

## BRIEFING NOTES

*Advanced public notice of the Planning Commission briefing was posted on the County-City bulletin board and the Planning Department's website.*

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, October 13, 2021, 12:00 noon, Council Chambers, County-City Building, 555 South 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Lorenzo Ball, Dick Campbell, Tracy Edgerton and Cristy Joy; (Tracy Corr, Cindy Ryman Yost and Dennis Scheer absent).

**OTHERS IN ATTENDANCE:** David Cary, Steve Henrichsen, Paul Barnes, Andrew Thierolf, Allan Zafft, Stephanie Rouse and Teresa McKinstry of the Planning Department; Rich Rodenburg and Maribel Cruz.

**STATED PURPOSE:** Briefing on the **“2050 Comprehensive Plan and 2050 Long Range Transportation Plan Update”**.

Chair Edgerton called the meeting to order and acknowledged the posting of the Open Meetings Act in the back of the room.

Paul Barnes welcomed everyone. He explained that Planning staff will share content on the 2050 Comprehensive Plan and the 2050 Long Range Transportation Plan. He welcomed Rich Rodenburg and Maribel Cruz, the two newest members of Planning Commission. They will be confirmed by the City Council on October 18, 2021. These items will be before Planning Commission on October 27, 2021 for public hearing.

Andrew Thierolf showed the Recommended Growth Scenario. Staff expects new households to grow by about 48,000 by 2050. We are assuming density of 4.0 units per acre in edge developments. Infill development is development within the existing City. LPlan 2040 assumed 22 percent infill, and this plan assumes 25 percent infill. We need about 6.9 square miles of developable land on the edge to accommodate the growth out to 2050. We are including commercial and industrial uses in the growth areas. We are also adding an extra 10 years of supply as a cushion for development. Lincoln currently has about a 16 year supply of approved dwelling units. Lancaster County currently has about a 23 year supply of acreage units. Staff isn't recommending any more acreages within the growth areas. The existing 2040 service limit has about 13 square miles of developable land remaining. The future land use map accompanies the growth tier map. A new category of Light Industrial was added which allows more flexibility.

Campbell wondered what uses would be placed in light industrial. Thierolf responded that a data center or light assembly might qualify. He believes Sandhills Publishing would be an example.

Thierolf continued that the big, new ideas in this Comp Plan were placed in a Top Ten list. This list is not inclusive of all changes but are topic areas that we've heard a lot about. First is Complete Neighborhoods with the concept of creating a neighborhood that has a mix of price points and mix of uses near residential. Next is Infill and Redevelopment with a focus on underdeveloped commercial areas and neighborhood edges for additional residential and mixed-uses. Next is Design Standards which reorganizes options for commercial design standards. This topic is already in the Comprehensive Plan today, but the new plan creates a menu of options. The next item is Local Food which is something that staff heard a lot about. There is a goal of adding ten acres of community gardens on public land and allowing points of sale in all districts. Next is Early Childhood Care and Education which came up a lot in early phases of the plan. Staff also discussed some potential zoning changes to make placement of childhood care and education facilities easier. Sustainability and Resiliency are the next two topics, and they go hand in hand. The Climate Action Plan has been integrated into the entire plan and text. The next topic is Parking and is an exciting topic. Staff is recommending reducing or eliminating parking requirements in some districts. One way this could happen is staff looks at certain districts and lets the market decide how much parking is required. Big box shopping centers seem to have a lot of excess parking they don't use. Workforce Development is another new topic in the new plan and was something that came up as being very important to the community. Staff has put together a lot of workforce resources and recommendations already developed by experts in our community and integrated them into this plan. The final topic is Equity which was reviewed by an Equity Subcommittee comprised of people who aren't necessarily overly engaged in City processes. New and revised ideas have been created through an Equity Lens. The Equity Subcommittee met about ten times and helped to adjust language as needed. There is an entire new discussion on equity in the plan.

Allan Zafft stated that the Long Range Transportation Plan (LRTP) is updated every five years. This sets the vision and goals for the region with regard to transportation. The LRTP identifies projects and the future of transportation over the next 30 years. He showed the schedule for the process of the LRTP which started in early 2020. A consultant was used to develop the plan and help facilitate the process. Pop-up events were held, along with online meetings and surveys. Focus groups were held twice during plan development. There were three phases of community input. Phase One focused on listening to the community. Phase Two was outreach to educate and engage the public in the decision making process. Phase Three will wrap up by confirming with community members that the plan reflects their transportation vision. The foundation of the LRTP was developed in conjunction with the Lincoln-Lancaster County Comprehensive Plan, specifically the future land use plan. The LRTP will address a multi-modal transportation system; roadway, transit, freight, bicycle and pedestrian. The draft LRTP has eight chapters. He provided

a summary of the plan. He showed the fiscally constrained plan. There is \$4.6 billion in revenue forecast from 2022-2050. Based on inflation assumptions, a \$1 billion project now will cost \$5.7 billion in 2050. He showed the programs of the fiscally constrained plan. The Nebraska Dept. of Transportation (NDOT) program is \$418.96 million. The Rural Roads program is \$837.75 million. The Urban Roads program consists of eight categories and is \$2,518.92 million. The Multimodal program is \$839.81 million.

Campbell asked if funds are included for the East Beltway preservation to purchase land along the route. Zafft responded yes. The forecasted funding won't cover costs to purchase all ROW, but some funds are allocated for this LRTP. Campbell believes if we forged a relationship with the State like the City did for the South Beltway, it would provide more money for the project. Zafft agreed.

Zafft continued and showed a map of the Urban Roadway Capital Projects. There are 41 projects totaling around \$500 million. Eleven are committed. He also showed the Rural Road and Bridge Capital projects. 26 projects total \$188 million. Next is Trail projects. Of 31 projects, 10 are committed. There is \$20 million on trail projects listed.

Barnes noted there was a Community Committee that played a primary role in developing and reviewing content for public input and the plan document. They held 18 meetings. There was also an internal staff committee that reviewed more technical issues. There were 33 members from various City and County departments. Numerous one-on-one meetings were also held. There was an Equity Subcommittee that held ten meetings. They reviewed draft goals and policies through an "equity lens". Robbie Summers with Inclusive Communities, Maja Harris with the Hormel Harris Foundation, and Francisca Beltran with the Human Rights Commission attended as outside facilitators. There was an LRTP Project Oversight Planning Committee. This is the primary method for MPO (Metropolitan Planning Organization) representatives to provide technical review. There was a lot of outreach. It was kicked off with an in-person event in February 2020. There were multiple virtual events and surveys. Staff provided a lot of content on social media. We worked with the City Communications Dept. and reached over 40,000 individuals. There were several email blasts that went to over 3,000 individuals each time. There have been numerous presentations to community organizations. Staff had a booth at the Streets Alive! event and numerous community meetings. There were displays at some branch libraries and a kiosk at Bennett Martin. Staff hosted three in-person events at the end of September and early October 2021. The purpose was to summarize the Comprehensive Plan and LRTP material. The public had the opportunity to provide comments on the plan. There was a newspaper ad in the Lincoln Journal Star, in print and digital. Staff has also done many presentations to the Pedestrian/Bicycle Advisory Committee (PBAC), Lincoln Chamber of Commerce, radio interviews, the Mayor's Environmental Task Force and others. There was a period of time where the virtual meeting was available. 16 comments and 5 letters were received. Staff will summarize those comments in an attachment to the staff report for Planning Commission. All details of the

comments and responses will be included in an appendix. Comments received on the comprehensive plan have been on climate change and the need to do more. A letter from Wachiska Audubon Society spoke to the importance of habitats for birds. We received support from Partnership For A Healthy Lincoln. There was a letter from the Coalition for Environmental Improvement. A letter was received regarding the Nine-Mile Prairie and environs. There were comments relating to adding the light industrial land use category. LRTP comments spoke to prioritizing the maintenance and operation of existing roadways. StarTran is currently in the process of reviewing their operating days and hours. We continue to allocate funds for the multi-modal section. There is the desire to improve the efficiency of north/south and east/west corridors, continue to plan for the East Beltway and support for the new LRTP goal of transportation equity. Going forward, the Comprehensive Plan and LRTP will be before Planning Commission on October 27, 2021. The Comp Plan then goes to City Council in November 2021, and then the County Board. After Planning Commission, the LRTP goes to the MPO Technical Committee, the MPO Officials Committee, then it is passed on to the State of Nebraska for inclusion in the state transportation program.

Joy has been using the website and finds it super easy to use. Barnes noted the interactive website: <https://experience.arcgis.com/experience/20cbd02786a149d3a5448a76b5a143bc/>. There is also a PDF version available.

Campbell stated that the documentation on comments received mentioned there were some comments that weren't addressed. He questioned if there were some that weren't practical. Barnes responded there were some that were good updates, some that were addressed in another section, and some comments that staff felt needed a bigger community conversation. All comments and responses are documented in the appendix.

Rodenburg attended the public event at the Jayne Snyder Center and found it very informational.

David Cary stated that the plan is updated every five years This is an ongoing conversation. He believes the conversations will continue. He welcomed Rodenburg and Cruz. They will start at the next Planning Commission meeting on October 27, 2021. He wanted to let everyone know that Gloria Eddins will be appointed in the near future as Dennis Scheer's replacement. He believes she will be a great addition.

There being no further business, the meeting was adjourned at 12:45 p.m.