

**DIRECTORS'/ORGANIZATIONAL AGENDA
ADDENDUM**

Monday, August 24, 2020

I. DIRECTORS CORRESPONDENCE

URBAN DEVELOPMENT

1. Street and Alley Vacation No. 20003, West View Avenue, at SW 32nd Street

II. CONSTITUENT CORRESPONDENCE

1. Consolidation of Recycling Sites - Michael Straatmann

INTEROFFICE MEMORANDUM

TO: Mayor Gaylor Baird
& City Council Members

FROM: Michelle R. Backemeyer
Real Estate & Relocation
Assistance Agent

DEPARTMENT: City Council Office

DEPARTMENT: Urban Development Department

ATTENTION:

DATE: August 19, 2020

COPIES TO: Soulinnee Phan
David Cary, Planning
Yohance Christie, City Attorney
Byron Blum, LTU
Geri Rorabaugh, Planning
Jennifer Brinkman, Mayor's Office

SUBJECT: Street & Alley Vacation No.20003
West View Avenue, at SW 32nd Street

A request has been made to vacate West View Avenue at SW32nd Street to the western edge of the street where it dead-ends. The area is approximately 66 x 310 feet for a total of 20,439.94 square feet. It is a paved street with maintained grassed areas and includes two fire hydrants and two light poles on either end of the street. West View Avenue lies between two properties with different owners. The adjacent owner to the South will purchase the entire street as the owner to the north does not wish to purchase their half of the street. In the north half, there is considerable grade difference between street level and the property line. Since they have fenced off their usable area at the top of the bank, this additional land most likely would not serve any real purpose for them to own. The South owner has plans for expansion of their facilities. The plans will block West View Avenue from extending to the west, and the street will no longer be needed for any public purpose. This plan will require a final plat to include the two lots they currently own and the vacated street to create one lot.

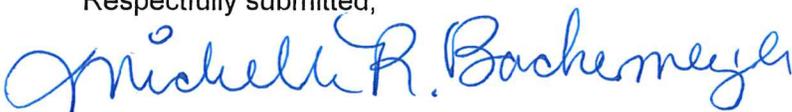
According to staff comments, there is a water main that will need to be abandoned because it no longer will extend to the west and can't be looped into any other system. A storm sewer is located on the centerline of the property about 80 feet west of the eastern property line, continuing west until it turns south at the west end. Staff report mentions easement retention for the storm sewer and other utilities with the deed transfer.

The vacated ROW will be incorporated into the larger parcel for future development. The property is zoned H-3/I-1 and comparable sales research shows land in the vicinity of \$3.00 to \$4.00/sf. The median of \$3.50/sf will be used for the underlying land value estimate. A percentage of the underlying land value is considered appropriate to use for assemblage purposes as the applicant will have costs to remove the water main and with the retention of easements (blanket or specific) will essentially make the property unbuildable. The paved area will have lighting and could be used for parking and storage purposes; therefore, 20% of the underlying land value is considered appropriate in this situation. The area to be vacated is calculated as follows:

$$20,439.94 \text{ sf} \times \$3.50 \times 20\% = \$14,307.95, \text{ rounded to } \$14,310$$

Therefore, if the area is to be vacated, it is recommended that the area be sold to the applicants for \$14,310.

Respectfully submitted,



Michelle R. Backemeyer
Real Estate & Relocation
Assistance Agent

Angela M. Birkett

From: Michael Straatmann <mstraatm@gmail.com>
Sent: Monday, August 24, 2020 7:33 AM
To: Solid Waste Operations; PW Recycle
Cc: Council Packet
Subject: Consolidation of Recycling Sites

[CAUTION] This email comes from a sender outside your organization.

I am writing today to express my dismay and concern about the elimination of recycling sites throughout the community. When I went to drop off a load of recycling recently, my local site had simply disappeared with no signage or directions to other locations.

After searching for the relevant news sources, I learned of the plan to consolidate to 4 or 5 locations. Given how ineffective the city has been at keeping up with the recycling at the multiple smaller locations, I boggle at how the plan to keep up with the volume at concentrated sites will work. There were many times where I had to drive to a different location because one or more of the local ones were full to overflowing. I suspect I'll have to do the same only drive farther.

The city has asked that we increase our recycling output and our household is happy to do so. I already subscribe to a paid recycling service, but the cardboard request and the need for glass recycling mean that I need a community resource to properly process these materials.

Recycling is an important and vital part of what our community needs to do. Despite the substandard servicing of the smaller sites, requesting that citizens drive excessive distances across the city to recycle will not increase compliance it will only increase the number of materials being disposed of in the trash.

I fully understand that the recycling commodity market is not a money maker and often ends up costing. However, this is a service that the city should not be effectively eliminating by making it harder for the average person to utilize. This department has done the same thing by making the hazardous materials disposal process so overly complicated that I know of virtually no one who complies with it.

More and more I find the reasons that I have enjoyed this city for my entire adult life are slowly being eliminated, reduced, or simply ignored. Our once beautiful parks are filled with downed limbs and overgrown weeds, our biking and walking paths are in desperate need of repair, side streets with holes large enough to damage vehicles, bus routes that are impossible to utilize with a full-time job, libraries that are being allowed to fall apart, etc.. We can now add the almost utter disregard to any serious public recycling efforts to the list.

In short, this is a short-sighted decision that seemingly runs counter to the ideals and values that we purport to hold.*

-Michael Straatmann
5411 Canterbury Lane

Recycling is an individual effort that amounts to large scale benefits for our planet. There are many reasons to recycle. Lincoln residents recently described several ways that recycling is beneficial to the community and makes a difference in their lives: protects the environment and conserves

resources (materials, time and money), preserves Nebraska's pristine natural areas, extends the life of the landfill, invests in future generations, fosters community pride, supports the local economy. - <https://lincoln.ne.gov/city/ltu/solid-waste/recycle/residential/>

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Michael Straatmann