



## DICK ESSEKS

### 1. Is there anything that is missing from the summary or something that needs clarification?

Here are some questions, mostly editorial in nature, about six sections of the summary:

1. On page 2, under "Vision Statements," should there be some clarifying addition to the reference to "Downtown Lincoln" such as "promoting the viability of Downtown Lincoln"?

**Clarifying language relating to the vision for Downtown Lincoln can be found in the full draft Plan. However, some additional language is recommended for this section of the Vision and Plan chapter on page 1.3 of LPlan 2040. The recommended change is on page 13 of this document.**

2. On the same page, there is the phrase, "particularly over the 50-year time period." I find this somewhat confusing since the new LPlan goes to 2040.

**While LPlan 2040 is primarily planning for the next 30 years, it also looks beyond that planning horizon at trends and needs for long-term future growth, as reflected in the "2040 Priority Growth Areas" map showing Tier II growth areas out to the year 2060 on page 1.10. Similarly, on page 1.5, the draft Plan includes language that addresses the community's vision for "2040 and Beyond" to reflect some of the LPAC discussion about longer-term changes and needs anticipated for the community. Hopefully, this clarifies the reference to the 50-year time period in the summary document.**

3. On page 3, there is the statement about the distribution of new dwelling units in the city's current borders—"3,000 in DT and AV, 1,000 in existing neighborhoods, 4,000 in commercial nodes and corridors." There has been some controversy about how realistic these numbers are. Do we have models from other cities to give us confidence in them? A friend of mine suggested that the "Crossings" development in Omaha might be a model. Also, in Lincoln's existing neighborhoods are there currently enough vacant lots and/or opportunities for upzoning?

**The Planning Department has reviewed a number of examples of mixed use redevelopment in other communities. Several of these examples were presented to the LPAC during the October 6<sup>th</sup> LPAC meeting:**

**(<http://www.lincoln.ne.gov/city/plan/lplan2040/Committee/101006/PPt.pdf>).**

**With regard to vacant residential lots, the same October 6<sup>th</sup> presentation included a map that identified 329 acres of vacant residential land (including 110 acres outside of the floodplain and 219 acres within the floodplain). Only 1,000 additional dwelling units are projected in the future for existing residentially-zoned land. This is expected to occur on a case-by-case basis as new dwellings on vacant lots (primarily on land outside of the floodplain), Accessory Dwelling Units (on lots that are already developed with a home), expansion of existing apartment complexes, and some additional dwelling units added by property owners as allowed by zoning.**

4. P. 14 says that the new plan “includes a discussion of the economy in a land use context and more specifically details commercial and industrial center types.” The USDA Census of Agriculture for 2007 found that, of the 536,033 total acres of land in Lancaster County, 78.6% consisted of farms. Given this importance of agricultural land uses, we need something about:
- the income that agriculture generates in our county—directly to the farmers and landlords—an estimated \$125.9 million in 2007 (according to the Ag Census),
  - that local businesses (dealers in ag chemicals and equipment, repair facilities, banks providing operating loans, etc.) share in the county’s farm production expenses—estimated by the Ag Census to have been \$87.4 million in 2007, and
  - that probably most of the \$5.5 million paid in 2007 to hired farm labor (estimated to total 1,029 persons that year) went to local residents. Maybe this kind of material is already found in the draft plan. P. 7 of the Summary refers to a subsection on “Employment” entitled “Importance of agriculture.”

**In discussing this comment with Dick Esseks, it is our understanding that the language included in the full draft of LPlan 2040 (p. 5.4, Business and Economy chapter) addresses this concern. However, two additional points were raised during this discussion, and a third point relating to criteria for reviewing acreage development was previously discussed at the Planning Commission briefing on July 13. Information and staff recommendations relating to these points are as follows:**

- i. **Dick suggested that the Plan be revised to refer to preservation of “agricultural land” or “farmland” in lieu of specifying “prime” agricultural land or farmland in the county. According to the USDA Land Capability Classification (LCC), only about 30% of agricultural land in Lancaster County has prime farmland; the balance is mainly farmland of statewide importance. The Planning staff agrees with this change in terminology, which would result to a changes in multiple chapters as follows:**
  - **Vision and Plan: 3<sup>rd</sup> goal on page 1.2**
  - **Environmental Resources: Local food section; second paragraph and 1<sup>st</sup> strategy on page 3.12**
  - **Neighborhoods & Housing: 4<sup>th</sup> strategy for rural areas on page 7.13**
- ii. **An additional concern raised by Dick is the potential for acreage development in outlots previously created through a CUP that clustered development in an AG-zoned area. While the concern is understandable, developing the outlot with acreages would still require an application for a zoning change to AGR and would be reviewed as a request for an isolated spot of AGR zoning. It is recommended that no change be made to LPlan 2040, since the review process for a change of zone in this type of circumstance would offer the opportunity to address these concerns based on the factors already included in the Plan.**
- iii. **The Planning Commission discussed the criteria for evaluating proposed acreage development during their meeting on July 13. Those criteria are generally referenced on page 7.12 of the Neighborhoods & Housing chapter, and are also identified in a 1987 County Board resolution, which is attached for reference.**

5. Pages 21-22 “acknowledges the important services provided by the Lincoln/Lancaster County Health Department and the Community Mental Health Center of Lancaster County (CMHC) via multiple service sites.” Apparently the powers-to-be are closing down the CMHC and trying to privatize that sector of public health. How should the new plan adjust to this reality?

**Our understanding is that the issue of services provided by the LLCHD and the Community Mental Health Center is broader than the question of privatizing this sector of public health services in Lancaster County. While there may be changes to locations and methods for providing service in the future, it is expected that the current services will continue in one form or another. If there are significant enough changes that merit adjustments to LPlan 2040, they should be made at some time in the future after this issue is fully resolved.**

6. P. 23 presents new acreage standards for community parks and also for neighborhood parks. Should there not be written justifications for these reductions? One will be needed also for the prescription on p. 24 “no additional neighborhood pools should be constructed in the future.”

**Planning staff agrees, and recommends that the language be revised as follows:**

- On page 9.4, revise the LOS section for Community Parks to read:

### **Level of Service**

The level of service (LOS) goal for Community Parks is based on both the financial resources anticipated to be available for park development and on programmatic standards. It is anticipated that development of future community parks will be financed primarily through voter-approved general obligation bonds. There are currently 18 Community Parks encompassing roughly 746 acres, with an average size of 41 acres. The current citywide LOS is 2.9 acres of Community Park land per 1,000 Lincoln residents. LPlan 2040 establishes an LOS goal of 1.3 acres per 1,000 new Lincoln residents in new growth areas and a service area radius of approximately 2 miles in the urban area. The resulting citywide Community Parks LOS goal for LPlan 2040 will be 2.4 acres per 1,000 Lincoln residents. While this goal is lower than the current LOS, it recognizes the financial resources projected to be available and plans for the development of three 50-acre sites during the planning period of a size that will meet the programmatic standards for community parks.

- On page 9.5, revise the LOS section for Neighborhood Parks to read:

### **Level of Service**

The level of service (LOS) standard for Neighborhood Parks is based on both the financial resources anticipated to be available for park development and on programmatic standards. It is anticipated that development of Neighborhood Parks will be financed primarily through impact fees. There are currently 48 Neighborhood Parks encompassing roughly 353 acres, with an average size of 7.4 acres. The current citywide LOS is 1.4 acres of Neighborhood Park land per 1,000 Lincoln residents. LPlan

2040 establishes an LOS goal of one acre per 1,000 new Lincoln residents in new growth areas. Neighborhood Parks should generally be located within the center of each mile section with a service area radius of approximately ½ mile in the urban area. The resulting citywide Neighborhood Parks LOS goal for LPlan 2040 is 1.3 acres per 1,000 Lincoln residents. While this goal is slightly lower than the current LOS, it recognizes the financial resources projected to be available. Projected funding is based upon the current level of impact fees for Neighborhood Parks, which supports the acquisition and development of about four acres of neighborhood parkland per square mile of residential development. Four acres is adequate to accommodate the standard program for a neighborhood park.

- On page 9.8, revise the LOS section for Aquatic Facilities to read:

### Level of Service

The current citywide LOS is 3.5 outdoor public pools per 100,000 Lincoln residents. The range of LOS for benchmark cities is 1.1 to 6.0 outdoor public pools per 100,000 residents, with an average LOS of 3.7 outdoor public pools per 100,000 residents. No new neighborhood pools are proposed during the planning period because of the low cost-recovery and the level of ongoing tax support required for annual operations and maintenance. Thus, tThe City is not intending to maintain ~~this~~ the current LOS, but will continue to provide opportunities for aquatic recreation as described in the strategies that follow.

Additional information from Lynn Johnson, Parks and Recreation Director, regarding public pools is as follows:

Currently, the five neighborhood pools in Lincoln have a collective cost-recovery rate through user fees of about 50-percent. In comparison, the four community pools have a collective cost-recovery of more than 80-percent. Therefore, the recommendation is to develop one new community pool during the 30-year planning period that is sized to accommodate 600 to 800 visitors to achieve economies of scale in pool operations that achieve a cost recovery rate of 80-percent or more.

**1. Is there anything that is missing from the summary or something that needs clarification?**

p. 2.5 Population Density: Might be worth discussing disaggregating the “third trend.” By lumping together “the increasingly diverse racial, socioeconomic and ethnic mix”, the Plan may inadvertently suggest that racial minorities and immigrants are the primary reason that there are increasing numbers of low-income residents in Lincoln. While this may be partially true, it feeds a stereotype AND does not address other different, major contributors to the likely future demand for more affordable housing: changes in home mortgage and bank lending practices, higher levels of unemployment, and changes in consumer spending brought on during the recession that we have been experiencing during the last several years. Consumer spending is experiencing a fundamental shift: past growth rates in consumer spending were linked to access to credit and equity that people no longer have. Using debt to spend is both theoretically and practically much more difficult today. Perhaps devoting one paragraph to the increasingly diverse racial and ethnic mix trend and a separate paragraph to the socioeconomic challenges facing many in our city, county (and state & country!) would be a way to solve this concern.

**Planning staff agrees that this could be better worded, and recommends the following revision to The Community chapter, in the first full paragraph on page 2.5:**

**A third trend which may have an impact, although probably smaller than the others already mentioned, is the increasingly diverse racial, ~~socioeconomic~~ and ethnic mix experienced in the community. It is unclear what effect an increasing racial and ethnic diversity will have on the housing patterns of the community, but there may be new markets for housing products not currently familiar. Immigrants from all over the world may bring a desire for community form that more closely resembles their former homeland.**

**[New paragraph] In addition, increased socioeconomic challenges may cause a desire for more affordable housing with greater access to alternative transportation and services closer at hand. The recent downturn in the economy has brought with it changes in home mortgage and bank lending practices, higher levels of unemployment, and diminished access to credit. Each of these factors may contribute to shifts in housing demand.**

p. 10.69 Mitigating Impacts on Environmental, Social and Cultural Resources: this entire section sounded more like a report than a Plan that synthesizes the results of a report. This section felt very different than the rest of the Draft in a way that felt less polished or finished.

**The 2009 FHWA/FTA Joint Certification Review of the Lincoln MPO included a specific corrective action that the LRTP address environmental mitigation strategies. This section of LPlan 2040 is included to ensure we are explicitly state the process followed and the mitigation strategies identified. Planning staff recommends that the following language be added to clarify the purpose of the analysis and the reason for inclusion of these specific elements in the Plan, by revising this section on p. 10.69 as follows:**

**Mitigating Impacts on Environmental, Social and Cultural Resources**

**As part of the planning process to develop the 2040 Long Range Transportation Plan, environmental impacts of proposed transportation projects were analyzed by a group of state and local government representatives, non-profit organizations and interest groups in a process which is fully described in the Technical Report, Alternative Transportation Analysis section. The purpose of this analysis was to**

**provide an opportunity to identify any conflicts between environmental, social and cultural resources and potential transportation projects, and to use this information to help determine which projects to include in the transportation plan. The following is an explanation of these reviews by topic area. This information will be considered as transportation projects from the plan are implemented.**

*[New paragraph].* In summary, GIS mapping was used to represent proposed roadway and trail projects and to analyze their relationship to identified environmental, social, cultural and historic resources. Possible conflict points and areas were identified and information and maps were sent to a group of 27 different contact persons. These individuals were asked to consult with their group or agency and report back on 1) any possible conflict points that were missed in the analysis, 2) issues that may be raised by the conflict points, and 3) possible mitigation strategies to address these issues. Responses are included in the Technical Report.

## **2. Are there major LPAC decision or discussion points on which you would like to comment?**

The new chapter on “Mixed Use Redevelopment” is perhaps one of the most exciting features of the 2040 plan. Bravo! Its sections “Obstacles to Redevelopment” as well as the “Strategies for Removing” them (p.6.10) are fundamental to the Plan and were at the heart of many LPAC discussions. The “Strategies for Commercial Infill” section (p. .14) in the preceding chapter likewise does a great job of reflecting our LPAC discussions and concerns. I hope that this important groundwork results in others acting to make these strategies a reality. *So much depends upon it.* What is the Planning Department’s role in this going forward?

**Page 6.10 of the Mixed Use Redevelopment chapter formally assigns responsibility to the Urban Development Department for implementing strategies in the chapter and includes a specific strategy to establish a Mayor’s Advisory Committee to oversee progress and provide support. The Planning Department will have a secondary but active role in supporting Urban Development in these efforts, providing guidance, support, and assisting in tracking progress. Planning also anticipates having a more prominent role in the implementation of certain strategies, such as subarea planning, establishing stronger design standards for redevelopment projects, and preparing revisions to the Zoning Ordinance to provide greater flexibility as identified in the draft Plan.**

The repeated inclusion of the need for new, effective design standards (e.g. pp.4.6, 4.7, 5.3, 6.6, 12.10 etc) and the justifications given for doing so thoughtfully reflect the LPAC discussions. I likewise appreciate the emphasis on pedestrian-friendly development and parking at the rear of residential and neighborhood commercial uses. The Plan’s repeated stated preference for development where services and infrastructure are already or are soon available makes so much sense. I was especially impressed by the “Strategies for Financing Urban Infrastructure” section (p.12.11).

The Plan gives mention to the issues of complete streets and alternative transportation modes. The density and awareness levels may not be there (yet) to support more detailed discussions of these important issues. However, it seemed like the Transportation summary paragraph (p. 1.11) places significant emphasis on multiple modes of travel - whereas the full chapter and funding plan doesn’t.

**We do think the Transportation chapter emphasizes multiple modes of travel. While it is true that the funding plan places more emphasis on the roadway program rather than the other modes of travel,**

this is the result of both the reality of current funding programs that are geared toward roadway needs, and the fact that the vast majority of travel is currently and will continue to be by auto. LPlan 2040 does include specific funding for pedestrian and bicycle projects that do not presently exist, and funding for trails and transit is proposed to remain stable through the planning period. It is also clear that adequate funding is not available to meet the needs of all modes of travel when compared with the needs identified in the section entitled “Planning for the Transportation Needs of 2040” starting on page 10.25.

The Plan does assume that current funding splits between modes will generally be the same in the future. This may ultimately not be the case as external influences on our preferred mode of travel and potential changes in land use over time impact us locally, but the most “reasonable” assumption for this Plan is to project existing funding into the future. As funding shifts occur over time, and as the Plan is updated regularly, changing funding assumptions and realities can and will be reflected.

And on p. 3.2, the highlighted quote: “...urban design that minimizes single occupant vehicle trips” left me asking where in the “Environmental Resources” chapter does the Plan elaborate on this?

**Agreed. Planning Staff recommends revising the vision statement in this text box as follows:**

### **LPlan 2040 Vision for Environmental Stewardship**

**“LPlan 2040 commits Lincoln and Lancaster County to sustainable growth through preservation of unique and sensitive habitats, and endorsement of creative integration of natural systems into developments, and urban design that minimizes single occupant vehicle trips and maximizes livability.”**

After all of our LPAC discussion about growth scenarios, I couldn’t help but notice that the illustration of Tier III (p.1.10) sets the expectation for far-future contiguous growth in every direction that perhaps is not especially dense. How is Tier III determined?

**The Tier III area is unchanged from both the 2025 and 2030 Plans. This area is based very broadly on natural drainage basins and a multidirectional growth assumption. Tier III would allow far-future growth, whenever and wherever it happens, to occur in compliance with the basic growth assumptions of the Comprehensive Plan, based on gravity flow sewer service along natural drainage basins, and on multidirectional and contiguous growth. It provides guidance for land to remain in its present use in order to be available for future urban development; for example, LPlan 2040 indicates the County should consider adopting and applying “build-through” standards inside Lincoln’s growth tiers beyond the 3-mile jurisdiction. Tier III does reflect the intent to keep development far into the future away from the saline wetlands and Salt Creek Tiger Beetle habitat along Little Salt Creek to the north.**

### **3. Are there any important considerations that need greater emphasis or elaboration?**

It’s a touchy subject, but the “Fire and Rescue” section doesn’t sufficiently acknowledge the impact that Lincoln’s growth is having on response time at the edge of the city. It seems that the fact of lagging response times at the city’s perimeter (as cited by the Fire Department) ought to result, at a minimum,

in the Plan stating on p.8.4 that “changing development patterns” etc **do** “warrant changes to effective emergency response” as opposed to “may warrant.”

**Agreed. Planning Staff recommends revising the first paragraph on page 8.4 of the Community Facilities chapter as follows:**

### **Lincoln Fire and Rescue**

Lincoln Fire and Rescue anticipates the relocation of fire stations, reconstruction of existing fire stations, and the need for additional fire stations to service the City’s projected expansion during the 30 year planning period. These new stations would house a variety of Fire and Rescue apparatus and Emergency Medical units. In general, the new facilities would be placed in areas to the north, east, southeast, south, and southwest of the City’s growth areas. No specific locations for new fire stations have been identified. Lincoln Fire and Rescue routinely monitors response times, population growth, city growth, and call volumes in evaluating possible relocation and building new fire facilities. Changing development patterns financial concerns, service expectations, availability of resources, environmental issues, traffic flow, or other conditions ~~may~~ **will** warrant changes to provide effective emergency response. The utmost priority of Lincoln Fire and Rescue is the ability to provide the highest level of emergency service within the shortest period of time.

#### **4. Other comments**

- I really like the inclusion of so many graphics that depict sample development layouts which adhere to desired urban development principles. I hope that relevant development stakeholders find them useful and instructive.
- p. 2.5 Lancaster County Population chart: adding the number value as a % of the total in parantheses, e.g. “15,996 (x%), 4,956 (y%), 171,932 (z%)” might make this chart more illuminating at a glance.
- p. 2.7 “Develop sustainable practices” bullet had me asking myself ‘what kind of practices?’ - sustainable building design practices? This seems very general as it relates to urban development. Can we/do we want to be any more specific?
- p. 2.8 Adding a title to the graphic would be helpful to the reader, e.g. “Example
- “roadmap” of integrated urban development principles” since the graphic’s explanation occurs on the next page.
- p. 3.9 how relevant to Lincoln’s topography is this graphic?
- p. 5.15 This chart would be more clear if a color-coded key was included.
- Small photos throughout the document might serve it better if brief captions are included. On pp. 6.6 and 6.11 for example, it’s hard to determine what these photos are communicating.

**Planning staff agrees with the suggestions to clarify charts, graphics and photos in the document and will work to make these changes. Regarding “Develop sustainable practices on p. 2.7, the following clarification is recommended:**

**Develop sustainable practices such as those for building and site design to maximize the preservation of our nonrenewable resources, ~~such as~~ including land and fossil fuels.**

## **BILL LANGDON**

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### **1. Is there anything that is missing from the summary or something that needs clarification?**

At this point, I believe the summary is adequate.

### **2. Are there major LPAC decision or discussion points on which you would like to comment?**

I believe it would be useful to provide more detail as to how the plan gives direction to future development. How the plan sees the implementation of future growth.

### **3. Are there any important considerations that need greater emphasis or elaboration?**

I believe a Public Policy chapter as we discussed would be useful. Also I think in the future more thought should be given to the interaction between the City and County.

### **4. Other comments**

**With regard to items 2 and 3, the Plan Realization chapter includes considerable direction to future development as it relates to future land use, phasing of growth, setting priorities, and strategies for financing infrastructure. Also, LPlan 2040 as a whole does offer policy guidance by way of vision statements, principles and goals throughout the Plan. While additions could be considered, without greater specificity no specific changes are recommended at this time.**

## **ROGER LARSON**

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Roger indicated that he does not have any comments at the present time.

## JIM PARTINGTON

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**1. Is there anything that is missing from the summary or something that needs clarification?**

No

**2. Are there major LPAC decision or discussion points on which you would like to comment?**

No

**3. Are there any important considerations that need greater emphasis or elaboration?**

No

### **4. Other comments**

Now that I have had time to review the Summary and draft plan I don't have any negative comments. I like the revised chapter organization, the assumptions are as agreed during the process.

I think the approach you selected on sustainability makes sense but this may be the subject of a lot of discussion at public hearings. Sustainability in absolute terms requires that we use no resources faster than they can be replenished naturally. Practical sustainability requires maximum efficiency in the use of resources and ongoing research to identify effective replacement of the resource as it becomes scarce.

You all did a great job managing this process.

## **DENNIS SCHEER**

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### **1. Is there anything that is missing from the summary or something that needs clarification?**

The summary is representative of everything that we discussed during the LPlan2040 process. I think it is concise and clear.

### **2. Are there major LPAC decision or discussion points on which you would like to comment?**

I feel good about the group discussions that we had, and made my comments during those times.

### **3. Are there any important considerations that need greater emphasis or elaboration?**

I think that the document is well written. I do think that we need to continue to promote an approach and plan for the greatest amount of balance between issues, resources, etc. as possible (which has generally been achieved- but it can't be understated).

### **4. Other comments**

# CECIL STEWARD

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## CHAPTER #1, VISION AND PLAN

### p 1.3 “Downtown”

Suggested addition:

- “• LPlan2040 recognizes that Downtown Lincoln has become, and will continue to be promoted as, a vibrant urban mixed use neighborhood, offering many choices for residential lifestyles and daily needs commerce. Downtown will continue to be developed as a walkable and bicycle-friendly environment.”

Planning staff recommends revisions to the Downtown Lincoln vision and goals on page 1.3 to incorporate this suggestion as follows:

#### **Downtown Lincoln - the Heart of our Community**

Downtown Lincoln is the heart of our community, a unique common ground for all Lincoln and Lancaster County residents. It is also emerging as an attractive place to live, becoming an increasingly vibrant mixed-use neighborhood. At the same time, Downtown Lincoln belongs to all residents of Nebraska because “downtown” is synonymous with the University of Nebraska, state government, and the State Capitol building. This state-wide ownership has strong economic implications, ~~and for that reason~~ LPlan 2040 will ensure that downtown remains a special place.

*The following goals are based on this **Downtown Lincoln** statement:*

- Downtown Lincoln continues to serve as the heart of our community and is an asset for all Nebraska residents.
- Downtown Lincoln continues to serve its role as the central location for commerce, government, entertainment and the arts.
- Views to the State Capitol are preserved, as they have been in the past, as part of our community form.
- Downtown Lincoln is promoted as a vibrant mixed-use neighborhood, offering choices for residential lifestyles and daily needs commerce in a walkable and bicycle-friendly environment.

### p 1.4 “Environmental Stewardship and Sustainability”

- “• Natural and environmentally sensitive areas are preserved and thrive. Wetlands, native prairies, endangered species, and stream (riparian) corridors are preserved to ensure the ecological health of the community.”

Planning staff agrees with this change.

## CHAPTER #2, THE COMMUNITY

### p 2.7 “The Rural Environment

Suggested addition:

- “• Geographical Information Systems (GIS) will be used to designate inappropriate areas of the County for acreage development, such as habitat of endangered species, limited or poor soils or water resources, and potential degradation of natural water sheds.”

This strategy is already identified in the Neighborhoods and Housing chapter on p. 7.13, under “Strategies for Rural Areas”:

- Continue to use GIS data and other sources, along with adopted county zoning criteria, to help determine which lands are most suitable for acreage development.

## CHAPTER #4, PLACE MAKING

### p 4.7 Entry Corridors and Public Art

Suggested addition:

- Complete a wayfinding system of related, attractive signs guiding and orienting motorists, bicyclists, and pedestrians throughout the community. **Coordinate the wayfinding system with the Lincoln Green by Design “Green Map” of green resources and green urban assets.**

Wayfinding is a set of visual guides, including vehicular and pedestrian signs and other elements, banners, markers etc. that helps visitors and residents find key destinations in their communities more easily, and enhances the community’s image through branding. The Lincoln Green Map is a web-based tool for highlighting sustainability elements within the City, identifying over 100 different sites in three categories: Sustainable Living, Nature, and Culture and Society. The url for the website is: <http://www.opengreenmap.org/greenmap/lincoln-green-map>. The Green Map includes elements such as bus routes, community gardens, recycling sites, etc. and is a great resource for communicating the location of these resources in the community. Certain individual sites noted on the Green Map (for example, the Lincoln Saline Wetlands Nature Center), may well be candidates for wayfinding signage, however the two systems are generally at different scales and serve different purposes, thus no changes are recommended to the LPlan 2040 text at this time.

#### 4. General Comments:

1. Outstanding job, and kudos to the Lincoln/Lancaster County Planning Department for this excellent draft of the LPlan2040!!!
2. From my personal checklist of the “Five Domains of Sustainability” (which you accurately describe in the Introduction of the “Vision and Plan” section, as being “environmental, socio-cultural, technologies, economics, and public policy”) the two areas that could be strengthened are:
  - Socio-cultural – heritages, distinctions, quality of life, diversity, notable institutions, social networks, etc, etc. Lincoln as a “learning” community?
  - Technologies – repair, replacement, conservation of existing infrastructure, maximization of long-term cost benefits of growth/expansion/innovations of urban infrastructure (i.e. communications, transportation, utility systems).

**No additions recommended at this time in these areas.**

Totally absent:

- Planning principles for resilience and preparation for potential “natural” disasters (or other unanticipated community disasters).

**Planning staff recommends revisions to the Vision and Plan chapter, adding a new section on page 1.5 after “2040 and Beyond,” on to incorporate this suggestion as follows:**

#### **Community Resiliency:**

**A community should be prepared for the unforeseen. Natural or man-made disruptions to our way of life on a variety of scales are inevitable. Many of the greatest challenges facing Lincoln and Lancaster County will be due to widespread global/international pressures. The trend of global warming could lead to unfamiliar seasons with more severe weather and extremes from prolonged droughts to major flooding. Prices of fossil fuels will likely continue to be volatile based on increasing worldwide demand. Technological advances and urban policies should work together to prepare us to meet these challenges.**

**The following goals are based on this Vision for Community Resiliency:**

- **Raise public awareness of the impacts of global issues on the local environment and economy.**
- **Identify points of vulnerability based on different impact scenarios.**
- **Facilitate policies that support various means to make Lincoln and Lancaster County more resilient in the face of natural or man-made disruptions.**
- **Utilize technology to efficiently adapt to change based on the situation.**

For Marvin:

- I’m looking forward to a conversation about how the E/STEP system can assist you in the “Plan Realization” efforts.

Thanks for including me in the Advisory process!

## LYNN SUNDERMAN

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### 1. Is there anything that is missing from the summary or something that needs clarification?

\* Implementation of the Vision - change “3 dwelling units per acre” to “3 dwelling units per gross acre”

Agreed. This would revised the 4<sup>th</sup> item on page 1.6 in the Vision and Plan chapter as follows:

4. For transportation modeling purposes, an urban residential density factor of 3 dwelling units per gross acre was assumed for a majority of the designated future growth areas.

\*Lincoln and Lancaster County: One Community - While nicely written, I would have preferred a stronger statement about the importance of keeping a strong Lincoln, Lancaster County by balancing the interests of its parts with the interests of the whole.

This vision statement, at the top of page 1.2 in the Vision and Plan chapter, is carried forward from the 2030 Plan. Upon closer review, the staff agrees and notes that the issue identified in this statement does not really represent a fundamental challenge for the community. The recommendation is to change this vision statement to one that better describes “one community” as follows:

~~LPan 2040 commits us to proactively, but cooperatively, acknowledge the sometimes competing interests of neighborhoods, small towns and rural areas, our growing cultural diversity and regional economic forces as we address the future. This is the fundamental challenge of our Comprehensive Plan — to retain the characteristics of our individual parts while accommodating change within an increasingly interdependent world. As a decision-making tool, the Plan must accomplish both these tasks. Lincoln and Lancaster County contain a rich mosaic of households, living in a variety of urban and rural settings. But we share a common bond and work cooperatively to promote future growth that offers new opportunities for living and working while conserving our local environmental and cultural resources for future generations.~~

### 2. Are there major LPAC decision or discussion points on which you would like to comment?

None

### 3. Are there any important considerations that need greater emphasis or elaboration?

None

### 4. Other comments

I’ve read this summary several times over the last few weeks and I can honestly say I’d support it as is. The changes I’ve proposed are minor and may just be the way I read the document.

## DONNA WOUDEBERG

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### 1. Is there anything that is missing from the summary or something that needs clarification?

Nothing is truly missing, from my perspective; it's just that I had hoped for more of an emphasis on climate change impacts, mitigation, and adaptation. I will take some of the responsibility for that. I could have (should have) asked to have a meeting or two focus on climate, climate variability, climate change, community vulnerability vs. community resilience, etc, for my own peace of mind in knowing that others on the committee were better informed. But, on the other hand, I know that Cecil Steward has been discussing sustainability for years, and it is only now that folks are more familiar with and comfortable with the concept, and willing to let it be more fully incorporated into the comprehensive plan. In that light, I suppose that I should consider it a small victory that climate change is specifically mentioned in print in a couple of places in the plan. I will hope that it will be accepted and incorporated in the future. We'll just have to keep plugging away at the message . . .

### 2. Are there major LPAC decision or discussion points on which you would like to comment?

- I am quite thrilled that emphasis has been placed on infill development. I feel with the projected change in demographics (baby boomers becoming older) and with nationwide trends in housing and lifestyle choices for the “twenty- and thirty-somethings,” that mixed-use and urban redevelopment are the smart ways to go. The Planning Commission (or the appropriate entity) must make it a point to educate the public about the benefits and lower long-term costs of this decision.
- I am pleased to see that the plan gives attention to rural needs and development (or appropriate lack of development). I think it will be necessary in the future to place more emphasis on our urban-rural connection (particularly local foods) and the related benefits and costs, taking care to enhance the benefits and minimize the costs.
- I am pleased to see more discussion of natural and environmentally sensitive spaces than I thought I would see. I feel more emphasis should be given to this sector in the future – these areas are a real treasure.
- I am disappointed that there is not more emphasis on public transportation. I feel this is a component of mixed-use development/redevelopment that will become more desired and required by our citizens in the future.

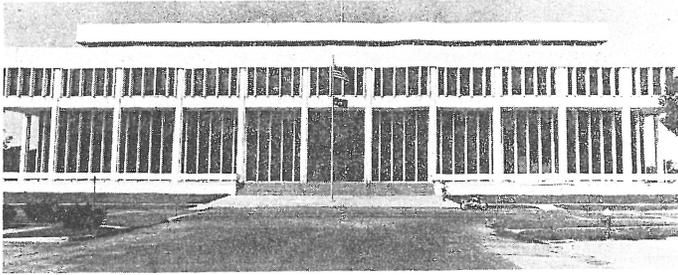
**The availability of transit services at mixed-use development/redevelopment locations is absolutely an important component of successful mixed-use projects, and transit will become more desirable and demanded as such projects occur and are successful. The new Plan is identifying the need to go in a new direction for transit service, away from a coverage model and toward a demand model that intends to provide transit service along corridors and in locations that currently or in the future have more potential for ridership based on density and the availability of multiple activities. This is why the Plan calls for a new Transit Development Plan study to look at how to best deploy transit service in Lincoln based on the Plan's emphasis on redevelopment and shifting away from a coverage system. The details and emphasis on transit will be developed in this new transit study, and that study should occur before the next update of the Comprehensive Plan begins in 4 years.**

### **3. Are there any important considerations that need greater emphasis or elaboration?**

As above in # 1, but I feel more education, understanding, and acceptance of potential impacts of climate change will be necessary before that can happen.

### **4. Other comments**

A 'political' statement – I feel more public education about the lack of funds in the city / county budget is necessary. My personal opinion is that citizens should simply bite the bullet and accept the fact that we need to raise taxes. We (the citizens of Lincoln and Lancaster County) are responsible for the goods and services we expect. Where do we think the money comes from? If we want all of the fire stations, libraries, swimming pools, parks, schools, etc open and fully functioning; if we want high quality and aesthetically pleasing roadways, public buildings, public spaces, redevelopment; if we want top-of-the-line public transportation, etc – then we need to step up to the plate, do our share, and pay for it.



*County City Building - 1969*

OFFICE OF

*Lancaster County Clerk*

Lincoln, Nebraska 68508-2867

TELEPHONE 471-7481

W. RICHARD BAKER  
CLERK

January 14, 1987

Garner Stoll  
Planning  
County-City Building  
Lincoln, Nebraska 68508-2867

Dear Garner:

The Lancaster County Board of Commissioners took the following action at their regular meeting Tuesday, January 13, 1987:

"Moved by Gauger, seconded by Malone to adopt the guidelines as process for evaluation of future applications for zoning applications or special permits; to substitute "guidelines" for the word "criteria". On call Scherer, Gauger, Johánn, Malone and Campbell voted aye. Carried."

Sincerely,

*Kelly Tofte*  
Kelly Tofte  
Administrative Aide

CITY OF LINCOLN  
RECEIVED

JAN 15 1987

PLANNING DEPT.

COUNTY CHANGE OF ZONE POLICY  
Adopted by the County Board, January 13, 1987

The County Board's policy on rural land use is that the County Comprehensive Plan is valid, that the agricultural land of the county should be supported and protected and that non-agricultural uses should be encouraged to develop in the villages and settlements of the county for the mutual benefits of all parties.

There may be unique situations where a non-agricultural use is appropriate at non-village locations. Recognizing that the Comprehensive Plan cannot forecast all situations, the Board has adopted the following policy for review.

The County Board's Policy in reviewing change of zone applications for non-agricultural districts and uses in the agricultural areas of the county shall include, but not be limited, to the following guidelines:

1. Compatibility or conflict with the County Comprehensive Plan.
2. Conformance to an adopted community plan.
3. Distance to an incorporated community.
4. Availability and impact on services, e.g.,
  - a. County roads
  - b. Rural water districts
  - c. Schools
  - d. Sheriff
  - e. Fire Department
  - f. School bus routes
  - g. Others
5. Development of the surrounding area
  - a. Acreage
  - b. Pasture/cropland
  - c. Other non-agricultural uses
6. Potential impact of development on adjacent uses.
7. Service by main roads
  - a. Federal, State or local
  - b. Paved or unpaved
8. Soil rating of the site and immediate surroundings, farm productivity
9. Ecological impact. Relative location of known historic or ecological resources or hazards such as flood plains.
10. Impact on villages, either visual, economic or in some other manner.
11. Relationship or support of the request to the Agricultural base of the County.