



ROBERT BECKER/Lincoln Journal Star

Helen Chastain, who moved to Wellington Greens in 1988, likes the planned community because it offers green spaces and a secure neighborhood.

More *than a* neighborhood

Wellington Greens, one of Lincoln's first planned communities, offers residents safety, green spaces and a place to call home.

By LINDA ULRICH
For the Lincoln Journal Star

In 1988, Helen Chastain decided she wanted to live in a community rather than a neighborhood.

"The neighborhood we had lived in for many years was changing a great deal," she said. It was time for a change.

She found what she wanted at Wellington Greens, one of Lincoln's earliest planned communities.

"What appealed to me was the whole architectural structure of the area. And the open green area and the golf course make a nice connection to the other residences," Chastain said. "I love the fact that I always have access to the outdoors. That was important to me."

She also likes having the maintenance provided and the safe environment.

"I've never had an incident of any kind, and that is very comforting to me," she said.

A retired teacher, Chastain, 85, has traveled a lot.

"I appreciate being able to just lock the door, and by and large, I don't have to worry while I'm

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— Helen Chastain

away," she said. "I've been very happy here."

Wellington Greens, at 70th and South streets, actually contains 21 smaller communities in the 21 courts, set among more than 60 acres of trees, said Osmund Gilbertson, president of the Wellington Greens Homeowners Association. Some of the courts plan regular social events. Bridge and pitch games are common at the clubhouse. The golf course is a hub of activity and is used by groups from inside and outside the community.

Wellington Greens residents have longtime Lincoln builder James Strauss, owner of Trend Homes of Nebraska, to thank for their planned community of 277 residential units.

"No one is sure where the dream for Wellington Greens began. A resident remembers

hearing that Strauss and Sid Campbell, one of the architects, made a trip to Europe to look at versions of community living before devising this plan," Virginia Opocensky wrote in a 2006 story of Wellington Greens.

"Although the population tends to be older, there are working people, families with school-age children, singles and couples. Of course, grandchildren are ever-present," she wrote.

Whether or not they golf, residents pay maintenance fees to maintain the golf course and grounds. In 1972, the monthly assessment was \$15.

"The golf course is a Wellington Greens treasure with the vistas and park-like ambiance, whether or not you are a golfer," Opocensky wrote.

Gilbertson and his wife, Kathryn, have a unit that overlooks the golf course.

"We lived on a half acre before because my wife wanted a big backyard. Now she says she still has a big backyard, but she doesn't have to take care of it," he said, smiling.

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What makes a planned community?

By LINDA ULRICH
For the Lincoln Journal Star

"Atop a gentle meadow in exclusive southeast Lincoln, you'll find beautiful Wellington Greens. Like a sleepy old country village overlooking the sprawling Lincoln landscape ... so far from the city's bustle ... and still only minutes away from everything."

That description was in an early promotional piece for Wellington Greens, one of Lincoln's first planned communities, which began in the 1960s.

What makes a planned community different from a subdivision or a neighborhood?

People defined planned communities in many different ways. Planned community can mean a single residential subdivision or a mixed-use development, said Christy Eichorn, a planner with the city's Planning Department.

One tool to create a planned community on a micro scale is a Community Unit Plan;

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