

MEETING RECORD

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, April 23, 2008, 11:25 a.m., Rm. 113, First Floor, County-City Building, 555 S. 10 th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Leirion Gaylor Baird, Gene Carroll, Dick Esseks and Wendy Francis; (Michael Cornelius, Roger Larson, Lynn Sunderman and Tommy Taylor absent).
OTHERS IN ATTENDANCE:	Dave Cary, Sara Hartzell, Mike Brienzo, Christy Eichorn and Teresa McKinstry of the Planning Department; Dallas McGee, Wynn Hjermsstad and Hallie Salem of Urban Development; and other interested parties.
STATED PURPOSE OF MEETING:	Proposed Amendment to the Lincoln Center Redevelopment Plan known as the “Gallup Redevelopment Plan”

Robert Scott appeared. He passed out photos of how the building looks now. The building has a historic nature. They are still working out details with Gallup. The building is underutilized now. He envisions the ballroom as possibly an assembly place, classroom or auditorium. The major portion of this project will be the renovation of the existing building and demolition and construction of the new building. It could be up to 75 feet high.

Will Scott stated that their goal and intent is to enhance the gem on the corner and wrap it with a modern structure that complements and doesn't detract. It would create a much more functional floor space for large users. He believes this block is incredibly important. They have two internationally known firms that are already looking; National Arbor Day Foundation and Gallup. They believe there will be a real connectivity to the retail component for the entire block.

Gaylor Baird questioned if it is part of the renovation or reconstruction of the building next door that the floor levels will match. She wondered if it will open between the two. Robert Scott replied that they will match and certain parts of it will be open. It is not functional now when the floors don't match up. It is a lot easier to do with a new building.

Esseks inquired who the tenants would be. Robert Scott replied that Gallup is the lead tenant. They are looking at almost doubling their capacity. Retail, office and eventually a residential component would be added.

Esseks questioned if Gallup will be adding functions or expanding existing ones. Robert Scott believes they will be expanding existing operations, but he can't speak for Gallup. They would like to leave the door open for varying options.

Esseks inquired who would own the buildings. Robert Scott replied that it is a limited liability company with deep roots in Lincoln.

Esseks wondered about parking. He noted that parking is in demand downtown. Will Scott replied that Gallup has multiple shifts. He thinks the parking strain on the existing garage should be synergistic.

Dallas McGee stated that they are looking at a new parking facility just down the street as part of the Synergy project. They look at parking on every single project.

Carroll would like the skywalk and parking garage addressed. Robert Scott replied that as an amenity, it would add value to the project. McGee stated they have discussed some possibilities. One is a public which would be eligible for TIF expenditures. If it is public, there needs to be public access through the building and down to the street. If it is private, then TIF dollars aren't spent on it. They would need an easement over the alley. .

Gaylor Baird would like the streetscape amenities addressed. Hallie Salem stated that there are some things that need improved all along "P" St. There are lights that need replaced to conform to other lighting on "P" St. Benches and landscaping would be done. This corner had fairly nice amenities already. Problem is when the building is torn down, some of those amenities will need to be reconstructed. They will look at amenities that fit in with the character of the existing area and the new building. Along with that, improvements to the exterior of the existing Gallup building are considered part of the streetscape.

Esseks wondered how this building interacts with the Arbor Day building. Robert Scott stated that this is one of the first contiguous blocks along "P" St. that they are able to drive the use towards all retail. Will Scott stated that they are working to keep the scale fairly consistent.

McGee stated they are creating a redevelopment project area that will allow TIF funds to be generated and spent. This will create a district, then we can collect the TIF and spend it for eligible public expenses.

The meeting concluded at 12:40 p.m.

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 23, 2008, 11:40 p.m., Rm. 113,
First Floor, County-City Building, 555 S. 10th Street,
Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Leirion Gaylor Baird, Gene Carroll, Dick Esseks and Wendy Francis; (Michael Cornelius, Roger Larson, Lynn Sunderman and Tommy Taylor absent).

OTHERS IN ATTENDANCE: Marvin Krout, David Cary, Sara Hartzell, Mike Brienzo, Christy Eichorn and Teresa McKinstry of the Planning Department; Dallas McGee, Wynn Hjermstad and Hallie Salem of Urban Development; Steve Masters of Public Works; and other interested parties.

STATED PURPOSE OF MEETING: **Van Dorn Redevelopment Plan**

Wynn Hjermstad stated she is here today to talk about the Van Dorn Redevelopment Plan. The area was originally declared blighted by the City Council in January of 2007. The plan is pretty brief. This was precipitated by the safety project that Public Works is doing. It seemed like an opportune time to look at a wider area. Van Dorn Park is underutilized. The playground equipment is outdated. Trail issues were looked at. The Planning Dept circulated this plan to other departments. Comments from other departments will be incorporated into Urban Development's document that will be before Planning Commission in May. There is some currently State owned land. They are looking at a small entryway feature. The original goal was to acquire the land and turn around and sell it to the developer of the potential commercial project. We since learned that the State wants the City to maintain ownership. They would do a maintenance agreement with the adjacent owner. There is a lot of vacant industrial zoned land to the south.

Carroll inquired about the project approved between 9th St. and 10th St. Hjermstad understands that is in a holding pattern at this point. They have not come to the city for any assistance at this point.

Carroll asked about the design for the new turn and bike lane. Hjermstad replied that this plan was started about one year ago. Three trail projects were identified. Two are being done in conjunction with the safety project and the other one is funded.

Esseks wondered about the future of the existing park. Hjermsstad replied that Parks would like to see it be improved. The access to it isn't very good right now. That is one thing being looked at. There is an underutilized parking lot. The trails will help getting people in and out. They will try to make the park much more usable.

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MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, April 23, 2008, 11:45 a.m.
Room 113, County-City Building, 555 S. 10th Street,
Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Gene Carroll, Michael Cornelius, Dick Esseks, Wendy Francis, Leirion Gaylor Baird and Tommy Taylor. Roger Larson and Lynn Sunderman absent.

OTHERS IN ATTENDANCE: Steve Masters of Public Works; Marvin Krout, Stephen Henrichsen, Sara Hartzell, David Cary, Mike Brienzo and Michele Abendroth of the Planning Department.

STATED PURPOSE OF MEETING: **Comprehensive Plan Annual Review and Benchmark Indicators Report**

Hartzell began by stating that she is going to brief the Commission on the Community Indicators Report. She noted that the Community Indicators Report is prepared annually to coincide with the annual review of the Comprehensive Plan. The report provides data which might assist the Planning Commission and others in their evaluation of the Comp Plan. The report is based on benchmarks in the Comp Plan. They continually evaluate information for validity, understandability, reliability and availability.

Hartzell noted that there are several sections in the Community Indicators Report. In the Growth section, the big news is the census adjustment to the population estimate. The July 2007 estimates were up dramatically from the previous year. The change is primarily due to the adjustment in migration estimates. Across the state, Nebraska saw a trend of movement from rural to urban areas. Historically, Lincoln Water System growth rates are nearly identical to population growth rates; Lincoln Electric System growth rates run a bit higher. Possible explanations for this increase could be that the census estimates were inaccurate, smaller household sizes and the difference between single family vs. multi-family housing.

The Comp Plan assumption is that 90% of population is in the City. Census estimates show 90.3% of Lancaster County population is in the City. Residential building permits have gone down. The supply of residential lots is steady. Lincoln schools, both public and private, continue to see rising enrollments.

Relative to the Economy Indicators, Hartzell noted that the average wage per job has remained relatively flat since 2000. Per capita personal income for Lancaster County is higher than that for Nebraska, but lower than the U.S. Median family income, while higher than both the U.S. and Nebraska average, has actually declined since 2000.

The business & commerce sectors are increasing 1.8% per year. The industrial sectors are below the 2.5% anticipated annual growth at -0.4%. Overall employment rose 1.6% per year since 2000. The civilian labor force has had a 0.89% growth rate since 2000 which is well below the 1.33% growth rate for population.

Lancaster County ranks well above the U.S. and Nebraska as a whole for the educated labor force. Total sales tax collection in 2006/07 is lower than that collected in 2005/06. The average annual increase in sales tax is 3.02% per year since 2000. The lodging taxes saw a 21.1% increase in 2006/07, which was the largest increase since 1981.

In the Environmental Indicators section, Hartzell noted that the floodplain building and fill permits were down for the third year. The air quality is still very high in the County. Recycling per capita at voluntary centers is the highest since the previous high in 1999.

In the Housing Indicators section, Lancaster County's high median family income and lower housing prices mean the average family will pay a lower percentage of their income for a home, although the price of homes continues to rise. We continue to see variability between single, two- and multi-family housing. Overall the numbers are lower reflecting the nationwide housing slump.

Hartzell then addressed the Transportation Indicators. StarTran ridership has been increasing an average of 2.4% per year since 2000. StarTran attempts to serve as many homes as possible as efficiently as possible. 84.9% of homes in Lincoln are within 1/4 mile of a StarTran fixed route. In 2007, there were 2,641 lane miles of roadway in Lincoln. In 2006 the a.m. vehicle occupancy rate was slightly higher than in 2004. In 2007, an estimated 4.45 million vehicle miles were traveled each day. The vehicle crash rate has fallen from 10.59 crashes per million vehicle miles traveled in 1985 to 5.5 in 2005.

In the Parks Indicators section, 93% of homes within the City were within 1 mile of a public multi-use trail in 2007 and 72.6% of homes were within 1/2 mile of a neighborhood park. Since 2000, almost 25 acres of completed neighborhood park land have been added to the City.

Henrichsen then reviewed the proposed amendments to the 2030 Comprehensive Plan. He stated that we started with a dozen amendments but only seven of these are up for review; two are from the City and the other five are from private firms.

Amendment 2 at 84th Street & Van Dorn Street is generally to designate a site-specific community size commercial center. The site will need some upgrades and improvements, but will allow the site to start at 200,000-250,000 square feet and then develop in the future.

Amendment 4 is an addition at the Edgewood Center at S. 62nd Street between Old Cheney Road and Highway 2. Generally it would be designated as a mixed-use office center around 200,000 square feet. The area is mostly vacant land.

Amendment 5 is to change 11 acres on the northeast corner of NW 48th Street and W. Holdrege from Urban Residential to Commercial and to designate a neighborhood center. The change of zone is before the City Council. If the City Council does not approve the change of zone, then this would be withdrawn.

Amendment 6 is to change land from Tier II and Tier 1, Priority B, to Tier 1, Priority A at SW 12th Street to S. Coddington Avenue from W. Denton Road south to the Cardwell Branch channel.

Amendment 9 is a mobility amendment. The plan now shows a trail connection in the Waverly area. The Cardwell Branch Watershed Master Plan is completed and includes the addition of a proposed trail. The rest of the updates are based on slight movement of trails and facilities.

Amendment 11 is to change the City's policies on annexation and provision of infrastructure concurrent with development. The intent of this amendment is to be more prompt about annexing land but serve the new growth area with existing facilities.

Amendment 12 is related to three separate roadways: paving N. 141st Street from Raymond Road to Davey Road; realigning S. 148th Street north of Highway 2; and changing W. Vine Street from NW 40th Street to NW 56th Street to an urban collector.

Henrichsen noted that staff is recommending approval on all seven amendments.

The meeting concluded at 12:46 p.m.

Respectfully submitted,

Michele Abendroth
Planning Department

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