

PLANNING COMMISSION RECORD

Briefing Session

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, May 12, 2004, 11:30 - 12:15, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Jon Carlson, Eugene Carroll, Gerry Krieser, Roger Larson, Melinda Pearson, Mary Bills-Strand, Lynn Sunderman and Tommy Taylor; (Dan Marvin absent). Steve Henrichsen, Duncan Ross and Teresa McKinstry of the Planning Dept.; Wynn Hjermstad of Urban Development; Kelly Sieckmeyer of Public Works and Utilities; Mark Lutjeharms and Mark Stursma of The Schemmer Associates; Marty Shukert of RDG; and other interested parties.
STATED PURPOSE	Staff briefing on the North 48th Street/University Place Subarea Plan.

Wynn Hjermstad explained that the process for this study has been going on for quite some time. This is a city partnership between Urban Development and Public Works. One of the first things that was done was to put together a task force. The task force consisted of the University Place Community Organization, the business community, Wesleyan, University of Nebraska Lincoln east campus and owners in the area. Informal conversations and meetings were held. There was a project website and 2 rounds of intensive workshops that were open to the public. This process led directly to the concepts in the plan.

Marty Shukert stated he will go over the general provisions of the plan. First, this is an interesting neighborhood. 48th St. tends to break up the east and west sides of the neighborhood. As we went through the process, there were 6 major concerns: Transportation, what to do with 48th St.; Streetscape, the experience that is offered; Redevelopment, certain sites that start to create holes along the street; Local Traffic and Parking, how does it all function; Linkages, how does the neighborhood connect; and Neighborhood Strategies, what is the right thing to do with housing policy.

The first area of concern was transportation. After analysis and modeling was done on 48th St., it was determined that controlled left turns and 4 lanes of traffic would work best. This would have the least amount of impact. There is also a major desire on the neighborhood to maintain slower traffic flow. Public Works generally believes that between Leighton and Adams could be 2 traffic signals. Huntington and Madison make sense. St. Paul which has the current signal doesn't really make sense. St. Paul needs to be a pedestrian intersection. The overall concept is to maintain 4 through lanes and develop 2 specific

signalized intersections with left turn lanes. The logical locations for signals are Huntington and Madison.

The second area deals with the streetscape and business environment. One of the big recommendations involved looking at how the street and pedestrians interact. The idea is one of how to make it as good as it can be. A plaza environment with benches and green space was discussed.

The third area deals with redevelopment. The Green's site and the John Hall site are examples. These are opportunities to create an active urban development that can also engage and connect the neighborhood and Wesleyan. The redevelopment possibilities are engaging.

Parking was another concern. Diagonal parking along St. Paul was discussed. There are some negotiating details. Another important element is that it is hard to find parking in University Place because it is a tight environment. Directional signs are an important feature. Traffic calming devices along Leighton and monitoring the performance of 47th and 49th St. are discussed in the plan.

Linkage; trail connections and how to connect Wesleyan to the neighborhood and how to connect the neighborhood to the trails. There is a neighborhood park that is not developed now.

Neighborhood and land use policies were looked at. Each structure on each block was inventoried. The condition, use characteristics, etc. were all looked at and a redevelopment plan was created. The zoning has been honed to the ownership and occupancy. This would not change zoning but is a recommendation for future use.

Ms. Hjermstad stated that there were 2 issues at the last Planning Commission. They worked with Wesleyan and the neighborhood and came up with some different language. This lets the neighborhood know a little better where Wesleyan is headed.

Kelly Sieckmeyer stated that Williams Cleaners was concerned that left turns into their business would be discouraged. Some different proposals were looked at. They are looking at different concepts.

Bills-Strand stated that there was a concern regarding a letter Planning Commission received. Mark Lutjeharms replied that designs and negotiation agreements will be worked out. There was a concern on traffic being re-routed through the neighborhood. They understand the concern and feel the additional traffic added to the neighborhood will be minimal. Mark Stursma stated that they are proposing some circulation changes to help the traffic move better.

Mr. Lutjeharms stated that the clients of the dentist are repeat customers. After they visit the business once, they will know how to get to the site.

Pearson wondered how the major pedestrian access across 48th St. would work. Mr. Shukert replied that replacing what is now one signal at St. Paul with 2 signals, one at Madison and one at Huntington. 2 signals will synchronize traffic better. This combined with landscaping, streetscaping and lighting will define the image of the area.

Carroll wanted to know if the occupancy rate changed when Wesleyan added more housing. Mr. Shukert replied that is not known yet. He thinks in the long run it will make some of the less competitive housing units revert to single family occupancy or redevelopment. There are a number of smaller structures that were converted to two or three units that can be converted back to single family units.

Bills-Strand was pleased with the language she received. She thinks more housing to the north and discouraging housing to the south is a good idea. Parking is a real issue on Wesleyan campus. She thought it was interesting that 40% of the traffic in the area, stays in the area.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,

Teresa McKinstry
Office Specialist
Planning Department

PLANNING COMMISSION RECORD

Briefing Session

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, May 12, 2004, 12:15 - 1:00, Room 113, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Eugene Carroll, Gerry Krieser, Roger Larson, Dan Marvin, Melinda Pearson, Mary Bills-Strand, Lynn Sunderman and Tommy Taylor. Marvin Krout, Kent Morgan, Duncan Ross and Teresa McKinstry of the Planning Dept.; Allan Abbott, Roger Figard and Steve Masters of Public Works and Utilities; and other interested parties.

STATED PURPOSE Staff briefing on the **Capital Improvements Program.**

Duncan Ross stated that the Capital Improvements Program deals with projects that have a useful life of 15 years or more. The items in the program are roads, major rehabilitation on roads, buses for StarTran, parks and recreation facilities, etc. Planning Commission cannot change the priority of a project. Each project is individually described in the CIP, with a funding source and the timing. Each division has a map of all projects that are mapable. The Transportation Improvement Program is also included. This is a federal requirement.

Allan Abbott stated that this CIP was prepared on the basis that this is what is needed to serve the city for the next 6 years with the growth called for in the Comprehensive Plan. Anything listed with an "OF" means other funds. This is whatever funds can be found. The Mayor is exploring different ideas for street funding.

Steve Masters explained that they started with the Tier1A map from the Comprehensive Plan. The dark red areas are areas that would need service in the next 15 years. He discussed a comparison of six year construction programs for water and wastewater. Homeland Security requirements are listed in the CIP. They have continued to show a larger main replacement program. This mirrors the growth in the community. He also mentioned that some dollars in the program are related to the new source program. Theoretically, this needs to be in place in the next 25 years. We can't wait 25 years.

Larson wondered who controls the flow of the Platte River. Mr. Masters replied that the State Dept. controls the flow and the Natural Resources District has a hand in things also. How the courts rule on most lawsuits determines how water is available for municipal use. We have an agreement with Central Platte NRD about what our flow requirements must be as they come by the well field in Ashland. We require 700 cubic feet per second to reach the aquifer. Last year we went from 900 cfs to 70 cfs in a matter of a few days. There is a theoretical approach and a legal approach as to how we deal with the

community.

Carlson questioned the prioritized list. Mr. Masters replied that a number of projects are above the line. It was concluded that it would make sense to not be quite as aggressive with some of the water line replacement in case funding would change or not come through.

Mr. Abbott stated that four 5% rate increases are being proposed followed by three 3% increases.

Mr. Masters stated that we have significant requirements with regards to wastewater. We believe because of development that has occurred in the last 4-6 years, the next priority is to continue relief sewers in Salt Valley and Beal Slough. In case there are no rate increases, we have given priority to those sewer projects in Salt Valley and Beal Slough. Staff would like to be able to bid projects in Stevens Creek assuming that rate increases come forward.

Larson wondered about the Stevens Creek sewer line. Mr. Masters replied that this would come in phases. Staff is looking at the whole alignment of Stevens Creek. The consultant is also looking at what it would cost and how it could be done. We would like to know the options.

Pearson questioned how much of the budget shown is Antelope Valley. Mr. Abbott replied a little over 2 million dollars over six years time, according to the CIP.

Roger Figard stated that in the first year of the program, projects 1-57 have funding. There is \$36,000,000.00 of highway allocation bonds. Sidewalk maintenance and street construction are included. A minimum of \$1,000,000.00 is earmarked for residential. Continuation of Antelope Valley and the South Beltway are included. Much of the rest of the projects, engineering has to be done, right of way has to be obtained. The key is we need to continue to communicate.

The Commission agreed to reconvene this briefing session on May 19, 2004 at 12:30 p.m., prior to the 1:00 p.m. Special public hearing.

The meeting was adjourned at 1:00 p.m.

Respectfully submitted,

Teresa McKinstry
Office Specialist
Planning Department