

Meeting Minutes

Comprehensive Plan Community Committee
March 26, 2020, 3:00 p.m., Zoom Video Conference

Participants: David Cary, Paul Barnes, Andrew Thierolf, Kellee Van Bruggen, Allan Zafft, Stacey Hageman and Teresa McKinstry of the Planning Dept.; Cristy Joy; Dave Johnson; Tom Beckius; Cindy Ryman Yost; DaNay Kalkowski; Deane Finnegan; Susan Rodenburg; Steve Ingracia; Dick Campbell; Stephanie Fisher; Dennis Scheer; Sheila Dorsey Vinton; Tracy Edgerton; Marco Barker; Tracy Corr; Meghan Sittler; Silas Clarke, Sam Manzitto; Megan Ourada; Susan Larson Rodenburg; and Karalyn Hoefler.

David Cary welcomed everyone and thanked them for being flexible with an online meeting. He encouraged everyone to submit any comments or questions they may have in the online chat function.

Andrew Thierolf stated that we will be looking at reviewing assumptions, existing land availability, how much we need to add and where we could grow. He showed a copy of the growth tiers map and reviewed the different tiers. The idea is to have a public event, online video or activity in May where the final growth scenarios can be commented on. The Comprehensive Plan assumed Lincoln would add around 1,500 units per year. In actuality it has been 1,700 units. 40 percent multi-family was assumed. It has been 45%. Tier 1A is where many areas are now fully developed. Tier 1B is new approvals, currently developing. Stevens Creek is an example. This was due to a trunk line expansion. There are currently 13.41 square miles of developable land available within Tier 1. Of that, 8.1 square miles is shown as Urban Residential. We are looking to answer how much land must be added to serve our 2050 growth needs. We need to add 47,816 units to Lincoln by 2050. All options include 16,000 units that are already approved and not built yet. We aren't counting that land. This also includes a ten year cushion to provide flexibility. This only includes residential area. A next step is looking at if more commercial and industrial needs to be added. These numbers should all be considered estimates at this point.

He presented and reviewed the different growth scenarios. LPlan assumptions are 22% infill, 3.0 dwelling units per acre and 9.5 square miles required expansion to future service limit. Recent trends continue to show 4.0 dwelling units per acre and 5.1 square miles required expansion to future service limit. High infill and high density is 5.0 dwelling units per acre. If we look at trend infill with a low density, it is 2.5 units an acre. For illustrative purposes, we shared a scenario of all infill. We won't have 100% infill no matter what. We already have 16,000 edge units. If we assume it will all be infill, we could reduce our edge by 6 square miles.

Paul Barnes stated that the Chat box had a question on what drives the need for household numbers. Thierolf responded that is what is expected and is based on population projections from the State Data Center. Barnes stated there was another question on what ratio or assumptions became active in the

last 10 years. Thierolf responded that in terms of assumptions that became active, averaged out it has been 22%. The multi-family assumption was the most different. The last five years have seen a big shift. We underestimated how much multi-family we could have. Barnes added that edge density was another factor that changed. It was higher than expected.

Barnes wanted to talk about where growth could go. He showed a map that highlights different areas that we have talked with our utilities about extending services to fairly easily. There is a cost to extend those utilities. The areas shown could be added on to or are shown in existing master plans. The 'Plan It Yourself' exercise was done with the Community Committee and the Staff Committee. We found a lot of similarities. The differences among the results was mostly density and infill. One of the common things we heard was the construction of two new high schools. The survey that will be sent out will ask what the benefit and challenges are of infill and edge growth. He showed the different impacts of edge growth and infill. He showed a map and wanted everyone to consider if there are specific locations that should be prioritized for expanding the future service limit. Our goal is to reduce the 7 scenarios down to 3 or 4 that staff will take to the public in May. He asked everyone to think about what additional information is needed to make informed decisions.

Allan Zafft stated that one of the primary responsibilities of the Lincoln MPO is to develop a Long Range Transportation Plan (LRTP) every 5 years. This is the blueprint for the area transportation over the next 30 years. We have enlisted the help of a consultant for the update. It is about a six month process to hire a consultant. We are getting close. With regards to the major work tasks, we will do a Travel Demand Model update. There will be a current future needs assessment. We want to make sure we accomplish the goals and objectives of the plans, along with Performance Measures. There is the Implementation Plan, the documentation and public engagement. Public engagement will include a website, press releases, social media, public meetings, committees and focus groups. We look to have the plan completed by the end of 2021.

Thierolf stated that the next meeting will include more details on costs and implications of different growth scenarios, a summary of our public input so far and additional discussion about the LRTP. There will be a public event of some kind in May. It could be virtual. The plan is to have two smaller events if they are in person. If that doesn't work out, we will look at virtual options. There will be a second online survey in May. We need to start looking at specific strategies and goals. We will be looking at new trends. We are looking to have the final plan done by the end of 2021.

There was a question and answer session.

Cary thanked everyone for participating during a difficult time. He encouraged everyone to contact staff if they needed anything.

The meeting was adjourned at 3:55 p.m.