



In this issue:
**Downsize
Go Green
Conserve and Enhance**

**Neighborhood Association
Newsletter • January 2009**

GO GREEN. STAY IN TOUCH

Beginning with the next issue The Ford Birthsite Neighborhood Association will distribute this newsletter electronically. Please assist us in this effort to maintain timely communication with those who have an interest in the security and prosperity of our neighborhood by providing an email address to which we can send updates and newsletter links in the future. Please go to newsletter@fbnaomaha.com and send your name and email address.

A WORD FROM YOUR PRESIDENT

I have been President of the Ford Birth site Neighborhood Association for the past year. It has been an interesting year and I have learned a great deal about this neighborhood and the people who live here. I have learned about the problems that face this neighborhood and have tried to find practical solutions, along with the other board members. The health of a neighborhood is seen in its ability to manage day to day concerns that arise; to develop the social fabric to connect with neighbors; and to work together to implement programs to positively influence the image and growth of the neighborhood.

The board, working in partnership with the city and other community groups, can accomplish goals to create and maintain a healthy neighborhood. As President, I hope to create an environment that builds consensus and helps us all have a better understanding of the critical issues that face our neighborhood. By being proactive and engaging in discussions, we will have good communication and decisions made that are good for everyone in our neighborhood.

Jan Quinley and I have worked with Councilman Jim Vokal to implement some changes that would be better for our neighborhood in the Park Avenue Redevelopment Plan that was approved by the Planning Dept. The plan, as amended, was approved by the City Council at their last session. This plan can be viewed and downloaded from the Destination Midtown website. (<http://www.destination-midtown.org/index.asp>) We look forward to the implementation of the redevelopment plan and the positive changes it will bring to our neighborhood. This winter, the FBNA Board will begin work on a Neighborhood Conservation and Enhancement Overlay for the Ford Birthsite Neighborhood. This overlay will help improve and protect our neighborhood, and give us input on future development. I look forward to another year as the president of this neighborhood, and to work together with the board to develop positive improvement and growth that benefits everyone who resides here. I would like to wish everyone a Happy New Year, and hope that 2009 is a year that we accomplish many great things for the Ford Birthsite Neighborhood.

- Kristi Lee

LESS IS BETTER

I am looking forward to 2009 and the positive changes that the recently adopted Park Avenue Redevelopment Plan should bring our neighborhood. I would like to encourage you to do your part to help the neighborhood move forward. There is one thing each and every property owner can do to jump start redevelopment and it is FREE! It will only take a little of your time and we are providing you with everything you need to accomplish it. So, what is it? Take the time to request that the zoning on your property be changed to correctly reflect the current use. This applies to both single family and multi family properties. Look at the facing map and then read the included summaries and make sure you are zoned correctly. It is the goal of the Park Avenue Plan that the majority of properties in the area be zoned as R-5. If your property is a converted single family home you may be able to bring it to R-5 or R-6. If your property is a "built as" multi family unit be sure to check to see if you could reduce it from an R-7 to an R-6.

For properties east of 42nd Street you only have to complete part of the form. The fee is waived. There is only one piece of information you will need that we have not included in this mailing. You do need to provide the legal

description of your property. You can do that by looking at your tax bill or going to the County Treasurer's web site. www.dctreasurer.org Click on Real Property Tax Lookup on the right side of the page, enter your property address and click on "search for address". This will bring up the information on your parcel and the legal description is in the section titled "Property Information". If you do not have access to the internet please call me (346-0311) and I will be happy to look it up for you.

Please take this request seriously. If we are able to reduce the level of density in our neighborhood we will all benefit. It will allow us to make sure that the redevelopment enhances the area and does not increase the over crowding we currently deal with.

– Jan Quinley

The city has a one page application (included in this newsletter or available at www.ci.omaha.ne.us/planning/urban_planning/current%20planning/Applications/Zoning%20Application.doc).

FORD BIRTHSITE NEIGHBORHOOD ZONING INFORMATION

Most of this neighborhood is currently zoned R7, which is multi-family. The City of Omaha's Master Plan has designated future zoning in this area from R4 Single Family Low-Density to R5, which allows for duplex and two-family residential.

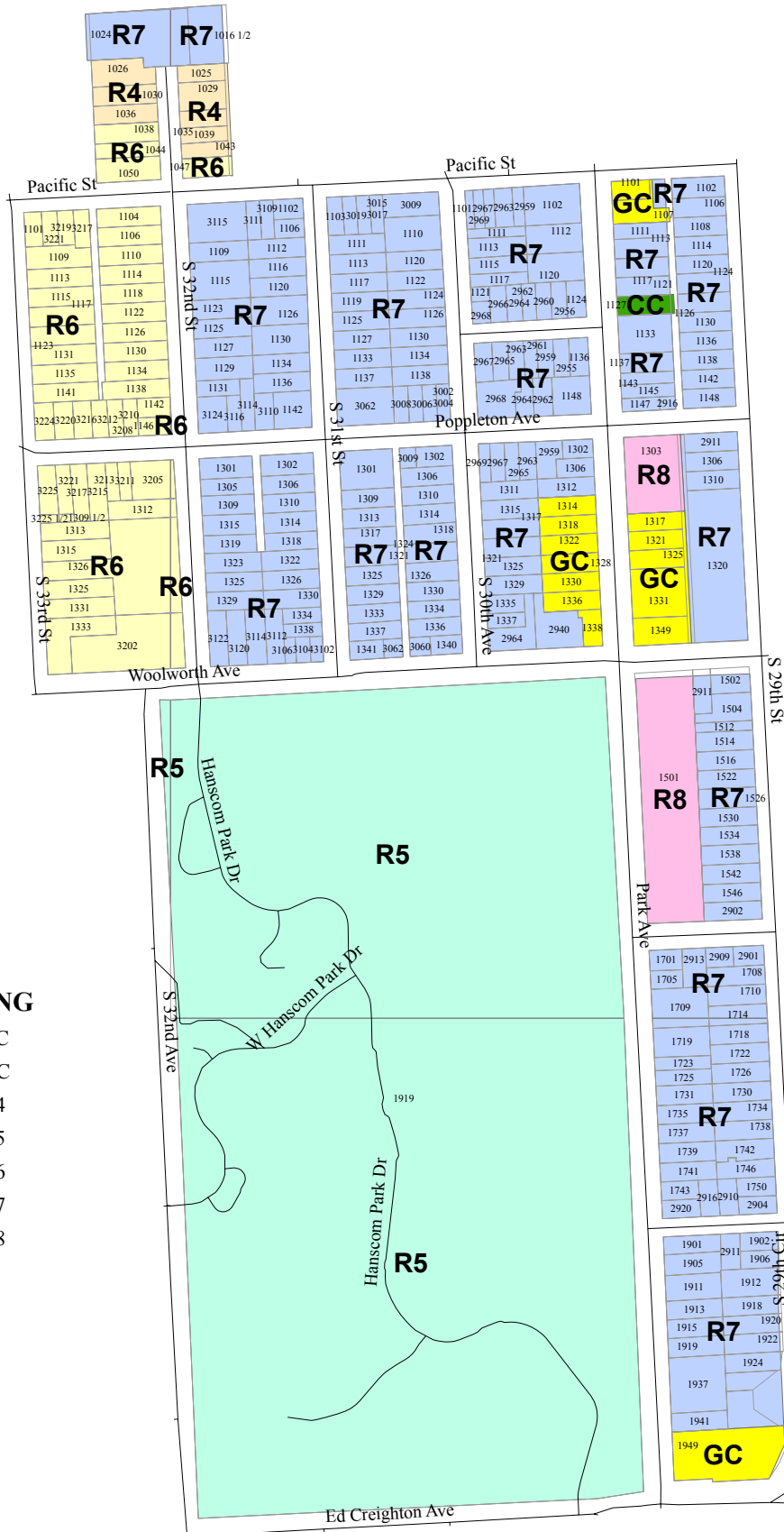
The City Planning Office will allow one application for multiple properties with a separate sheet of paper listing the owner's address, legal description and signature of property owner. Any property east of 42nd street can be re-zoned with no fees and no site plan is required. The one page form can be printed off of the Ford Birth site Web page. Only the top half of the form needs to be filled out, since the bottom half has to do with a site plan, which is not required. The legal description of your property must be written on the form. You can get your properties legal description off of the Douglas County Assessors web page, which is listed below: <http://dotccms.dotcomm.org:8080/info->

[glueDeliverLive/ViewPage.action?repositoryName=dc assessor](#)

Click on the "Valuation Information" button, and it will open up another window, where you type in either your name or address. That will bring up a page that will include the legal description.

The application must be submitted to the City Planning help desk on the 11th floor of the Civic Center at 1819 Farnam Street, Suite 1110. The phone number is 402-444-3426. The zoning application will then be presented at a public hearing before the planning board. If there is no public opposition to your zoning application, it will then be sent to the City Council four to five weeks later for another public hearing, and if there is no public opposition, your zoning request will be approved.

Ford Birthsite Zoning



ZONING

- CC
- GC
- R4
- R5
- R6
- R7
- R8

Omaha City Planning Department

APPLICATION

ZONING

For Office Use Only	
Date Filed	_____
Fee	\$ <u>walved</u>
Receipt #	_____
Case #	_____

- Rezoning from _____ to _____
- Special Use Permit Site Plan Review
- Conditional Use Permit
Other _____

Complete

Property Owner

Name _____ Address _____ Zip _____ Phone # _____

Applicant

Name _____ Address _____ Zip _____ Phone # _____

Representative

Firm Name _____ Address _____ Zip _____ Phone # _____

Contact

Name _____ Address _____ Zip _____ Phone # _____

E-Mail Address _____

General Location/Address _____

Legal Description _____

Proposed Use Type _____ Existing Use _____
(See Article 3 of Zoning Code)

do not need to complete except "p" for multifamily building

Building and Parking Information

- a. Total Site Area _____ Sq. Ft.
- b. Building Coverage _____ Sq. Ft.
- c. Building Coverage (b÷a) _____ %
- d. Maximum Building Height _____ Ft.
- e. Total Floor Area _____ Sq. Ft.
- f. Floor Area Ratio (e÷a) _____
- g. Total Paved Area _____ Sq. Ft.
- h. Impervious Coverage (b+g÷a) _____ %
- i. Number of Parking Stalls _____
- Number of Compact Stalls _____
- Number of Handicapped Stalls _____

Landscaping Information

- j. Total Area of Street Yard _____ Sq. Ft.
- k. Street Yard Landscaped Area _____ Sq. Ft.
- l. Street Yard Landscaped Area (k÷j) _____ %
- m. Parking Lot Area _____ Sq. Ft.
- n. Interior Parking Lot Landscaping _____ Sq. Ft.
- o. Interior Lot Landscaping (n+m) _____ Sq. Ft.

Residential Uses Only

- p. Number of Units for Multi-Family: #of Efficiencies _____
- #1 Bedrooms _____
- #2 Bedrooms _____
- #3 Bedrooms _____
- q. Density (a÷p) _____ Sq. Ft./Unt
- Total Floor Area of Any Incidental _____
- r. Office or Commercial Use _____ Sq. Ft.

If you have any questions about this application, please contact the Current Planning Division at 444-5200.

* _____
Owner's Signature

Owner/Applicant Signature
(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

* _____
Date Submitted

Print or Type Name of Applicant

Omaha City Planning Department

APPLICATION

ZONING

For Office Use Only	
Date Filed	_____
Fee	\$ _____
Receipt #	_____
Case #	_____

- Rezoning from _____ to _____
- Special Use Permit Site Plan Review
- Conditional Use Permit
Other _____

Property Owner

Name	Address	Zip	Phone #
------	---------	-----	---------

Applicant

Name	Address	Zip	Phone #
------	---------	-----	---------

Representative

Firm Name	Address	Zip	Phone #
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Contact

Name	Address	Zip	Phone #
------	---------	-----	---------

E-Mail Address _____

General Location/Address _____

Legal Description _____

Proposed Use Type _____ Existing Use _____
(See Article 3 of Zoning Code)

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Owner/Applicant Signature _____
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Date Submitted _____

Print or Type Name of Applicant _____



A VIBRANT URBAN EXPERIENCE!

2009 Destination Midtown Open House

Thursday, Jan. 22

4 - 6 p.m.

CASA of Douglas County

2412 St. Marys Ave.

Join Destination Midtown and our partners as we celebrate successes from 2008 and review plans for 2009. Bring a friend and enjoy an evening of learning about various projects, including:

- . Park Avenue Redevelopment Study
- . Midtown Crossing at Turner Park
- . New Destination Midtown business ambassador program
- . Commercial district revitalization project
- . Midtown Business Association and Midtown Neighborhood Alliance
- . University campus plans
- . Economic development, neighborhood and transportation and corridor-related projects impacting Midtown Omaha

Hors d'oeuvres and beverages are on the house!

Register to attend by Tuesday, Jan. 20, with Alisia Fava at (402) 978-7920. Include your first and last name, position and organization (if applicable), address, phone number and e-mail address.

Consider walking, biking or carpooling to the event. Several MAT bus lines run by or close to CASA. Visit www.metroareatransit.org or call (402) 341-0800 to learn about routes, fares and more.

Midtown is bordered by Cuming Street on the north, Center Street on the south, 24th Street on the east and Saddle Creek Road on the west. Destination Midtown is a partnership linking neighborhood associations, businesses, public and private institutions, Omaha city government and the Greater Omaha Chamber of Commerce. Decisions made within this organization can have an enduring impact on the opportunities for development and security within the Ford Birthsite area. The Neighborhood association advises concerned and involved members to attend these meetings when possible and share opinions and insight.



obddesignline

the online newsletter of **omaha**bydesign

Welcome to the January 2009 issue of obddesignline, the monthly e-newsletter of Omaha by Design. Go to http://www.omahabydesign.org/Newsletter/DesignLine_I_09/OBDdesignLine_I_09.html for news and updates.

Around the Block

WET OR DRY? HOW ABOUT DAMP?

The Ford Birthsite Neighborhood Association supports the important work of the Alcohol Impact Coalition which tracks the density of off sale liquor businesses and the negative impact of concentrated liquor sales on neighborhoods. FBNA President Kristi Lee and Vice-President Jan Quinley are active members who have dedicated the time to appear before the Liquor Control Commission (LCC) in Lincoln. After three hearings, four of the Infinite Oil applications for licenses that had attracted neighborhood opposition were denied by the LCC, including the store at Park and Woolworth. Our corner store now sells mostly food instead of mostly condoms and beer and the neighboring businesses are very pleased with the reduced loitering and drinking on the premises.

With the political season fast approaching in Omaha we should expect the candidates to take a position in respect to this and other issues of concern to developing neighborhoods.

More public education on the density issue will be available after the first of the year. Public feedback will be particularly useful. For more information: <http://www.unomaha.edu/ncenter/alcoholimpact.php>. The Alcohol Impact Coalition meets from 11:30 pm to 1:00 pm on the 2nd Monday of each month at the Neighborhood Center, located at 115 South 49th Avenue.

PUT YOUR MONEY WHERE YOUR LIFE IS

WANTED:

Small businesses, entrepreneurs, home-based businesses, artists, and others looking to establish a retail, service, studio, or office location in Omaha's Midtown. The Midtown Neighborhood Alliance (MNA) wants to increase the number of retail, service, and other positive uses of commercial space in Midtown.

Midtown neighbors need to see more density of strong commercial space in our neighborhood commercial areas and along the main street arteries of Midtown – Cuming, Dodge, Farnam, Leavenworth, Center, 24th, 40th, 50th, and Saddle Creek. This will contribute to a Midtown Omaha that has a high quality of life and bring residents closer to the stores and places they use on a regular basis. With a density of these offerings Midtown can also become a more walkable district.

A good variety of space is available – both small and large. Please consider Midtown for your next venture. Creativity and flexibility can help you move forward.

We would like to hear your needs. To start a further discussion contact Vince Furlong at vfurlong@cox.net

Jim Farho, President
Vince Furlong, Board Member

CONSERVE AND ENHANCE

This winter the FBNA Board will be working to establish a Neighborhood Conservation and Enhancement District for our neighborhood. We would like to submit the plan to the Omaha Planning Dept this spring for approval. It is a long process, but one which we feel will be of great benefit to our neighborhood now and in the future.

Purpose

1. To preserve, conserve and protect the historic architecture and heritage of the neighborhood and to improve the quality of its neighborhood through identification, conservation and maintenance of areas, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic or social history of the neighborhood;
2. To prevent adverse influences to this purpose;
3. To foster appropriate use and wider public knowledge and appreciation of our Neighborhood, park

areas or structures; and by furthering these purposes to promote the public welfare by making the neighborhood a more attractive and desirable place in which to live and work;

4. To encourage architecturally sensitive, attractive and viable development projects within the Ford Birthsite neighborhood.

NCD is focused on protecting the quality of life within the neighborhood by encouraging design that is complementary to the cultural, historic and environmental resources of the area. A NCD is intended to create a neighborhood of stability, comfort, local identity, and livability. It is intended to accommodate unique land use, urban design, and other distinctive characteristics of a neighborhood and encourage flexible but consistent design review for new construction, including all additions, alterations or extensions.

Board of Directors & Chairpersons

President	Kristi Lee
Vice President	Jan Quinley
Secretary	Lee Murray
Treasurer	Sharon Thompson
Drive Patrol Coordinator	Jerry Schmitt
MNA Representative	Leila Kelley
MNA Alternate Rep	Dave Quinley
Neighborhood Watch	Jerry Schmitt
Newsletter Editor	Lee Murray
Webmaster & Site Administrator	Randy Roy

Contact the President of FBNA at
Kristi.Lee@chainoftitle.net
Other officers can be reached at
www.fbnaomaha.com
Select "Contact Us"

Ford Birthsite

Neighborhood Association

Membership Application
\$10 – Household & Associate
\$15 – Business & Apartment Owners
\$5 – Park Towers Residents

Name: _____

Address: _____

Phone: _____

Email: _____

Interested in Volunteering? yes _____ no _____

Mail to: P.O. Box 3671; Omaha, NE 68103

Monthly Meetings: Last Tuesday of each month 7pm,

Information: www.fbnaomaha.com



P.O. Box 3671
Omaha, NE 68103
www.fbnaomaha.com

**Many Thanks to the VFW Post 247-Saint Mihiel for hosting the
FBNA Monthly Meetings, Last Tuesdays of each Month
except for November and December
3302 Leavenworth: (down the stairs)**