

LPlan 2040 Update

Lincoln-Lancaster County Comprehensive Plan and Long Range Transportation Plan

Planning Commission Briefing

March 2, 2016



Discussion Items

- Chapter 6: Mixed Use Redevelopment
- Chapter 7: Neighborhoods & Housing

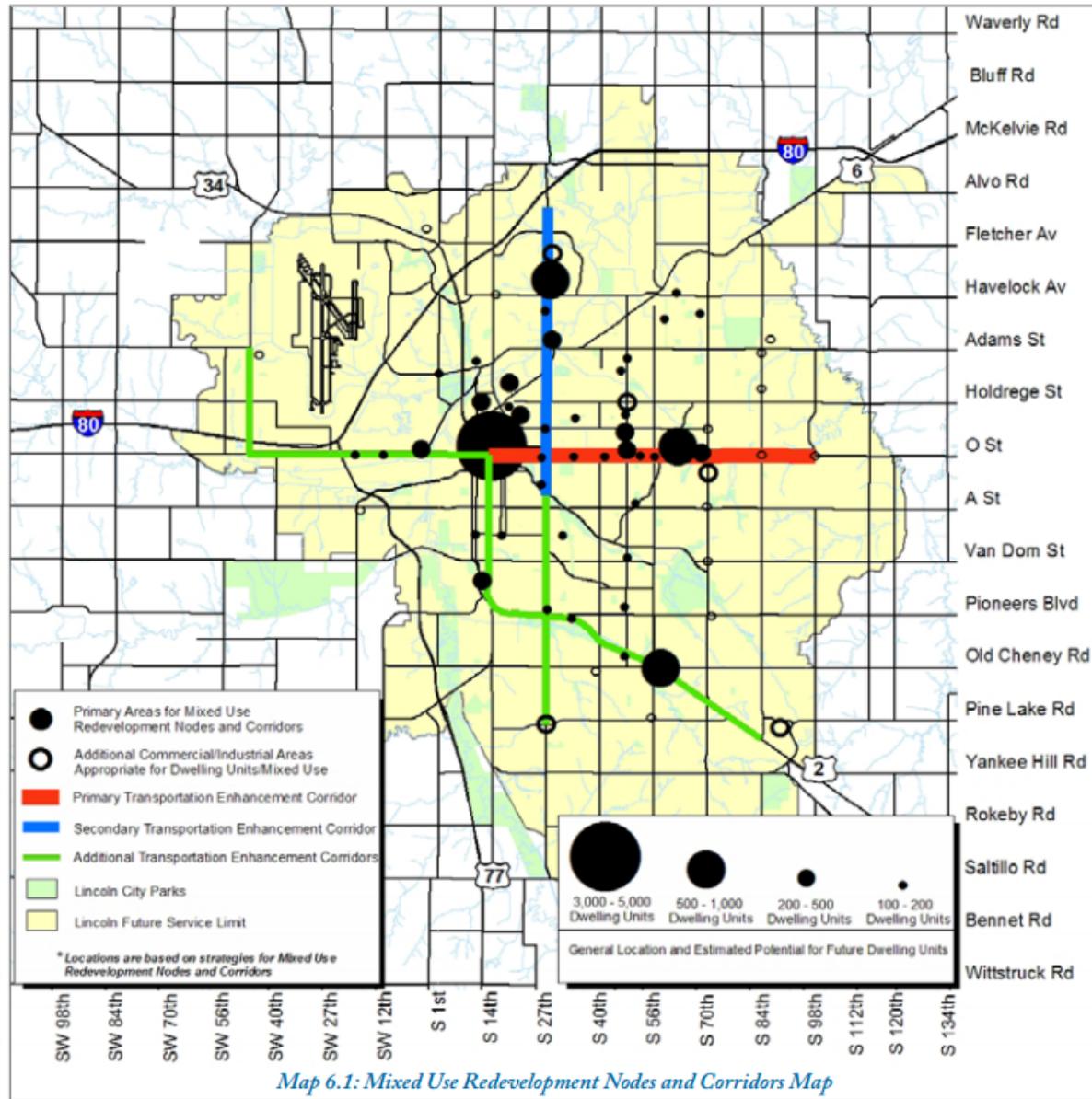


Mixed Use Redevelopment

- ❖ Nodes and Corridors Examples since Adoption
- ❖ Conversion of Commercial Land to Multi-family
- ❖ Greater Downtown



Nodes and Corridors



Map 6.1: Mixed Use Redevelopment Nodes and Corridors Map

Nodes and Corridors



N. 27th and S

Nodes and Corridors

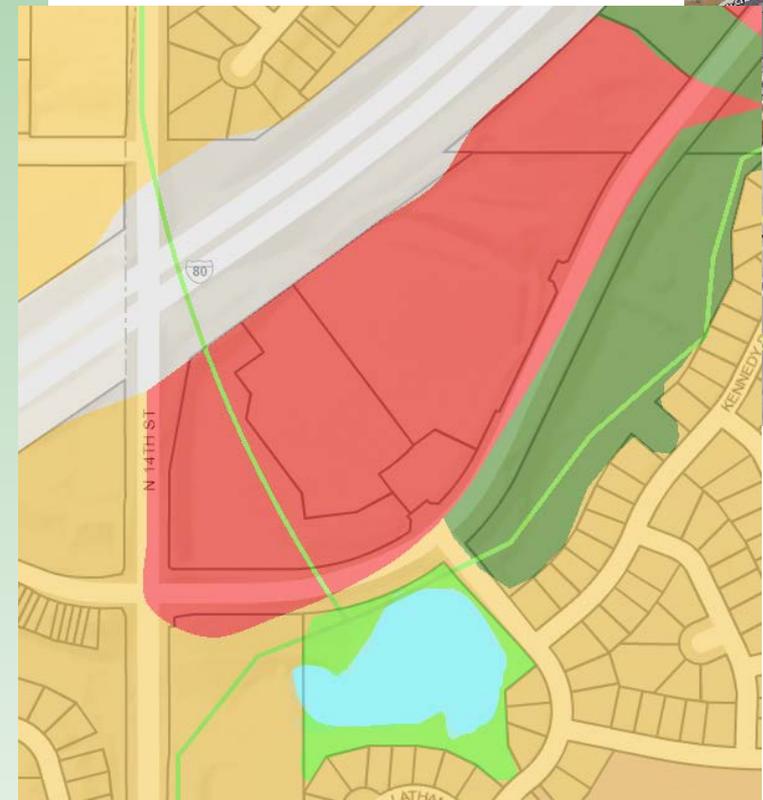


Holdrege and Idylwild

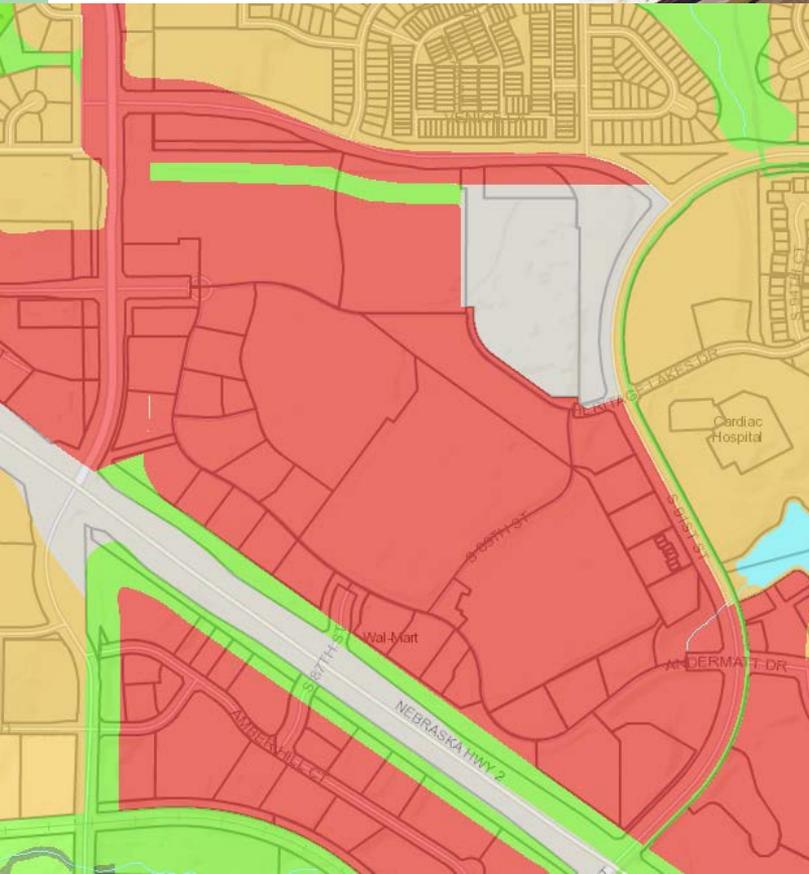
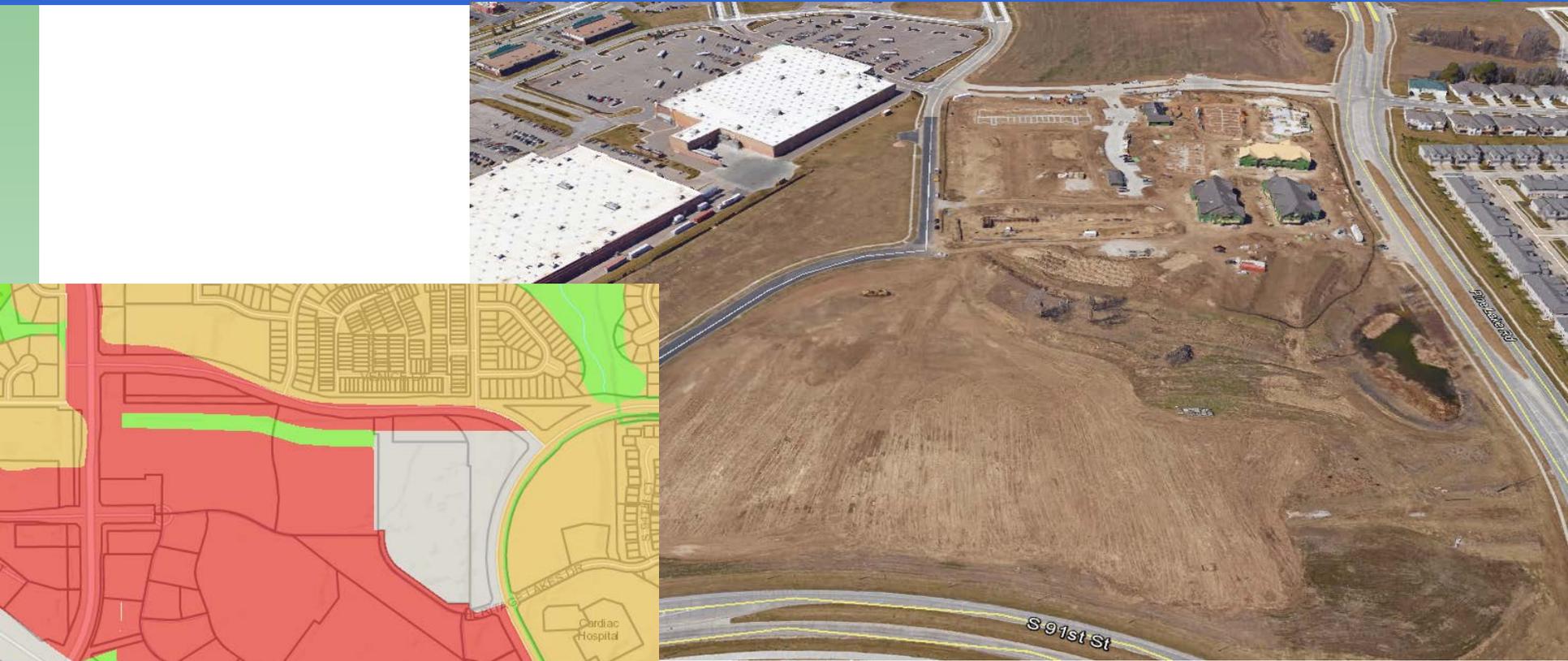
Conversion of Commercial Land



N. 14th and I-80



Conversion of Commercial Land

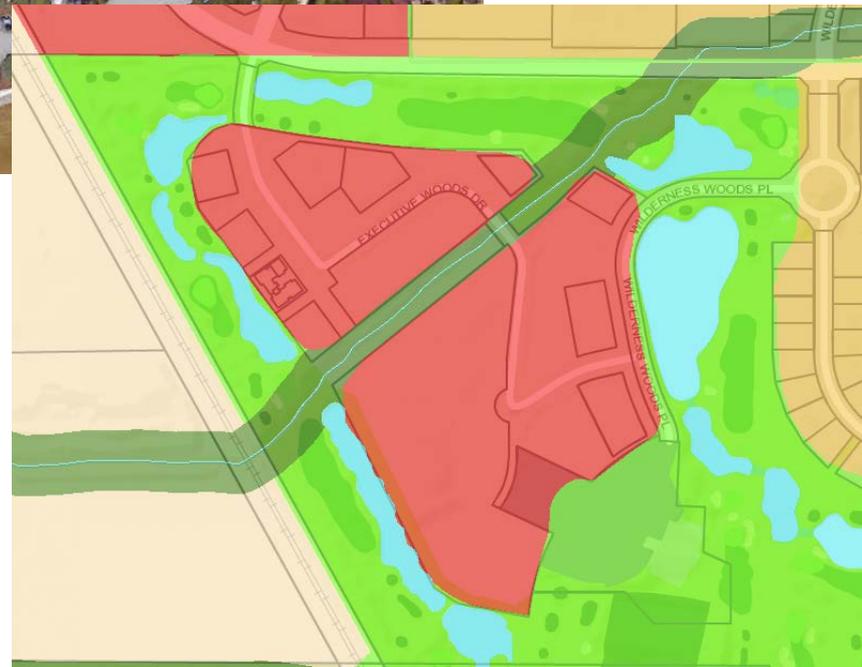


S. 91st and Pine Lake

Conversion of Commercial Land



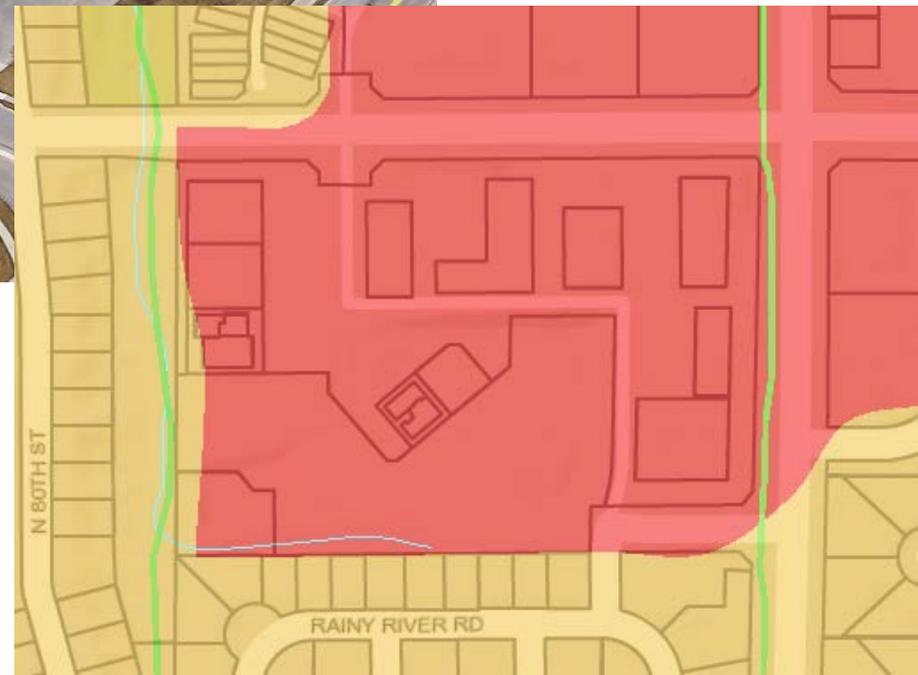
Wilderness Ridge



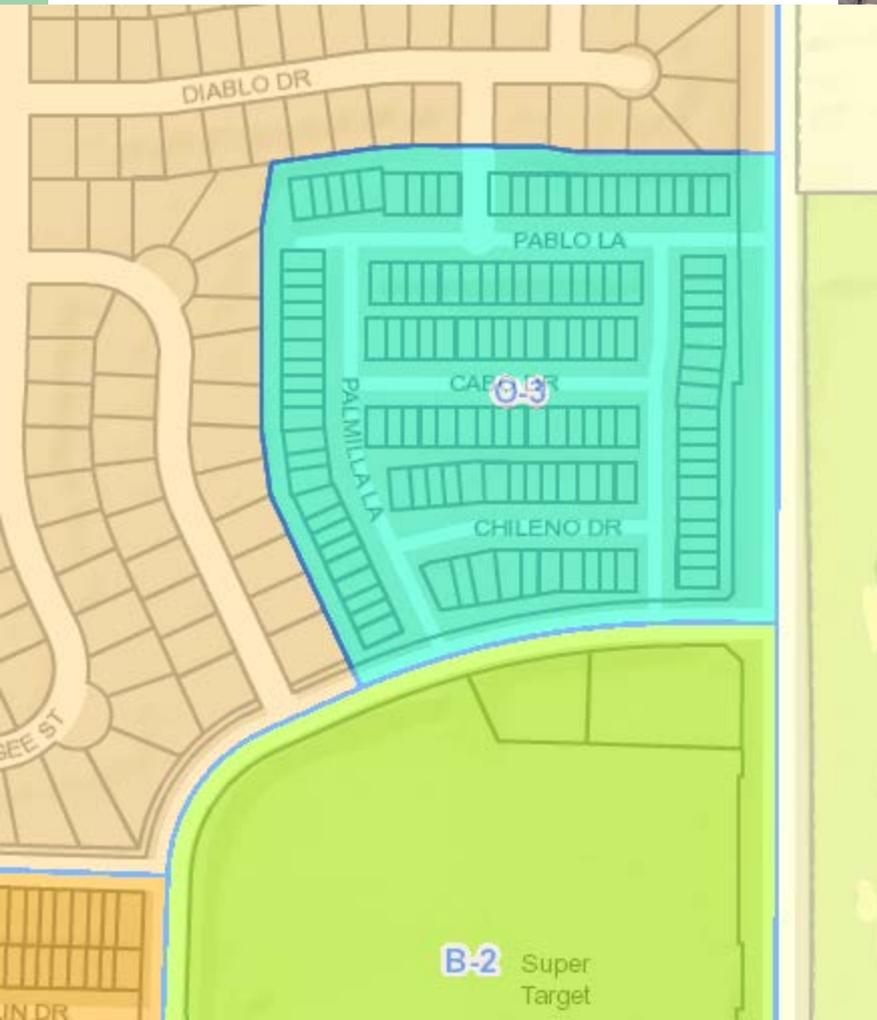
Conversion of Commercial Land



N. 84th and Holdrege



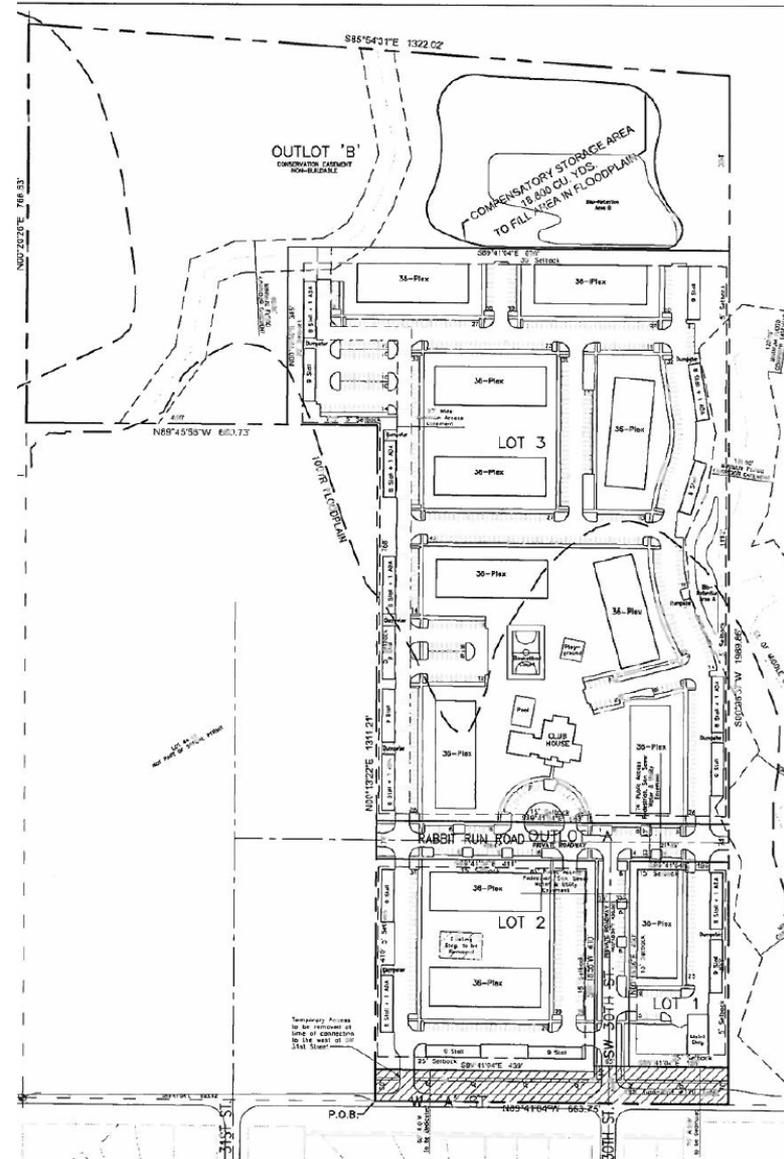
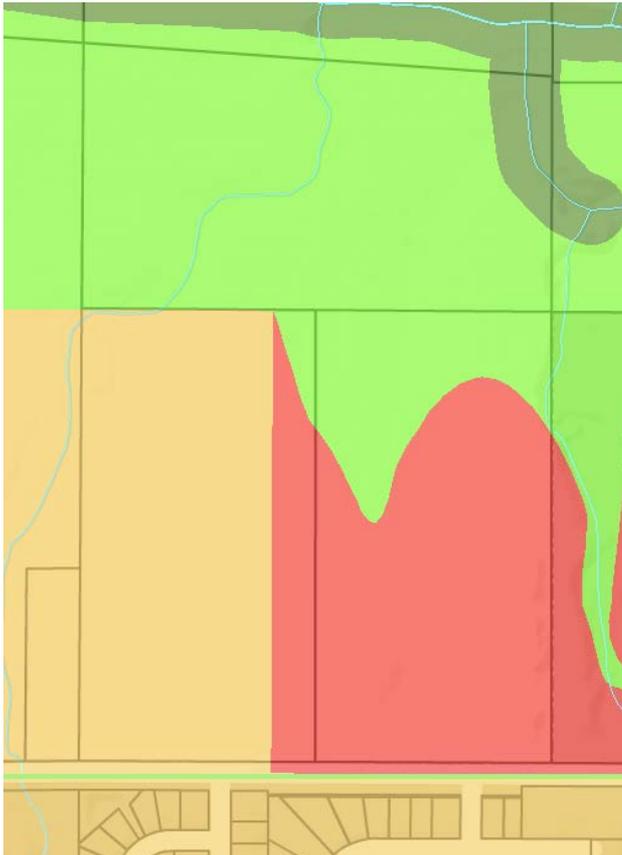
Conversion of Commercial Land



S. 40th north of Super Target

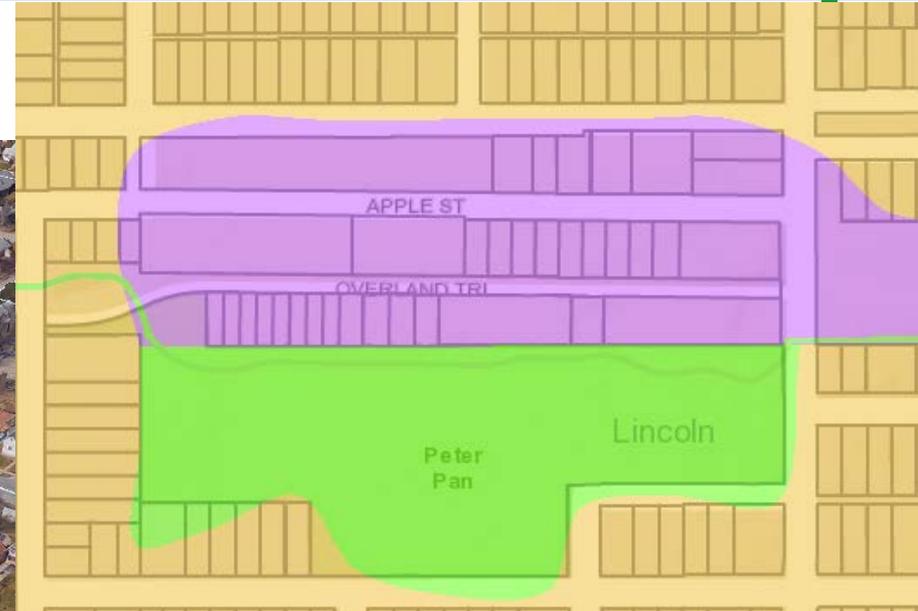
Conversion of Commercial Land

SW 30th and West A



Conversion of Industrial Land

N. 33rd north of Peter Pan Park



Greater Downtown

❖ Since 2010:

- Building Permits for 1,170 dwelling units
 - Over 3,200 bedrooms



Greater Downtown

❖ Since 2010:

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 - Over 3,200 bedrooms
- UNL: 272 suite-style units
 - 1,034 bedrooms



Greater Downtown

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 - Over 3,200 bedrooms
- UNL: 272 suite-style units
 - 1,034 bedrooms
- Total of 4,200 new bedrooms since 2010:
 - The six year growth in bedrooms alone is greater than the population of 33 Nebraska Counties

Greater Downtown



- Total of 4,200 new bedrooms since 2010:
 - The six year growth in bedrooms alone is greater than the population of 33 Nebraska Counties
 - As if all of Valley County (Ord) moved to Downtown Lincoln

Neighborhoods & Housing

- ❖ Building Activity
- ❖ Special Needs Housing
- ❖ Affordable Housing
- ❖ Homeownership
- ❖ New Neighborhoods: Block Length/Walkability
- ❖ Infill
- ❖ Accessory Dwelling Units
- ❖ Acreages

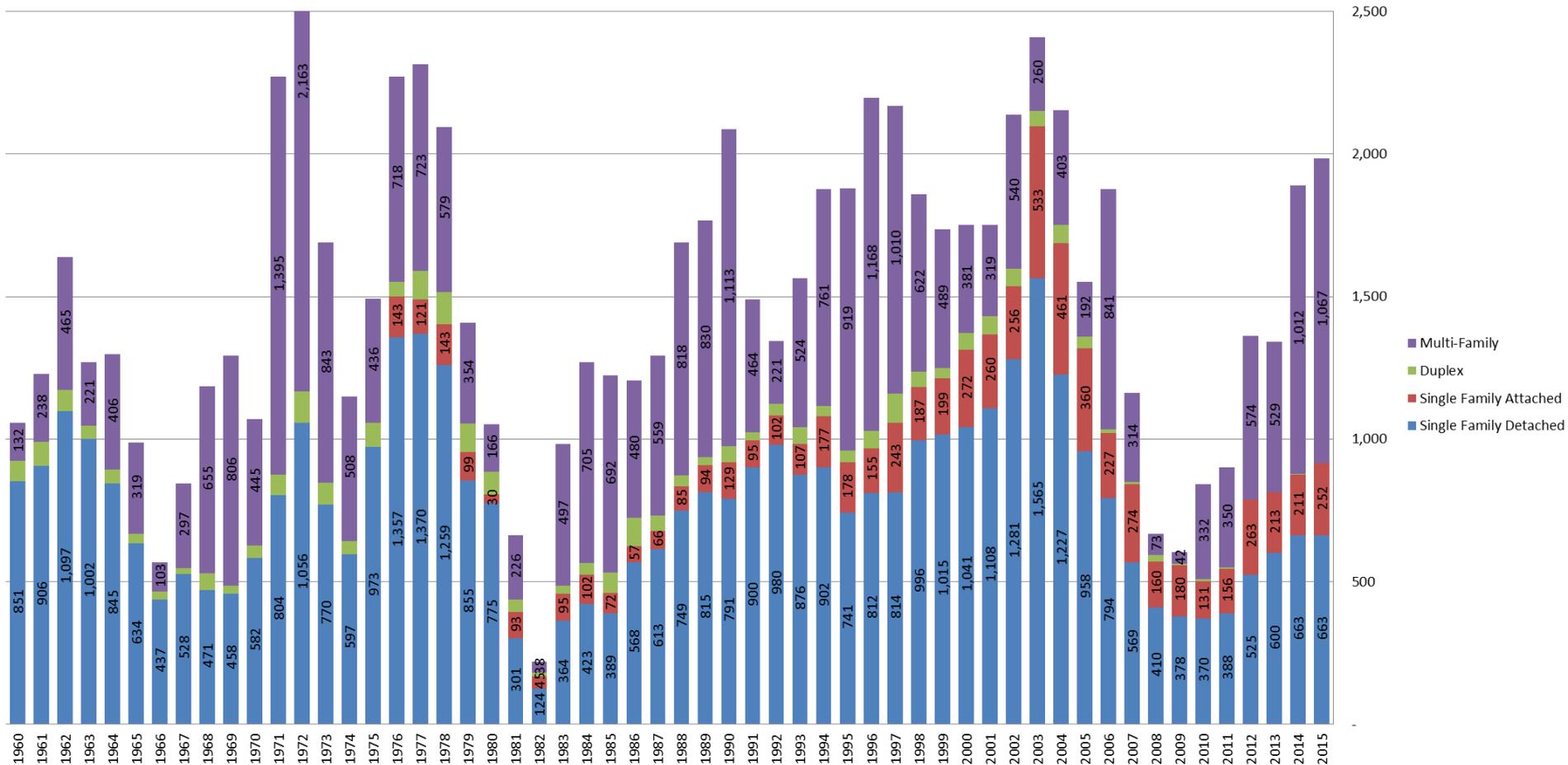
Building Activity

	2010	2011	2012	2013	2014	2015
Single Family Detached	370	388	525	600	663	663
Single Family Attached	131	156	263	213	211	252
Duplex	8	6	0	0	4	2
Multi-Family	332	350	574	529	1,012	1,067
Total	841	900	1,362	1,342	1,890	1,984

	2010-2015	Percent
Single-Family Detached	3,209	38.6%
Single-Family Attached	1,226	14.7%
Duplex	20	0.2%
Multi-Family	3,864	46.4%
TOTAL	8,319	100.0%

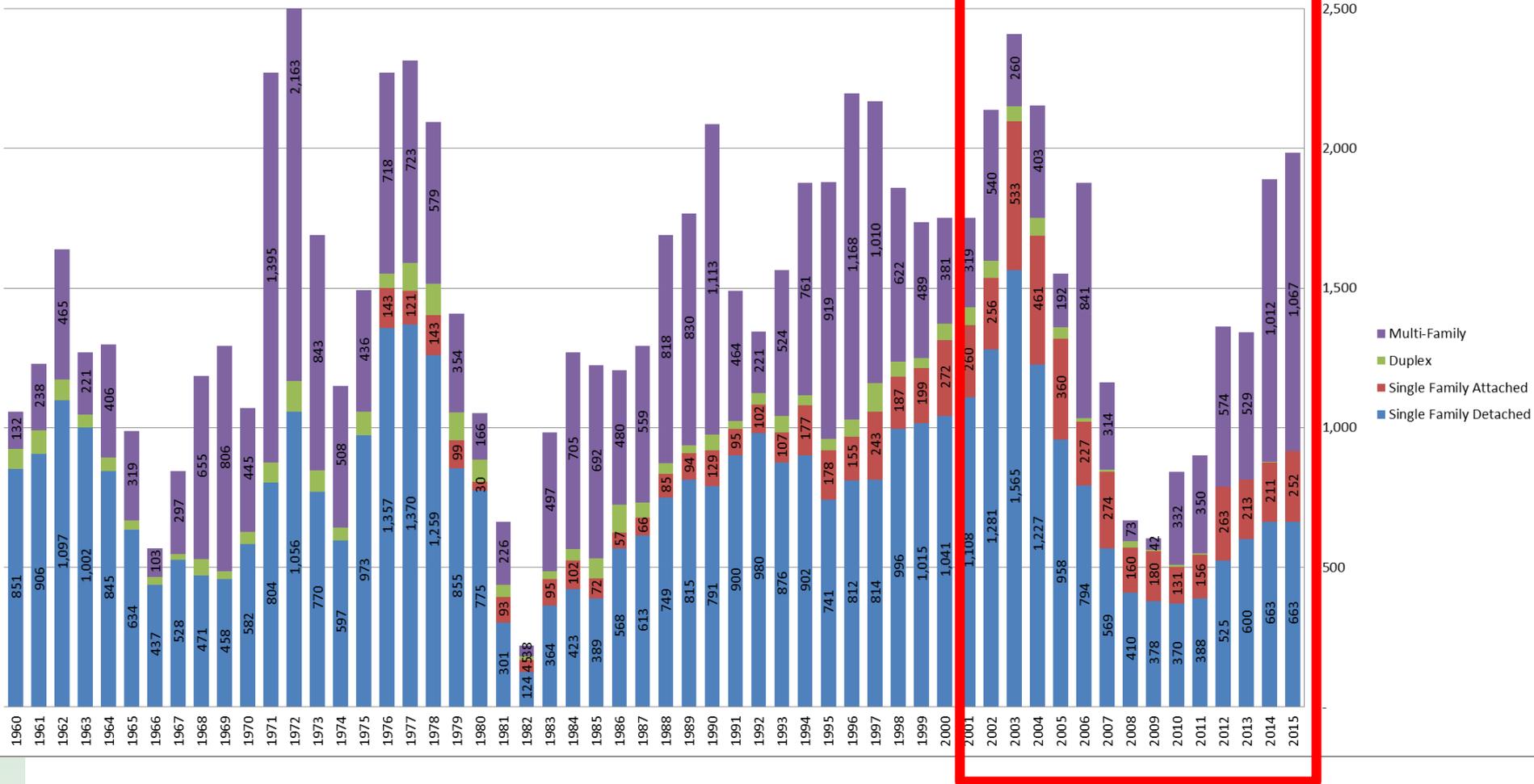
Building Activity

Lincoln Building Permits: 1960-2015



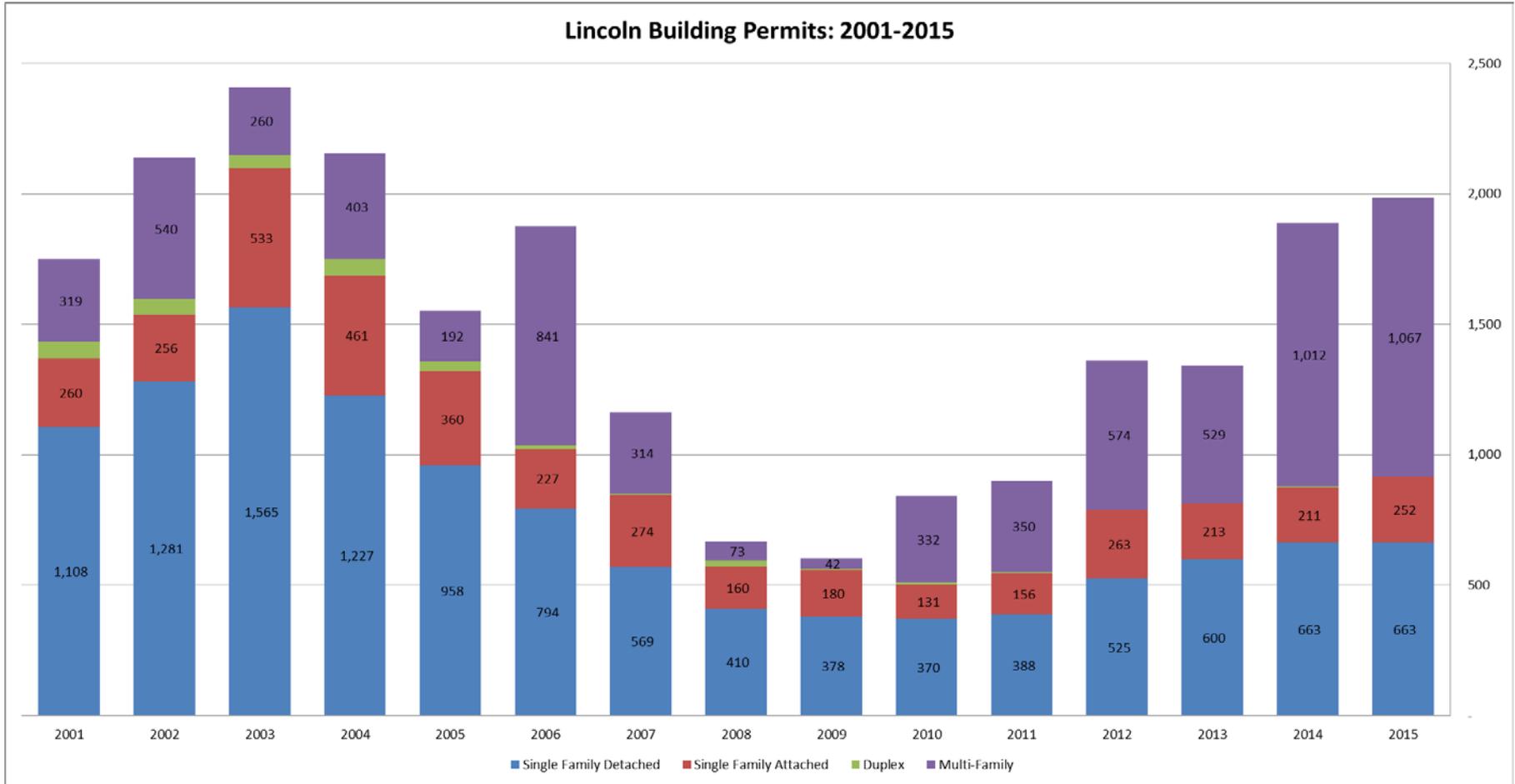
Building Activity

Lincoln Building Permits: 1960-2015



Building Activity

Lincoln Building Permits: 2001-2015

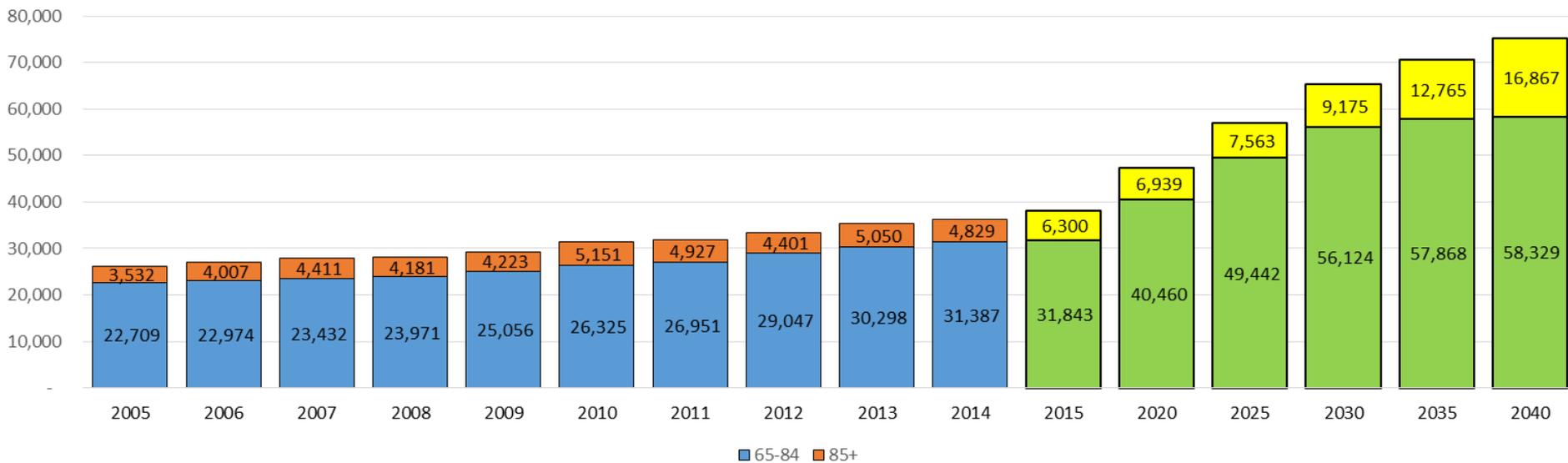


Special Needs Housing

❖ Demographics:

- Population 65-84:
- Population 85+:

Lancaster County: Pop. over 65

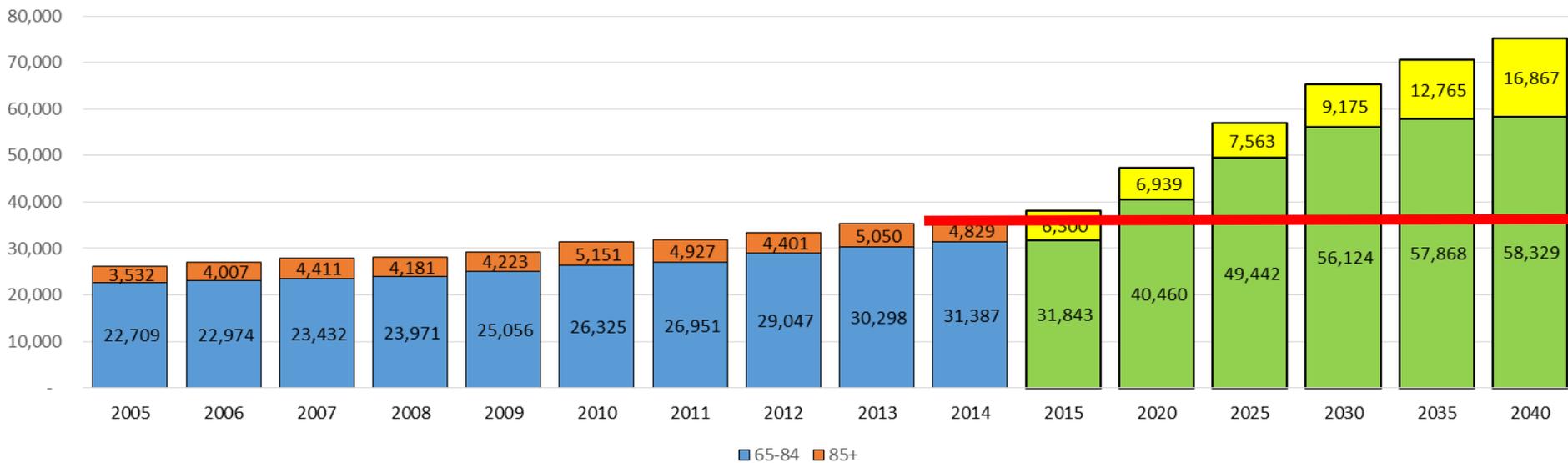


Special Needs Housing

❖ Demographics:

- Population 65-84:
- Population 85+:

Lancaster County: Pop. over 65



Special Needs Housing

❖ Recent Approvals:

- Gateway Manor: Near 52nd and O
- Lincoln Country House II: Near 70th and O
- The Knolls Senior Living Community
- At the VA campus
- Gable Pines: by Hillcrest Golf Course
- Eastmont at Yankee Hill Road

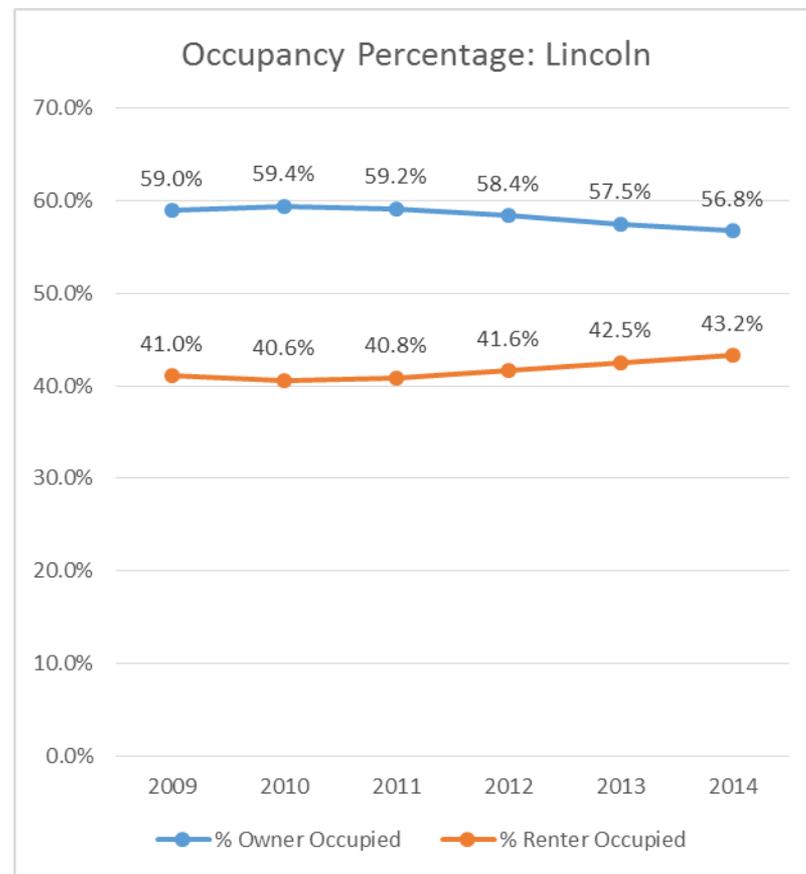
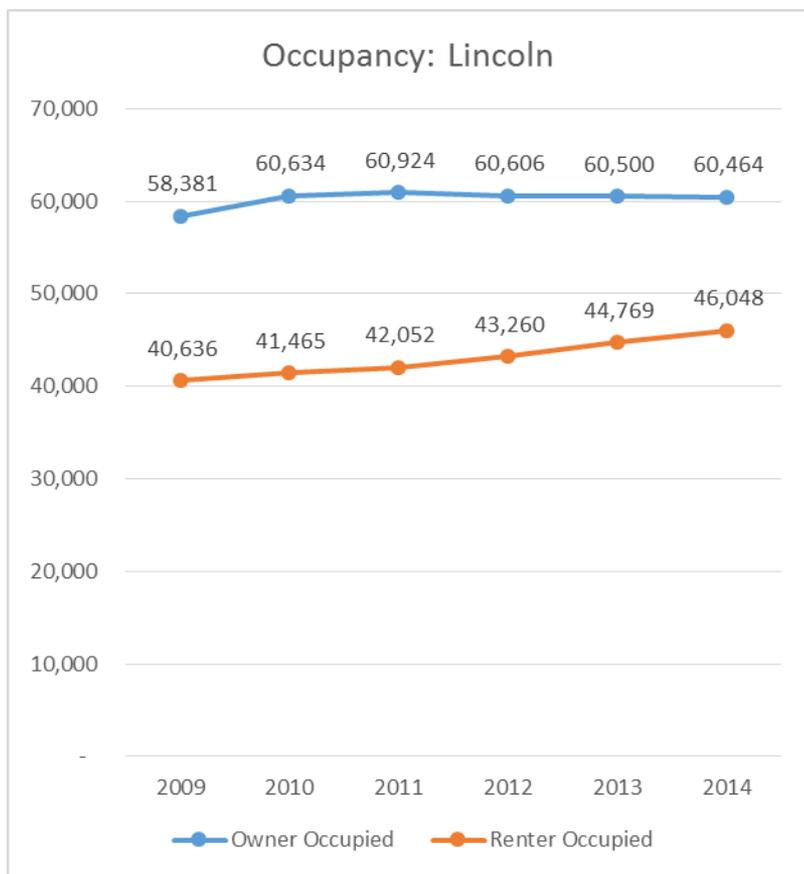
Affordable Housing

- ❖ Letter from Lincoln Housing Authority
 - Larry Potratz, Executive Director



Homeownership

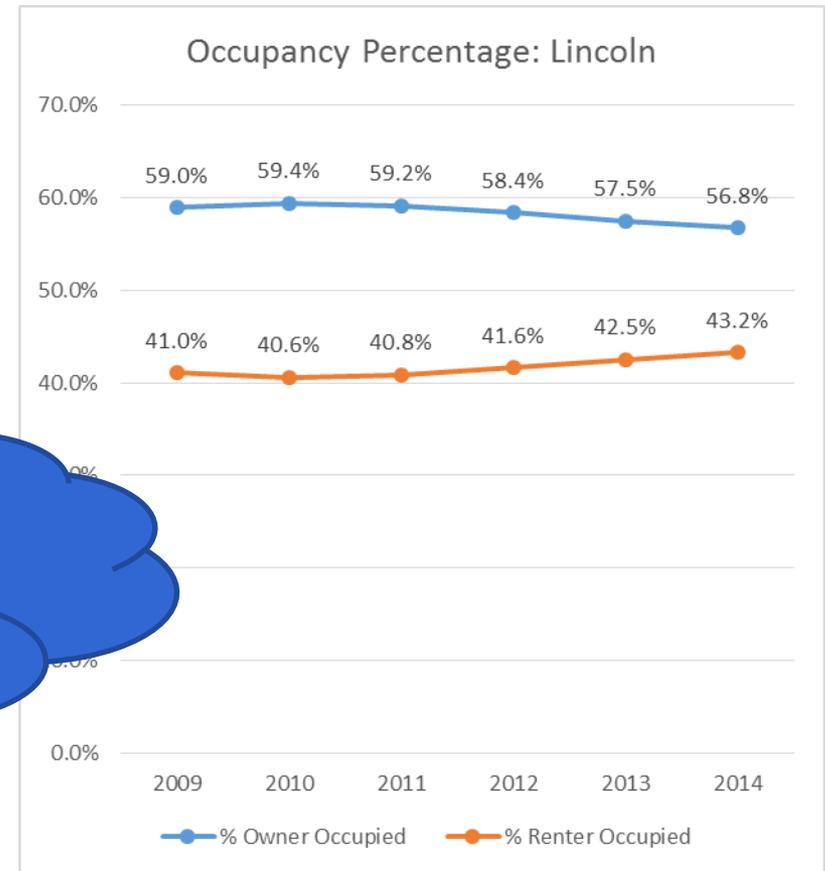
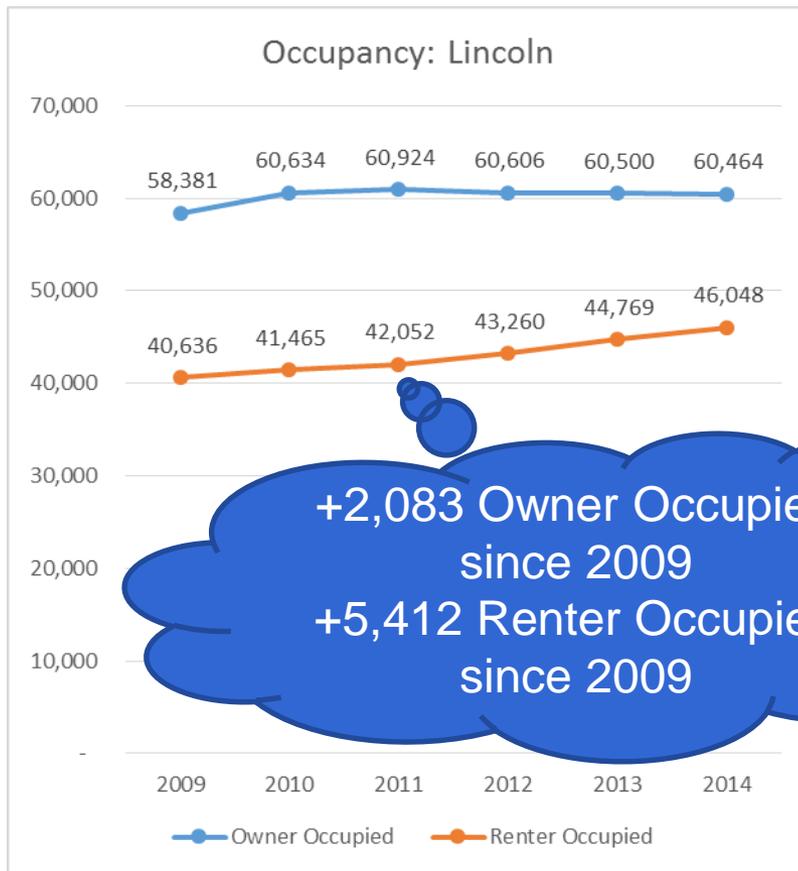
❖ Increase in Lincoln's rental market



Source: U.S. Census Bureau's American Community Survey

Homeownership

❖ Increase in Lincoln's rental market



+2,083 Owner Occupied since 2009
+5,412 Renter Occupied since 2009

Homeownership

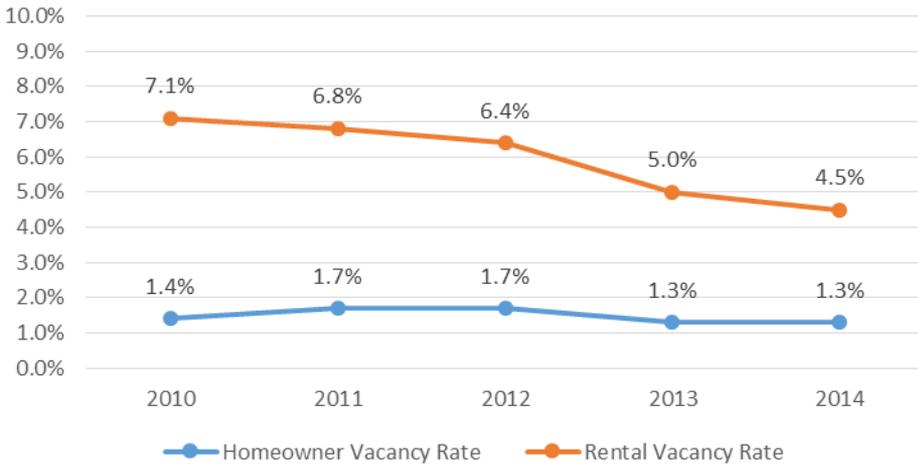
❖ Availability of affordable homes?

- 2014 American Community Survey vacancy:
 - Homeowner vacancy rate: 1.3% (5 year avg.) 1.2% (1 yr. data)
 - Rental vacancy rate: 4.5% (5 year avg.) 2.5% (1 year data)

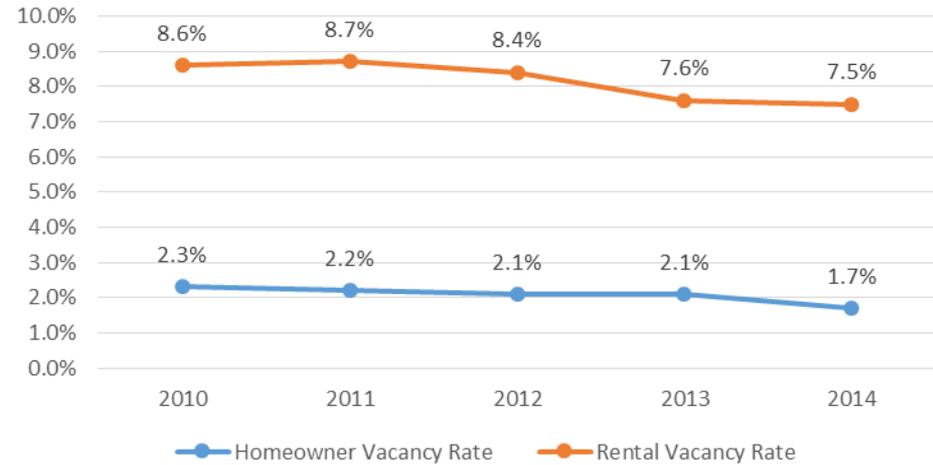


Vacancy Rates: Peer Comparisons

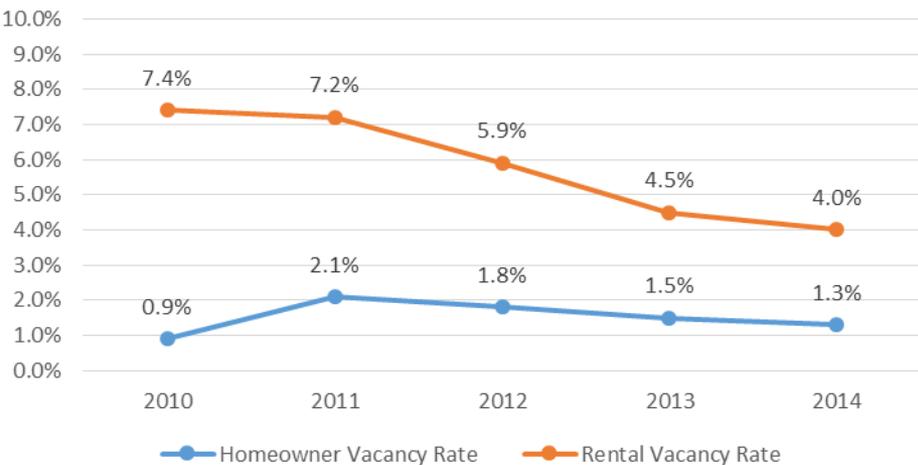
Owner/Rental Vacancy Rates: Lincoln



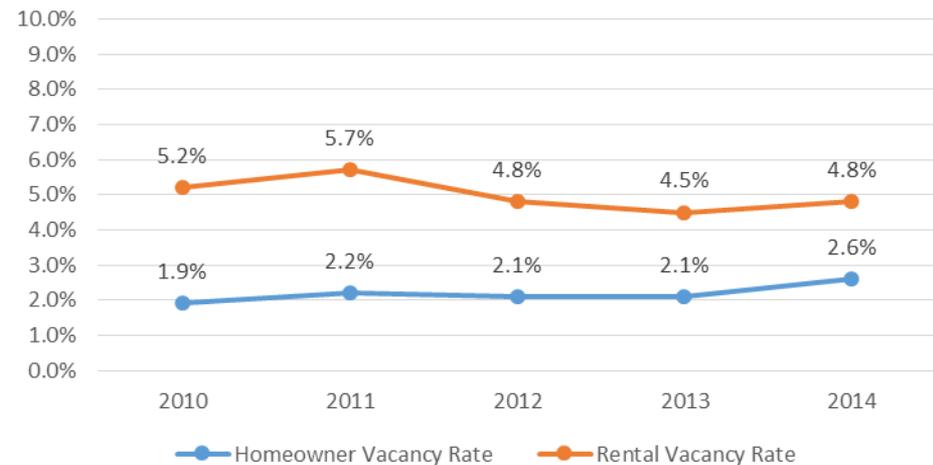
Owner/Rental Vacancy Rates: Omaha



Owner/Rental Vacancy Rates: Columbia

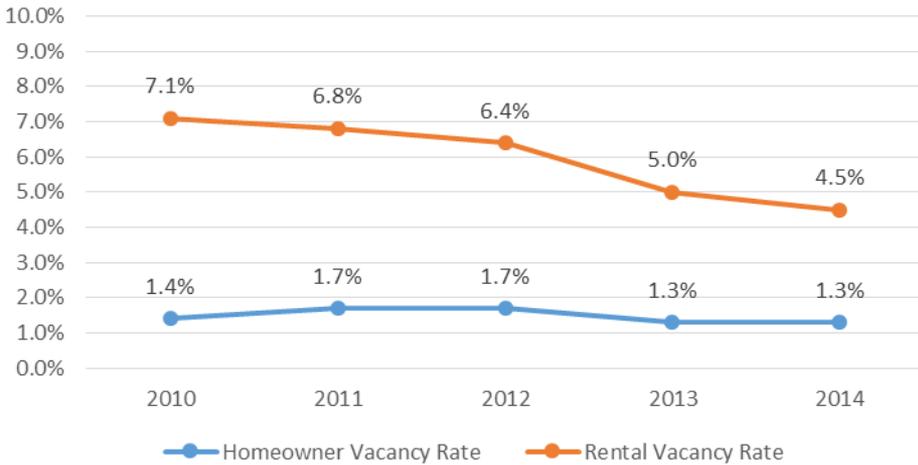


Owner/Rental Vacancy Rates: Des Moines

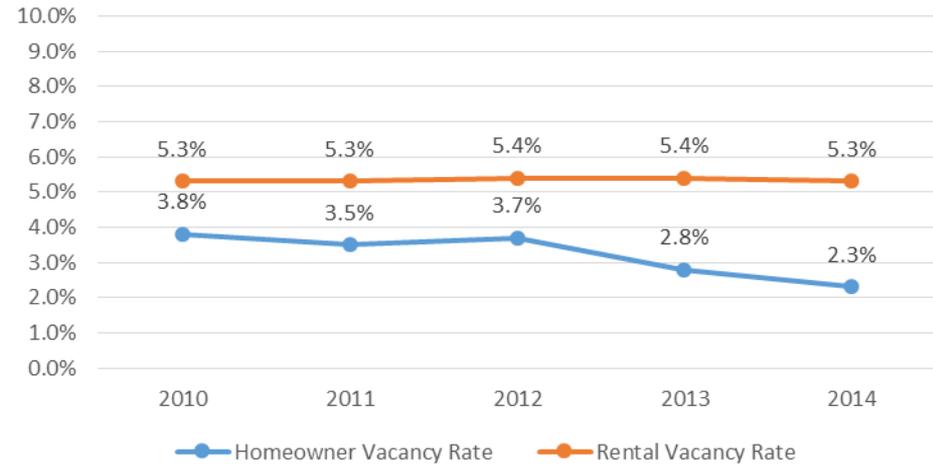


Vacancy Rates: Peer Comparisons

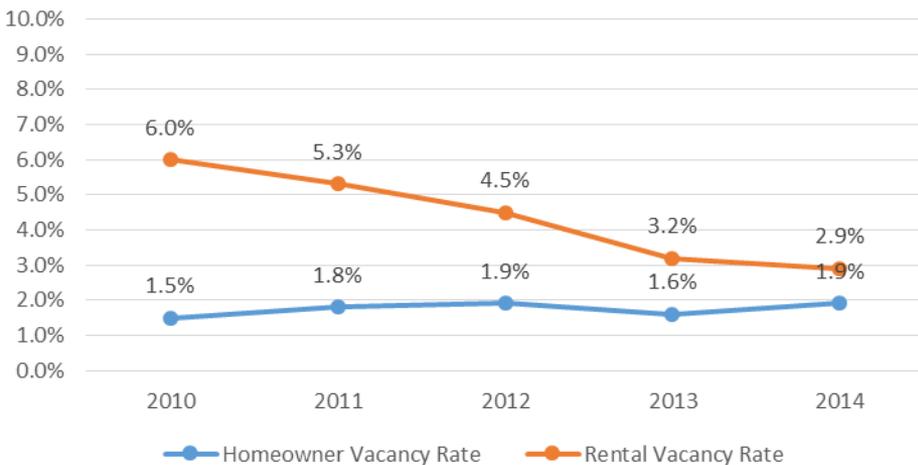
Owner/Rental Vacancy Rates: Lincoln



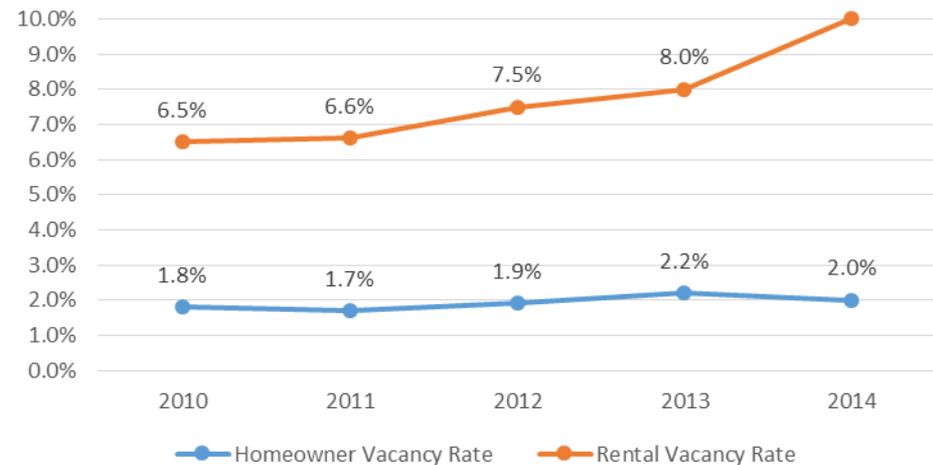
Owner/Rental Vacancy Rates: Lawrence



Owner/Rental Vacancy Rates: Madison



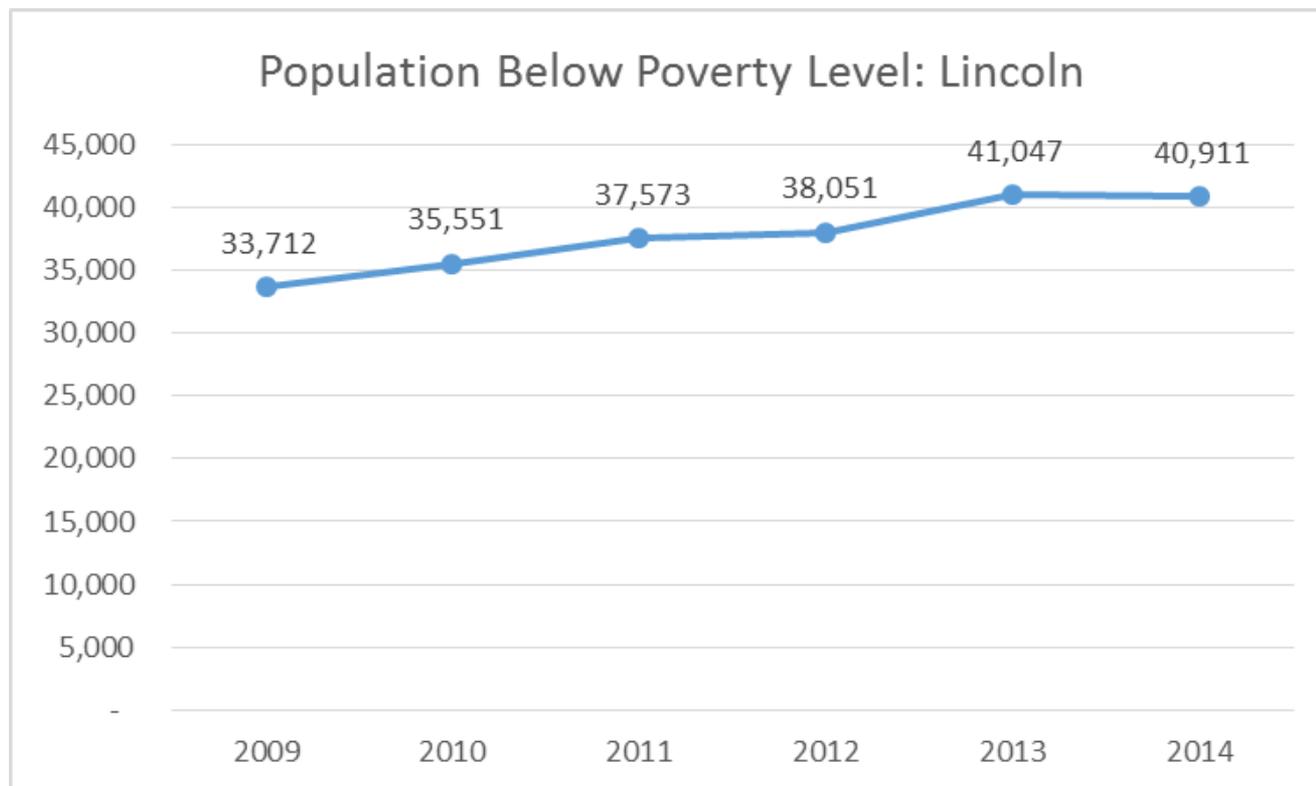
Owner/Rental Vacancy Rates: Topeka



Homeownership

❖ Difficulties qualifying for loans?

- Increasing population living in poverty

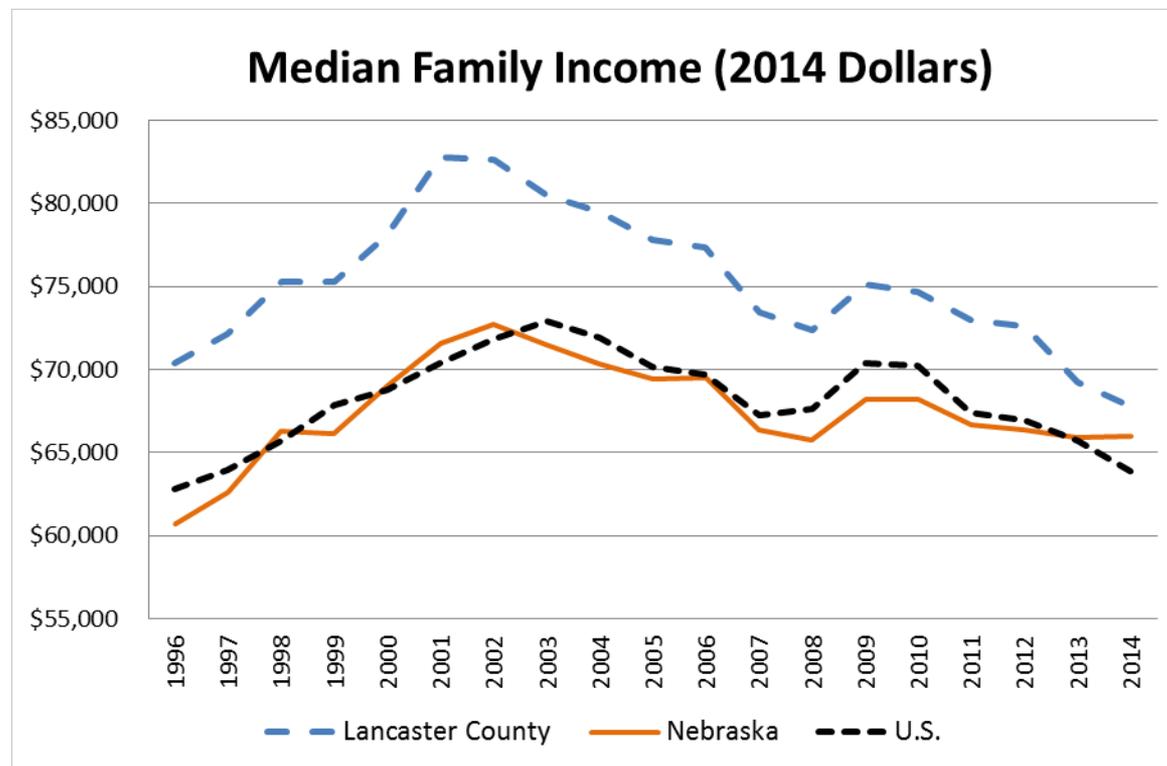


Source: U.S. Census Bureau's American Community Survey

Homeownership

❖ Difficulties qualifying for loans?

- Increasing population living in poverty
- Declining income when adjusted for inflation



Homeownership

❖ Difficulties qualifying for loans?

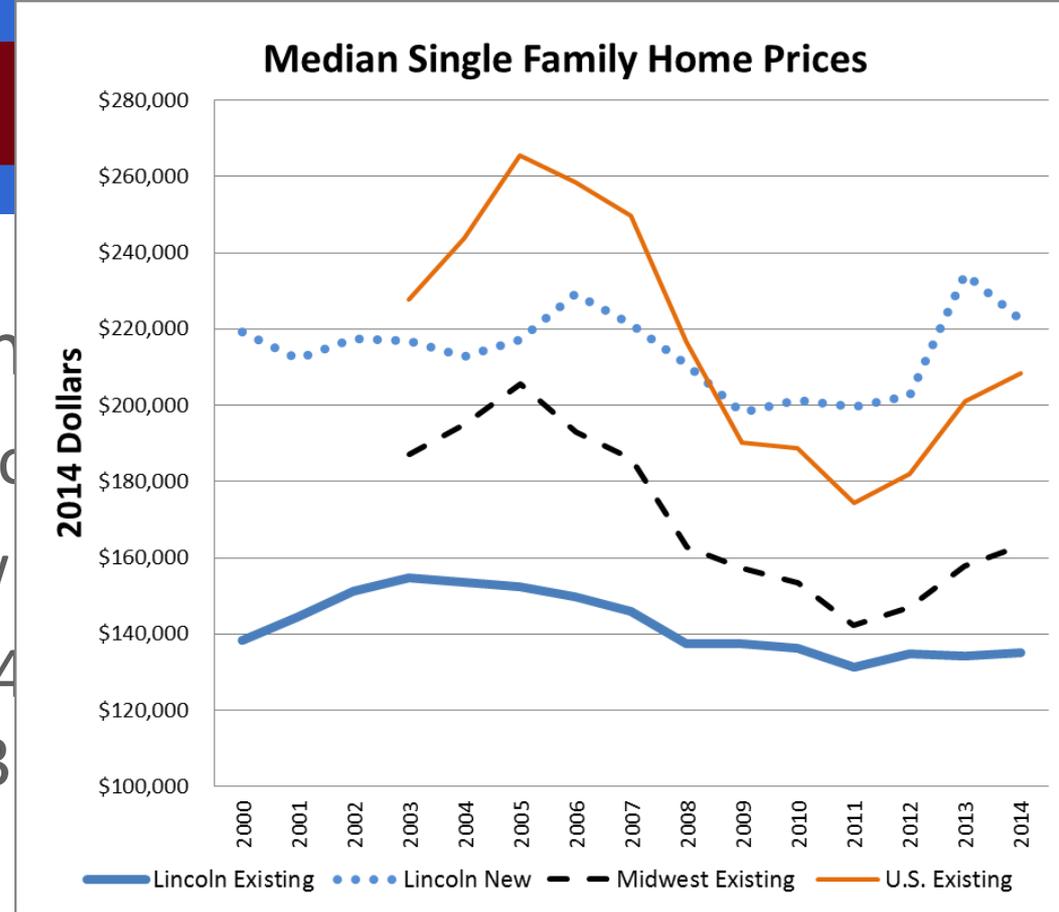
- Increasing population living in poverty
- Declining income when adjusted for inflation
- 2014 ACS data: 35.4% of Lincoln households earned less than \$35,000/year (gross); 50.1% of households earned less than \$50,000/year

Homeownership

❖ Difficulties qualifying

- Increasing population
- Declining income w
- 2014 ACS data: 35.4% of households earned less than \$30,000

- Detached single-family home prices



Homeownership

❖ Changing preferences/flexibility of renting?



Homeownership

❖ Changing preferences/flexibility of renting?



Block Length/Walkability

- ❖ TX#14010 was approved in 2014
 - Increased pedestrian easements from 5' to 15'



Block Length/Walkability

❖ TX#14010 was approved in 2014

- Increased pedestrian easements from 5' to 15'
- Block Length Definition: $\text{Perimeter} / 2$
 - 1,000' in areas platted before Dec. 31, 1949
 - 1,320' in areas platted after Dec. 31, 1949



11. Develop with shorter block lengths for connectivity.



❖ Apartment Complexes

N. 70th north of YMCA



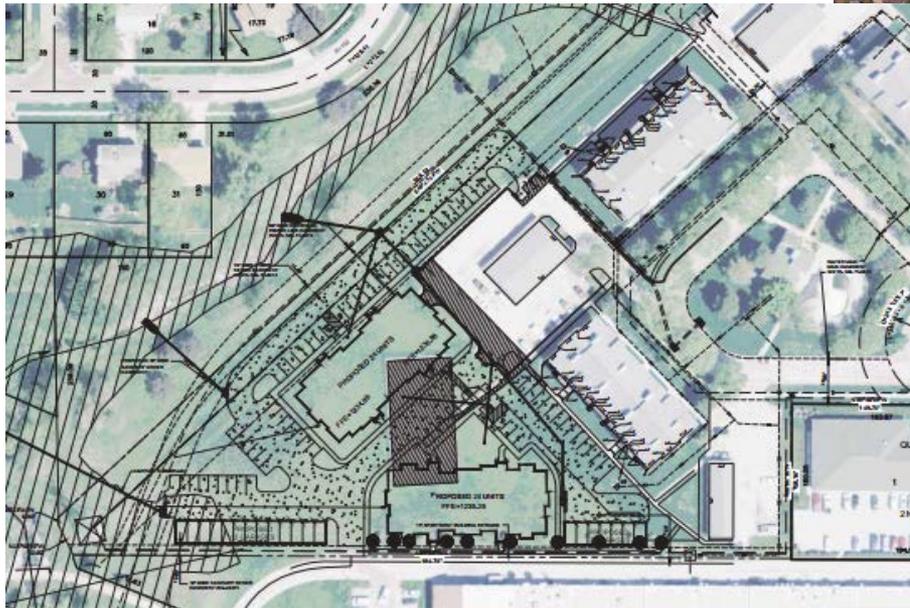
❖ Apartment Complexes

N. 63rd between Vine and Holdrege



❖ Apartment Complexes

S. 56th and Hwy 2



❖ Apartment Complexes

East of Wyuka Cemetery



❖ Apartment Complexes

S. 70th and Van Dorn



❖ Apartment Complexes

S. 56th and Van Dorn



❖ Apartment Complexes

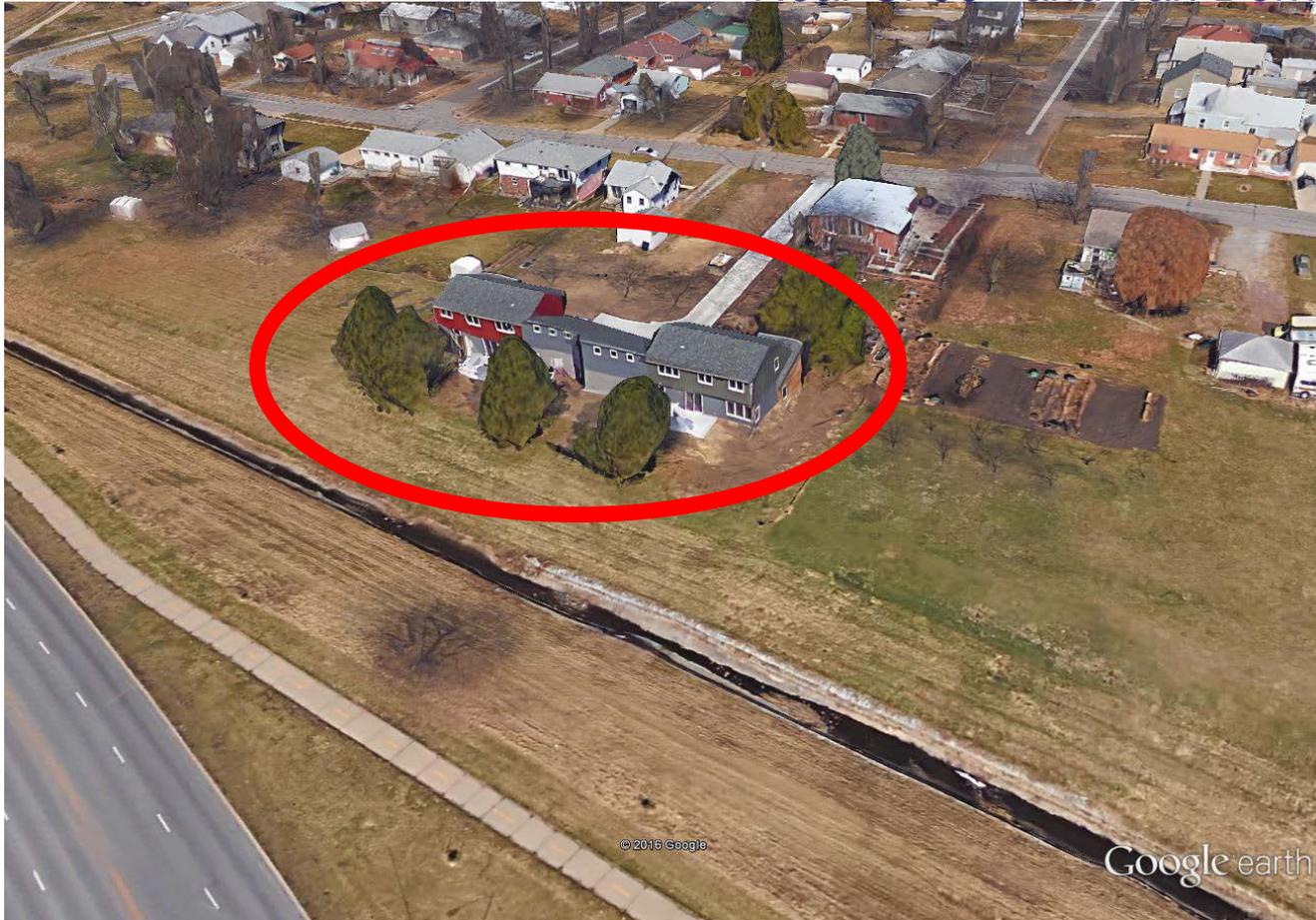
South of Seacrest Field



Infill

❖ Low Density

Near S. 56th and Van Dorn

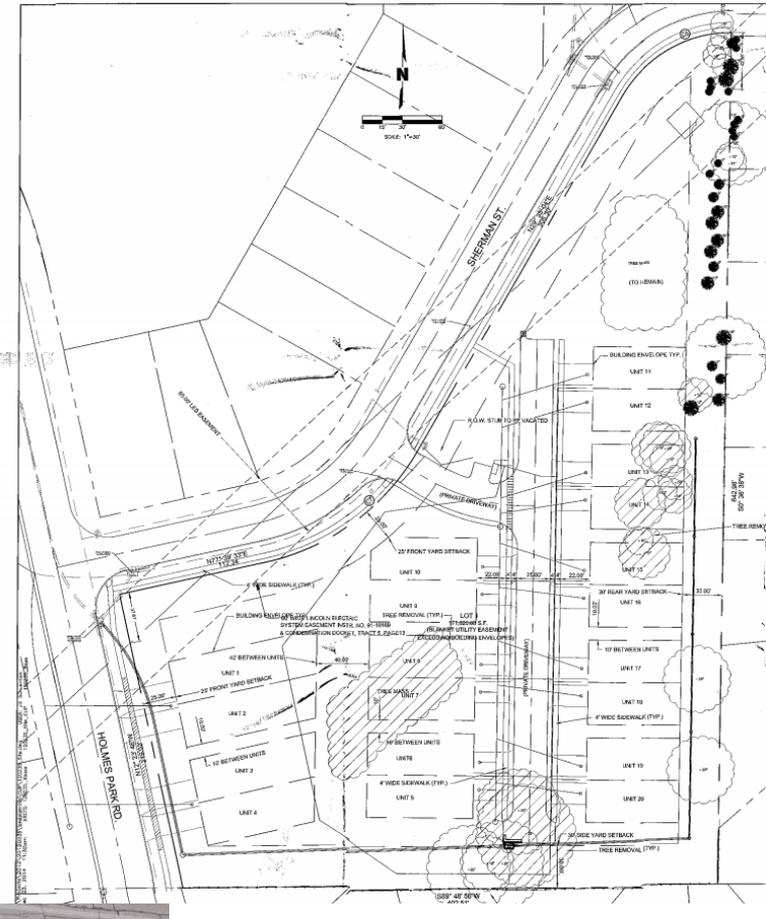


Infill

❖ Low Density



Holmes Park Road



Infill

❖ Low Density

Antelope Valley



Accessory Dwelling Units

❖ Section in Comp Plan specific to ADUs



harmonious implementation of this housing choice.

- Develop a system for tracking, monitoring, or certifying ADUs to ensure they remain in compliance with the adopted codes and standards.

ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU) is an additional, self-contained housing unit that is secondary to the main residence. ADUs are sometimes referred to as "Granny Flats" or "Mother-In-Law Units" since many ADUs were initially constructed to provide for family members.

ADUs can take many forms. In some cases, an ADU can be attached as an addition to the house or as a second story over a garage. The garage itself may be converted to an ADU or, in rare cases, the ADU may occupy a basement if codes can be met. An ADU can even be a section of the main house that has been separated from the main living space. Additionally, an ADU can be a stand-alone unit like a small house or cottage. Alleys provide excellent opportunities for ADU development with an access that is separate from the main house. Lincoln already hosts a handful of grandfathered ADUs and five "guest houses" approved on the sites of designated historic homes.

An ADU is different from a duplex in two main ways. First, the two units that make up a duplex are usually relatively equal in size and one unit does not usually dominate the other on the lot, whereas an ADU is typically limited in size. Second, both units in a duplex may be rented. For ADUs in some communities, the owner must reside either in the ADU or in the main house. ADUs should be considered on both existing and developing neighborhoods as an additional choice of housing.

STRATEGIES FOR ACCESSORY DWELLING UNITS

- Examine opportunities to revise the zoning code to legalize new ADUs where appropriate and adopt design standards to facilitate the

Accessory Dwelling Units

❖ Section in Comp Plan specific to ADUs

- Part of initial draft of reFORM effort
- Was removed for future discussion

harmonious implementation of this housing choice.

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STRATEGIES FOR ACCESSORY DWELLING UNITS

- Examine opportunities to revise the zoning code to legalize new ADUs where appropriate and adopt design standards to facilitate the

1 Expand options for residential infill

- Establish Accessory Dwelling Units (ADUs) as conditional use in single family residential districts
- Eliminate "penalty" provisions limiting density in smaller scale CUPs
- Allow for ½ to 1 acre CUPs for single family lots



❖ Water Availability

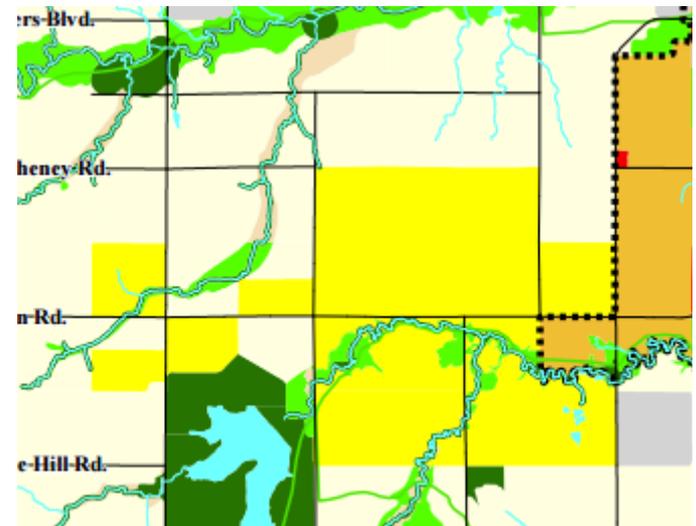


All proposals for acreages, whether designated on the future land use map for low density residential or not, should be evaluated based on factors such as paved roads, adequate water quality and quantity, soil conditions for on-site wastewater management, availability of emergency services, agricultural productivity, land parcelization, the pattern of existing acreages, and plans for future urban development. Applications for acreage designation on the future land use map or rezoning to AGR, if planned for on-site wells, should be accompanied by information on water quality and quantity.

Acreages

❖ New Areas for “Low Density Residential”?

Low Density Residential. Residential areas, often referred to as acreages, having densities ranging from 1 to 5 acres per dwelling unit, with a typical density of 3 acres per dwelling unit.

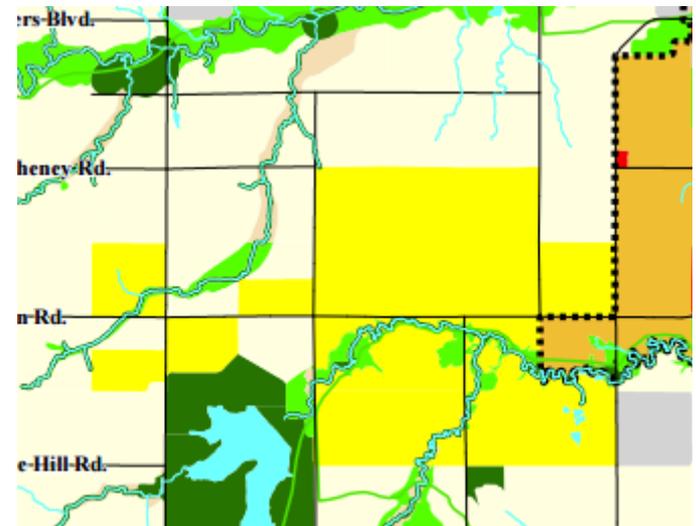


Acreages

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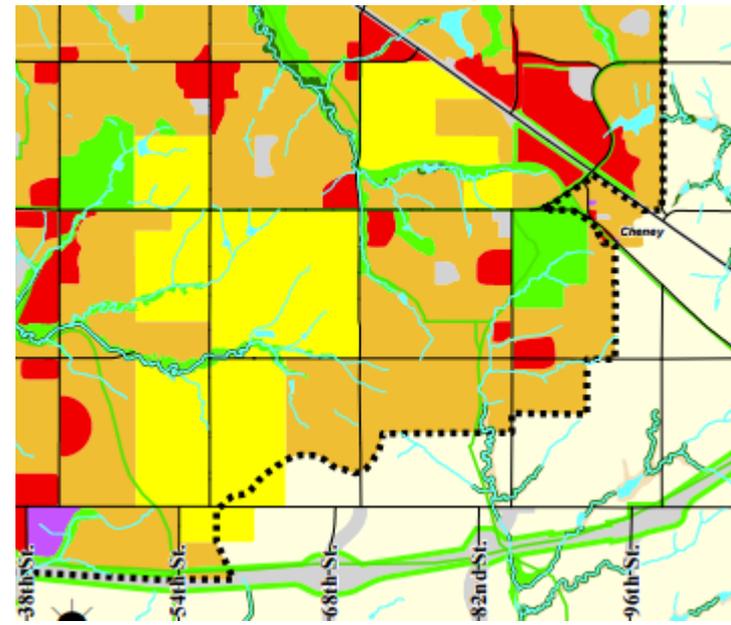
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We are working on a lot study of Low Density Residential areas as part of this process.



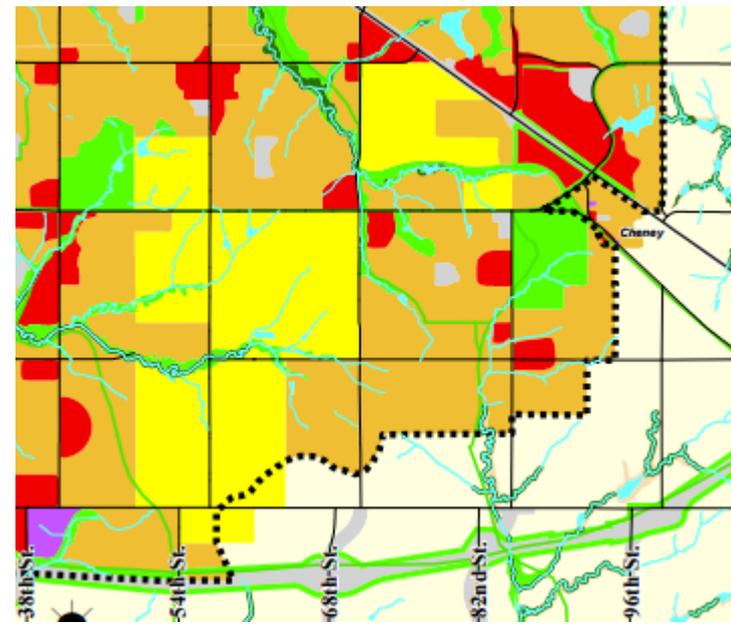
Acreages

- ❖ Redeveloping Acreages within Tier I
 - No guidance in Comp Plan today



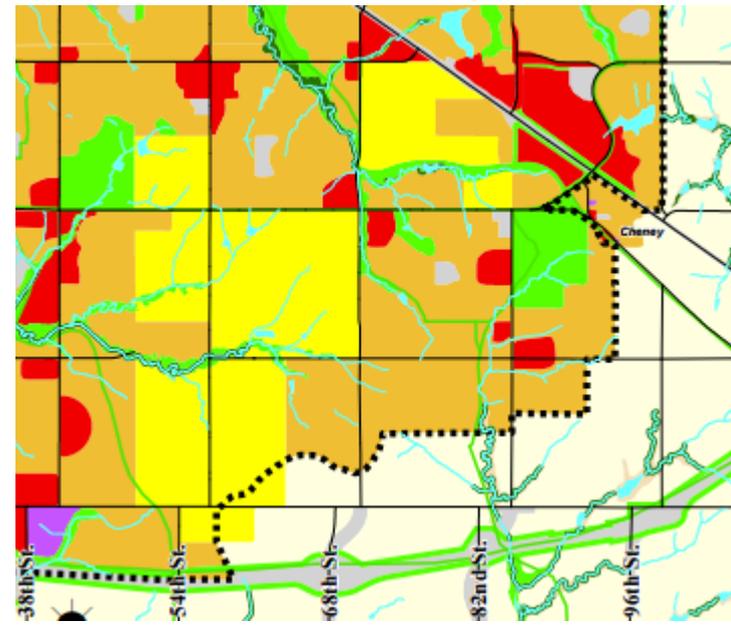
Acreages

- ❖ Redeveloping Acreages within Tier I
 - No guidance in Comp Plan today
 - Many areas becoming engulfed or annexed



Acreages

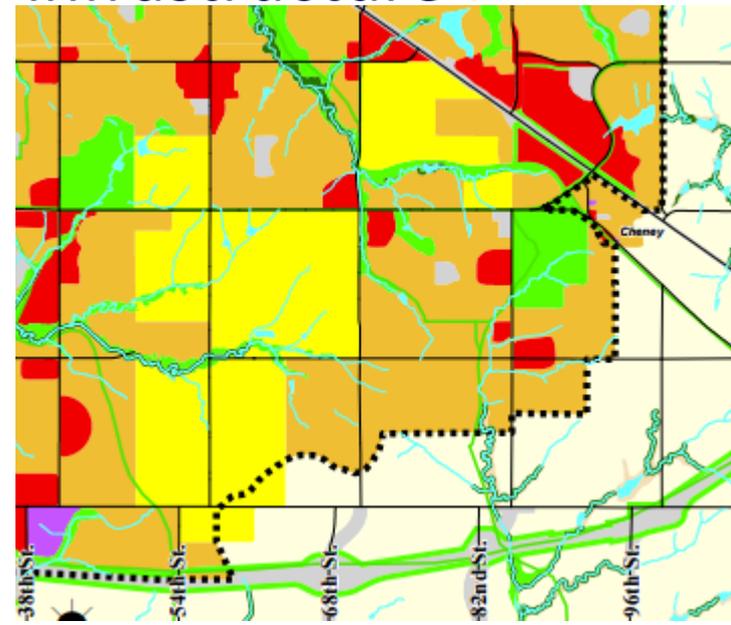
- ❖ Redeveloping Acreages within Tier I
 - No guidance in Comp Plan today
 - Many areas becoming engulfed or annexed
 - City services immediately adjacent to some areas



Acreages

❖ Redeveloping Acreages within Tier I

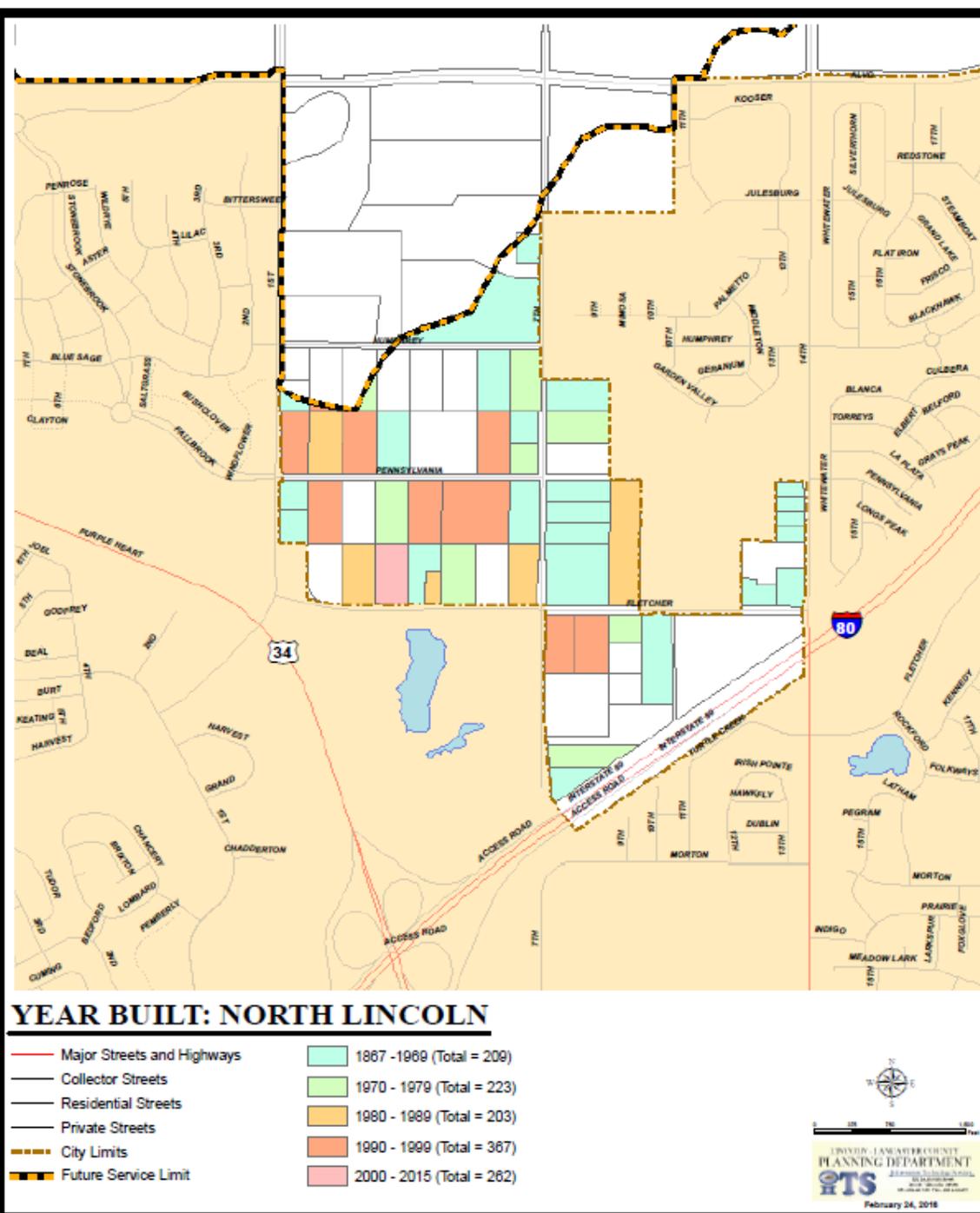
- No guidance in Comp Plan today
- Many areas becoming engulfed or annexed
- City services immediately adjacent to some areas
- Aging homes and private infrastructure



Acreages

❖ Redeveloping Acreages

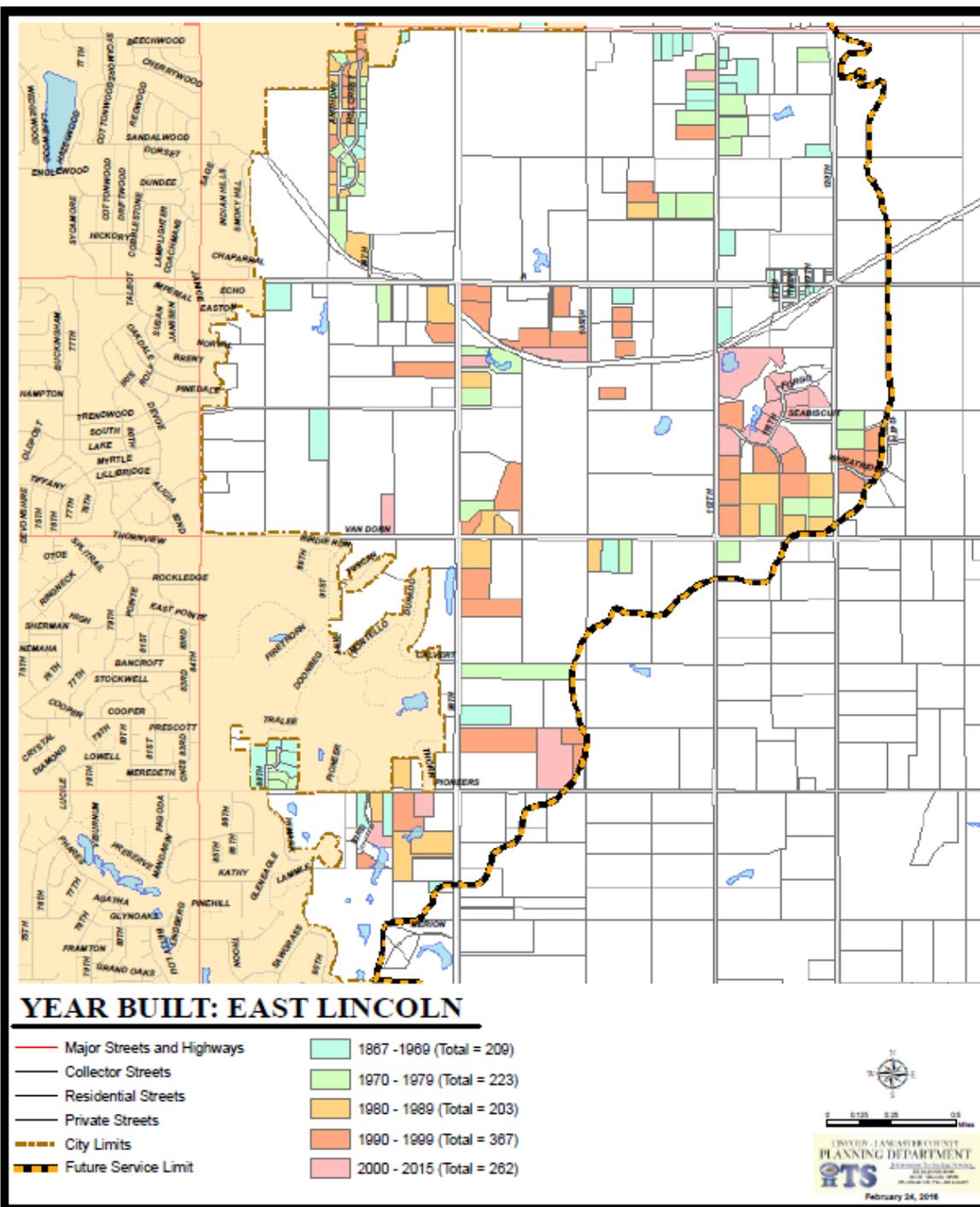
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Acreages

❖ Redeveloping Acreages

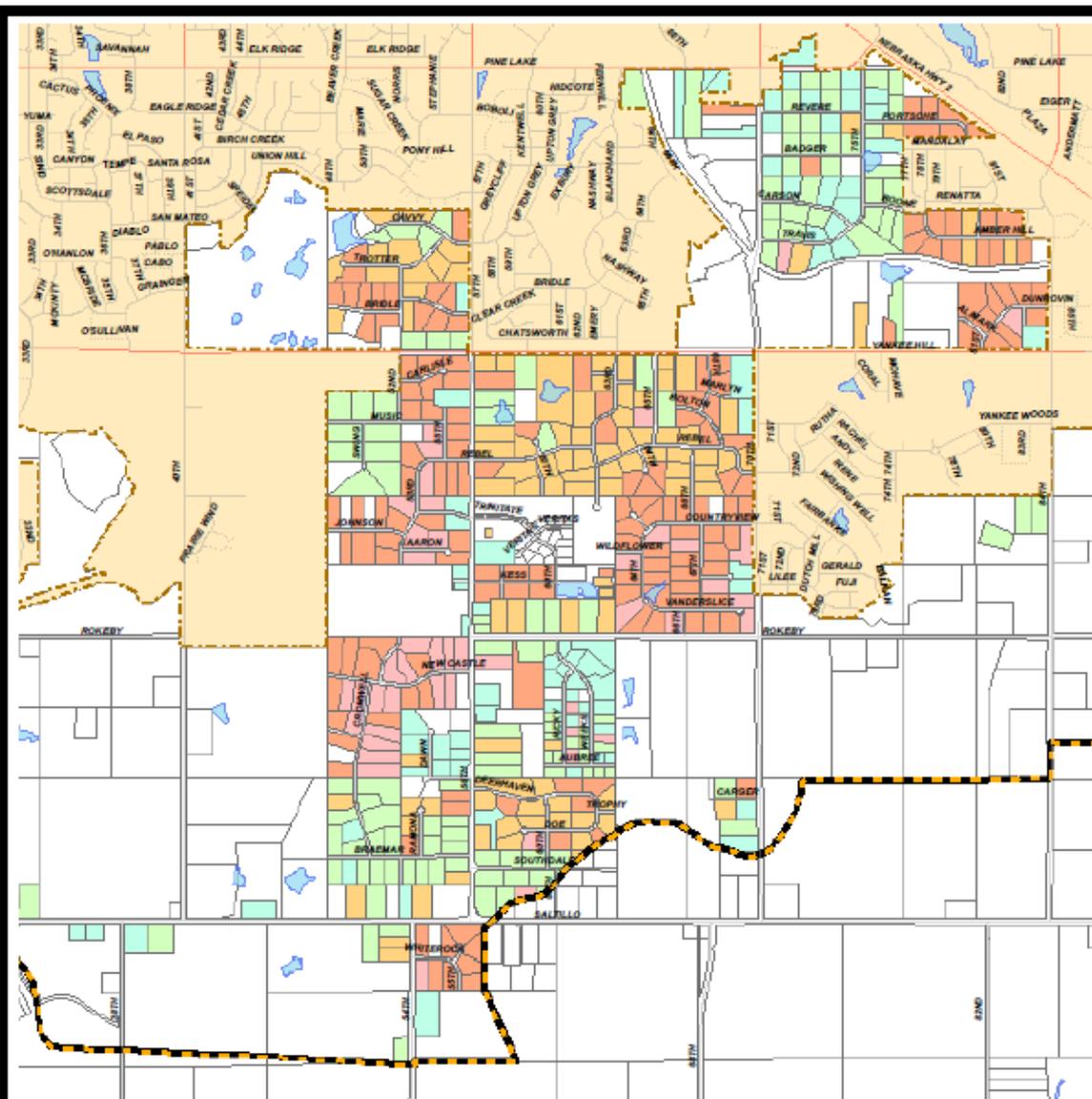
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Acreeages

❖ Redeveloping Acreeages

- No guidance in (C)
- Many areas bec
- City services imp
- Aging homes an



YEAR BUILT: SOUTH LINCOLN

Major Streets and Highways	1867 - 1969 (Total = 209)
Collector Streets	1970 - 1979 (Total = 223)
Residential Streets	1980 - 1989 (Total = 203)
Private Streets	1990 - 1999 (Total = 367)
City Limits	2000 - 2015 (Total = 262)
Future Service Limit	

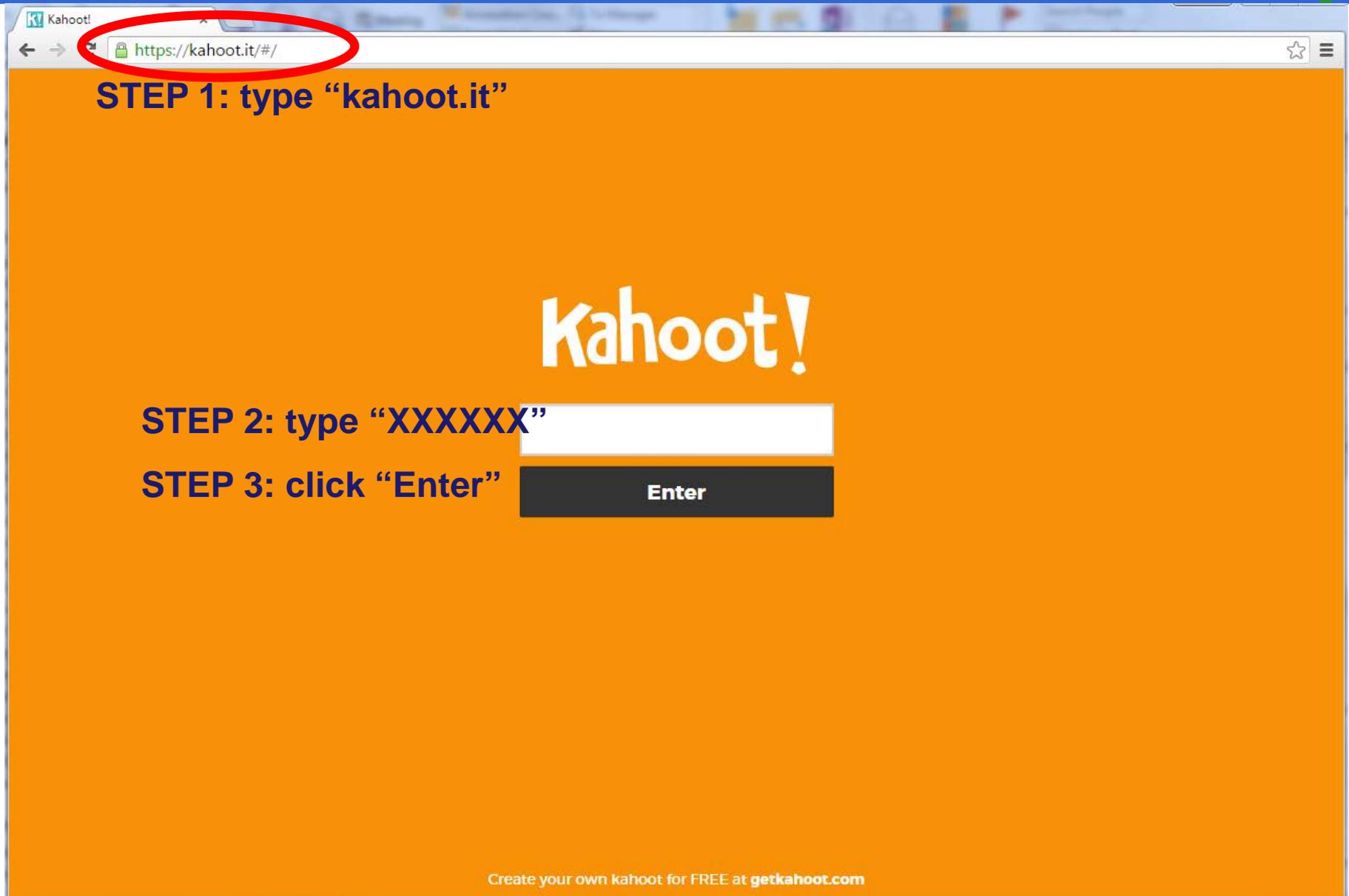


Public Comment

- ❖ Anyone that has signed in to speak on an item related to today's content has three minutes
- ❖ Anyone that has signed in to speak on an item not related to today's content has three minutes, time allowing



Kahoot Quiz

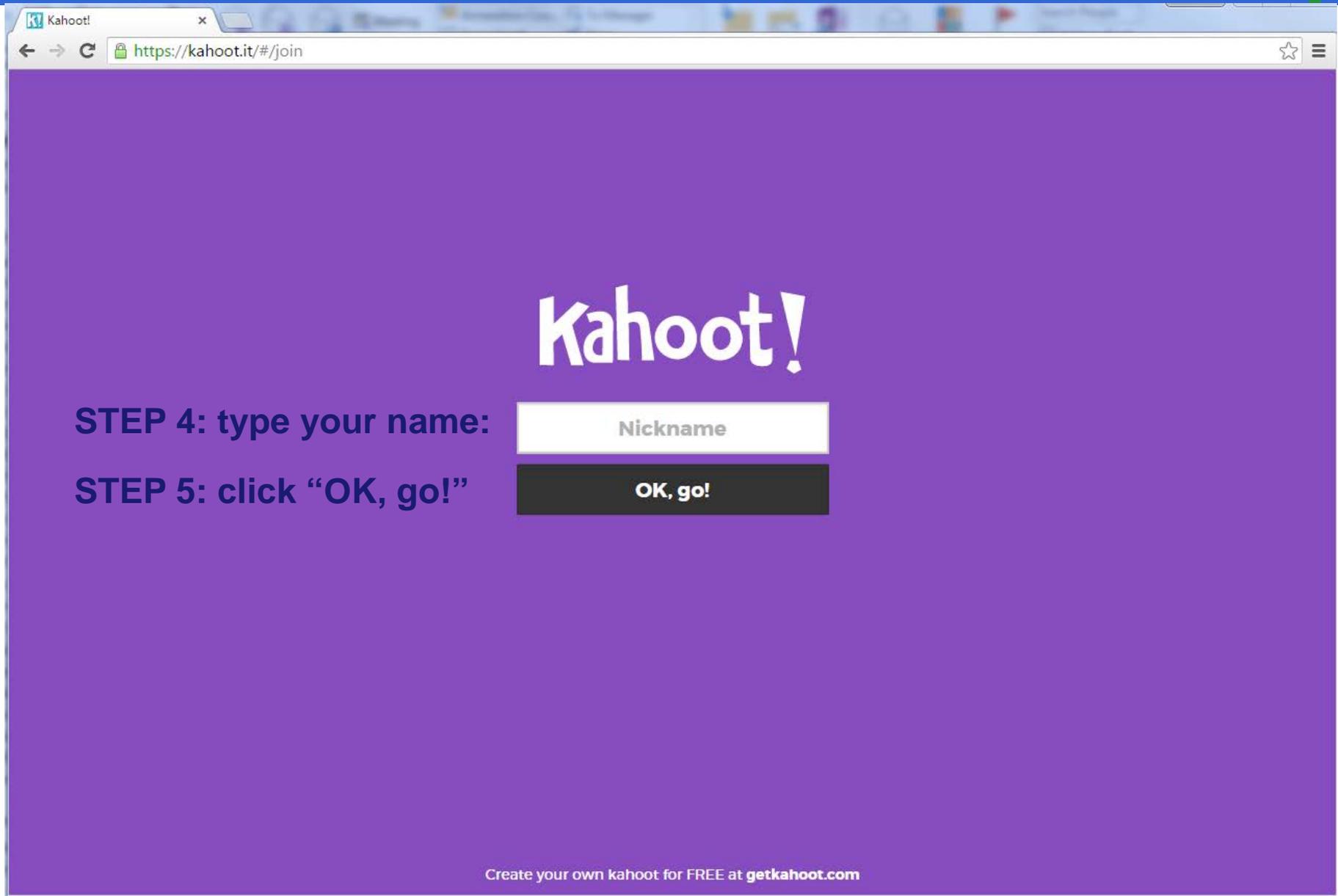


The image shows a browser window with the URL <https://kahoot.it/#/> in the address bar, which is circled in red. The page has an orange background and features the Kahoot! logo. Three instructional steps are overlaid on the page:

- STEP 1: type "kahoot.it"** - This instruction points to the address bar.
- STEP 2: type "XXXXXX"** - This instruction points to a white text input field.
- STEP 3: click "Enter"** - This instruction points to a dark grey button labeled "Enter".

At the bottom of the page, there is a footer that reads: "Create your own kahoot for FREE at getkahoot.com".

Kahoot Quiz



The image shows a web browser window with the URL <https://kahoot.it/#/join>. The page has a purple background and features the Kahoot! logo in white. Below the logo, there are two input fields: a white one labeled "Nickname" and a black one labeled "OK, go!".

STEP 4: type your name:

STEP 5: click "OK, go!"

Create your own kahoot for FREE at getkahoot.com

LRTP Update



LPlan 2040 Update

Upcoming Meetings

- Mar 16th: LRTP
- Mar. 30th: Chapters 3 & 9

