-03-28	The traffic and impact on the neighborhood will be detrimental.
James R Scott-Miller	Omaha, NE	2014-03-28	I oppose the rezoning of the Temple Israel site at 70th and Cass Street. Previous city planners did well in establishing a green zone with two houses of worship between the single family neighborhoods to the east and the commercialism to the west. This is the western entry to one of the finest residential neighborhoods in the country; namely Dundee, Memorial Park and Fairacres. Omaha has sacrificed too many of it's architectural masterpieces. Prior history of Temple Israel is preserved as a Greek Orthodox Church at Park Avenue and St Mary's. Let's preserve this building, too. I have lived in Philadelphia and have visited Amsterdam: a row house facade may be appropriate in a densely populated downtown area, it does NOT belong at the western entry to our neighborhood. Vote to preserve the neighborhood, vote to keep the current R2 zoning. Vote NO to rezoning this site.
Douglas Patterson	Omaha, NE	2014-03-29	This property does not need to be rezoned
Karren Kerr	Omaha, NE	2014-03-29	Traffic:It is already difficult to access Underwood Ave for those of us living between it and Dodge St. Inappropriate zoning could lead to a host of unintended consequences immediately and in the future. Would think developers could direct traffic in another manner, especially with future development on 72nd. Other developments have had to be responsible for new access streets.
Mike Kresnik	OMAHA, NE	2014-03-29	We should be keeping historical buildings and architecture in our city, not tearing them down. There are churches in our city that want to help benefit the city, and would gladly use this worship space.
Courtney Fletcher	Omaha, NE	2014-03-29	The rezoning and proposed development will destroy one of the "gem" neighborhoods of Omaha. The goal of rezoning should be to improve and enhance. The proposed rezoning and project will accomplish neither and the rezoning should be denied
Kyle Benecke	Omaha, NE	2014-03-29	I feel that rezoning will bring a sense of chaos to an otherwise beautiful and calm neighborhood.
Margaret (Peggy) Grennan	Omaha, NE	2014-03-29	I am the principal of St. Margaret Mary School, 123 No. 61st Street. The impact on the amount of additional traffic east on Cass/Underwood Ave. causes great concern for the students who walk to and from our school and in the neighborhood. We have 527 students, the vast majority who live within walking distance of our school.
Jacqueline S. Quigley	Omaha, NE	2014-03-29	Please reject this plan. Rezoning will be detrimental to our well-established neighborhood. There is no good reason for this project to proceed
mary stultz	Omaha, NE	2014-03-29	Development that fits the character of the neighborhood is preferred. The plan looks like something that can be plopped down anywhere and not fitted to the site except to fill it up. The number of people in the space far exceed the density of the area. Scale back and give it some green space along the drive so it fits into the neighborhood.
Barbara J. Wolpa	Omaha, NE	2014-03-30	To preserve the Temple Building

Name	Location	Date	Comment
Stacey Evans	Omaha, NE	2014-03-30	I do not feel that Underwood and Cass Streets could easily handle having that many additional residents traveling in that section of Omaha. There are already traffic backups at the stop sign at Underwood and Fair Acres, and a large apt complex would increase the problem.
Greg Gensler	Omaha, NE	2014-03-30	The current zoning is the appropriate zoning for the property, 7023 Cass St.
John Prescott	Omaha, NE	2014-03-30	The Cass-Underwood corridor is congested as it is and this project would certainly lead to demands by new apartment dwellers to widen streets adversely affecting Memorial Park and the adjacent, stable and reliable tax-income-producing neighborhoods.
Linda Ackerson	Omaha, NE	2014-03-30	I think the character of the neighborhood should be maintained. This would be disruptive to the integrity of the area.
Jennifer Simmons	Omaha, NE	2014-03-30	I live in Fairacres and do not want to be neighbors to an apartment complex.
Carol Dannison	OMAHA, NE	2014-03-30	I very much care about the image that Omaha presents as it plans its new development. We need to preserve what is aesthetic and environmentally balanced and historically important. The area of the playhouse, the temple and the edge of Fairacres is a beautiful one. It is also the area of a middle school and church. A high density, high rise apartment building just doesn't fit. It also removes a buffer of trees between a heavy commercial district and this area. The streets are not designed for the higher traffic that would result from this development.
Trudy Foster	Omaha, NE	2014-03-30	We live very close to this area and think this is WAY too large a project for that space. Please negotiate to sell to the current interested party to keep it as a place of worship and in keeping with the neighborhood.
Mark Dunbar	Omaha, NE	2014-03-30	The R2 zoning should be retained. Moreover, over 400 units on this relatively tiny 8 acres is excessive for this neighborhood.
Jackie Foster	Omaha, NE	2014-03-30	I live in the area and don't want to see a beautiful building destroyed.
Julie Dunbar	Omaha, NE	2014-03-30	I urge the Omaha Planning Board to vote NO regarding the rezoning of this site.
Andrew Nelson	Omaha, NE	2014-03-30	I grew up near the location and this project is not in harmony with how this neighborhood has developed. This is too high a traffic area as it is and mass housing is a very poor use for this location.
Cynthia McMillan	Omaha, NE	2014-03-30	A large apartment complex would seriously undermine the residential character of the neighborhood.
Susan TOOHEY	Omaha, NE	2014-03-30	Because I am concerned about the increased traffic near my home at Fairacres Road and Underwood.
Howard Woodward	Omaha, NE	2014-03-30	Green space is rapidly disappearing in our city and neighborhoods. This is not what the present neighbors were buying when they moved in.
Eleanor B. McNichols	Omaha, NE	2014-03-30	dislike density, too much occupancy, doesn't fit adjoining neighborhood
Val McPherson	Omaha, NE	2014-03-30	This proposed commercial development's density will destroy our single family neighbor.
John Marburger	OMAHA, NE	2014-03-30	I attend Dundee Presbyterian Church and I used to live in the Dundee area. Adding a large apartment complex in this peaceful area would not have a positive effect on Omaha. Thanks, John
Ellen Scott	Omaha, NE	2014-03-30	I love the Dundee/Memorial Park/Fairacres neighborhood and think we need work to maintain it.

Name	Location	Date	Comment
Linda Rebrovic	Omaha, NE	2014-03-30	I strongly feel there are much more appropriate uses for this property than high density residential rental units.
thomas prinz	omaha, NE	2014-03-30	I love my neighborhood!
Sharon Grush	Omaha, NE	2014-03-30	For preservation of the neighborhood, the beautiful building and to keep from rezoning to cause an extreme change to the area. We already have much traffic in the area, and it would be "over the top" to change it.
James Howard	Omaha, NE	2014-03-30	The area should remain as is
Torey Reed	Omaha, NE	2014-03-31	I live in the area and my children go to school at St. Margaret Mary. The traffic on Underwood is already very high. The majority of students at St. Margaret Mary walk to school (isn't that a wonderful thing?!), and Underwood is probably the most crossed street. I understand that a study has been conducted that says there will be minimal affect. However, I have seen studies conducted to show just about whatever you want them to show. If you consider the fact that this rezoning would raise this designation to the MOST DENSE zoning possible, how could it NOT affect traffic and the area? If this is done, you will be greatly changing the feel of this very unique area of town. An area that residents take great pride in and are willing to pay top dollar to live in and continue to invest money in. If the developer needs to make this property this dense in order to make the deal work perhaps the issue is something that needs to be worked out in the deal between the developer and the temple, rather than sacrificing the entire neighborhood?!
Mary Dunbar	Omaha, NE	2014-03-31	I have lived in my Dundee home off 58th and Underwood for over 55 years, and I worked as a real estate agent specializing in the Happy Hollow/Fairacres area for over 40 years. I believe that rezoning the 7023 Cass property to permit construction of over 400 units would have a very negative impact on the value and desirability of homes in the Happy Hollow/Fairacres area. The rezoning request should not be approved.
Rob Johnson	Omaha, NE	2014-03-31	There needs to be reasonable "buffer" zones between single family multi-family residential developments. Going from the Fairacres neighborhood to dense apartment housing does not provide the adequate buffer. In addition, before any development is considered in the area bounded by Cass on the north, Dodge on the south, 69th street on the east and 72nd on the West, the city has an absolute obligation to address the traffic pattern and traffic issues. Currently there is no efficient access in or out of that area. The result is too much traffic being dumped onto Cass street. Fixa the traffic issue before any development is approved.
Kristina Wolff	Omaha, NE	2014-03-31	My home is 2 blocks from this site.
Robin Clark	Omaha, NE	2014-03-31	Inappropriate location for multitenant housing. This housing project is unnecessary due to other existing locations in Omaha that are below full occupancy. Any development could easily be accomplished West of 72nd Street but presumably, the site selected was due to cheaper real estate. The proposed rezoning would negatively impact an established neighborhood, reduce property values and be inconsistent with the current environment in that neighborhood. As noted in the petition, this location does not have the appropriate infrastructure (roads) to handle the traffic and creating such would negatively impact the beauty of this neighborhood. Please vote "no" on this rezoning. Thank you.

Name	Location	Date	Comment
Jeff Ferris	Omaha, NE	2014-03-31	Rezoning this property is bad for Omaha, especially for Dundee/Memorial Park Neighborhood. I live in this neighborhood because of it's character and the ability to walk to school, church, parks. Adding that many cars to the West end of Underwood would add more traffic to an already over populated street. The current zoning has been in place for a reason. People move here based on the makeup of the neighborhood. Rezoning would have a significant, negative impact on the area.
Cary Mohiuddin	Omaha, NE	2014-03-31	I grew up in this neighborhood, i have family in this neighborhood. It is a unique and special place that should be preserved.
Thomas Berger	Omaha, NE	2014-03-31	I live in the neighborhood and am concerned about the area's ability to handle the additional vehicle traffic.
Daniel Bruce	Omaha, NE	2014-03-31	I recently lived in the Dundee/Midtown area and frequent it for its places, people and culture. It has taken many years to develop this part of the city into what it is. I oppose the proposed rezoning because keeping the property zoned R2 would promote a thriving community whereas rezoning to R8 would tend to undermine the clear objectives for this area as set decades ago and perpetuated by those who love it.
Ali Caniglia	Omaha, NE	2014-03-31	I live in the neighborhood and there is no way the additional traffic can be handled.
Herbert & Barbara Anderson	Omaha, NE	2014-03-31	The proposed drastic change to this neighborhood is very unwise and unfair to property owners. Increasing the density in this area would create problems of safety and totally change the quality of life in the neighborhood. There are plenty of other places for this developer to build in Omaha. The increase in traffic would destroy this beautiful neighborhood. Repurpose this lovely building! Fairacres as a neighborhood is a definite asset for Omaha. Let's keep it that way. Let REASON prevail. Oppose the R8 rezoning of 7023 Cass Street!
Carolyn Benecke	Omaha, NE	2014-03-31	We would like this to be the site of our church.
Martha Weiss	Omaha, NE	2014-03-31	In my opinion the proposal will not be in charater of the neighborhood
Kim Fasse	Omaha, NE	2014-03-31	I own rental property in near by neighborhoods. This zoning request would allow too dense of population for the infrastructure.
Stephanie Montes	McCook, NE	2014-03-31	We lived in Omaha for 10 years, & LOVED the Fairacres neighborhood, & the Temple Israel property. It would be very sad to see it rezoned.
Steve Roberts	Omaha, NE	2014-03-31	This high density development is totally wrong for this site. It shows a great lack of respect for Dundee, Memorial Park, Fairacres, all surrounding neighborhoods and greater Omaha. City government is changing the rules in the middle of the game by rezoning this property. This site was originally zoned R2 to protect the neighborhood from this very thing happening. If city government rezones it than understand city government cares more for the development and developer than for all the surrounding neighborhoods and their residents. Building a massive, four story, high density, 434 unit apartment complex, that will be a giant wall and fortress visually, is frankly ridiculous for the Temple Israel site. Since the developer will not cut down the density: the answer is simple, put the development somewhere else!! It is wrong for this site and the fact that they have to rezone the site to get it built, totally proves it. Come on Pete Festersen, support your neighbors and neighborhoods and help the developer find a different location for his development. Vote NO to rezoning.

Name	Location	Date	Comment
SHARON GOERING	OMAHA, NE	2014-03-31	A high rise multiple family structure is not consistent with the neighborhood and it's park like setting. It would be totally out of place, another eye sore in a pleasant area. The temple building should be preserved for another use, such as the arts. I drive Cass street in the area frequently. More traffic congestion is not what is needed in this area. Also the height of buildings in any area needs to be restricted to blend in with the surrounding environment.
Dave Bruce	Omaha, NE	2014-03-31	My church, Coram Deo, wants to buy this property and occupy the building as it's church home. We have made a competitive offer. The use of the property would not change, as a result
Josh Hayes	Bellevue, Qatar	2014-03-31	I think the Presence of a church will have a much larger positive impact on the neighborhood and the city than the presence of an apartment complex.
Cheryl Nelson	Omaha, NE	2014-03-31	You can build apartments in tons of places in Omaha! We really would like this site for a permanent home for our church and to serve and bless this neighborhood!
JoAnn Frederick	omaha, NE	2014-04-01	It violates the original master plan for this neighborhood.
Justin Curtis	Omaha, NE	2014-04-01	The higher and better use of this property for the neighborhood and surrounding community is to keep it zoned R2 and used for religious purposes.
Mike Hostetler	Omaha, NE	2014-04-01	Because that building doesn't have to be torn down.
Aaron Bearinger	Omaha, NE	2014-04-01	I would like to see this Omaha landmark continue as a religious institution.
James Welchert	OMAHA, NE	2014-04-01	I attend Corem Deo Church and I would like to preserve this building for the church and community.
David Godfrey	Omaha, NE	2014-04-01	We would be interested in the area being zoned for residential and purchase of a lot for building a new home which would fit the areas architectural design with an arts and crafts home plus professional landscaping.
Kelly Vaughan	Omaha, NE	2014-04-01	My husband and I hope to buy a house in this neighborhood one day. We love the historic homes and mature trees. We truly hope the board thinks long and hard about the consequences of this decision
Mary Kerr	Omaha, NE	2014-04-01	this is a very prominent area of Old Omaha and congestion with traffic would likely diminish its character.
Michael Taylor	Omaha, NE	2014-04-01	Historic part of town.
H Daniel Smith	Omaha, NE	2014-04-01	Too jarring a land use change for neighborhood. Traffic will overwhelm Cass and Underwood. There will be a bottleneck between 72 and 69. People will start using our road, as they have in the past, in large numbers when cars back up at the Fairacres stop sign.
Lane Freemyer	Omaha, NE	2014-04-01	Apartments can be built anywhere, but that old historic church should be preserved as a beautiful, sacred space that blesses the city!
Brittney Gorman	Omaha, NE	2014-04-01	I am a faithful member of Coram Deo Church and would love to see Temple Israel as our new permanent church home.
Judith Haecker	Omaha, NE	2014-04-01	Worried about changing the integrity of our neighborhood by increasing traffic which we have plenty of already.
Laurel Freemyer	Omaha, NE	2014-04-01	I support Coram Deo's desire to purchase Temple Israel for their permanent church home. We would be very excited to call the neighborhood home and greatly look forward to creating relationships and seeking the good of our city and community together.
Abby Huddleston	OMaha, NE	2014-04-01	We want to keep it as a sacred space!
Craig Harrison	Papillion, NE	2014-04-01	Perfect property for Corem Deo Ministries, rather have a church and 8 acres of land than any type of development.

Name	Location	Date	Comment
Leigh Thune	Omaha, NE	2014-04-01	I live in Omaha. I do not want to see a place of worship torn down. I feel that this historic building should continue to be used as a place of worship. In addition, I feel the area and neighborhood would not benefit with this re-zoning.
Kyle Sittler	Elkhorn, NE	2014-04-01	I want this property to be used for a religious institution that wants to buy it.
Jean Imray	omaha, NE	2014-04-01	The west entrance to the Dundee Memorial Park neighborhood should maintain the greenspace entrance to the neighborhood, which the current buildings do.
Chris Walker	Omaha, NE	2014-04-01	Would hate to see the beautiful piece of Omaha torn down to apartments
Steven Huff	Omaha, NE	2014-04-01	We do not need any more traffic on Underwood and Cass streets
Katrina Tran	Omaha, NE	2014-04-01	Land for civic uses in the urban core of the city is becoming scarcer and scarcer. Rezoning this property to R8 would forever change this area's density and overall feel. Once rezoned, there is no going back. While the apartment project is commendable, preserving historic and civic property should be a high priority for the city and it's residents.
Cindy Freemyer	Oakland, IA	2014-04-01	Although I am a resident of IA, I have lived within a quick 30 minute drive to downtown Omaha. I love the city. I love the individuality of the various neighborhoods as well as the landmarks that have given the city it's unique and beautiful character. Temple Israel is a place of worship - sacred ground. I want it to stay that way.
Reid/Sheilah Kenedy	Omaha, NE	2014-04-01	Too many people and cars for that location- plus losing the lovely low profile building
Maggie Jobes	Lincoln, NE	2014-04-01	Tearing down a place of worship to make money, especially when that place of worship has a buyer and people to use it, is horrible.
Marl Nittler	Omaha, NE	2014-04-01	The city can't keep up with the condition of Underwood now. This street has enough traffic especially during rush hours Please note against this project.
Scott Graser	Omaha, NE	2014-04-01	Makes better sense historically as well as keeping with the saying of "Keep Omaha Beautiful"
Deborah Rosenberg	Omaha, NE	2014-04-01	This building needs to be preserved. And this area is too close to residential -- leave it that way.
David Adams	Omaha, NE	2014-04-02	two much additional traffic, to many apt units and will lower area valuations
Denise Friesen	Springfield, NE	2014-04-02	My parents live at 6829 Mason for 55 years and there doesn't need to be MORE traffic in that area.
Paige Lewis	Omaha, NE	2014-04-02	As a resident of an older neighborhood, I realize the importance of keeping the character alive. Rezoning is not only a bad idea for the proposed apartment complex due to increased density but also because it is a green light to tear down a building significant to Omaha's religious fabric.

Name	Location	Date	Comment
Dean A. & Sarah L. Peterson	Omaha, NE	2014-04-02	<p>This neighborhood would suffer if the rezoning to a R8 level were to occur. Secondly, the building and property of 7023 Cass Street are historic and unique. To lose this property to an apartment complex would be tragic, as we (and many others) believe it should be dedicated to worship. Since many residents in the surrounding neighborhoods oppose this, we believe the Omaha Planning Department and the Mayor's Office should respond to the needs and desires of these residents and vote NO to the R-8 rezoning of 7023 Cass St. Omaha</p> <p>Though we reside outside of the neighborhood by 7023 Cass Street, as concerned residents of Omaha, we strongly oppose this rezoning proposal.</p> <p>Respectfully submitted,</p> <p>Dean A. & Sarah L. Peterson</p>
Carol LaPole	Omaha, NE	2014-04-02	It would be a shame to tear down a building that could be a thriving church for our Lord and Savior, Jesus Christ! Please reject the rezoning and give Coram Deo the chance to purchase the property as their church home. Thank you for your consideration!!
Jason Risley	Eules, TX	2014-04-02	It's a historic building and should remain. Americans need to stop this disposable culture, it's not a soda can. It's a beautiful building which has a rich history. It shouldn't be torn down... It should be re-purposed for others to use and enjoy.
Richard Legge	Omaha, NE	2014-04-02	I'm concerned with the increased traffic on Cass St, and the negative impact on the aesthetics of the neighborhood.
Michael Konzett	Omaha, NE	2014-04-02	I am concerned about the increased volume of traffic using Underwood St., especially as it reaches the 4-way stop at Farraces.
Matl Wilwerding	Omaha, NE	2014-04-02	I'm a regular attender at Coram Deo church
Don Stormberg	Omaha, NE	2014-04-02	the integrity of the neighborhood. traffic congestions at cass street there is already apartments added to the crossroads redevelopment which should satisfy any need the area would require.
Michael Prucha	Omaha, NE	2014-04-02	I walk through this neighborhood often and I rather enjoy that corner being open.
Michele Eakins	Omaha, NE	2014-04-02	I drive on this street frequently and I think this project would create serious traffic issues.
Kaylee Sueverkruepp	Lincoln, NE	2014-04-02	Because Coram Deo Church should take over the Temple Building!
Cale Herreman	Topeka, KS	2014-04-02	I went to school at Lewis and Clark, and am familiar with the area. It is a quiet buffer between neighborhoods and the busy commercial zone. Please keep it that way!
Anne AlstAon	Omaha, NE	2014-04-02	I live east of 50th - come take a look at my part of Dundee to see the decline in neighborhoods and property values when developers are allowed to weaken zoning restrictions.
Beverly Hornig	Omaha, NE	2014-04-02	I agree with the neighbors that this large apartment complex would be out of place in this beautiful neighborhood. I also think there would be too much additional traffic for the streets surrounding the area. I think a small complex of condos would be much preferable to this area. --or an over 55 complex.
Okley Gibbs	Omaha, NE	2014-04-02	Traffic nightmare on Cass from 69th to 72nd.
jami nato	kansas city, MO	2014-04-02	I believe places should be repurposed, not torn down, especially when someone wants the building!

Name	Location	Date	Comment
Linda Huddleston	Elkhorn, NE	2014-04-02	to have a permanent place to worship and be able to add programs and have the space
Mary Stevens	Omaha, NE	2014-04-02	I support the opposition statement submitted by the Fairacres Homeowners' Association!
Gwenn Aspen	Omaha, NE	2014-04-02	This is my neighborhood, and I am not opposed to housing at this location but R8 zoning is extremely dense for this area.
Jerry Boulay	Omaha, NE	2014-04-02	Increase of traffic, not an enhancement for the area.
craig taylor	Omaha, NE	2014-04-02	I grew up in the area that the redevelopment is planned. A change like that would have negative effects on the area.
Audrey Dobbe	Omaha, NE	2014-04-02	I am a resident of Dundee and drive the Underwood/Cass Street every day. I sometimes travel down the 70th/Cass intersection up to 6 times daily, transporting my 10 month old daughter to and from Daycare. This intersection is already at capacity. I DON'T want to experience the level of traffic it would have should this development go through. Having the two churches as the entry into the Fairacres/Dundee neighborhoods is such a welcomed relief from the inconsistent development that is west of 72nd street along Cass. It would be a travesty to tear down Temple Israel – when there is an opportunity for a young new church, Coram Deo, to occupy this building and keep this ground as a special place to Worship.
Kennard Davies	Omaha, NE	2014-04-02	The Quality of Life in this district.
Josh Meyer	Omaha, NE	2014-04-02	The church I attend would like to buy the building.
George Bialac	Omaha, NE	2014-04-02	This project would Wreck a valuable asset of Omaha. Kill the value of Fairacres
Mary Heng-Braun	Omaha, NE	2014-04-02	This would be a MASSIVE change in zoning - predominantly one bedroom and efficiency apartments can only result in a dramatically changed neighborhood. Surely there has got to be a more reasoned solution!
Carol Francke	Omaha, NE	2014-04-02	I am concerned about parking overflow, traffic and mostly the unsightly huge buildings on top of the hill. Not very attractive for this area. The loss of green street space and trees is also an issue.
deborah cunningham	omaha, NE	2014-04-02	this is my office address. I live in the Memorial Park neighborhood and want the planning board to help protect our neighborhood because it is important to preserve standards east of 72nd. there are too many people proposed as residents here w/ insufficient parking, greenspace, etc. I saw little attention to landscaping or exterior design and the density is excessive. Why does the city want to implement something the neighborhood justifiably does not want?
Amy Buller	Omaha, NE	2014-04-02	As a consistent voter, I am opposed to the rezoning issue at 7023 & Cass. I echo many off the reasons listed already. An additional reason to preserve the building and zoning is that there is a buyer interested in the property. AS IS! In these times of tearing down the old just to make new and sparkly, this property and building and be preserved and made useful again Please do not rezone 7023 Cass!
Denise Bradshaw	Omaha, NE	2014-04-02	I live in this neighborhood, and that many students--because this is all about UNO students-- (R8's) will be bad for the surrounding neighborhoods--Omaha has a glut of available rental properties, no more is needed
Emily Epperson	Omaha, NE	2014-04-02	This could be the future home of the church my family and I attend

Name	Location	Date	Comment
Elaine Rossi	Omaha, NE	2014-04-02	It would increase the traffic in that area and it's already very busy. Sometimes it's better to leave things as they are instead of disrupting the lives of so many. And tearing down Temple Israel would be a sin. It is so important to so many people.
Alison Hicks	Omaha, NE	2014-04-03	Because Omaha is becoming over-developed, over-designed, and still has huge issues that these developments aren't fixing.
mary martinez	omaha, NE	2014-04-03	good people who just want to have a place to praise their faith
Travis Strauch	Omaha, NE	2014-04-03	Let Coram Deo buy the land!!
Carol Legge	Omaha, NE	2014-04-03	Since the Crossroads area will be developed into a village of work, residential, and entertainment spaces, maintaining beautiful worship spaces is the right complement to this neighborhood. It is also an historic landmark in our wonderful Dundee neighborhood. The trio of civic and green spaces of the Temple Israel, the Methodist church, and the Playhouse form a lovely gateway/buffer to the Underwood residential area. Don't let it be degraded by a fortress-like apartment block. As a part of the Coram Deo congregation, we would like to maintain the Temple Israel as a vital worship space for central Omaha.
Micah Bruce	austin, TX	2014-04-03	I am from Omaha and I consider it to be home still. This is a historic and culturally important building/property and I think it should remain intact!
Alex Lawrence	Omaha, NE	2014-04-04	It's a historical landmark in Omaha, and tearing that down would ruin the neighborhood
Tyler Pfeiffer	Omaha, NE	2014-04-04	This is a terrible location for a bunch of commercialized apartment buildings. The integrity of the entire area will be compromised by this atrocious idea. Please keep this landmark unharmed and use it as a church or something.
Tom Kerr	Omaha, NE	2014-04-05	Keep traffic patterns less congested on Cass and keep the zoning less commercial
athleen Dovef	Omaha, NE	2014-04-06	my sister lives on that street and it will really bring the neighborhood down in every way. Besides that, it's a beautiful temple and many people have attended it for years!!!
Trish Lanphier	Omaha, NE	2014-04-10	It should be a neighborhood development. Not rental apartments.
judith franksen	omaha, NE	2014-04-11	Temple Israel is a beautiful and peaceful looking building. To build several apartment buildings on top of that hill would almost be sacrosanct. Please stop tearing down beautiful old buildings just so developers can profit.
Myriel Boes	Omaha, NE	2014-04-13	I can't believe that anyone other than those interested in profit would consider this . . . It would be a disaster to and for everyone in the entire city!
Pat Flood	Omaha, NE	2014-04-14	The intersection of Cass and 69th Street would become very jammed and overcrowded with this proposed development. It would change the nature of one of the most established and beautiful neighborhoods in Omaha. And, there are alternatives to the development of this property.
Robert Heenan	Omaha, NE	2014-04-14	1. Destroys the integrity of residential housing areas 2. Let UNO find housing for its students in the Aksarben area

Name	Location	Date	Comment
Paul Taylor	Omaha, NE	2014-04-15	I have lived in the area for 45 years and have seen many changes, both good and not so good. Look at Elmwood park and see the beauty. Had UNO had their way, it would now be many parking lots. Look at Crossroads, now an empty shell. In my estimate 1500 cars would travel in and out per day from the proposed hi-rise on to Cass at the crown of the hill causing serious traffic problems. This is just not good thinking on the part of the planning board. But then again it is "not in their neighborhood." This is the first time I disagree with the Mayor, this is the wrong decision on the part of that office to support this change of zoning. I strongly disagree with this proposed zoning change.
Mary Gerant	Omaha, NE	2014-04-15	will bring too much traffic to the area and it is not built for that much traffic.
Charles Cooper	Omaha, NE	2014-04-15	Very much opposed to this type of commercial property development in the Fairacres residential neighborhood.
Connie Baden	OMAHA, NE	2014-04-16	The site is a gateway to a beautiful area of Omaha.....no apartments needed on that site, please.
Carey Hernandez	Omaha, NE	2014-04-17	My kids cross Underwood to walk to school. It is already a very busy street and I worry that this project will only increase the traffic. I also use Cass/ Underwood and 72nd to exit my neighborhood. At rush hour, I often have to wait through 2-3 lights just to leave my neighborhood. This area can't take the traffic increase and decreases the desirability of my neighborhood.
Ben Anderson	Omaha, NE	2014-04-18	I grew up in this neighborhood and still live in Midtown. It's a huge risk to do this project and potentially have Fairacres, Dundee, and surrounding neighborhoods suffer.
Keith Holems	Omaha, NE	2014-04-18	The traffic conditions in the area are bad enough as is, let alone with the new development of the old Crossroads Mall, and to add additional units with additional traffic would break the infrastructure.
Allison Latenser	Omaha, NE	2014-04-21	This building will bring ugliness, anonymity, and high traffic to a long established, beautiful and peaceful neighborhood. The current zoning should be retained.
Linda Andersen	Omaha, NE	2014-04-21	I think it will be VERY bad for the neighborhood - too dense - too low rent - not suitable.
Jesus Ventura	omaha, NE	2014-04-22	The rezoning area is too close to a school and homes with young family members. Please negotiate to sell to the current interested party to keep it as a place of worship and in keeping with the neighborhood safety.

Name	Location	Date	Comment
Murray Joseph Casey	Omaha, NE	2014-04-23	<p>I was disturbed with the Bluestone proposal for developing the Temple Israel synagogue site on Cass Street. Were this to go through, it would lock-up the location for years to come, thus preventing dedication of a large tract adjacent to our Omaha Community Playhouse for artistic and/or recreational development or for a development more civically suitable for the location of individually deeded and taxed condominium town houses or apartments and markedly increase not only the vehicular density but also the population density. Five hundred and twenty-two parking stalls are proposed in the plan to service 434 units, leaving 88 unaccounted parking stalls. Will not some of the occupants have two vehicles, and where are occupants' guests to park when 88 stalls are filled? The proposed average unit is said to be planned for only 670 sq feet in area, and 89% of the units (76% studio and 13% one bedroom). Including 11% two bedroom apartments, which will increase the "average" floor area, these 88 units would seem to be quite small. Bluestone provided an "impressive" list of the occupations of their current clients. One must suspect that if these are renters, many are in a transient situation. It is noted that the largest single group is 17% students. So called "managers," 13%, is the second largest occupation group. "Professional" and "sales" together make up 14%. Only 2% are retirees. The average age of current clients is 31 years and the average income is \$62,000/year. The average American income for a family of four is \$52,000, which I expect includes rural and poorer states than Nebraska (whereas, I suspect that Omaha may be higher??). It seems to me that Bluestone in this development, plans to market to and house a younger, less stable group of single renters, than those who currently occupy the homes of Old Fairacres and Happy Hollow and also the homes immediately to the north and west of the proposed small unit apartments. Finally, I am concerned for the safety of children, attend St. Margaret Mary School and Brownell Talbot School, when walking along and trying to cross Underwood Avenue before school in the mornings and after extracurricular activities in the afternoons, times of peak traffic on this already overused east-west residential street. Even now, the traffic and speed of those driving on Underwood Avenue is excessive, and generally the road is inadequately policed. Any increase of traffic, which already has been witnessed over the past twenty years, poses additional risk of death or injury to school children, other pedestrians and cyclists. A high density apartment development, such as proposed by Bluestone, cannot be justified. Surely, the idea of devoting the site to the arts, culture and other recreation or saving this for more stable occupant-owned and taxed condominium townhouses and/or apartment is a more appealing use of the land. Of course Bluestone's investors and hirings are interested in making money, mine is in the best civic use of the site soon and into the future. Please give this your attention. Thank you.</p> <p>Sincerely yours, Murray Joseph Casey, MD, MS, MBA, PhD 524 North Elmwood Road Omaha, NE 68132</p> <p>I was disturbed with the Bluestone proposal for developing the Temple Israel synagogue site on Cass Street. Were this to go through, it would lock-up the location for years to come, thus preventing dedication of a large tract adjacent to our Omaha Community Playhouse for artistic and/or recreational development or for a development more civically suitable for the location of individually deeded and taxed condominium town houses or apartments and markedly increase not only the vehicular density but also the population density. Five hundred and twenty-two parking stalls are proposed in the plan to service 434 units, leaving 88 unaccounted parking stalls. Will not some of the occupants have two vehicles, and where are occupants' guests to park when 88 stalls are filled? The proposed average unit is said to be planned for only 670 sq feet in area, and 89% of the units (76% studio and 13% one bedroom). Including 11% two bedroom apartments, which will increase the "average" floor area, these 88 units would seem to be quite small. Bluestone provided an "impressive" list of the occupations of their current clients. One must suspect that if these are renters, many are in a transient situation. It is noted that the largest single group is 17% students. So called "managers," 13%, is the second largest occupation group. "Professional" and "sales" together make up 14%. Only 2% are retirees. The average age of current clients is 31 years and the average income is \$62,000/year. The average American income for a family of four is \$52,000, which I expect includes rural and poorer states than Nebraska (whereas, I suspect that Omaha may be higher??). It seems to me that Bluestone in this development, plans to market to and house a younger, less stable group of single renters, than those who currently occupy the homes of Old Fairacres and Happy Hollow and also the homes immediately to the north and west of the proposed small unit apartments. Finally, I am concerned for the safety of children, attend St. Margaret Mary School and Brownell Talbot School, when walking along and trying to cross Underwood Avenue before school in the mornings and after extracurricular activities in the afternoons, times of peak traffic on this already overused east-west residential street. Even now, the traffic and speed of those driving on Underwood Avenue is excessive, and generally the road is inadequately policed. Any increase of traffic, which already has been witnessed over the past twenty years, poses additional risk of death or injury to school children, other pedestrians and cyclists. A high density apartment development, such as proposed by Bluestone, cannot be justified. Surely, the idea of devoting the site to the arts, culture and other recreation or saving this for more stable occupant-owned and taxed condominium townhouses and/or apartment is a more appealing use of the land. Of course Bluestone's investors and hirings are interested in making money, mine is in the best civic use of the site soon and into the future. Please give this your attention. Thank you.</p> <p>Sincerely yours, Murray Joseph Casey, MD, MS, MBA, PhD 524 North Elmwood Road Omaha, NE 68132</p>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

feycats@msn.com <feycats@msn.com>

Wed, May 28, 2014 at 10:18 AM

To: pete.festersen@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Cc: ben.gray@ci.omaha.ne.us, "Jerram, Chris D. (CCou)" <Chris.Jerram@ci.omaha.ne.us>, gary.gernandt@ci.omaha.ne.us, mark.evans@ops.org, "Fey, Paul D" <pfey@unmc.edu>

Dear Pete,

I'm writing to formally state my opposition to the development planned for the Temple Israel site. I've listened to Lewis & Clark principal Lisa Sterba and her concerns, I've visited with friends who support the concept of density no matter what and those who support density but not this particular project, and I've looked over all the public information available on the plan. I'm excited about the possibilities to the south and west of the site and would prefer that new development, tax incentives, and public transportation initiatives be focused on those areas. I ask the City Council to preserve the buffer between the busy, commercial area to the west and the residential and school areas across 72nd St.

I also invite you to stop by Lewis & Clark at either 7:30 a.m. or 2:30 p.m. and see the traffic for drop off and pick up on a school day. Until the city is able to provide better public transportation options to students and families and as enrollment at Lewis & Clark grows—the current facilities options before the public call for adding 6th grade to middle schools—congestion in this area will continue to be a real problem. You may not realize that two years ago MAT removed the route that picked up students at Lewis & Clark and took them home down Western and through Dundee. Currently there are no bus routes that go through the Dundee neighborhood and so more families are required to drive.

Finally, I encourage the city to bring the school district into the conversation going forward. With an elementary school and middle school so close to the proposed development, a 400+ unit could have a tremendous impact on those schools, no matter what the intended or stated residency of the apartments is currently.

Thank you for your service and for tackling this controversial issue.

Marian Fey
1211 N. 53 St.

7023 Cass rezoning and redevelopment

1 message

Michael Braunstein <mikeb2687@aol.com>

Wed, May 28, 2014 at 10:11 AM

To: pete.festerson@ci.omaha.ne.us

Cc: Michael Braunstein <mikeb2687@aol.com>, buster.brown@ci.omaha.ne.us

Hello Mr. Festerson,

As a longtime Cathedral District and Dundee resident (since 1957), I am concerned about the attempt to rezone and increase density at the site of the current synagogue at 7023 Cass Street. Traffic flow and density on the neighboring streets is already at a high saturation point. Traffic studies sanctioned and supported by interested parties may support claims that nothing will be compromised but studies are too often wrong or biased. Adding 434+ dwellings and the associated automobiles is radical and drastic. Sometimes maintaining quality of life is progress.

I urge you to stand up to financial interests and vote against the rezoning and building of an apartment complex at the address. Refute the zoning commission's untimely error and vote no.

Please support the multitude of citywide associations that urge rejection of this plan.

By the way, TIF in all cases is a bad idea. Look at what TIF did to California's finances (where it originated and has since been rejected). It's simply kicking the debt can down the road.

Thank you for your attention.

Michael Braunstein

5021 Burt Street

Omaha NE 68132

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Fritz Hammans <fritz@chritzenterprises.com>

Wed, May 28, 2014 at 10:06 AM

To: ben.gray@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I would like to know who the greedy person or group is behind the scene pushing Christian Christianson on this project...is it an individual in the real estate business like Brinker Harding or R.J. Neary or the city wanting increased property tax revenue....from something that I understand will be exempt from property taxes for the first 10 years. Don't let the greed of a few and the short sightedness of the planning board ruin this pristine area when much better options are on the table....it's one of the nicest neighborhoods in the city. So open the door to other parties interested in the property...they will keep the current buildings and make a good neighbor...it would be an intelligent decision by those responsible for the outcome of this project. We hope we can count on you to vote "NO" regarding the apartment complex under consideration.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Fritz Hammans
6615 Davenports Street

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Fritz Hammans <fritz@chritzenterprises.com>

Wed, May 28, 2014 at 10:01 AM

To: pete.festersen@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I would like to know who the greedy person or group is behind the scene pushing Christian Christianson on this project....is it an individual in the real estate business like Brinker Harding or R. J. Neary or the city wanting increased property tax revenue....from something that I understand will be exempt from property tax for the first 10 years. Don't let the greed of a few and the short sightedness of the planning board ruin this pristine area when much better options are on the table....it's one of the nicest neighborhoods in the city. So open the door to other parties interested in the property....they will keep the current buildings and make a good neighbor....it would be an intelligent decision by those responsible for the outcome of this project. We hope we can count on you to vote "NO" regarding the apartment complex under consideration.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Fritz Hammans
6615 Davenport Street



District #3 Member of the City Council since: 2009 Email: Chris.Jerram Phone: 402-444-5525

Contact

Message

- Thank you for your e-mail

Chris Jerram
District 3

402-444-5525

*Enter your Name

Jeanne E. Perry

*E-mail address

jeannesdesign@gmail.com

*Message Subject

Apartment Building at 70th & C

*How Should We Contact You? (email, phone, etc.)

email

*Your Address

5511 Howard Street

68106

*Enter your Message

I have been a resident of South Dundee, at 55th and Howard Streets for 44 years and wanted to voice my opinion on the above referenced issue.

The Synagogue's departure left this property ripe for development, and that is to be encouraged. However the proposal to build a large populated housing facility is a horrible horrible idea. This pristine area should house a government facility or a corporation but certainly not a housing area that would congest the surrounding area and likely would create congestion and 24 hr activity that this area cannot tolerate.

E-mail a copy of this message to your own address



26559828

S26559828

Privacy & Terms



Send

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MAY 28 '14

1. 9:00G



District #3 Member of the City Council since: 2009 Email: [Chris Jerram](mailto:Chris.Jerram) Phone: 402-444-5525

Contact

Chris Jerram
District 3

402-444-5525

*Enter your Name

WILLIAM PENRY

*E-mail address

caskel2@gmail.com

*Message Subject

70th & Cass Development

*How Should We Contact You? (email, phone, etc.)

email

*Your Address

5511 Howard Street

C8106

*Enter your Message

Please do not allow the proposed development of the former Synagogue property for multi residential usage.

The area does NOT need this influx of population. There are many better uses for it.

When the proposal comes up for a vote, please vote NO on the development.

E-mail a copy of this message to your own address

9863846



Type the text

[Privacy & Terms](#)



[Send](#)

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MAY 28 '14

Ti. 9:00g

May 26, 2014

Dear Councilman Pete Festersen:

Please vote NO to the request by Bluestone Development to rezone 7023 Cass and Cass St from R2 to R8. The proposed 434+ unit apartment building is not appropriate for that location.

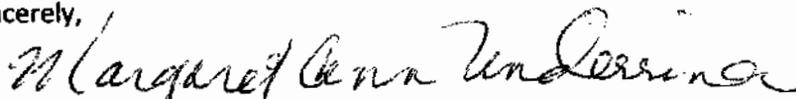
I strongly oppose the oversized apartment complex proposed for the Temple Israel property. I gathered signatures from my neighbors on Dillon Drive this weekend. When they saw the drawing of the proposed apartment complex, they were all surprised at the size and agreed that it was not appropriate use of that land. It would change the entire look of that area. From 69th to 71st on Cass has been designed as a **buffer zone** between the residential neighborhoods to the east and the commercial area to the west. Churches, schools and the Playhouse are appropriate use of that area and have served well over the years. Not a huge apartment development. This would change the density of that area and certainly create safety issues.

I personally don't believe the traffic study conducted by the Bluestone Group. I think they are hiding some key parts just like they hid the picture of the apartment complex.

The good news is that there is another buyer ready to make an offer on the synagogue. They would repurpose that beautiful building as a church. I always admired how the synagogue was designed to complement the area. Its beautiful landscaping is so much more suitable than a 4-story brick structure.

Please listen to the people of Omaha. Do you want that "redevelopment" structure to be your legacy?

Sincerely,



Margaret Ann Underriner

820 Dillon Dr. 68132

402-558-0842

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MAY 28 '14

9:00

Monday, May 26, 2014

Omaha City Council
1819 Farnam St. Ste LC-1
Omaha, NE 68183

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MAY 28 '14

T. 9:00

Hello,

I am certain by now you have heard that the residents of Fairacres/Dillons Fairacres do not want, and are opposed to, the rezoning of 7023 Cass Street from R2 to R8. My husband and I support responsible redevelopment of our city and this is not it. The massive apartment complex proposed for this site, requiring such extreme zoning, is totally irresponsible in our opinion. The traffic on Underwood in the AM/Lunch hour/PM is so heavy we go 3 blocks out of our way to find a stop sign just to get on Underwood...you are going to create an extreme traffic situation by adding 516 parking places - all probably trying to get on Cass and Underwood during peak hours.

This is a single family neighborhood and we don't want the city turning it into the "urban hood" just for purposes of increasing revenue for the city....put the thing out West where there is more open land and better traffic flow. We understand another church of some sort has offered to buy the property....why not make us all happy and reconsider the vastly unwanted/unpopular/unnecessary use of this space.

Ed/Elaine Svoboda
402.551.3315
1009 Hillcrest Drive
Omaha, NE 68132

Elaine P. Svoboda
Ed Svoboda

Friday, May 23, 2014

Members of Omaha City Council, Pete Festersen, President
1819 Farnam St. Suite LC-1
Omaha, NE 68183

Honorable members,

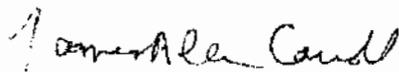
Since I may be unable to attend the hearing on the rezoning of the property on the south side of Cass between 69th and 72nd, know that I am pleased that the property will be put back into use, yet opposed to the current proposal.

From architectural representations, the building looks to me like one from Eastern Europe during the Soviet era, unattractive even if well built. It is too massive, a shortcoming which is only accentuated by its placement at the top of the hill coming from 72nd Street.

One of the great things about 69th Street in this area is that it is transitional from Dodge to north of Western. The neighborhood includes a nice economic mix, and lots of walkers. A building at the redevelopment site which contained a greater variety of apartment sizes, including some large units, and areas which would be a draw to all residents, such as a delicatessen and green space, would be more fitting, and help integrate this into the area.

Crossroads Mall has such a poor recent reputation that good development requires this housing complex be perceived as a breath of fresh air. The requested rezoning would allow construction of a compound which blocks flow of air and people. I ask that you reject the rezoning which it requires.

Sincerely,



James A Carroll
6802 Burt Street
Omaha, NE 68132
Tel: 402-553-3251
Email: jamcarroll@cox.net

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MAY 28 '14

T 9:00



Bob and Trudy Foster <fostersetc@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fostersetc@gmail.com>
To: ben.gray@ci.omaha.ne.us

Fri, May 23, 2014 at 8:46 PM

Dear Councilman Gray,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogue is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
6916 Burt St.
402-556-7475

I am very opposed to this extreme zoning change request. Current neighborhoods are R2/R3 or 4-6 units/acre. R8 = 34 units/acre. This is not a good fit for this property! Please vote no.

*Thank you.
BT Foster*

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MAY 28 '14

Time 9:00 B



Bob and Trudy Foster <fosterset@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fosterset@gmail.com>
To: garry.gernandt@ci.omaha.ne.us

Fri, May 23, 2014 at 8:49 PM

Dear Councilman Gernandt,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogue is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
6916 Burt St.
402-556-7475

*I oppose this ~~extreme~~ (sorry!)
extreme zoning change. Current
R2/R3 zoning is 4-6 units/acre.
R8 = 34 units/acre - this is
too dense and not a good
fit for this property.*

Please vote no. Thank you.
BT Foster

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LOBBYIST		

MAY 28 '14

9:00



Bob and Trudy Foster <fosterset@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fosterset@gmail.com>

Fri, May 23, 2014 at 8:51 PM

To: rich.pahls@ci.omaha.ne.us

Dear Councilman Pahls,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogue is. By rezoning this property to R8, ~~that is almost 6 times the population density~~ of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
6916 Burt St.
402-556-7475

*I am very opposed to this
extreme zoning change. Current
zoning is R2/R3 or 4-6
units/acre.*

R8 = 34 units/acre

*This is not the right project
for this space. Please vote
no. Thank you.*

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MAY 28 '14

9:00 *CS*



Bob and Trudy Foster <fostersetc@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fostersetc@gmail.com>

Fri, May 23, 2014 at 8:52 PM

To: franklin.thompson@ci.omaha.ne.us

Dear Councilman Thompson,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogue is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
8916 Burt St.
402-556-7475

I am opposed to this extreme zoning change! Please vote no. This project does not fit here.

R2/R3 current designation = 4-6 units/acre

R8 = 34 units/acre

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MAY 28 '14

9:00 5



Bob and Trudy Foster <fosterset@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fosterset@gmail.com>
To: chris.jerram@ci.omaha.ne.us

Fri, May 23, 2014 at 8:48 PM

Dear Councilman Jerram,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogque is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
6916 Burt St.
402-556-7475

*I am very opposed to this
extreme zoning change request.
Current areas are R2/R3 or
4-6 units/acre. R8 = 31 units/acre.
This is not a good fit for
our neighborhoods. Please vote no.
Thank you.
BT Foster*

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MAY 28 '14

9:00 B



Bob and Trudy Foster <fostersetc@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fostersetc@gmail.com>
To: Aimee.melton@ci.omaha.ne.us

Fri, May 23, 2014 at 8:54 PM

Dear Councilwoman Melton,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogue is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
6916 Burt St.
402-556-7475

*I am very opposed to this
extreme change in zoning.
Please do not support this.*

*R2/R3 current zoning = 4-6 units/acre
R8 = 34 units/acre
Bob Foster*

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CITY CLERK		<input checked="" type="checkbox"/>
LOBBYIST		

MAY 28 '14

9:00



Bob and Trudy Foster <fostersetc@gmail.com>

Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fostersetc@gmail.com>

Fri, May 23, 2014 at 8:44 PM

To: pete.festersen@ci.omaha.ne.us

Dear Councilman Festersen,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogoue is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
6916 Burt St.
402-556-7475

I am very opposed to this extreme change request to zone for a huge, out-of-place complex as proposed. Please vote no.

Thanks!

BT Foster

Thanks, Pete. You've done a great job representing us.

	TO	CY
ALL COUNCIL		
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CITY CLERK		<input checked="" type="checkbox"/>
LODRINET		

MAY 28 '14

9:00

Tracy Wells
5107 Lafayette Avenue
Omaha, NE 68132-1429

Dear Pete,

As you know, I am a citizen of this area and have some serious concerns about the proposed plans for the Temple Israel property. I know that you are also opposed to the plan as it exists. Cass/Underwood currently carries a great deal of traffic during peak times. Adding a 400 + apartment dwelling would only make it worse. The plan I have seen has two entrances/exits both on Cass Streets. That adds a great deal of stress to roads that are often backed up with traffic.

I feel that area doesn't need to be rezoned. It currently is zoned for civic use for R1 and R2 areas. I appreciate the transitional buffer that is currently held in the current plan. The area from 72nd - 70th Streets helps move people from a major shopping area into a residential area. It is important to have buffers to transition our neighborhoods.

The site under opposition sits on a hill and whatever is constructed there will be prominently viewed in the area. The plan leaves little room for landscaping between the street and the building. This really makes the apartment colossus an eye sore.

As a taxpayer, I struggle with \$6 million in tax increment financing. I don't feel the area is blighted and should be designated to receive such funds. I understand that there are other parties interested in utilizing the Temple Israel property for another purpose. The building is architecturally pleasing and to find another use for it seems a very wise move for resources and aesthetically.

Thank you for your consideration on this issue.

Sincerely,

Tracy Wells

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Rezoning 70th and Cass

1 message

Paula <pmpj@cox.net>

Wed, May 28, 2014 at 7:24 AM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Hi Pete, it's been a long time since I've spoken to you. I was your neighbor down the street on Happy Hollow, Paula Peters.

You're doing a great Pete. So proud of you.

I'm emailing you because I believe that putting in this apartment complex is not the best plan for that area.

Keeping it as a religious building makes more sense as it has worked there for such a long time. I'm all for change but this I think would be a mistake for this particular area and the surrounding areas in our neighborhood.

I'm sure it looks really good on paper, but I'm sure it's not going to do be good for our neighborhood.

I really appreciate all your hard work, and looking out for our neighborhood. Paula Peters Javadzadeh 5203 Burt St.

Sent from my iPhone

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Sheila Ireland <sheilairland@cox.net>

Tue, May 27, 2014 at 9:34 PM

To: chris.jerram@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Councilman Jerram:

I am writing to express my opposition to the proposed rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. Unfortunately the massive apartment complex proposed for this site, requiring such dense zoning, is neither responsible nor necessary. This is a highly desirable location having the ability to attract multiple viable, less dense uses which would not require such controversial rezoning.

I care about Omaha and, if approved, this type of rezoning would set a dangerous precedent for development throughout the city.

Respectfully submitted,

Sheila J. Ireland
5416 William St.
Omaha, 68106

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Please oppose over 400 apartments at 7023 Cass St.

1 message

Classe, Mary A <MClasse@nebraskamed.com>

Tue, May 27, 2014 at 8:55 PM

To: "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Mr. Jerram,

I am writing to protest the proposed development of apartments at 7023 Cass St. I live in the Dundee Memorial Park neighborhood and frequent that portion of Cass St. The proposed 4 story apartment building will be an eyesore next to one of Omaha's most beautiful and historic neighborhoods. The building is a large rectangle with long unbroken walls of fake facades made of paint and false gables. For a preview, see the 24 Hour Fitness on 7777 Cass Street complete with garage beneath the building. This is the poor design they are proposing, not to mention it will tower over the Omaha Community Playhouse and Walgreens. Where is Omaha by Design on this issue?

Why do there need to be tax incentives when 2 others are in line to reuse the existing synagogue? It is a nice building.

Adding over 400 apartments will increase rush hour traffic and making a left out of the apartments will be dangerous and near impossible at peak times especially if Cass is the only entry and egress. Save the tax incentives and apartments for the Crossroads site itself where the buildings and businesses are deteriorating and there are many more access routes.

Thank you for your consideration.

Mary Classe
732 N 58 St.

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Buster Brown (CC) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Anne Specht <amspechtrn@hotmail.com>

Tue, May 27, 2014 at 7:54 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I have several concerns regarding this redevelopment. First, I feel that it would add more traffic for not just Underwood but for all of Dundee. As a resident of Western AV, we see a lot of traffic from the evening commute. Often times people are driving at a high rate of speed for a residential area. Also, with the redevelopment of Crossroads and additional green space at that area, I foresee the young teenagers walking from Dundee to that area. I am deeply concerned about the increase in traffic on Underwood.

Dundee has always been a wonderful, pedestrian friendly and peaceful neighborhood. Let's work together to keep it that way.

I care about my neighborhood, and I hope you give this issue serious consideration. Thank you for your time.

Respectfully submitted,

Anne Specht
5113 Western AV
Omaha, NE 68132

Temple Israel property

1 message

Tracy Bridges <elbridges@cox.net>

Tue, May 27, 2014 at 7:42 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us, Ted Bridges <tbridges@bridgesinv.com>

Dear Members of the Omaha City Council:

My husband and I are homeowners in the neighborhood just east of the former Temple Israel property located at 70th and Underwood. We have lived in the area (in two different homes) since 1983. We are strongly opposed to the proposed rezoning of the referenced property from R2 to R8. While the redevelopment of older areas around town is exciting (Midtown Crossing, Aksarben, the proposed Crossroads projects) - we strongly believe it needs to be done in a way that sustains and protects established residential areas.

We do not need to read dueling (and expensive) traffic studies to know the impact of the proposed Bluestone Development project on traffic in the Fairacres, Memorial Park and Dundee neighborhoods. I invite any one of you to drive down Underwood during morning and evening rush hours to understand the traffic situation. The neighborhoods are already absorbing traffic from the Dodge Street commute. Traffic backs up and spills into makeshift "arterials" such as Fairwood Lane, Hillcrest, 69th and Hackberry. The idea that an apartment complex of this size would not exacerbate this problem is absurd.

In addition to the traffic issues, it is apparent from the Developers own schematics that the Complex is to be marketed to students attending UNO. It defies belief to say that it is an upscale professional development while proposing up to 60 percent of the units as efficiency apartments. Young professionals in Omaha do not look for upscale efficiency units - it is a way to make units affordable to students. Student housing is not compatible with the established residential neighborhoods surround the site.

We are excited by each and every midtown redevelopment project in Omaha - the Crossroads redevelopment will a terrific project - but Crossroads redevelopment should not be confused with rezoning to allow apartment projects of this density east of 72nd Street. It would be a bad decision in the short term - and set a terrible precedent for responsible redevelopment going forward.

We would be happy to discuss this matter in more detail at any time.

Respectfully submitted,

Ted and Tracy Bridges
760 Fairacres Road

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Please oppose over 400 apartments at 7023 Cass

1 message

Classe, Mary A <MClasse@nebraskamed.com>

Tue, May 27, 2014 at 7:38 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Mr. Festersen,

I am writing to protest the proposed development of apartments at 7023 Cass St. I live in the Dundee Memorial Park neighborhood and frequent that portion of Cass St. The proposed 4 story apartment building will be an eyesore next to one of Omaha's most beautiful and historic neighborhoods. The building is a large rectangle with long unbroken walls of fake facades made of paint and false gables. For a preview, see the 24 Hour Fitness on 7777 Cass Street complete with garage beneath the building. This is the poor design they are proposing, not to mention it will tower over the Omaha Community Playhouse and Walgreens. Where is Omaha by Design on this issue?

Why do there need to be tax incentives when 2 others are in line to reuse the existing synagogue? It is a nice building.

Adding over 400 apartments will increase rush hour traffic and making a left out of the apartments will be dangerous and near impossible at peak times especially if Cass is the only entry and egress. Save the tax incentives and apartments for the Crossroads site itself where the buildings and businesses are deteriorating.

Thank you for your consideration.

Mary Classe
732 N 58 St.

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Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

7023 Cass Redevelopment

1 message

Jerry and Mary Mahoney <jerry-mary-mahoney@cox.net>

Tue, May 27, 2014 at 5:13 PM

To: franklin.thompson@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Mr Franklin. I would like to register my opposition to the proposed apartment complex at 7023 Cass Street. The proposed zoning change to allow apartments should not be approved by the council. I believe it to be too large a complex. A town house development would be more suitable...less dense for the site.

Ideally it ought to be retained for a worship facility.

I appreciate your interest in the Dundee-Fairacres area. Ten or so years ago when bike paths were being considered for the Dundee area you met with several of us in a private home to hear our concerns. It was appreciated since this is not your district.

Sincerely,

Earl G. (Jerry) Mahoney
6103 Burt Street
Omaha, NE. 68132-1903
(402) 553-8366

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

7023 Cass Street

1 message

Julie Dunbar <julie@dunbarlaw.com>

Tue, May 27, 2014 at 3:09 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

I am against the rezoning of this parcel.

I live in the Dundee neighborhood and I drive by that beautiful piece of property each day. Rezoning from R2 to R8 would destroy the buffer between the low density residential neighborhoods to the east and the commercial district on 72nd Street and beyond. That was not the original intent of our city planners. They wanted it to be a location for civic activities.

Please allow a church to continue to occupy this piece of land which was the planners original intent for this area.

Thank you

Julie Dunbar

5601 Western Avenue

Omaha, NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Terrence Ferguson <fergus2@cox.net>

Tue, May 27, 2014 at 3:17 PM

To: pete.festersen@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I applaud your opposition to this project and urge you to redouble your efforts persuade your fellow Councilpersons to reject a zoning change that would permit this overly dense, inappropriate and ugly redevelopment, particularly since there are much better prospective alternatives.

I care about our neighborhood, as I know you do. I hope for the best.

Respectfully submitted,

Terry Ferguson
6435 Prairie Ave.
Omaha, NE 68132

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

7023 Cass Street

1 message

jgios@cox.net <jgios@cox.net>

Tue, May 27, 2014 at 3:29 PM

To: chris.jerram@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Cc: responsibleredevomaha@gmail.com

Hi Chris,

I would appreciate if you would vote against the zoning change at 7023 Cass Street. As a real property appraiser I think the site is currently at its highest and best use as a church. It is consistent with the current zoning and is surrounded by like property, such as the free-standing church across the street and the playhouse next door. I have also taken note that we are saturating the market/city with an over-supply of multi-family, especially with the recent development of Midtown Crossing and Aksarben Village. It's a delicate balance that has to stay in check or the entire city is affected adversely.

As a midtown resident, I think it would be nice to retain the parcel as is, because it is a pretty commercial building with a nice setback and well maintained grounds. I realize the site has great potential for redevelopment, but with the proposed overhaul of the Crossroads, many changes are likely in store for the Dodge and 72 Street corridors. Furthermore, the canned architecture in Aksarben Village is getting a little tired already! Isn't it nice to combine the old with the new? Just something to think about. Thanks for being our representative!

Sincerely,

Jeanne Giordano-Smith
Certified General Appraiser
5309 Jackson Street
402.213.6130

Omaha City Clerk: Temple Israel Project

1 message

Jeff Wegner <jandjwegner@cox.net>
To: cityclerks@ci.omaha.ne.us

Tue, May 27, 2014 at 12:02 PM

This is an enquiry e-mail via <http://www.cityofomaha.org/cityclerk/> from:
Jeff Wegner <jandjwegner@cox.net>

Dear Ms. Melton and Messrs. Gray, Jerram, Gernandt, Pahls and Thompson,

I live at 701 Hackberry Road. I am lucky to have Pete Festersen as my Councilman. I am certain that you enjoy working with Mr. Festersen and respect his views. And, I appreciate your service to Omaha.

I technically reside in Fairacres—I can see the Temple Israel from my front porch— but my immediate neighborhood does not look or feel like what most people think of when they think of Fairacres. I make that point because I believe there is a certain sense that the opposition to the Cass Street apartments is all about a bunch of wealthy people that do not want to deal with apartment dwellers. If you have not already done so, I would encourage you to drive the streets (including Hackberry Road), that are closest to the proposed Cass Street project. This area immediately adjacent to the proposed Cass Street project is not the stereotypical "Fairacres" neighborhood. In short, the neighborhood opposition is not simply a case of wealthy people not wanting to deal with apartments.

I previously have shared my views of the Cass Street Apartments with Mr. Festersen. I am not opposed to an apartment project in that space. I expressed my hope to Mr. Festersen that the developer would work to address the stated concerns and issues of the neighborhood.

I am surprised and disappointed that the Bluestone has rather cavalierly taken the position that its views and studies are right and the views of the neighborhood are wrong. I understand that Bluestone has a good reputation in the community. But, I am surprised by its performance in this instance.

I also understand that so-called expert studies have to be analyzed and considered in these situations. I am certain that you appreciate, however, that opposing so-called expert opinions can be arranged in virtually any trial or hearing setting. Whatever the expert opinions say, I know that from my front porch, I can see and hear the 69th and Underwood intersection. It is, without question, a congested and historically dangerous intersection in the morning, over the noon hour, and at the end of the work day. Based on my living within 200 yards of that intersection for 15 years, I would respectfully suggest that the congestion and serious traffic accidents that have occurred at that intersection cannot honestly be contested. Adding the level of density that Bluestone is proposing is very concerning to me and will unquestionably make that intersection more congested and dangerous.

I understand and support the desire to develop population density along the Dodge corridor. I do not believe, however, that this project is the lynch pin for that goal. The Crossroads redevelopment—God willing—together with other properties in the immediate vicinity will certainly provide ample opportunity to achieve the density goal.

As I view the facts, I see the following:

- i. Bluestone has not worked to address the neighborhood concerns but instead has simply proclaimed that it is right and the neighborhood is wrong;
- ii. Unlike many development proposals, the existing property is magnificent and contributes the beauty of our city;

- iii. There are other options available for the Temple site that will maintain or improve the status quo and
- iv. The neighborhood is opposed to the project in numbers and percentages that should not be overlooked

When you weigh the factors here, I respectfully suggest and request that you vote no on the Cass Street project.
Given the attractive alternatives, this is not a case where the City should take risks.

Again, thank you for your service.

Jeff Wegner
701 Hackberry Road
Omaha, NE. 68132
(402) 591-6139

Concerning:
City Council

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Anne Lieben <lieben5@cox.net>

Tue, May 27, 2014 at 1:04 PM

To: chris.jerram@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

The numbers associated with the traffic study do not reflect the actual issues of adding a substantial number of cars to our neighborhood streets. On any given day and any time, you can drive on Cass and Underwood and encounter congested areas. If there is an accident or bad weather that affects Dodge Street, traffic literally pours into the adjacent neighborhood streets. I hope you would consider the fact that two neighborhood schools have students who use crosswalks on Underwood Avenue and the safety of these children should be a primary concern.

Our strong neighborhoods are one of the major assets of our city. As the representative of those neighborhoods I would hope you would consider the long term ramifications of the proposed development.

Respectfully submitted,

Anne Lieben
409 North Happy Hollow Boulevard

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Responsible Redevelopment

1 message

Paula Smith <pasmith@cox.net>

Tue, May 27, 2014 at 1:24 PM

To: Pete F Festersen <Pete.Festersen@ci.omaha.ne.us>

Cc: buster.brown@ci.omaha.ne.us

Dear Pete:

As President of the City Council, you are in a position to ensure the Council understands why the proposed re-zoning of the Temple Israel property is extreme and unacceptable and must not be allowed to go forward. It will set a terrible precedent for the entire city.

As tax paying citizens, responsible homeowners, and citizens who elected you to represent our voices, we are looking to you to get the votes needed to defeat this drastic development proposal. There are other acceptable proposals which will not require re-zoning and which the citizens in the area would embrace.

I met dozens of neighbors over the weekend as I went door to door to get their input. Not one person—not one—supported the high density development and re-zoning proposed.

Please listen to your constituents now as you did when the Campus Crest proposal came along. It wasn't acceptable then; it's not acceptable now. You have the ability to secure the needed votes to defeat this. We are counting on you.

Thank you for solving this problem for your district.

Sincerely,

Paula Smith
847 Fairacres Road

pasmith@cox.net

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Vote NO on rezoning 70th & Cass

1 message

babs56@cox.net <babs56@cox.net>

Tue, May 27, 2014 at 1:38 PM

To: ben.gray@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Mr. Gray:

I urge you to vote NO to the rezoning effort for the 70th & Cass redevelopment plan. Our fear is that a massive four story apartment complex will introduce an unacceptable amount of traffic into an already congested area and present some serious safety concerns. Please consider the original intent of the current zoning regulations as you make your decision.

Sincerely,

Harold and Barbara Schultz

Buster Brown (Clik) <buster.brown@ci.omaha.ne.us>

70th & Cass

1 message

Jerry <boulayjm@cox.net>

Tue, May 27, 2014 at 2:54 PM

To: pete.festersen@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

PLEASE vote **against** he proposed project at 70th & Cass. We live just off of 62 & Underwood and the traffic already dangerous in making a left turn onto Underwood. Having a additional 500 (?) autos as possible users of this street will change the neighborhood activity - as the traffic uses the side streets with access becoming more difficult.

WE feel also that the people density that would come with this project is out of place in this location.

Jerry & Michaelleen Boulay
1010 Hillcrest Dr.
Omaha, NE 68132
402-551-4081

Opposition - rezoning 7023 Cass Street

1 message

Adam.Langdon@mutualofomahabank.com

Tue, May 27, 2014 at 12:30

<Adam.Langdon@mutualofomahabank.com>

PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Attached is formal documentation of my opposition to the proposed rezoning and requested TIF for the 7023 Cass Street project. I hope you will reconsider allowing such a HUGE project.

- R8 is too dense; 430 apartment units is too much for that space
- \$6 million in TIF for that property is too much and unnecessary - the property doesn't need that much redevelopment - paid for by taxpayers

Thank you.

Adam Langdon

Director, Payment Processing

Mutual of Omaha Bank

3333 Farnam Street

Omaha, NE 68131

Tel. (402) 351-6897

Cell. (402) 290-8084

Fax. (402) 351-1730

adam.langdon@mutualofomahabank.com

Your Bank Every Step of the Way

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 **Cass St letter to city council.doc**
30K

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Rezoning at 7023 Cass St

1 message

ALLAN TUBACH <allantubach@msn.com>

Tue, May 27, 2014 at 12:20 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I am writing in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. The massive apartment complex proposed for this site, requiring such extreme rezoning, is not responsible redevelopment and poses an extreme threat to our historic neighborhoods. Neighborhoods such as Fairacres, Happy Hollow and Dundee are what give Omaha its special identity and historical character and should be cherished...not threatened.

Thank you for considering this decision very carefully.

With respect,

Allan & Dorothy Tubach
5112 Western Ave

Allan Tubach
Tubach Art Studio
5112 Western Ave
Omaha, NE 68132
402-556-8783
allantubach@msn.com

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Katherine Swanson <katieswanson@me.com>

Tue, May 27, 2014 at 12:12 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us"

<ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>,

"garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us"

<rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>,

"aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear City Council Members,

I am writing to you today to express my concerns with the proposed Bluestone Development for Cass Place Apartments at 69th and Cass Streets. I am opposed to the extreme rezoning of 7023 Cass Street from R2 to R8. I believe this development will negatively change the character, aesthetics, density, traffic, property values, and older neighborhood charm that makes this part of town unique to Omaha. Omaha is lucky to have such a charming, healthy, and vibrant neighborhood. I am in favor of responsible redevelopment of our city. The massive apartment complex proposed for the site, which requires extreme zoning, is not responsible.

My husband and I recently moved to a lovely home in the Fairacres neighborhood at 407 North Elmwood Road. Our home was nicknamed "Robin Hill" many years ago by the original owner back in 1928. We previously lived in the Dundee neighborhood and chose to remain in the midtown area because of the quaint neighborhood and charming older homes. We feel very fortunate to have found such a lovely home in the Fairacres neighborhood.

I have a daughter who attends school at Saint Margaret Mary school. One advantage to this neighborhood is the ability for her to walk to and from school. I feel blessed to live in a neighborhood that I feel is safe to allow my children to walk to and from school.

My ten year old daughter also enjoys riding her bike and scooter around the neighborhood. I am very cautious about letting her ride around the neighborhood with friends because of the volume of traffic on Elmwood Road. There are many people who use Elmwood Road to cut through from Dodge Street to Underwood Avenue and vice versa. I believe one reason for the volume of traffic is due to UNO students traveling to and from classes. Shortly after moving into our home last summer, I was not very happy to see how much traffic there is on Elmwood Road.

I am a native of Upstate New York and after moving to Omaha seventeen years ago, it was important to me to find a home in an older neighborhood. I grew up in an older established neighborhood, and wanted to find something similar here in my new city. I was surprised to discover that there really was only one area of Omaha that fulfilled my desire for an older home. After much looking, my husband and I purchased a home on South 58th Street. It was exactly what I was looking for - an older home, lots of trees, a nice yard, close to Elmwood Park and a wonderful neighborhood full of people we soon began to call our friends.

After living on South 58th Street for three years, we wanted to expand our family and move into a larger home to meet the needs of our growing family. We focused our search for a new home this time north of Memorial Park and in the Dundee neighborhood just north of Dodge Street. After about a year of looking, we found a beautiful home on North 54th Street. We were able to sell our home on South 58th Street very quickly and received a sale price over what it was listed for. I believe that was due to the limited supply of older homes in the Omaha market. We remained in our lovely neighborhood on North 54th Street for about 12 years. We loved that our children could play with the many neighborhood children and roam the neighborhood safely on their own on

like scooters or foot. My husband and I sold our house on 54th Street before it ever was listed and received our asking price.

Each house that my husband and I purchased in the midtown area not only met our needs as a family home, but was a wonderful investment as well. Both of our previous homes appreciated in value over the course of the years we lived there. So not only is the midtown area a beautiful place to live and raise a family, but it is also a wonderful investment in real estate. I expect that our new home in Fairacres will not only meet our needs as a family home, but will also be a wonderful investment for my husband and me. I believe that it is the City Council's responsibility to ensure that this level of appreciation in property values remains intact. I fear that the proposed apartment project for 69th and Cass Streets will negatively affect the value of homes in the surrounding areas.

Another wonderful feature of the Fairacres neighborhood and surrounding areas is that the majority of housing is single family neighborhoods. I believe that is an important element when choosing an area to raise a family. My husband and I do not wish to be part of a transient neighborhood. I purposefully chose an area that does not experience much turnover in ownership and does not contain apartments to develop a strong sense of community. That is evident in the many neighborhood gatherings in any of the areas we have lived in the midtown area. The proposed apartment complex will bring the element of "transient" people that I wish to avoid.

As you approach the site at 69th and Cass, where the architecturally beautiful and interesting Temple Israel building is nestled into a park of green space, it just fits in. At the crest of the hill, there is ton of green space on both sides of the street, enhancing the entrance as you head east on Cass Street into a solid, vibrant, safe, single family neighborhood that leads to Fairacres, Memorial Park and the Dundee neighborhoods. The proposed Bluestone Development will raze the synagogue building, and replace it near the street with two U shaped buildings, with a private interior green courtyard eliminating the street's beautiful green space. It will be four stories in height and will dominate the top of the hill overshadowing the single family neighborhoods near the site. The almost fortress facade close to the street will eliminate the park like feel that adds beautiful green space that enhances the neighborhood. The plan does not preserve the character of the existing residential neighborhood which is an objective of the planning department.

In addition, the city's plan of the Greening of Omaha would be dramatically changed because the Bluestone Development group has hidden away much of the green space for the private use of their apartment dwellers. The green space is mostly enclosed into the courtyard setting, leaving an almost fortress facade looming on all street approaches of this location. The redevelopment as planned would cause a huge loss of the greening of Omaha that the master plan sets out to preserve.

Another concern that I have with the proposed project is the addition of traffic along Cass Street and the surrounding area. The proposed project includes 434 apartments with 522 parking spots. The driveways out of the development are just past the crest of a hill, creating a hazard. There are no proposed traffic improvements for this incredible increase in residents and cars to the area. I cannot imagine the increase in volume that my family and I will see along Elmwood Road. As I stated above, Elmwood Road already serves as a "cut through" street and this situation will only worsen with the addition of so many more residents. I cannot imagine that my ten year old daughter would be safe to venture out on her bike or scooter to play with friends in the neighborhood. I believe that not only will it impact my ten year old daughter, but other pedestrians as well. I believe that the project jeopardizes the very "pedestrian friendly" atmosphere that attracts so many residents to it. The safety of the many residents (both students and adults alike) who walk in the neighborhood would be at risk.

This part of town has large, single family lots, parks, large and mature trees, long yards, that have enhanced the atmosphere of this part of the city and has continued to make it an attractive place to not only live, but for visitors as well. This neighborhood does not have large high rise apartment buildings. If approved, the city would be redefining the neighborhood, that does not need or want to be redefined, and is violating not only the neighbor's public trust, but also going against a stated provision and goal of city planning.

I am strongly opposed to this project. I believe it is your job to protect this area of town from this large scale re-development. I would be supportive of finding an acceptable project for the site; but I cannot support one that comes at the expense of some many issues, which are detrimental to both pedestrians and property in our neighborhood.

Thank you for taking the time to read about my concerns. I strongly encourage you to **not** support this proposed project that will change the face of one of Omaha's neighborhoods. Please do not allow the zoning of this site to be changed.

Sincerely,

Katherine E. Swanson

407 North Elmwood Road

Omaha, NE 68132

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Barbara Johnson <blrjohnson@cox.net>

Tue, May 27, 2014 at 11:49 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Omaha City Council:

The purpose of this letter is to formally object to the rezoning and redevelopment of the former Temple Israel site at 7023 Cass Street into high density apartments. This is not the site for that kind of project without the infrastructure for the increased traffic. In addition, the proximity of that site to an established neighborhood of single family residences is troublesome.

We lived for 28 years next to St. Margaret Mary's Church. We know this neighborhood well. We have two children with homes in the area, and we drive our granddaughter to her home on J. E. George Blvd. at 5:30 directly by the proposed site every day. The traffic right now without the development is very heavy during rush hour. The added pressure from the new development on Underwood Street would make it extremely dangerous nearly all the time.

While expanding the tax base is a viable objective for the City, this is not the way to reach that objective.

Sincerely,

Howard and Barbara Johnson
710 Ridgewood Ave.

Oppose the Extreme rezoning of 7023 Cass Street

1 message

Peggy Grennan <pgrennan@smmomaha.org>

Tue, May 27, 2014 at 11:43 AM

To: "Festersen, Pete F" <pete.festersen@ci.omaha.ne.us>, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahts@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council,

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

As the Principal of St. Margaret Mary School, I have grave concerns about the amount of added car traffic to this residential area. There are a great many children who walk to school in this area and more cars are not what we need on an already busy 2 lane road.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Peggy Grennan
123 North 61st Street
Omaha, 68132

Sr. Margaret Mary School
123 North 1st Street
Omaha, NE 68102
(402)551-6663
pgrennan@smmomaha.org

Saint Margaret Mary School forms young people in faith, conscience, scholarship and service in the Catholic Tradition.

The information contained in this communication is privileged and confidential and is intended solely for the use of the individual(s) to whom this communication is directed. If the reader of this communication is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email. Thank you.

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

LOU KATHLEEN O KONSKI <lkokonski@msn.com>

Mon, May 26, 2014 at 11:45 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

Long ago when others encouraged me to select a home 'out west,' due to more value for your property investment; we selected our home in this beautiful neighborhood and paid a premium for the area. My now deceased husband and I have contributed to Omaha, including doing our Civic duties serving many years on the Omaha Personnel board, and the Omaha Public Library board. This rezoning would seriously impact our neighborhood, the safety of my front yard, and my property values. As a single mother, raising a family on my own, I cannot afford the impact this rezoning would have. This would be in total contradiction to civic duties of protecting us contributing constituents of this beautiful city and neighborhood.

Additionally, the safety of walking, crossing the street, and exiting driveways on Underwood is already a challenge.

Adding the traffic load this development would bring is unimaginable. I can still clearly hear the screeching of brakes and the thud of an elderly couple being hit by a car at Fairacres Road and Underwood, that sound is only to be followed by the image of part of the man's head on the street. The traffic patterns now are not safe (or legal) this rezoning and development would only exasperate the situation.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Kathleen O'Konski
6247 Underwood Avenue
Omaha, NE 68132

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Possible rezoning

1 message

Dot Kaefer <jkaefer@cox.net>

Mon, May 26, 2014 at 10:53 PM

To: "ben.grey@ci.omaha.ne.us" <ben.grey@ci.omaha.ne.us>

Cc: buster.brown@ci.omaha.ne.us

Please add our names to the list of concerned citizens who are opposed to rezoning at 70th and Cass St
Dot and John Kaefer

Sent from my iPhone

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

proposed rezoning of property along Cass about 70th St

1 message

jamcarroll@cox.net <jamcarroll@cox.net>

Mon, May 26, 2014 at 10:50 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Since I may be unable to attend the hearing on the rezoning of the property on the south side of Cass between 69th and 72nd, know that I am pleased that the property will be put back into use, yet opposed to the current proposal.

From architectural representations, the building looks to me like one from Eastern Europe during the Soviet era, unattractive even if well built. It is too massive, a shortcoming which is only accentuated by its placement at the top of the hill coming from 72nd Street.

One of the great things about 69th Street in this area is that it is transitional from Dodge to north of Western.

The neighborhood includes a nice economic mix, and lots of walkers. A building at the redevelopment site which contained a greater variety of apartment sizes, including some large units, and areas which would be a draw to all residents, such as a delicatessen and green space, would be more fitting, and help integrate this into the area.

Crossroads Mall has such a poor recent reputation that good development requires this housing complex be perceived as a breath of fresh air. The requested rezoning would allow construction of a compound which blocks flow of air and people. I ask that you reject the rezoning which it requires.

Sincerely,

James A Carroll
6802 Burt Street
Omaha, NE 68132

Buster Brown (CCLk) <buster.brown@ci.omaha.ne.us>

Proposed rezoning

1 message

Dot Kaefer <jkaefer@cox.net>

Mon, May 26, 2014 at 10:49 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Please add our names to the list of concerned citizens opposing rezoning at 70th and Cass St
Dot and John Kaefer

Sent from my iPhone

Buster Brown (CCLk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Margie Chartrand <mlchart09@gmail.com>

Mon, May 26, 2014 at 9:22 PM

To: ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, pete.festersen@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I am writing in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

Besides creating a great deal of traffic congestion, this complex is not consistent with the look and the feel of this neighborhood. Redevelopment in a neighborhood should benefit the neighborhood, not create an eye sore and a traffic mess.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Margie Chartrand
5820 Nicholas St

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

(no subject)

1 message

Jim Conway <jimconway674@hotmail.com>

Mon, May 26, 2014 at 3:29 PM

To: "rich.palis@ci.omaha.ne.us" <rich.palis@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

RE: OPPOSITION TO REZONING 7023 CASS STREET

Dear Mr. Palis,

I am writing to you in opposition to the rezoning of 7023 Cass Street in Omaha. Placing 432 apartments at this location would be irresponsible and a significant detriment to the lovely neighborhoods that surround this site. This project would certainly do more harm than good.

The traffic study done on this proposal flies in the face of common sense. Adding this many apartments to this existing infrastructure is a very bad idea.

Please vote NO to rezone 7023 Cass Street.

Sincerely

Jim Conway
722 Parkwood Lane
Omaha NE 68132
402.658.9872

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

What are you thinking. Concerning the rezoning of Cass.

1 message

Rubin, Ron <Ron.Rubin@cbshome.com>

Mon, May 26, 2014 at 2:39 PM

To: "chris.jerran@ci.omaha.ne.us" <chris.jerran@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Councilmen;

I am strongly opposed to a sub par development at this location. I can't believe that this the highest and best use for this location. Your vote is important and you should strongly reconsider your position. Not only the design but the long term negative impact on the area demonstrates a lack of vision. The cost and long term problems for this plan are not worth the integrity of the area.

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Ron Rubin

5514 Howard

Omaha 68106

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Opposition to Temple Israel Rezoning Proposal

1 message

Thomas Cooper <tccoop@cox.net>

Mon, May 26, 2014 at 12:09 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Members of the Omaha City Council,

My name is Tom C.Cooper and my wife, Virginia C. Dignoti and I live at 711 N. 69th Street. The address is at the peak of the hill going north on 69th from the Playhouse and old Temple Israel sites. Lewis and Clarke school is directly across the street.

We are writing to register our strong opposition to the current plan to rezone the Temple Israel site from R2 to R8. We will attend the hearing on June 3rd to support others who oppose this development. The project clearly does not provide an appropriate transition from the residential areas on its east side and appears to stretch if not violate the city's own redevelopment plans and guidelines along with other clear negative impacts. Though the issue of taking a reasonable and thoughtful approach to neighborhood redevelopment projects anywhere in Omaha and the absence of such reasonability and the neighborhood impact of this particular project is all that is really important here, it would be fair to say we're not looking forward to this housing complex being the new view from the top of 69th street – the only thing that will grip someone's attention is a pair of "massive" four story buildings. It might as well be a Stay Bridge Suites. It would be a daily reminder of an inappropriate decision and a personal irritant.

Respectfully submitted,

Virginia Dignoti and Tom Cooper

711 N 69th St

7023 Cass Street

1 message

Pat Caffrey <pakc1105@cox.net>

Mon, May 26, 2014 at 12:09 PM

To: "Festersen, Pete F" <Pete.Festersen@ci.omaha.ne.us>

Cc: buster.brown@ci.omaha.ne.us

Dear Mr. Festersen,

You have been a strong proponent of our neighborhoods and it is greatly appreciated!

Regarding the redevelopment at 7023 Cass Street, I encourage you to consider an alternative to the proposed R2 to R8 zoning change. It is too extreme. I'm not opposed to apartments, although condos would be better. I believe in density done right. Please support redevelopment but not at the expense of our neighborhoods. That's reasonable.

If this information is incorrect, please let me know.

An R2 to an R8 zoning change means extreme density!

- 434 units – four levels on top of a parking garage – that's 55 units per acre within 650 feet of neighborhood streets
- 516 parking stalls – and not likely to be enough
- No green space visible to the public any longer
- Eliminates the buffer between neighborhoods east of 72nd and Crossroads commercial activity
- A huge complex with only two access drives and both on Cass Street – that's just the beginning of public safety hazards for the neighborhoods, school children, metro drivers and the residents of the new apartments.

When possible, please provide your thoughts, suggestions for redevelopment at this site.

Thank you,

Pat Caffrey

883 N. 68th St.

Omaha, NE 68132

402-321-9668

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Ronald Bevil <oliverabland@icloud.com>

Mon, May 26, 2014 at 11:57 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

It is a foregone conclusion that Pete Ricketts will soon become our next governor. Pete has very deep and long-standing roots in the Fairacres community. It would not be in the political interests of the City to ram through this ill-advised zoning change for high density apartments over his opposition.

We have lived in Fairacres the past seventeen years since coming to Omaha and are similarly appalled at the prospect of having its historic tranquility undermined in the fashion you are considering with this zoning change.

If this is the disrespect you accord residents who pay the highest taxes in the City it will cause us to move away from Omaha as soon as feasible.

Respectfully submitted,

Catherine and Ron Bevil
6424 Chicago Street

Oppose the Extreme Rezoning of 7023 Cass Street

1 000-0000

Deborah Murphy <deborah.murphy@cox.net>

Mo

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, gary.gemandt@ci.omaha.ne.us, rich.pahis@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council,

I write in opposition to the extreme rezoning of 7023 Cass Street from R2 to R8. I support responsible redevelopment of our city and the massive apartment complex proposed for this site, requiring such extreme zoning, is *not* responsible.

I care about the beautiful Dundee neighborhood . . . which is one of the finest in the city . . . and I hope you give this issue serious consideration.

Respectfully submitted,

Deborah J. Murphy
8945 North 56 Avenue Circle

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Michelle <mnelsen1@gmail.com>

Mon, May 26, 2014 at 10:04 AM

Reply-To: mnelsen1@gmail.com

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
gary.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city, but the massive apartment complex proposed for this site requires extreme (irresponsible) re-zoning.

Please consider the negative impact this project will have on my neighborhood.

Respectfully submitted,

Michelle Nelsen
101 North 69 St
Omaha NE 68132

Responsible redevelopment

1 message

Curt Cyr <curtcyr@yahoo.com>

Mon, May 26, 2014 at 9:20 AM

Reply-To: Curt Cyr <curtcyr@yahoo.com>

To: "pete.festersen@ci.omah.ne.us" <pete.festersen@ci.omah.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

To the City Clerk and City Councilman. My name is Curt Cyr and I am writing a letter to you on behalf of my family and especially my mom who lives off of 69th and underwood and the fairacres neighborhood. This is a special neighborhood in which to visit and to grow up in. Cass street has become an increasingly traveled road through this neighborhood over the past 10 years and often becomes bumper to bumper at various times of the day. It is an area of town that needs a low zoning label to it because of the mass number of houses in the area. The last thing it needs is some massive apartment complex put into it. Evidently there is a massive apartment development proposal in front of you for the address of 7023 Cass Street. I believe if this apartment complex were ok'd that it would completely boggle up the fairacres neighborhood and be totally irresponsible if our city ok'd this apartment complex to be built here. It's just way to big and way to many added cars would be added to the area which would cause all kinds of safety and traffic problems.

Please consider the fairacres neighborhood and my mom and vote against this proposal and keep the development of our great city responsible.

Thank you,
Curt Cyr

Buster Brown (CCLK) <buster.brown@ci.omaha.ne.us>

7023 Cass St Rezoning Vote

1 message

PHIL and LESLEE HACKER <pwh2003@hotmail.com>

Mon, May 26, 2014 at 8:45 AM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thopson@ci.omaha.ne.us" <franklin.thopson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Councilman Festersen - Please read the attached letter which outlines my concern reference the upcoming June 3rd vote to consider rezoning the property at 7023 cass St from R2 to R8.

Thank you,
Phil Hacker



Cass St Rezoning.doc

27K

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Gary Lebens <garyandmichelle1@cox.net>

Mon, May 26, 2014 at 8:16 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

Midtown neighborhoods like Dundee, Happy Hollow, Memorial Park, Fairacres and Turner Park are vibrant areas that truly distinguish Omaha from other cities. Please act to preserve the integrity and value of these areas.

Reject this extreme rezoning request and pursue alternate proposals that preserve our midtown areas while moving Omaha forward.

I care about my neighborhood and I hope you give this issue serious consideration

Respectfully submitted,

Michelle P Lebens
625 North 69th Street

Opposition to redevelopment at 7023 Cass

1 message

Mary Jo Hanigan <haniganmd@gmail.com>

Sun, May 25, 2014 at 10:27 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Please strike down the current redevelopment plan at 7023 Cass. This is a family-friendly neighborhood with many schools, churches, and family foot traffic. The traffic congestion along Cass is already burdensome, especially at rush hours. The plan for so many apartments is much too congested and will contribute to compromised public safety of our neighborhood. The apartment population is too dense for such a small area.

The proposed apartments will appeal primarily to college students, who will be tempted to "double up" to defray expenses. My nephew at UNO has said coeds have already planned as much. Then the limited parking is even more ridiculous. Apartment tenants will be forced to park all around the neighborhood, further congesting the area. Despite the study, the traffic infrastructure in the area can not manage the increased traffic. As a related concern, I would be very worried for other safety issues if college students were the prime renters in a congested development near to the college but in a residential area.

The City Planning Board should not have approved this project by Blue Stone when there was already so much opposition by neighbors. Blue Stone obviously promotes themselves well, but at a cost to the safety and the wishes of those of us living in this neighborhood. As a taxpayer, I ask that you do not approve the current proposal for such extreme rezoning.

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Christine Hammans <christinehammans42@gmail.com>

Tue, May 27, 2014 at 9:21 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gerandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

1. To go from R2 to R8 zoning is too RADICAL. Could this be the beginning of a domino effect where commercialization and population start encroaching the neighborhood? Let 72nd Street remain the barrier.
2. Whether we are able to keep that beautiful synagogue as is for another life...or replace it with a different facility....please keep in mind the architectural integrity of the neighborhood. Remember in 1989 when there was much ado about the Jobbers Canyon vs ConAgra? Yes, in the end Jobbers Canyon was razed and ConAgra was developed with the integrity of the Old Market and it's surroundings....lovely architecture and landscaping..set back from the street...and quiet.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Christine Hammans
6615 Davenport Street

Oppose the Rezoning of 7023 Cass Street

1 message

Melissa Duffy <mjduff@cox.net>

Tue, May 27, 2014 at 8:45 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

The purpose of this letter is to formally object to the rezoning and redevelopment of the former Temple Israel site at 7023 Cass Street into high density apartments. While expanding the tax base is a viable objective for the City, this is not the site for that expansion given the lack of immediately available infrastructure for the increased traffic. In addition, the proximity of the site to an established single family residential community is particularly troublesome as it would materially interfere with the quiet enjoyment of the older neighborhoods in that area. In addition, there are numerous other options for this property.

Sincerely,

Melissa and Patrick Duffy
420 Fairacres Road

Fw: Oppose the Extreme Rezoning of 7023 Cass Street

1 message

David L. Welch <DLWELCH@up.com>

Tue, May 27, 2014 at 8:00 AM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

I likewise share the same sentiment as my wife. If you have ever been on Underwood going east or west during the morning or evening commute hours, you'll see the traffic backed up at the 4 way stop at Underwood and Fairacres Road. We do not need any more thru traffic along that vein. Additionally, with my kids using the Underwood street crossings, I continue to see and hear of cars that run the pedestrian crossings. This is of great concern to me.

Thank you.

David Welch
661 N. 56th St.
Omaha, NE 68132

David L. Welch

Marketing and Sales | Ag Products Business Development & Planning

Ph 402.544.3391 | Cell 402.216.3438 | Fax 402.501.2411

Email dlweich@up.com | www.uprr.com

Union Pacific Center | 1400 Douglas St. STOP 1310 | Omaha, NE 68179

----- Forwarded by David L. Welch/UPC on 05/27/2014 07:54 AM -----

From: Anna Welch <annaleewelch@yahoo.com>

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Date: 05/26/2014 08:45 PM

Subject: Oppose the Extreme Rezoning of 7023 Cass Street

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I am very concerned about increased traffic in the neighborhood surrounding the proposed complex.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Anna Lee Weldon
661 North 56th Street
Omaha, NE 68132

**

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**

responsible redevelopment omaha

1 message

Wes and Laurie BULLER <bullerfour@msn.com>

Mon, May 26, 2014 at 8:13 PM

To: pete festersen <pete.festersen@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Mr. Festersen,

We would like to respectfully express our strong disappointment with the possible razing and redevelopment of the current Temple Israel site at 7023 Cass Street. As longtime residents (30 years) of the Dundee Neighborhood, we are familiar with the traffic issues along Cass Street at all hours of the day. This plan to build a high density apartment complex west of 72nd Street would strongly impact our neighborhood in many ways.

Throughout the years, traffic from the Temple has been manageable because it has only been high after their services and funerals. If this complex is built, it will negatively affect traffic at 70th and Cass the entire day and make for a much more dangerous area.

We have a high traffic population on a 2 lane road through Fairacres and Dundee in Underwood Ave. This road is traveled on heavily by neighborhood residents, to get to Creighton University, the University of Nebraska at Omaha, downtown Omaha commuters, TD Ameritrade Ballpark, as well as at least 4 elementary schools and 1 middle school in the very close vicinity of this development. We are aware that a traffic study was done on Cass St. /Underwood Ave. However, the fact that this study was done the week before Christmas when schools and universities were closed and many commuters were either off of work or out of town altogether leads one to believe that this was done intentionally to skew the results in favor of the development rather than in favor of a very well established and stable neighborhood in our city. If true, this is a shameful practice and puts a very bad light on our city government to put the **wants** of a development over the **needs** and **best interests of our citizens**.

To increase our population and traffic in this area by over 400 apartments and possibly 800 cars with this development, not to mention the additional 200 residences that have already been approved in the new Crossroads project will increase the density and traffic in our neighborhood. We are not for this and we, as a neighborhood, do not approve this project.

We are not against all redevelopment projects. Sometimes development is good. After viewing the architects scaled rendering of this project and taking into consideration the value of our established and historical neighborhood, this project does not fit.

Thank you for considering our opinions. We would appreciate you voting against changing the zoning that would allow this development.

Wes and Laurie Buller

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Vote NO to rezone 70th Cass

1 message

aunderriner@cox.net <aunderriner@cox.net>

Mon, May 26, 2014 at 8:06 PM

To: pete.festersen@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

May 26, 2014

Dear Councilman Pete Festersen:

Please vote NO to the request by the Bluestone Development to rezone 7023 Cass St from R2 to R8. The proposed 434+ unit apartment building is not appropriate for that location.

I strongly oppose the oversized apartment complex proposed for the Temple Israel property. I gathered signatures from my neighbors on Dillon Drive this weekend. When they saw the drawing of the proposed apartment complex, they were all surprised at the size and agreed that it was not appropriate use of that land. It would change the entire look of that area. From 69th to 71st on Cass has been designed as a buffer zone between the residential neighborhoods to the east and the commercial area to the west. Churches, schools and the Playhouse are appropriate use of that area and have served well over the years. Not a huge apartment development. This would change the density of that area and certainly create safety issues.

I personally don't believe the traffic study conducted by the Bluestone Group. I think they are hiding some key parts just like they hid the picture of the apartment complex.

The good news is that there is another buyer ready to make an offer on the synagogue. They would repurpose that beautiful building as a church. I always admired how the synagogue was designed to complement the area. Its beautiful landscaping is so much more suitable than a 4-story brick structure.

Please listen to the people of Omaha. Do you want that "redevelopment" structure to be your legacy?

Sincerely,

Margaret Ann Underminer
820 Dillon Dr. 68132
402-558-0842

Oppose the Extreme Rezoning of 7023 Cass Street

12:45:59 PM

Anna Welch <annaleewelch@yahoo.com>

Mon, May 26, 2014 at 8:45 P

Reply-To: Anna Welch <annaleewelch@yahoo.com>

To: "pete festersen@ci.omaha.ne.us" <pete.festeren@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I am very concerned about increased traffic in the neighborhood surrounding the proposed complex.

I care about my neighborhood, and I hope you give this issue serious consideration

Respectfully submitted,

Anna Lee Welch
661 North 56th Street
Omaha, NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Margie Chartrand <mlchart09@gmail.com>

Mon, May 26, 2014 at 9:22 PM

To: ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, pete.festersen@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I am writing in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

Besides creating a great deal of traffic congestion, this complex is not consistent with the look and the feel of this neighborhood. Redevelopment in a neighborhood should benefit the neighborhood, not create an eye sore and a traffic mess.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Margie Chartrand
5820 Nicholas St

Rezoning at 71st and Cass

1 message

Allison Latenser <alatenser@yahoo.com>

Mon, May 26, 2014 at 9:25 PM

Reply-To: Allison Latenser <alatenser@yahoo.com>

To: pete festersen <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Mr. Jerram -

I am against rezoning the former Temple Israel property from R2 to R8. That is a drastic change for what is currently a quiet and beautiful neighborhood.

I've lived in Omaha for 58 years and in Dundee for 30. In all that time, the Dundee/Memorial Park/Fairacres neighborhoods have provided a calming influence for the citizens of Omaha and an oasis of green space hidden away from the commercial activity further west.

Although West Omaha has a lot of great shopping and fine restaurants, the Omaha I grew up in (east of 72nd) has history: trees that have been growing for years, buildings with individual character, and neighborhoods where people still know their neighbors and work cooperatively on group projects such as the hanging baskets in Dundee. All of that will be significantly damaged if an unsightly, six story, anonymous building with no landscaping to soften the effect for the neighborhood is allowed to be constructed. The apartment complex, while a good idea in theory, is completely wrong for the neighborhood where it would be built.

Please vote against the zoning change at 70th and Cass.

Allison Latenser
5008 Chicago St.
Omaha NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Proposed rezoning

1 message

Dot Kaefer <jkaefer@cox.net>

Mon, May 26, 2014 at 10:49 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Please add our names to the list of concerned citizens opposing rezoning at 70th and Cass St
Dot and John Kaefer

Sent from my iPhone

proposed rezoning of property along Cass about 70th St

1 message

jamcarroll@cox.net <jamcarroll@cox.net>

Mon, May 26, 2014 at 10:50 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Since I may be unable to attend the hearing on the rezoning of the property on the south side of Cass between 69th and 72nd, know that I am pleased that the property will be put back into use, yet opposed to the current proposal.

From architectural representations, the building looks to me like one from Eastern Europe during the Soviet era, unattractive even if well built. It is too massive, a shortcoming which is only accentuated by its placement at the top of the hill coming from 72nd Street.

One of the great things about 69th Street in this area is that it is transitional from Dodge to north of Western.

The neighborhood includes a nice economic mix, and lots of walkers. A building at the redevelopment site which contained a greater variety of apartment sizes, including some large units, and areas which would be a draw to all residents, such as a delicatessen and green space, would be more fitting, and help integrate this into the area.

Crossroads Mall has such a poor recent reputation that good development requires this housing complex be perceived as a breath of fresh air. The requested rezoning would allow construction of a compound which blocks flow of air and people. I ask that you reject the rezoning which it requires.

Sincerely,

James A Carroll
6802 Burt Street
Omaha, NE 68132

Temple Israel Cass Street redevelopment

1 message

Courtney Wheat <courtney.wheat@gmail.com>

Mon, May 26, 2014 at 7:16 PM

To: pete.festersen@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Pete:

I am writing to voice my opposition to the proposal to rezone the Temple Israel property at 7023 Cass Street to R8. From my understanding the Council has this zoning change under consideration to accommodate Bluestone Development group, which has plans to build a hulking 5-story, 400 plus-unit apartment complex set back a mere 14 feet from Cass Street.

I understand the desire by Omaha leaders to increase the density of the city's core and take additional measures to make Omaha a more walkable city. I lived in New York City for over a decade, and enjoyed both the physical and aesthetic pleasure of walking there in an ever-changing, historically and culturally rich environment.

I believe that our historic buildings and neighborhoods represent a huge value to the city of Omaha that once destroyed will efface the character of our city. This development, which on the surface emulates the hard facade of a major metropolis such as New York, is however, ill-suited to this location. Neither 72nd nor Cass streets are streets that foster anything more but the most utilitarian pedestrian pursuits. These are not safe streets to traverse, nor are they pleasant to regard, due to already heavy traffic, and lack of consistent building codes as well as lack of historic character (exceptions being the existing church and synagogue structure, as well as the Omaha Community Playhouse).

In my opinion, placing such a large complex so close to established historic neighborhoods such as Fairacres, Fairlawn (my own neighborhood), Dillon's Fairacres, etc. you will not only destroy the opportunity for adaptive re-use of a civic building of historic and aesthetic interest and character, but you will also infringe on the pleasant quality of these non-dense areas which are valued for their green spaces, their older homes, the pride that homeowners in the area take in their property, and the relative quiet and seclusion that they/we enjoy. Having the Temple Israel site remain a civic and/or low-density function would continue the long-term plan for these properties serving as a buffer between the quiet neighborhoods and the more bustling, more dense commercial area west of 72nd street.

New York City had advocates such as Jane Jacobs (see Death and Life of Great American Cities), who fought for the preservation of historic neighborhoods such as Greenwich Village and saved them from destruction by greedy

members of the Architecture Commission. I am pleased to see that you are a part of Real Omaha Renewing and
a consortium of historic and architectural associations. It is my hope to preserve the character and protect the
integrity of Omaha's historic neighborhood.

Thank you for keeping in mind the best long-term interests for the city of Omaha and for representing Omaha's
residents and voters.

Sincerely,

Courtnay Wheat

70th and Cass rezoning

1 message

Courtney Fletcher <fletchercv@gmail.com>

Mon, May 26, 2014 at 5:58 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
gary.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Members of the Omaha City Council and

Buster Brown, Omaha City Clerk

We are adamantly opposed to the proposed rezoning of the former Temple Israel site at 70th at Cass Street and the specific apartment complex that Bluestone Development proposes to build on the rezoned site. The rezoning and proposed apartment complex is not in the best interest of the greater Fairacres neighborhood, in our judgment it contradicts the city's master plan, and there are alternatives that the neighborhood would support.

We live in this neighborhood, and it is one of the gems of Omaha. This rezoning and proposed complex will destroy our neighborhood changing it from one of family owned homes with a commitment to the neighborhood, to one of renters in a massive complex who have no such commitment. The streets of the neighborhood simply can't handle the traffic that would be generated by some 500+ renters, and public safety will be impaired. Our neighborhood is united in opposition to this rezoning and proposed development. As our elected representatives, we expect that you will listen to the public and vote against the rezoning.

Courtney and Jean Fletcher

843 Fairacres Avenue

Omaha, NE 68132

(no subject)

1 message

joanna parker <joannajparker2@yahoo.com>

Mon, May 26, 2014 at 4:52 PM

Reply-To: joanna parker <joannajparker2@yahoo.com>

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson.@ci.omaha.ne.us" <franklin.thompson.@ci.omaha.ne.us>, "amee.melton@ci.omaha.ne.us" <amee.melton@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Councilmen and Ladies;

It has come to my attention that a developer from Kansas is attempting to get the local zoning ordinances changed so he can build an over 434 unit apartment complex, with at least 516 parking stalls, at 7023 Cass Street. I am opposed to changing the zoning ordinance of my neighborhood, for many reasons.

This is a section of town that retains a small town feel. This is a beautiful and peaceful section of Omaha. People regularly stroll past at all times of the day and evening, they walk their dogs, allow their children to play outside, and jog. I doubt we would feel this safe with a massive apartment complex, housing over 1500 new neighbors. Also Cass street is already congested with traffic bottle-necking at 72 street. The street can not handle that much more traffic from a huge apartment complex.

This residential area contains many stately and beautiful homes that are a major investment, for the families who own them. A development such as has been proposed and a change in zoning, will erode that investment. In addition part of the expense of building this monstrosity, will be passed down to the property owners in increased taxes for a development, we don't want or need, by an out of state cooperation. Just another example of subsidize the wealthy and screw the little guy!

Let this fellow find an eroded neighborhood somewhere else to development, but not in this area.

Sincerely,

Charles R. and JoAnna Parker
1049 Hillcrest Drive
Omaha, NE, 68132

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

redevelopment at 7023 Cass Street

1 message

susan5504@aol.com <susan5504@aol.com>

Mon, May 26, 2014 at 4:10 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, "chris. jerram"@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

I wish to add my voice to the neighbors in opposition to the possible redevelopment of 7023 Cass Street. We have lived in this neighborhood for 34 years and I certainly do not want to see a project of this magnitude approved in this area. Imagine the increased traffic and the increased population at the edge of the neighborhood. Imagine the future implications for the entire neighborhood if this is approved and the precedent established.

Please vote against the project! It is an extreme zoning change and will damage the historic houses in the neighborhood where I have lived, live, and want to continue to live. I can't believe that you would allow this to happen. Please vote no.

Thank you!

Susan and Lee Phillips

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Christine Hammans <christinehammans42@gmail.com>

Mon, May 26, 2014 at 3:30 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

1. To go from R2 to R8 zoning is too radical. Could this be the beginning of a domino effect where commercialization and population start encroaching the neighborhood?
2. Whether we are able to keep that beautiful synagogue as is for another life.... or replace it with a different facility....please keep in mind the architectural integrity of the neighborhood. Remember in 1989 there was much ado about Jobbers Canyon vs ConAgra? Yes, in the end Jobbers Canyon was razed and ConAgra was developed with the integrity of the Old Market and it's surroundings....lovely architecture, landscaping, quiet and set back.

Respectfully submitted,

Christine Hammans
6615 Davenport Street

May 23, 2014

To all city council members:

The plan for redeveloping 7023 Cass St (site of Temple Israel) is too dense for the area. At present, the Temple Israel building is part of the scenery – unobtrusive and elegant. The planned complex has many too many units planned, is too close to the street, too tall, and will change the tenor and look of the neighborhood. It is completely out of character with the surrounding area. The traffic will overwhelm Cass St especially as the entrances are at the crest of the hill which makes it dangerous as well.

Anne Carroll

Anne Carroll

6802 Burt Street
Omaha, NE 68132
Tel: 402-553-3251
Email: adcarroll@cox.net

	TO	CY
ALL CMTS		<input checked="" type="checkbox"/>
DIST. #1	<input checked="" type="checkbox"/>	
DIST. #2		
DIST. #3		
DIST. #4		
DIST. #5		
DIST. #6		
DIST. #7		
CH. OF STAFF		<input checked="" type="checkbox"/>
STAFF		
CITY CLERK		<input checked="" type="checkbox"/>
LI. REVISIT		

MAY 27 '14

9:00

Print

Close

Development at 70th and Cass

From: **roger schmeits** (rogerschmeits@hotmail.com)

Sent: Sat 5/24/14 8:11 AM

To: **chris.jerram@ci.omaha.ne.us** (chris.jerram@ci.omaha.ne.us)

I think this is a bad idea that needs to be stopped. The traffic will be too much and would prefer the existing building remain and re-purposed.

Roger Schmeits

	TO	CY
ALL CMTS		✓
DIST. #1		
DIST. #2		
DIST. #3	✓	
DIST. #4		
DIST. #5		
DIST. #6		
DIST. #7		
CH. OF STAFF		✓
STAFF		
CITY CLERK		✓
LOBBYIST		

MAY 27 '14

7 9:00 3

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Waiting Room 04/05/14

1 message

Sgt Christopher Perkins (OPD) <christopher.perkins@ci.omaha.ne.us> Mon, May 26, 2014 at 4:05 PM
To: "Buster Brown (CCIk)" <buster.brown@ci.omaha.ne.us>, "James S. Dowding (CCou)" <james.dowding@ci.omaha.ne.us>, Martin Costello <martin.costello@nebraska.gov>, Paul Smoot <paul.smoot@nebraska.gov>, Robert Elliott <robert.elliott@nebraska.gov>

Looks like staff requested the parties to leave and when they refused police were called. Management was cooperative with police.

 **Waiting Room04_05_14.pdf**
924K

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Opposition to Apartment Complex at Temple Israel

1 message

Hobson Powell <powellh@yahoo-inc.com>

Tue, May 20, 2014 at 10:17 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Hi Pete,

Hope you are doing well. I am writing to express my opposition to the proposed high density apartment complex at the Temple Israel site. I hope the City Council will do the right thing, and not risk hurting a great neighborhood. Please do not approve this development.

Regards,

Hobson Powell

6750 Burt St.

Omaha, NE 68132

Hobson Powell

Senior Director, Optimization Services

P: 402.686.2103 M: 818.237.7784

14010 FNB Parkway Omaha NE 68154

YAHOO!

Cass Place Development - Please Vote No

1 message

Colleen Batcheler <nineplan2@yahoo.com>

Wed, May 21, 2014 at 5:36 PM

Reply-To: Colleen Batcheler <nineplan2@yahoo.com>

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

My name is Colleen Batcheler and I reside at 306 N 68th St. My home is in the Fairacres neighborhood.

I write today regarding Cass Place.

Without being too wistful, I thought I would begin by letting you know about my very first "relocation" trip to Omaha a bit more than 8 years ago. I was in town interviewing with ConAgra Foods and had some time before my flight out. The driver who was charged with shuffling me back to the airport asked if I wanted to take a little detour to see the "beautiful and historic" neighborhoods of Omaha. He proceeded to drive me to midtown, slowly taking me up and down streets in Fairacres, Dundee and Happy Hollow, pointing out the homes and the tree lined streets and describing how it was a very desirable area to live. Now, all these years later, I drive into my neighborhood and feel a bit of sadness. I can't believe that this beautiful community may very well be transformed immensely and permanently within the next 12 months by the Cass Place apartment complex.

As a resident of Fairacres, I am opposed to the Cass Place development and urge you to vote against it at the upcoming Council meeting.

I want you to know why. First, I'll say that my husband and I are fans of redevelopment. In fact, our home in Fairacres is only a few years old. We tore down an outdated home in disrepair and rebuilt from scratch, more than doubling the county's tax base for our property. Importantly though, we embraced the neighborhood aesthetic and zoning and **built a single family home while preserving every mature tree** on our lot. We respected the neighborhood we were joining. The Cass Place project fails in this regard. I do not believe the project corresponds to the character of the Fairacres, Happy Hollow and Dundee neighborhoods. It fails to advance the Master Plan for Omaha. For this reason, you should vote against it.

Even if you feel that the Master Plan is simply a "guideline," as the Planning Board insisted, how can you support a drastic zoning change from R2 to R8? **Where else around town will you approve such a change? Is this a new precedent for**

developers to point to? If you say yes to Cass Place, you are setting up other communities across Omaha to experience one step zoning changes that drastically alter their neighborhoods in a single, sweeping step.

I can honestly say that I am convinced my property will lose value if you approve Cass Place. I can also say that I think it will trigger a decline in the willingness of our neighborhood to reinvest ourselves. Have you driven through our community lately? Seen the investments we're all making to improve our homes (and increase property values)? I recommend that you keep in mind the very real potential for declining values throughout our neighborhood as a tradeoff associated with approving Cass Place.

I plan to attend the Council's upcoming meeting. I have attended a meeting with the developer and asked a wide variety of questions. I attended the Planning Board meeting and shared my views. And I have met on several occasions with our homeowners' association to learn the latest information about the project. I am informed. I hope you are, too.

Please vote for what is in the best interests of Omaha for the long term. Support the Master Plan, preserve our community, and preserve the credibility of the zoning function. Vote against the Cass Place project.

Thank you for your time.

Colleen Batcheler

Subject: Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Sarah Penn <sarahpenn@idmidwest.com>

Wed, May 21, 2014 at 11:57 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

To: Omaha City Council Members: Pete Festersen, Ben Gray, Chris Jarram, Garry Gemandt, Rich Pahls, Franklin Thompson and Aimee Melton

Dear Omaha City Council Members:

I write in opposition to the extreme rezoning of 7023 Cass Street, that is, from R2 to R8, and the massive apartment complex proposed to be built on it.

Everyone hopes to see Crossroads revitalized. It is especially important to neighborhoods east of 72nd, including our own. These neighborhoods form the City's largest group of connected neighborhoods. They are long established, cohesive, and diverse economically and socially. They evidence some of the best of Omaha.

Now we face an out-of-scale development which ignores urban design guidelines and the City's Master Plan. We have voiced strong and credible objections including public safety hazards. Yet our voices are pushed aside, and an extreme and unprecedented zoning change moves forward.

Why are developers given such power over the reasonable objections of nearby neighborhoods? People care about their neighborhoods and what is built nearby. If affects them personally. Yet, they have no voice. Zoning protections are an illusion.

It is time that neighborhoods are given a real voice in the rezoning process.

Thankfully and hopefully, our City Council listens.

Respectfully submitted,

Sarah Penn

664 Fairwood Ln

Omaha NE 68132

Copy to: Buster Brown, City Clerk

Rezoning and development of 7023 Cass Street

1 message

Dave Van Metre <davevanmetre@cox.net>

Thu, May 22, 2014 at 8:06 AM

To: ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, "Festersen, Pete F" <Pete.Festersen@ci.omaha.ne.us>, Garry Gemandt <ggemandt@ci.omaha.ne.us>, rich.pauls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Hello Omaha City Council members.

Even though my wife Carol and I have sold our house and are moving to Fort Collins, CO in July, we strongly oppose this rezoning effort on the part of Bluestone Development Co.

Our opposition is based on the same factors that prompted our negative response to the Campus Crest complex which attempted to rezone and build on the same location.

1.) The traffic on Cass/Underwood is very heavy during the day. It would only become more congested with the design of the development emptying even more traffic onto Cass/Underwood. People not living in the vicinity of this proposed development can only SPECULATE as to the traffic not being a problem. It is a continual problem throughout the day and especially during rush hour! Cass/Underwood Street has become a short cut for people who want to get to Dodge, including UNO students who are allowed to park in the First Christian Church Parking lot on 67th Street. Also people use 69th Street going north to access Cass/Underwood to go east or west and not have to wait for the long light on 69th and Dodge.

2.) On this next point we too must SPECULATE. The Omaha Community Playhouse is a destination for many people and a venue that attracts people from the entire community. We cannot envision any part of this proposed project being an advantage for the Playhouse. The density of the development, the traffic it will generate, the design that does not compliment the area, will loom over and around the community playhouse that has been a prominent landmark in our city for dozens of years.

3.) The design of the Bluestone project is in no way keeping with the urban design guidelines that we envision for this area. This is what keeps Omaha special. Developers must have some restraint from trying to pack as many places as possible into an area that is not designed for that density. The City of Omaha's future land use map designates this property as civic space.

4.) There are six schools in this area. A large amount of traffic for St. Margaret Mary's on 62nd and Dodge, uses Underwood as a main route before and after school. Lewis and Clark junior high school is on 69th and Burt. Buses and cars are in and out on 69th when school begins and adjourns. UNO buses use Cass Street all day long, as they transport students from Crossroads to UNO. There is a lot of traffic using Cass/Underwood and it is especially congested from 69th going east when it becomes Underwood. Underwood is a two lane street which has no hope of becoming more than that because of the homes that are right next to the street the entire distance.

5.) The change in zoning from R2 to R8 is too extreme for this area.

Thank you for your consideration.

Respectfully,

Dave and Carol Van Metre

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the R8 rezoning of 7023 Cass St.

1 message

Robert H. Fowler <rhfowler@cox.net>

Thu, May 22, 2014 at 8:33 AM

To: ben.gray@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

It would be a terrible mistake to rezone 7023 Cass Street from low-density R2 to high-density R8. Normal neighborhood traffic as well as daily commuter traffic along Underwood Avenue is already heavy. We do not need the additional traffic congestion that would be caused by rezoning to allow the building of a 434-unit apartment complex. What's going to be next—widening Underwood Avenue? Please do not allow our beautiful historic neighborhoods to be destroyed. Please vote against rezoning.

Thank you.

Robert Fowler

6614 Underwood Ave

Omaha, NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Subject: Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Barbara McCusker <bjmccusker@gmail.com>

Thu, May 22, 2014 at 1:32 PM

To: Pete Festersen <pete.festersen@ci.omaha.ne.us>, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

To: Omaha City Council Members: Pete Festersen, Ben Gray, Chris Jerram, Garry Gernandt, Rich Pahls, Franklin Thompson and Aimee Melton

Copy to: Buster Brown, City Clerk

Dear Omaha City Council Members:

I write in opposition to the extreme rezoning of 7023 Cass Street from R2 to R8. I support responsible redevelopment of our City. I also support density, but it must be "good" density that produces a building that is compatible with its surroundings. Cass Place, the massive apartment complex proposed for this site, will not do that. Instead, it forces its way onto the site and demands that the neighborhood adapt to it rather than the other way around. In so doing, Cass Place is not true density but rather density in isolation, sitting at the top of a hill, "alone, by itself, in its own area" as the developer's attorney stated at the Planning Board hearing.

As a city, we can do better. Since the elevation in importance of quality design (through such efforts as Omaha by Design), our city now has many architecturally significant buildings that enhance their surroundings. If density is truly important to our community, let's demand that it be "good density." As a city, we can do better at 7023 Cass St. than the Cass Place proposal provides.

Please vote against the rezoning of this site from R2 to R8.

Respectfully submitted,

Tom and Barbara McCusker

616 Fairacres Rd.

Omaha, NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

7023 Cass

1 message

Kate Prinz <kateprinz@gmail.com>

Thu, May 22, 2014 at 7:37 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear City Council,

Please STOP this HUGE apartment building from ruining our historic neighborhood !!!!

The traffic on Cass is bad enough now. Lots of people already drive way too fast, the neighborhood has so many kids and multiple schools, the addition of this 450 plus apartment building will bring with it real danger. Please let the church who wants to buy the building do so, it's awful to think of tearing down that beautiful synagogue.

Sent from my iPad.

Sincerely,

Thomas and Katherine Prinz

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Jackie Foster <jfoster12@cox.net>

Thu, May 22, 2014 at 7:51 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I daily drive on Cass St from 66 Street to 72 ST; North, South and West from there. Many times the traffic has been backed up on both Cass and 72. I am concerned that the additional density will cause more traffic problems. I also question the logic of putting a large apartment complex in a basically residential area.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Jackie Foster
6331 Glenwood Road

re: Apartments on Cass

1 message

Mari Rensch <mrensch9@hotmail.com>

Thu, May 22, 2014 at 7:58 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear City Council Members,

There is time and place for growth. But, when that growth starts crowding in on those neighborhoods that are the staples to our community, it is time to take a stand. The area from 69th east to 50th is popular and unique area. Many of the reasons that make this area popular is the quaint streets and older homes surrounded by schools and churches that many children and adults walk to on a daily basis. We are already used as a "cut through" when dodge gets backed up. The picture I have included is me at a complete standstill at 5:00 at night. I can only imagine the chaos when 500 more cars are added. I live currently off 63rd and Underwood, but prior to that I lived at the corner of JE George Blvd. and Underwood. I witnessed a child getting hit as he pressed the button to cross and a car gazing at memorial park (not used to stopping, because the light is not timed) was not paying attention. This neighborhood is laden with kids crossing for schools, parks and other activities. The extra burden of traffic on this area will weigh greatly on the streets of this neighborhood. There are many popular restaurants and bars in the area, the thought of young adults walking and driving up and down underwood and all hours of the night, is not what Omaha wants for one of their most historic areas, not to mention the traffic burden onto Underwood. The ONLY street that will bear the brunt of this complex is Underwood/Cass.

Crossroads development plans are currently underway and that development will give more streets to access the complexes. ONE street to service 500 PLUS cars is not what Omaha wants. Please give careful thought to this. At the planning board meeting only ONE party was for the development, THE Developer. Of course, he stands to make big money. 1,000's of people are against the project. We live day to day and see what burden is already placed on the streets of this area with the Playhouse, UNO, and other area buildings. When the Synagogue would hold a service, police escorts were necessary to control traffic and there were no where near 500 cars. Please take a stand AGAINST this complex that stands to burden a historic neighborhood.

Mari Reeder Rensch
674 N 63 Street
402-714-2662

2 attachments

photo.JPG

Re: Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Shannon Bowers <bowers.shannon@gmail.com>

Thu, May 22, 2014 at 9:33 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I know that a church congregation would like to purchase the site and it would be so nice to have this beautiful building repurposed for another congregation vs being torn down. There are so many apartment complexes in the area already, to deny a purchase for worship vs a business venture which would bring traffic and congestion to a quite neighborhood seems so very wrong.

There are so many dormant shopping strips and land that is for sale in busier areas that seem to be better suited for a larger development like this. Developing vacant properties like those found all over Midtown (Borders / Crossroads / commercial areas on 72nd) would boost the areas they are in - what is being proposed would lessen the current state of the property on Cass.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Shannon Bowers
5205 Jones St
Omaha NE 68106

--

Shannon Bowers
480.242.8631

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Diane Anchan <d.anchan54@yahoo.com>

Thu, May 22, 2014 at 9:46 PM

Reply-To: Diane Anchan <d.anchan54@yahoo.com>

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. Although this is not the area where I live at this time, I have several friends in this area and desire to join their voice. If this were my neighborhood, I too would be crying out for others to join in this opposition. I support responsible redevelopment of our city. But stop and think, even a moment, and you would have to agree, that the massive apartment complex proposed for this site, requiring such extreme zoning, is just not responsible!

I care about this neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Diane E. Anchan
741 North 148 Ave
Omaha, Ne 68154

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

TONY SEINA <tonyseina@me.com>

Thu, May 22, 2014 at 9:53 PM

To: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

We have all worked hard to live in neighborhoods like these and pay our fair share of taxes for the city to protect us from this type of zoning.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,
Anthony R. Seina
6600 Underwood Ave.

Sent from my iPhone

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Marietta Luellen <marietta.luellen@me.com>

Thu, May 22, 2014 at 10:25 PM

To: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I disagree with a density of 55 units per acre. 15-20 units are considered a reasonable density for this type of neighborhood. The concept that this should be zoned similar to a downtown project is incorrect. The traffic study was based upon college students walking or biking to UNO but now the project is being marketed as residents earning \$60,000 and they will not be walking to work. The traffic study should not be used as it is based upon an inaccurate premise.

I disagree with the use of TIF in this situation and feel that the developer is abusing the TIF financing. I urge you to have a professional thoroughly evaluate the construction interest and other soft costs as they seem excessive and an abuse of the intent for which TIF was created.

I am in support of a reasonable apartment project but this is abusive in density and in TIF financing. I care about my neighborhood and our city, and I hope you give this issue serious consideration.

Respectfully submitted,

Marietta Brown
6621 Underwood

Buster Brown (CCLk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass

1 message

Katherine Estes <kaestes1@msn.com>

Thu, May 22, 2014 at 10:33 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about this neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Katherine Estes
10105 Valley Circle,
Omaha, 68124

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Carolyn Harper <cjh52@mac.com>

Thu, May 22, 2014 at 11:24 PM

To: buster.brown@ci.omaha.ne.us

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

(Feel free to add 1-2 short reasons of your own.)

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

(Your name)

(Your street address)

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Alice Fleming <afleming@smmomaha.org>

Fri, May 23, 2014 at 7:43 AM

To: pete.festersen@ci.omaha.ne.us

Cc: ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I am a life long resident of the Omaha and more specifically, the Dundee Memorial neighborhood. I remember when the City tried to rezone part of Elmwood Park for UNO parking and thank goodness that our neighborhood had the vision to block it!

I care about my neighborhood, and I hope you give this issue serious consideration

Respectfully submitted,

Alice Fleming
318 South 57 Street

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Sharon Doran <ssdoran@cox.net>

Fri, May 23, 2014 at 7:49 AM

To: ben.gray@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8.

I support responsible redevelopment of our city.

The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Sharon K Doran

6421 Chicago Street

Omaha NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Linda Smith <linmik3@cox.net>

Fri, May 23, 2014 at 7:52 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
gary.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

High density housing will cause this area to become more transient and very possibly an unstable environment. I feel that we, as citizens of this fine city, should care to do all that we can to protect our neighborhoods' from this brand of change.

I care about this quiet, family friendly neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Linda Baker
1214 So. 194th St.

Omaha NE, 68130

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Alison Navratil <thenavs@me.com>

Fri, May 23, 2014 at 8:10 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
amee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to RB. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

We also send our children to a nearby school, and are concerned about the effect to the traffic pattern as it relates to the safety of the students and the safety of the adults driving in the area. It is an area that already feels overly congested and rife with opportunities for accidents.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Alison Navratil
304 S. 57th St., Omaha, NE 68132

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Molly Schropp <mollytoby@cox.net>

Fri, May 23, 2014 at 8:24 AM

To: Pete F Festersen <pete.festersen@ci.omaha.ne.us>, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, "Franklin T. Thompson (CCou)" <franklin.thompson@ci.omaha.ne.us>, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

This type of density is not appropriate at this location. The city master plan clearly demonstrates that a zoning change of this sort has never been conceived at this site. (See section 5, page 55 of the Master Plan).

Additionally, taxpayer money should not be used in this situation. This complex is creating nine jobs for the city of Omaha. We are spending over six million dollars to essentially benefit the developer. The existing structure is not blighted or sub-standard. It can and should be repurposed.

This is not a bad project. It is simply the wrong project (size, scale, density, etc.) at this site!

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Molly Schropp
624 Fairacres Road
Omaha, NE 68132

Opposed to Cass Place Rezoning!

1 message

Lisa Johnson <lisa@johnsonhome.net>

Fri, May 23, 2014 at 8:34 AM

To: Pete Festersen <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

To: Omaha City Council Members: Pete Festersen, Ben Gray, Chris Jerram, Garry Gernandt, Rich Pahls, Franklin Thompson and Aimee Melton

Copy to: Buster Brown, City Clerk

Dear Omaha City Council Members:

We are currently renovating our home at 6729 Davenport St. (very close to the Cass Place development). We are making a significant investment and working hard to make sure our home looks like it belongs in this beautiful, old neighborhood. There are many similar investments being made in single family homes in the neighborhood and we believe that it is in the City of Omaha's best interest to encourage this type of investment. One of the reasons that we felt comfortable investing so much was of the quality of the neighborhood and the zoning attached to our neighborhood and the surrounding area. It is both centrally located (i.e. easy to get around in) and a beautiful, charming area and primarily zoned single family residential or civic in nature.

We are strongly opposed to the Cass Place Development. We believe that this development has the potential to threaten both the convenience and the charm of this neighborhood. Changing the zoning to high density residential without providing for the proper infrastructure in terms of access roads will threaten the quality and convenience of one of Omaha's oldest neighborhoods. The traffic congestion, caused by adding so much density in such a small area, as well as the aesthetics of the development will materially harm the single family homes in the area.

We are not opposed to development. We are very pro-development. However, it must be responsible and well thought out. Adding residential density to the area bounded by Cass on the north, Dodge on the south, 69th on the east and 72nd on the west may make sense in terms of the City's master plan. **What does not make sense is starting this type of development without the proper traffic infrastructure.** The only access to Cass Place will be Cass Street. You do not need a traffic study to determine that adding 400 to 600 cars with a single point of access will increase congestion in an area that is already at its limits terms of traffic throughput. You should be hesitant to rely on the traffic study provided by the developer and the planning department. It is materially flawed due to the time periods studied (school was not in session) and the fact that many people were not working (conducted near the Christmas Holiday) while the study was conducted. It also did not look at traffic flow in our neighborhood, it only studied the major intersections. The four way stop at Fairacres Rd. and Underwood backs up for blocks and blocks at peak times. Many people use Underwood (cutting through our neighborhood) to go east because you cannot turn left on Dodge Street. **It also does not make sense to cram this much density into this space!** The jump from the current R2 zoning to the R8 (with PUD) is too big of a jump! Rather than the nice buffer of trees and a church as an entrance into our neighborhood, there will be this huge, out-of-place monstrosity. It will look like a lack of proper planning mistake for years to come! Please don't let that happen!

In short, **you should oppose this development!** The negatives far outweigh the positives and there are alternatives that do not push the density limits.

Lisa & Rob Johnson

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Bill Clark <bclark@aclark.com>

Fri, May 23, 2014 at 8:50 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

William R. Clark
652 North 66th Street
Omaha, NE. 68132

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

jj20002@cox.net <jj20002@cox.net>

Fri, May 23, 2014 at 9:01 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

1. Paste City Council addresses into a new email:

pete.festersen@ci.omaha.ne.us
ben.gray@ci.omaha.ne.us
chris.jerram@ci.omaha.ne.us
garry.gemandt@ci.omaha.ne.us
rich.pahls@ci.omaha.ne.us
franklin.thompson@ci.omaha.ne.us
aimee.melton@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

(Feel free to add 1-2 short reasons of your own.)

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Jeanne Jaroch
531 South 52nd Street

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Bruce Arant <bruce@arantcreative.com>

Fri, May 23, 2014 at 9:12 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I am writing in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. In spite of the fact that I don't live near 70th and Cass, I do frequent the area and I appreciate the character and architectural integrity of the surrounding neighborhood. As a life-long resident of Omaha, I am concerned about the future of all areas of our city and I see the proposed action as one that will serve to diminish the overall nature and aesthetics and the 70th and Cass area.

Please give this issue serious consideration.

Respectfully submitted,

Bruce Arant
4514 Hascall St.
Omaha, NE 68106

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Jan.Brockman@mutualofomaha.com <Jan.Brockman@mutualofomaha.com> Fri, May 23, 2014 at 9:32 AM
To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

First, the increased traffic on Underwood will greatly impact the quality of life in the Memorial Park/Fairacres neighborhood. Children walk and/or are driven to no less than five schools for which Underwood is the main access.

Second, unlike other historic areas in Omaha, zoning has contributed to preserving the historic nature of the Memorial Park/Fairacres neighborhood. The proposed project would detract from those preservation efforts.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Jan Brockman
6451 Cuming Street

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Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

diane williams <ladydiwilliams@msn.com>

Fri, May 23, 2014 at 9:54 AM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Diane Williams
16008 Nottingham Drive
1902 Lothrop St. Omaha

Oppose the Extreme Rezoning of 7023 Cass St

1 message

Julie Sebastian <julibee83@gmail.com>

Fri, May 23, 2014 at 11:07 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us, Andrew Sebastian <andrew.sebastian@gmail.com>, Joshua Silver <silver.jl@gmail.com>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

Our neighborhoods are already adjusting to the redevelopment of Crossroads in the near future, and have seen the successful growth of Aksarben. Those projects are well thought out and planned, and appear to be successful.

This proposed project differs greatly. It is rushed. It is taking over a small, quiet place of worship when another congregation wishes to use that place of worship. It is to be located on a space that is surrounded by quiet businesses and neighborhoods. It will leave very little green space in our very green neighborhood. It will be comprised of mostly studio apartments, drawing not families but people on the move. The apartments proposed for Crossroads will directly compete, and they are enough (or too much) to meet the demand in our area. The high-rise nature of the proposed development clashes with the mid-century architecture we have tried so hard to maintain in our Midtown neighborhoods.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Julie Sebastian, MSW
1820 N 53 St
Omaha, NE 68104

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

MDaly1230@aol.com <MDaly1230@aol.com>

Fri, May 23, 2014 at 11:15 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear City Councilman

I am oppose to the rezoning of the property at 7023 Cass Street due to the terrible traffic jam it will create for the area. I trust that you will listen to the residents of the area and oppose this change in zoning.

Thank you for your time.

Mary Alice Daly
6521 Davenport Plaza
Omaha NE 68132

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Emily Turner Andres <emily.andres@gmail.com>

Fri, May 23, 2014 at 11:23 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

We moved to Fairacres Terrace last year and value the quiet neighborhood feel. Allowing such development brings unwanted traffic and noise. Please stand up for the wishes of the surrounding areas and do not allow such zoning to occur.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Emily Andres
456 N 61st Street

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

John Berigan <jberigan@csprofiles.com>

Fri, May 23, 2014 at 11:49 AM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I am hopeful you are open and willing to listen to our neighborhood's reasons for opposing the rezoning efforts. This will put a burden on all involved. We have confidence that you will do the right thing for the voters.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

John Berigan

416 N. 61st St.

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Bob Drickey <bob@drickey.name>

Fri, May 23, 2014 at 11:52 AM

To: pete.festersen@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Robert Drickey

654 Fairwood Lane

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Scahill, Michael <mscahill@ctagd.com>

Fri, May 23, 2014 at 1:17 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Michael F. Scahill 1114 Dillon Dr. Omaha, Ne. 68132

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Helen Petto <hpetto@cox.net>

Fri, May 23, 2014 at 1:27 PM

To: "Festersen, Pete F" <Pete.Festersen@ci.omaha.ne.us>, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, "Franklin T. Thompson (CCou)" <franklin.thompson@ci.omaha.ne.us>, "Aimee S. Melton (CCou)" <aimee.melton@ci.omaha.ne.us>, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, **from R2 to R8**.

Responsible redevelopment of our city is the key. The extensive apartment complex proposed for this site, requiring such extreme zoning, is not appropriate.

There has been a strong offer by a church for the Temple Israel site, thus maintaining the current zoning--a win-win situation.

I care about this city, and I hope you give this issue serious consideration.

Respectfully submitted,

Helen Petto
8816 Charles St
Omaha, NE 68114

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Jim Boulay <JBoulay@lutz.us>

Fri, May 23, 2014 at 1:38 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Jim Boulay

726 Hackberry Rd

Buster Brown (CCLk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

J.E.T Sgroi <jetsgroi@cox.net>

Fri, May 23, 2014 at 2:03 PM

To: pete.festersen@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Tony Sgroi

1117 N 56 Street

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Meredith Roberts <meredithroberts@unomaha.edu>

Fri, May 23, 2014 at 2:16 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. This intersection is one of the most direct ways to enter into one of Omaha's most beautiful and family friendly neighbors. The area of Fairacres and Dundee has traditionally been a family oriented part of town. With the many schools in the area (Lewis and Clark, Brownell Talbot, St. Margaret Mary's and Dundee Elementary) many families have moved in. I grew up on the corner of 61st and Chicago. Our neighborhood was a special community, with block parties every summer and nearly every night during the summer all the kids went outside to play with each other. This still happens today, but with the next generation of kids on the street. Placing a large apartment complex on the intersection of 7023 Cass will forever change the dynamic of the neighborhood. Instead of encouraging families in will change to a college town atmosphere. Currently this has not been a problem because the University housing is across Dodge street, which is an excellent division from the campus and the family life that is across the street.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

ANTHONY SEINA <tonyseina@me.com>

Fri, May 23, 2014 at 2:32 PM

To: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I would be hopeful that in your consideration of the rezoning of this property, you would consider it as if it were happening in your neighborhood.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Mary D. Seina
6600 Underwood Ave.

Submitted by A.R.Seina (husband) at the request of M.D.Seina

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Rezoning at Temple Israel Site

1 message

lmath2000@yahoo.com <lmath2000@yahoo.com>

Fri, May 23, 2014 at 4:45 PM

Reply-To: "lmath2000@yahoo.com" <lmath2000@yahoo.com>

To: "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gernandt@ci.omaha.ne.us" <garry.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>, "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Council Members:

Please vote "no" to the rezoning initiative at the Temple Israel site. Rezoning from R1-2 to R8 is excessive for our neighborhood. I'm in favor of development but development that will not exceed R3. Thank you for your consideration in this matter. My hope is that you will vote "NO" and preserve this quaint neighborhood.

Regards,
Leslie Nath

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Jayne Soener <soenerj@hotmail.com>

Fri, May 23, 2014 at 6:32 PM

To: "pete.festersen@ci.omaha.ne.us; ben.gray@ci.omaha.ne.us; chris.jerram@ci.omaha.ne.us; garry.gernandt@ci.omaha.ne.us; rich.pahls@ci.omaha.ne.us; franklin.thompson@ci.omaha.ne.us; aimee.melton@ci.omaha.ne.us; buster.brown@ci.omaha.ne.us" <<pete.festersen@ci.omaha.ne.us>, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, ">" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning.

This neighborhood is one in which many walk to enjoy the beautiful parks and streets. There are three schools which would be directly impacted by the proposed development. Not only are we putting walkers for exercise and leisure at risk, but literally 1,000's of school children would be affected by the inordinate increase in traffic. These narrow streets simply weren't made to handle heavy traffic, and particularly the amount 400 plus new housing units would generate. It often takes up to 5 minutes or more to navigate the stop light at 72nd and Cass. More traffic from these units would make it next to impossible. It would no longer be an option to turn left out of Walgreens or the Presbyterian church. Playhouse traffic and parking would be directly affected. If the Crossroads redevelopment becomes a reality,,(which I'm in favor of,) and they add housing there, why would it be necessary to add more? This is a residential neighborhood where people own their own homes and pay hefty taxes. It is not a neighborhood where hundreds of rentals would be welcome.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Jayne and Tom Soener
689 J.E. George Blvd.

Sent from my iPad

7023 Cass Street Redevelopment plan

1 message

Anne Carroll <adcarroll@cox.net>

Fri, May 23, 2014 at 7:45 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

To all city council members:

The plan for redeveloping 7023 Cass St (site of Temple Israel) is too dense for the area. At present, the Temple Israel building is part of the scenery – unobtrusive and elegant. The planned complex has many too many units planned, is too close to the street, too tall, and will change the tenor and look of the neighborhood. It is completely out of character with the surrounding area. The traffic will overwhelm Cass St especially as the entrances are at the crest of the hill which makes it dangerous as well.

Anne Carroll

6802 Burt Street

Omaha, NE 68132

Tel: 402-553-3251

Email: adcarroll@cox.net

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Kris Rongone <inline04@hotmail.com>

Fri, May 23, 2014 at 9:35 PM

To: "pete.festersen@ci.omaha.ne.us" <pete.festersen@ci.omaha.ne.us>, "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of this great city's metro area. I believe that the massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I routinely ride my bicycle in this area (one round trip, one or two days every week). This is already a highly congested area in which it is extremely sketchy to traverse by bike (between 72nd St and Memorial Park) without going over a mile out of the way. I can only imagine what an additional 500 vehicles passing at least twice a day will do to the situation.

Additionally traffic and the parking situation around the Omaha Community Playhouse is atrocious and will only get worse with even poorer sight lines on the curvy streets.

Please don't make a purely fiscal decision where members of your community live, work, and relax that may, in my opinion, end up costing someone their life due to compounding the problems already in existence in this area of relatively poor infrastructure and planning.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Kris Rongone
202 Carolina Dr, Papillion NE

Oppose Extreme Rezoning of 7023 Cass St.

1 message

Susan Knight <wolfina96@aol.com>

Sat, May 24, 2014 at 8:01 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, gary.gemandt@ci.omaha.ne.us, nch.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council,

We write in opposition to the extreme rezoning of 7923 Cass St. from R2 to R8. We support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning is not responsible.

While we moved away from Memorial Park we frequent the Dundee business section. Please invest in the greater Memorial Park area. It's unique character is one of the first treasures that attract folks from outside the city. The extreme zoning proposal threatens to undermine it.

Thank you,
Susan Knight and Tom Knight

development at 70th and Cass

1 message

luci schmeits <lucischmeits@hotmail.com>

Sat, May 24, 2014 at 8:05 AM

To: "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Mr. Jerram,

As a member of your district, I am writing to let you know that I am opposed to the proposed housing complex at 70th and Cass Street.

The proposed density is excessive for that site. The additional traffic created will be a public safety concern. The massive towering complex set back only 14 feet is inappropriate for that area.

I am asking you to vote against the rezoning of that site.

Luci Schmeits

(no subject)

1 message

Pam roggentine <pamroggentine@yahoo.com>

Sat, May 24, 2014 at 9:40 AM

Reply-To: Pam roggentine <pamroggentine@yahoo.com>

To: "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "garry.gemandt@ci.omaha.ne.us" <garry.gemandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>
Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,
Pamela Roggentine
Shawn J. Pettis, M.D.
6/31 Davenport

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Stuart Wheat <wheateeo@gmail.com>

Sat, May 24, 2014 at 12:17 PM

To: "pete.festerson@ci.omaha.ne.us" <pete.festerson@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Pete Festerson,

I am writing in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8.

I have lived in Omaha, and in this general area for more than 40 years. I live here by choice, because I believe strongly in this, and all of the great Omaha neighborhoods. Strong neighborhoods are at the foundation of what makes Omaha a fantastic place to be.

Our neighborhoods should not be subject to radical zoning changes where they are not needed or wanted. The original planners had this right, residential with a proper buffer as a transition to the neighborhood. People choose neighborhoods based upon many factors - and the zoning is certainly an important one. If we can't depend upon being protected from the interests of developers then we are not being well represented by those who are ultimately deciding.

Imagine what other possible neighborhoods could be harmed by shifts of zoning from R2 to R8. Please keep excessive and unnecessary redevelopment out of our thriving neighborhoods.

If we truly care about Omaha, we are obligated to deny the rezoning of 7023 Cass Street.

Thank you for your serious consideration.

Stuart Wheat
820 N 68th St
Omaha, NE
68132

Fwd: Responsible Development for 7023 Cass St.

1 message

Bob and Trudy Foster <fostersetc@gmail.com>

Sat, May 24, 2014 at 3:49 PM

To: buster.brown@ci.omaha.ne.us

For the public record.

----- Forwarded message -----

From: **Bob and Trudy Foster** <fostersetc@gmail.com>

Date: Fri, May 23, 2014 at 8:44 PM

Subject: Responsible Development for 7023 Cass St.

To: pete.festersen@ci.omaha.ne.us

Dear Councilman Festersen,

We live on Burt Street directly north of Lewis and Clark Middle School and are extremely concerned about the proposed rezoning of the property at 7023 Cass where the former synagogue is. By rezoning this property to R8, that is almost 6 times the population density of the surrounding neighborhoods. A project this large would completely change the character of this wonderful old neighborhood. Please vote against this on June 3rd when the Council is set to have a public hearing. Help us preserve our neighborhood.

Thank you for your consideration.

Bob and Trudy Foster
#216 Burt St
402-556-7475

7023 Cass St redevelopment

1 message

lisa_hodges@cox.net <lisa_hodges@cox.net>

Sat, May 24, 2014 at 9:04 PM

To: pete.festersen@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

As a member of your city council district, I urge you to vote NO on the rezoning for the 7023 Cass "project". But not only do I expect you to vote NO, as the councilman representing the residents of the district in which this project is located, I would expect you to actively educate and press for the other council members to also vote NO.

Zoning laws are there for a reason - to protect the area in question! And that new proposed development is quite the monstrosity! What an outrageous and ridiculous proposed building plan! I can't believe it's made it this far! It's UGLY, it's totally out of place, it holds too many people, sits completely wrong on the lot, destroys all the gorgeous trees on the current site, and will cause huge traffic and public safety issues! Whoever let it get this far should be totally ashamed of themselves and they certainly need to be removed from any position that has authority to let anything get this far ever again!

Two days ago, Thur, May 22, I needed to travel west from our home in Fairacres to 78th and Dodge. I headed out to Cass and was horrified to see that traffic was already backed up from 72nd to the Playhouse! This was at 5:30pm! There was no event at either the Synagogue or the Methodist church. People heading home from downtown love to use Underwood/Cass to avoid the Dodge St. traffic nightmare! If that horrendous apartment complex goes forth, the traffic will be that bad constantly! Just look at the AkSarBen apartment area. Traffic is bad there now every day. I end up going thru there at lunch periodically and the more that area grows, the worse the traffic gets. We DON'T need that in our neighborhood.

Please act quickly to inform your fellow council members what a serious mistake that building plan will be. This is not a neighborhood for tons of apartments. It is a high end, gorgeous residential area that we should all be proud to have in our city.

Thank you.

Lisa Hodges
Fairacres Resident

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Paula Smith <pasmith@cox.net>

Sat, May 24, 2014 at 10:26 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us,
garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

Zoning designations and laws are put into place for a reason. People purchase their homes and make life decisions based on specified zoning designations. Omahans in every neighborhood should be able to trust the city will honor them. Changing zoning in such an extreme fashion is unprecedented in our city and this type of disregard for Omaha citizens and homeowners is a breach of trust. There are other viable options for this property which are more environmentally responsible and more compatible with this neighborhood.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Paula A. Smith
847 Fairacres Road
Omaha, NE 68132

Re-zoning application for former synagogue site

1 message

sarahnewman@cox.net <sarahnewman@cox.net>

Sat, May 24, 2014 at 11:37 PM

To: chris.jerram@ci.omaha.ne.us, pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us,
gary.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us,
aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Mr. Jerram,

I am disappointed that you have stated that you intend to approve the proposed re-zoning at 70th & Cass Streets before hearing the public's input. Please read my comments on the application and then answer this question, "Why has Density trumped all the other standards laid out in the Master Plan—standards having to do with preserving neighborhoods, enhancing the visual environment, preserving the character and architectural heritage of a neighborhood, and following good design principles?"

I look forward to hearing your response.

Sarah Newman
Master of Landscape Architecture, specializing in environmental planning, UC Berkeley
5109 Underwood Avenue
Omaha, NE 68132

May 24, 2014

COMMENTS ON THE PROPOSED REZONING AT 70TH & CASS STREET

I am deeply dismayed by the proposal to develop the former synagogue site at 70th & Cass Street into a 4-story apartment complex. The more I have looked at the site and the plans, the more wrong-headed I think this proposal is.

The reason given for the support and enthusiasm by the planning department for this project is "density". I am amazed by the simplicity of that logic.

All "density" is not created equal. A project can create density in a harmonious, sensitive way that incorporates the units on a site in an unobtrusive and attractive manner. The Fairacres area already has a couple of good examples of this—the Marriot Residence Inn adjacent to this proposed development, the cluster of duplexes at Capitol Plaza/Davenport Plaza, even the Fairacres Condos work.

Or one can set down an overwhelmingly large, high-density development out-of-scale with its surroundings, unsoftened by any vegetation, and positioned at the crest of a hill where it is visible for miles in every direction. Dundee experienced such a project once before in 1963 when the 21-story Masonic Manor was built at 52nd and Leavenworth—Omaha's first skyscraper that for some unknown reason was set down in the middle of a residential area where it continues to be a visual blight to this day. Why repeat that mistake?

A developer should not be given carte blanche just on the basis of "density". This developer may be well-liked for the projects he has done in downtown Omaha, but critical thinking is still required as to whether his style and project design is appropriate at this site.

there are considerations to take into account other than density when contemplating approval of this rezoning:

TRAFFIC HAZARD

As someone who travels the Underwood/Cass Street corridor on a daily basis, often during rush hour, I am aghast at the prospect of hundreds of cars entering and exiting traffic at the crest of that hill. The development's two entrances are located just either side of that crest where sight distance is limited.

I can attest to the fact that the rare times when there are cars entering or exiting either the synagogue or the Methodist Church, there is always a moment of confusion and snarl of traffic for everyone that is further aggravated by the blind nature of the crest of the hill. I always thought it was a smart arrangement that those two properties had a use that occurred in "off" hours.

Now we are looking at the possibility of hundreds of attempts to enter or exit that stretch of road every day, most likely during the height of rush hour. If every resident of the proposed development made just one car trip a day using the two exits we are looking at 1000 cars making that move at the crest of the hill.

For cars heading east, they must find a way into the left lane within a very short distance in order to get onto Underwood Avenue. If they use the eastern exit from the development, they are attempting this maneuver while invisible to cars coming up Cass Street over the crest of the hill.

For cars heading west out of the development, they must cross two lanes of traffic and enter the westbound lanes—again with limited sight distance for oncoming cars due to the hill's crest, whichever of the development's two exits they use.

For westbound traffic, cars from Underwood Avenue navigate the curve at 69th Street and begin to accelerate, dividing themselves into the two lanes of Cass Street. They could suddenly find themselves slamming on their brakes as a car attempts a left hand turn into the development. The turning car can offer very little warning of the turn because of the short distance between the 69th Street intersection and the first entry into the development—and again must make their turn with little sight distance for oncoming eastbound traffic, because of the crest of the hill.

The prospect of all of this is appalling to those of us intimately familiar with this area's traffic pattern. Even with providing other entrances and exits to the development to reduce the number of cars entering Cass Street, or even with the provision of a turn lane, there is no way to mitigate the dangers of traffic at the crest of that hill other than with a stoplight—a costly proposition just to accommodate the needs of one poorly placed development—and even then, sight distance could still have dangerous effects.

VISUAL IMPACT

People hesitate to judge projects over the hard-to-define and hard-to-measure quality of visual appeal. However, design principles do not represent a judgment of taste. Their application is to create visual harmony—a quality which we react to subconsciously, if not consciously. Just notice your gut reaction when you conjure up the visual image of 72nd Street between Cass and Dodge Streets versus the stretch of Cass/Underwood between 72nd and 69th Streets.

I think the proposed project in and of itself is a reasonable concept. However, its location and placement in the environment breaks every rule of good design.

When I studied site design and environmental planning, several principles of good design were drummed into us:

Consistency of Setback—similar setback distances create a visual rhythm along a street. The Community Playhouse is set back 125'; the Synagogue has sections 80-182' from the curb; the Methodist Church sits back 270+'; the houses along Underwood through Fairacres follow similar setback distances. The proposed development sits 25' from the curb. The visual result is jarring.

Consistency & Appropriateness of Scale—The Community Playhouse, Synagogue, and Methodist Church

(minus the steeple) are mostly 1 to 2 stories in height.. The buildings stagger their stories in sections, breaking up the impression of the real size of their building footprint. The proposed building is 4-5 stories high, extending in continuous long sweeps along the property lines which increases the impression of its mass. Placement on the top of the hill amplifies the height, making it visible for miles. The proposed project's height and mass will dwarf even the massive parking garage structure at the corner of 72nd and Cass Street.

Transition Zone between Conflicting Uses—transition zones are used to buffer and blend two uses that have conflicting needs. In the existing situation, low-intensity public uses of schools, churches, community playhouse link the high-intensity commercial district of Crossroads with the quiet residential areas nearby. Placing R-8 next to R-2 is a substantial jump in intensity of use, ruining the buffering effect of the present development along the hillside.

Preservation of the Skyline—buildings are best placed below the line of a hill, situated down the slope, rather than at the crest, so the harmony of the skyline is retained. The synagogue sits low at the crest, and is screened by the trees surrounding it so it is unseen from viewpoints in the area. The proposed project will stand like a castle atop a hill, visible for miles. The placement of the buildings along the edges of the lot prevents any possibility of trees masking or softening its visual impact.

Appropriate Architectural Style—the proposed architectural design bears no connection to surrounding or nearby architectural styles that would make it feel like it was part of the area. Articulation of a building's façade can help break up the monolithic impression of a flat surface. Examples of this are evident in some of the similarly-sized apartment/condo buildings at Ak-Sar-Ben Crossing. The proposed development has a flat, unarticulated façade which furthers the impression of massive out-of-scale size.

We owe a great debt to the unknown planners and designers of sixty years ago for their superb application of these basic design principles at this particular location. Their decisions created a ring of schools and religious institutions that serves as an attractive buffer, transitioning between the quiet residential neighborhoods and the frenetic commercial environment. We have enjoyed the benefits of their foresight for over half a century. With one poorly placed project, all their good work will be obliterated.

How ironic that this area will be dubbed "blighted" in order to qualify for certain financial benefits when the one spot of good design will be destroyed. Have we forgotten the answer the Chamber of Commerce received when they asked businesses that were being courted to relocate to Omaha why they had decided against the move? The answer was the ugly visual environment of our city. Is there no better example of visual blight than the 72nd Street corridor? Yet this project will add to the blighted nature of 72nd Street by breaking every rule of good visual design and replacing one of the few examples of good design in the area.

The Dundee neighborhood, of which this proposed rezoning could arguably be considered as the outer edge of the neighborhood's boundary, was designated one of the best ten neighborhoods in the nation a few years ago. The qualities that contribute to Dundee's appeal are many and intricately related. The City would do well to be cautious about altering the character of this celebrated part of town unnecessarily. Poorly thought out alterations could, piece by piece, chip away at this neighborhood which has done such a good job of being vibrant and livable that it has a national reputation.

OTHER CONSIDERATIONS

It is pretty much a given in this city that no value is ever placed on the city's architectural heritage or urban forest. Buildings and trees have always been quickly dispatched in the name of "progress". Some of us feel that there should be a way to be more discriminating in these decisions—to acknowledge that once gone, buildings that tell the story of our architectural history, whose diversity of style adds flavor and interest to our visual environment, can never be resurrected. And that trees that have taken sixty years to achieve their stature, once removed, will not exist again at that size within our lifetimes.

I personally have always been drawn to the quiet, understated appeal of the synagogue's architecture. Its style has been a curiosity to me. I have driven past it regularly for over half a century and I always give it a look as I go by. I will miss it if it goes, which I doubt many people in the future would say about the proposed replacement—in my opinion, a generic, undistinguished design.

Trees have a really tough time growing in this area. Between the cold, the heat, the droughts, the winds, the ice storms, and the occasional tornados, few trees manage to make it to a ripe old age in this city in fine shape. Yet the ones that are managing to survive are cut down with abandon as if they are quickly and easily replaceable. The grove of trees at the synagogue has been nurtured and maintained for sixty years. It softens the hillside and adds a forested look that is visible for miles. Yet not a single tree will be preserved in the pursuit of this project. Nor will the 25' setback enable a row of shade trees to ever thrive and soften the façade of the project along Cass Street again. I don't see how that is fulfilling the plan of improving the visual appeal of our city. The street design templates provided by Jonathon Barnett, the Philadelphia planning consultant hired to plan the improvement of our city's streetscape, are definitely not being followed here.

We have been told that the green space in this design is in the interior of the project. That is very nice for the residents of the development. I fail to see how that arrangement helps further the greening of Omaha for the rest of us.

PLANNING FOR INFILL AND DENSITY

It is curious that all of the above concerns are listed in the Omaha Master Plan as considerations of importance in approving development, as part of the Plan's goals in creating attractive, vital neighborhoods, yet these goals of the Master Plan have been ignored and discarded in this case. Why has the Planning Department and Planning Commission abandoned all of these other considerations in favor of only density?

The goal of the Master Plan to increase density with infill is a necessary and admirable goal for energy efficiency. The goal of Jonathon Barnett's streetscape plan is to improve the visual appeal of Omaha—a quality critical to enjoyment of life. The question is how will these goals be achieved, project by project? The maxim I was taught in landscape architecture school is "The quality of a design is in its details." The details are what will make the difference between success or failure of specific projects on their specific sites. So, while the over-arching goals of a master plan may be worthy, how it is carried out—the attention given to the details of the execution—project by project, will determine the final success. This project, while a nice design on its surface, fails miserably in the details of its location for all of the reasons detailed above.

There is a perfectly good alternative to this project. The Coram Deo Church is ready to buy the property and keep its use as it has been for sixty years. For those that think that density is important, let the Crossroads project proceed—an appropriate location and size of property for large-scale high-density development. Once it is underway and the issue of public transportation has been solved, if further development and density is deemed desirable in this part of town, then look at expanding development beyond the boundaries of Crossroads. By then there will be a track record to go by rather than messing with a good thing that is cherished by the neighborhood just because this project has come up before its time.

If the master plan's goals are to be successfully and satisfactorily carried out, I suggest that the planning department engage with each neighborhood to determine specific prime locations for density increases, in a detailed way rather than with a broad, indiscriminate stroke—to enable an intelligent and coordinated plan of action rather than spot zonings for the sake of convenience, to remember the value of transition zones by factoring them into the overall design, and to preserve the best of an area while improving the worst of it. The quality is in the details, and the attention to those details will ensure the steady improvement of our city, the achievement of the goals of the master plan, and the happiness of the neighborhoods and residents.

Please start by denying the proposed rezoning of this project.

7023 Cass Street (Temple Israel) Rezoning

1 message

Paul Conley <paconley@cox.net>
To: pete.festersen@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Sun, May 25, 2014 at 1:05 PM

Dear Mr. Festersen:

The development of the Temple Israel property for high density residential use is a bad idea.

First, a change in zoning from R2 to R8 raises an important public policy issue. If the zoning change is authorized, it would call into question the integrity of the zoning scheme for the city. How can current or prospective property owners make decisions regarding property if they cannot rely on existing zoning?

What is the compelling public benefit that would justify rezoning 7023 Cass Street? I can think of none. Is there a critical shortage of housing that calls for this development? Are there not other locations more suitable for a development of this nature? Did not the developer take into account the withdrawal of a previous developer, Campus Crest, in making the decision to pursue this project?

The precedent set by approving this request is one that should be of concern to every neighborhood in Omaha.

Second, the development contemplates a lot of studio and one bedroom apartments. If those units are inhabited by more than one person it is likely that the volume of cars will exceed the planned parking. Where will parking expand to? Most likely it would be in the central green space which is a touted feature of the development. Moreover, a greater number of cars than suggested by the developer will further exacerbate traffic problems on Cass and Underwood.

Third, the Fairacres neighborhood has been diligent in forming Neighborhood Watch and working with the Omaha Police Department to address crime. Neighbors have been advised by the Police Department to call 911 when

strangers are seen in the neighborhood. With the influx of a high density housing development in close proximity to UNO it is quite likely that neighbors will have a hard time distinguishing between honest pedestrians and those with an eye out for breaking in to a home.

In closing, I urge you to deny this zoning change so that the Temple Israel property can be put to a use consistent with its current R2 zoning.

Sincerely,

Paul Conley

6544 Prairie Ave.

Omaha, NE 68132

7023 Cass Street (Temple Israel) Rezoning

1 message

Paul Conley <paconley@cox.net>
To: franklin.thompson@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Sun, May 25, 2014 at 1:18 PM

Dear Mr. Franklin,

The development of the Temple Israel property for high density residential use is a bad idea.

First, a change in zoning from R2 to R8 raises an important public policy issue. If the zoning change is authorized, it would call into question the integrity of the zoning scheme for the city. How can current or prospective property owners make decisions regarding property if they cannot rely on existing zoning?

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housing development in close proximity to UNO it is quite likely that neighbors will have a hard time distinguishing between honest pedestrians and those with an eye out for breaking in to a home.

In closing, I urge you to deny this zoning change so that the Temple Israel property can be put to a use consistent with its current R2 zoning.

Sincerely,

Paul Conley

6644 Prairie Ave.

Omana, NE 68132

Temple Israel Redevelopment Concerns

1 message

duckhaven1@cox.net <duckhaven1@cox.net>

Tue, May 27, 2014 at 10:28 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us, responsibledevomaha@gmail.com

May 27, 2014

Members of the Omaha City Council
1819 Farnam Street
Suite LC-1
Omaha, Nebraska 68183

Council Members:

This morning edition of The Omaha World Herald provided a first glimpse of your sentiments regarding the proposed development of the vacant Temple Israel property. Opposition to this planned rezoning has been well chronicled but this letter is designed to address specific comments made in today's article.

The article correctly identified the difficulty in overcoming the support of the City Planning Department and the Omaha Planning Board. An examination of that support, however, does not include a consideration of alternative proposals or of the integrity of the zoning process upon which citizens have a right to rely to protect their multiple interests in safety, security and the value of their investments. It is for this reason that we do not expect a hog confinement operation to crop up in Regency.

Much of the concern relating to this project has focused upon density, traffic, property values and, according to Mr. Gernandt, an objection to "those people". Unless he is prepared to provide specific data regarding that objection, it is unfair to the residents of the area to cloak them in what appears to be an accusation of elitism at best or racism at the worst. Through my multiple contacts with the scores of professionals associated with this effort, no mention has ever been made of the prospective residents characters or qualities. It is unfortunate, unfair and inaccurate to suggest otherwise.

Mr. Jerram appears to believe that the project recommends itself because of its relationship to the development at Aksarben Village. That development is distinguished from the subject property proposal on numerous and substantive levels. Aksarben Village was a total planned community with public green space, retail and commercial office space and residential development serviced by adequate city facilities. Please note that before Aksarben Village was approved the area was bordered by a four lane divided road and significant private and public commitments to maintain open and green areas. That distinction alone is significant.

Mr. Gray suggests that the Bluestone project "is part of the Crossroads redevelopment area, not part of Fairacres". It is hoped that is not to suggest that homeowners from neighborhoods contiguous to any development project should not be afforded the opportunity to voice concerns about the impact of that development upon the quality of life within their neighborhoods.

For many, however, these and other highly specific concerns miss the point. It is agreed that the focus upon density, traffic and property values is generally unsuccessful in any development opposition and a reference to my earlier correspondence will demonstrate that none of those points are at the root of the argument against the project. What is at issue here is the strength of character of the decision makers. Omaha has rightfully achieved an enormous amount of praise for the benefits it affords its residents and the opportunities it presents its visitors.

This success begs the question, is Omaha and its elected leadership prepared to accept the responsibility inherent in a vision which insures the highest and best use of our land or are we consigned to accepting the will of the developers who represent interests often at odds with the residents of our community?

The Temple Israel development presents another opportunity for those publicly elected representatives to carefully consider the role they play in examining the kind of city they want to build and the kind of legacy they want to leave.

Private property rights are paramount in the success of any community. It certainly is within the right of the representatives of Temple Israel to sell and of Bluestone to buy the property in question. Likewise, it is a time honored obligation of communities to regulate development through the zoning process. We can all appreciate the need for flexibility in that regulation process and have provided avenues for change when the character and quality of areas changes. Here, however, that need for such substantial change is not compelling.

Significant pieces of evidence of this are Mayor Stothert's appropriate removal some of the public bond issue and tax support for the Crossroads and the recent revelation that the Crossroads redevelopment project has been scaled back. At present, allowing significant rezoning of areas adjacent to that project without knowing more about the nature of that development is akin to putting the cart before the horse.

As other representatives of the opposition to this plan have eloquently stated, this is not about a petulant group of previously disengaged citizens demanding to deny any development. Rather, it is a call for responsible redevelopment controlled by responsive elected officials who weigh the value of each constituency in working toward a fulfilling compromise. It is here that it is easy to agree with Mr. Gray: not "everyone's going to get everything they want" But then no one expects that. We are just waiting to see what kind of brave and visionary leaders we have and how they respond to sincere, compelling and competing interests.

Thank you for your kind attention to my concerns.

Sincerely,

Richard E. McFayden
672 Fairwood Lane
Omaha, Nebraska 68132

Please Oppose Rezoning of 7023 Cass Street

1 message

Jim Classe <odddesign@hotmail.com>

Sun, May 25, 2014 at 1:19 PM

To: "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

As a licensed architect and resident of the Memorial Park area for 26 years, I have a unique perspective of the proposed apartment complex at 71st and Cass. I am usually supportive of new development, but it needs to be responsible and well planned. This complex is proposed to add over 400 "rowhouse" apartments and over 500 parking spaces to an already congested section of Cass Street. The design uses tacky false gables to simulate rowhouses, hardly what the City wants next to one of its most beautiful and historic neighborhoods. The facades are flat, without recesses or relief. The complex will tower over its neighbors, at four stories with a partially exposed garage below. It will appear massive next to the Omaha Community Playhouse and Walgreens. The former synagogue was a wonderful use of this property. Development is good for Omaha, but let's make sure it is responsible development.

Jim Classe, AIA

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

Rezoning proposal for 7023 Cass St

1 message

aebeebe2@cox.net <aebeebe2@cox.net>

Sun, May 25, 2014 at 4:12 PM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Ann Beebe
6619 Cuming St.

(no subject)

1 message

Jim Conway <jimconway674@hotmail.com>

Sun, May 25, 2014 at 7:05 PM

To: "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>

Dear Mr. Gray,

I am writing in opposition to the extreme rezoning proposed for 7023 Cass Street in Omaha. Rezoning from R2 to R8 on this property is irresponsible.

I own apartments and manage them for a living. A studio apartment is not a unit where one stays for an extended period of time. Turnover on studios is significant. That creates management problems and tenant problems. Traffic from this proposed development would most certainly cause problems for Lewis and Clark Middle School and for St. Margaret Mary school not mention the surrounding neighborhoods and streets.

I am all for investment in Omaha and for responsible development that will increase our tax base but this proposal to the benefit of no one but the investor.

Please vote against this project. I love my neighborhood and Omaha. I hope that you help me keep it safe.

Sincerely,

Jim Conway
722 Parkwood Lane
Omaha, NE 68132

402.658.9872

Buster Brown (CCIk) <buster.brown@ci.omaha.ne.us>

rezoning of Temple Israel property

1 message

sandyhull@cox.net <sandyhull@cox.net>

Tue, May 27, 2014 at 10:24 AM

To: Pete.festersen@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

May 27, 2014

Pete Festersen
City Council Member
City of Omaha

Dear Councilman Festersen,

I am writing to express my concern for the proposed development and rezoning for the Temple Israel property at 70th & Cass. As a resident of the Dillon-Fairacres neighborhood, I believe that a housing complex, especially of the size and density proposed is not the best use for this area and am strongly opposed to any such development.

It would seem that this large multi-unit complex would be a better fit within the Crossroads Mall redevelopment.

Sandy Hull
6244 Glenwood Road

Buster Brown (CCik) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Mike Kresnik <mike@cdomaha.com>

Tue, May 27, 2014 at 10:28 AM

To: chris.jerram@ci.omaha.ne.us

Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I care about our great city's neighborhoods, and I hope you give this issue serious consideration.

Respectfully and sincerely,

Mike Kresnik
5701 Pacific Street

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Shirley Huerter <shirleyhuerter@gmail.com>

Tue, May 27, 2014 at 10:32 AM

To: franklin.thompson@ci.omaha.ne.us, pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gemandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us
Cc: buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

I don't live in this neighborhood but care very much about its historical significance and the safety and right to their continued privacy and of those who live in this neighborhood. It is hard for me to believe that the master planners of our city would have ever allowed this to happen to this neighborhood. I implore you to protect our neighborhoods from this type of intrusion.

I care about my neighborhood and this neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted,

Shirley Huerter
9230 Capitol Ave.
Omaha, NE 68114

Oppose the Extreme Rezoning of 7023 Cass Street

1. This is a reply to:

Anna Welch <annaleewelch@yahoo.com>

Tue, May 27, 2014 at 10:59 A

Reply-To: Anna Welch <annaleewelch@yahoo.com>

To: "ben.gray@ci.omaha.ne.us" <ben.gray@ci.omaha.ne.us>, "chris.jerram@ci.omaha.ne.us" <chris.jerram@ci.omaha.ne.us>, "gary.gernandt@ci.omaha.ne.us" <gary.gernandt@ci.omaha.ne.us>, "rich.pahls@ci.omaha.ne.us" <rich.pahls@ci.omaha.ne.us>, "franklin.thompson@ci.omaha.ne.us" <franklin.thompson@ci.omaha.ne.us>, "aimee.melton@ci.omaha.ne.us" <aimee.melton@ci.omaha.ne.us>

Cc: "buster.brown@ci.omaha.ne.us" <buster.brown@ci.omaha.ne.us>, David Welch <dlwelch@up.com>

Dear Omaha City Council

My husband and I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. We support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

We are very concerned about increased traffic in the neighborhood surrounding the proposed complex.

We care about our neighborhood, and we hope you give this issue serious consideration.

Respectfully submitted,

Anna Lee and David Welch
661 North 56th Street
Omaha, NE 68132

Buster Brown (CClk) <buster.brown@ci.omaha.ne.us>

Oppose the Extreme Rezoning of 7023 Cass Street

1 message

Lauritzen <kbl608@cox.net>

Tue, May 27, 2014 at 11:07 AM

To: pete.festersen@ci.omaha.ne.us, ben.gray@ci.omaha.ne.us, chris.jerram@ci.omaha.ne.us, garry.gernandt@ci.omaha.ne.us, rich.pahls@ci.omaha.ne.us, franklin.thompson@ci.omaha.ne.us, aimee.melton@ci.omaha.ne.us, buster.brown@ci.omaha.ne.us

Dear Omaha City Council:

I write in opposition to the extreme rezoning of 7023 Cass Street, from R2 to R8. I support responsible redevelopment of our city. The massive apartment complex proposed for this site, requiring such extreme zoning, is not responsible.

The high density, safety concerns by increased traffic, the rezoning from an R2 to and R8 is irresponsible. I am not against development of this property but feel we need to work with all concerned neighborhoods about these issues that could gravely affect all concern. I live on the corner of Fairacres Road and Prairie Avenue and have seen traffic increased because of drivers trying to avoid Underwood. This high density development will just make this issues worse.

I care about my neighborhood, and I hope you give this issue serious consideration.

Respectfully submitted

Gerry Lauritzen

609 Fairacres Road)