

# MINUTES

## CITY COUNTY COMMON

### TUESDAY, NOVEMBER 1, 2010

**Present:** Gene Carroll, Chair, Deb Schorr, Vice Chair; John Spatz; Bernie Heier; Jon Camp; Ray Stevens; Jonathan Cook; Bob Workman; Doug Emery; Larry Hudkins; Jayne Snyder; and Mayor Beutler

**Absent:** Adam Hornung

**Others:** Dr. Stephen Joel, Lincoln Public Schools Superintendent; Sara Hartzell, Planning; Marvin Krout, Planning Director; Nicole Fleck-Tooze, Long-Range Planning Manager; Rod Confer, Assistant City Attorney; and Mike DeKalb, Planner

Chair Carroll opened the meeting at 12:45 p.m. and announced the location of the Open Meetings Law.

**1. Approval of Common Meeting Minutes of October 5, 2010**

Heier moved approval of the October 5, 2010 meeting minutes, Hudkins seconded.

Roll called: Carroll, Schorr, Workman, Heier, Camp, Stevens, Emery, Hudkins, Cook, Snyder, Spatz, and Mayor Beutler voted aye. Passed 12 - 0.

**2. “Lplan 2040 Bright Ideas Program” Awards - Mayor Beutler, Sara Hartzell, Planning**

Hartzell explained part of the City-County Comprehensive Plan Update was gathering public input. One campaign was “Bright Ideas”, which was on-line, collecting creative, far-reaching ideas from our citizens, from July 14<sup>th</sup> until October 1, 2010.

Mayor Beutler stated there were five different categories: 1) Bright Ideas for Beautiful Places, improving community beauty; 2) Bright Ideas for Getting Around, modes of community travel; 3) Bright Ideas for Where We Live, meeting future housing demands; 4) Bright Ideas for How We Play, envisioning a fun future; and 5) Bright Ideas for Where We Work, the workplace future. All citizens invited to participate and today have the winners in the five categories.

Eric Hunt, not present, had 5 winning ideas, over 4 categories. Brent Johnson is a two-time winner in “Beautiful Places and Getting Around”. Brent’s ideas were adding a citywide recycling program, collection of all recyclables at a city managed site, and the concept of high speed rail.

The Mayor introduced Todd Kellerman, winning in “Where We Live” and “How We Play” categories. He suggested a Smart-Growth Housing program, and “Smart-Growth Active Living and Recreation”.

Mayor Beutler thanked Rosina Paolini, an award winner in “Where We Work” for having an idea in the “Transportation is the Key” program, and for her continuing advocacy of public transportation.

**3. Dr. Stephen Joel, Lincoln Public Schools Superintendent - Commissioner Deb Schorr, City Councilman Doug Emery**

After introductions Dr. Joel stated Lincoln is an incredibly welcoming community, with the highest expectations for their public schools, with community participation. The challenge, and opportunity, is to continue the work and help design the next level of effectiveness. School population growth continues, and now looking at 3 and 5 year plan projections. The system is reevaluating focus programs, strengthening opportunities of connecting children to learning. He gave examples of superbly dedicated

programs, educating for international progress. Dr. Joel stated Lincoln has a wonderful Board of Education, office staff, and is a destination for educators, with longevity in the system. The first 100 days has been to learn, listen, and understand the culture.

Dr. Joel stated there are changing demographics. Now 50% of children, pre-5<sup>th</sup> grade, are free/reduced, a poverty indicator. This requires state and federal accountability to acquire dollars, entitlement programs. The key is what to do with data, to become better in classrooms, schools and system.

Hudkins stated when visiting China saw education innovations and technology adaptation. We have the Kindle Reader, but China made it cheaper developing the Nook Reader. Students receive a Nook Reader, not textbooks. Are we looking at this? Dr. Joel commented because of China's labor costs and government control, they do quicker and cheaper. With budgets, and textbooks, we do not keep up and probably will think differently. A difference between U. S. and Chinese education is selection. While in China he was only shown elite schools, with 17% attending. We're open to all students. Spatz commented we expect educators to provide opportunities for every child, not just a small percentage. We have high expectations in Lincoln, and it is difficult to understand adding 900 students. Dr. Joel replied coming off the \$250 million bond still are strategically adding classroom space.

Snyder stated with new and current schools, and surrounding infrastructure, improved communication on school locations is needed. What do we need to do in order to have safe school routes? Five schools are not walkable, and believe this is because communication didn't start early. Dr. Joel stated they are now identifying land and sees no reason not to communicate. There is a certain degree of confidentiality, but with Lincoln's growth wants conversations. Carroll added we'll talk about our Updated Comp Plan 2040 for City growth, and the public school system should be also be involved.

**4. "Update on LPlan 2040" - Marvin Krout, Planning Director' Nicole Fleck-Tooze, Long-Range Planning Manager (Handout - Lplan 2040 Newsletter)**

Krout stated this report is a consensus of what has occurred. We're approximately 1/3 into the process, with a deadline at the end of next year for a new long range plan to meet federal requirements.

Tooze presented the LPlan 2040 Update. 1) Schedule and Process, first options representing the 1<sup>st</sup> phase of research, population projections and demographics; 2) Series of Four Workshops to examine trend details in sustainability, direction, and type of growth. Now at the 2<sup>nd</sup> phase, Growth Scenarios, discussing alternative development. This will lead to a land use development plan and transportation modeling, plus other details. The 3<sup>rd</sup> phase is the formal adoption in late 2011.

Tooze stated information assumes 126,000 more people in Lancaster County by 2040, a slower growth, less than the 2030 plan. On demographics expect smaller households, increase in population of 65 and older, smaller families, and the generations may have different housing processes.

Tooze commented The Plan It Yourself Workshop was closest to building a foundation process. Now discussion is on roads, direction/type of growth. With Multi-Directional Growth, Stevens Creek growth, and compact growth assessed land assumptions, infrastructure, impact on environment and community services. The three scenarios are guides in developing future land use. Each scenario shared assumptions; population growth; residential development approved; future employment land; and growth based on drainage basins. Rural acreages identified primarily based on the land's ability.

Scenario A most like the 2030 Plan. Multiple directions, type, density of growth. Rural acreage development mirrors multiple directions. Scenario B, Stevens Creek growth, to the east and south with assumptions of housing density split. Growth east and south, with rural water districts. For Compact Growth, density and type of housing. There are 14 square miles in Tier One. More compact roads, and

approximately 1/3 of new residents in the existing city and 2/3's on the edges.

Tooze stated this is on the web with an executive summary and agencies comments. Analyzing scenarios in 6 different perimeters: urban; rural; transportation; utilities; natural resources and community services. Tooze gave short explanation of each.

Tooze said they gathered public input, Advisory Community and web input, laying the foundation. In November will talk with the Advisory Committee on making decisions, and selecting a future growth scenario based on input and discussion of the three. This builds a foundation for 2011 to begin work on the transportation plan. Summer of 2011 is the goal for a draft plan review.

Cook asked why change the historic growth rate? Tooze replied constituent information and all projections showed this expectation in 30 years. Cook stated on Map B, Stevens Creek growth, is the current service limit 2030 plan for reference? In Southwest Lincoln have a white area in the 2030 growth boundary, and would you remove land currently set for growth to a different area? Tooze replied there is a limited demand in terms of Tier One area. Approximately 16,000 approved lots. When looking at the need based on Tier One projections will ship either east or south. If additional city development, ultimately remove from another area.

Cook asked how the economic downturn affects the forecast? Is there the assumption of housing growth rates to return to previous levels? Tooze added they look at a longer planning period.

Mayor Beutler asked for explanation of 9,500 units compared to 1,000 in 2 scenarios. Krout replied they worked with the Advisory Committee, and on how much redevelopment we can have. A combination but with single family lots potential. With people reaching retirement age, some will look at sharing a dwelling, etc. The large portion would be underutilized commercial industrial land in the core area and corridors in primarily commercial districts. Krout added there are opportunities in and around the core area. Five years ago the Downtown Master Plan projected 100 new units per year for downtown, not Antelope Valley or surrounding area. Over the last 5 years 15 plus percent of Lincoln's new housing starts were in the core area. The question is will that rate continue? Scenario C is a more aggressive rate than seen. But opportunities for new development with great benefits to the city in terms of reducing infrastructure costs and helping revitalize neighborhoods.

Stevens said with three scenarios is the plan for the community to adopt one between now and the end of the year? Krout replied they will develop a tentative draft scenario by the end of the year, using the Advisory Committee for a detailed transportation and service study. In June will take to the community and bring feedback to the Planning Commission, who is officially charged by statute to prepare a Comprehensive Plan for the City and County. There will be fall hearings after which we would amend, or not, any plans, and then send to the City Council, and County Board, for hearings in October or November. The final step is that they will adopt the plan's transportation elements. This maintains eligibility for continued federal funding. A long process, with hearings, and public community input.

Camp asked if the web site was set so one computer can input only once? Tooze replied everyone signs in to vote, but probably could do multiple sign ins. Camp stated with a substantial amount of past immigration, how do you factor into growth? Krout replied it's part of the growth review completed by three groups. Live births versus death rate, internal growth expected, internal immigration and out migration. Lincoln is a designated refugee area, and with a net immigration adds to natural population increase. Camp asked if they input compactness into the scenarios because if immigration comes from areas more dense? Krout replied he knows Lincoln attracts large immigration numbers from rural Nebraska, with some housing/lifestyle preferences. Should change in the future as migration from rural Nebraska is decreasing. Krout couldn't say it was directly factored in numerically, but thought about.

Snyder asked how were calculations accommodated for the Haymarket/arena area, for density of housing units? Krout replied with A and B scenarios both assumed 2,000 more dwelling units in the next 30 years, leaving about 60/70 units per year in the entire core area, not just downtown, but Antelope Valley and larger core area. This turns out to be less than the downtown Master Plan Marketing Study which indicated less than half the potential. Snyder knows people, 65 and older, who are waiting for condos in downtown Lincoln. Krout stated condo financing is hard but we're looking at the long range. Snyder added these people have financial stability, would sell their homes and move. Krout said if we keep these options younger families move into existing homes, and keep us from closing core city schools and building more on the outside of the city.

Workman asked on Scenarios B and C, would the southwest franchise be downzoned from where it is going today? Tooze replied on urban growth everything currently annexed to the city would continue to be served by B and C. The yellow area is current city limits and committed land. Workman said on Scenario A doesn't it show residential as Tier One and Tier Two? Krout replied that is the future expectation. We did account for, and in all alternatives said we enter into agreement for future large land tracts. This is where 16,000 potential dwelling units would be. Also there is the equivalent of about 20 million square feet of new commercial area, part of these commitments, representing a 50% increase over what we have in the city now. The commitments, whether by zoning or agreement, are in the scenarios. The question is, what about the rest? If taking care of 10/12 years, what happens later?

Hudkins stated in Option C not showing any potential proposed low density acreages. If doing this scenario will other counties pick up? When we had the policy before some people wanted acreages and will go somewhere if we don't provide them. Krout agreed, adding they are not assuming the rate will increase, and may decrease, but about the same rate of increases we see in the county. Scenario C does recognize most small towns who have extraterritorial jurisdiction stated in comprehensive plans that they want to taper on the edges. We think they'll help support our local services in towns. Would like to see acreages to the edges or at least partially to the edges of towns. If looking at C, and the yellow areas there is enough land to probably cover the market for acreage development. The question, are there more acreages in B. Historically think some want to be closer to the city. One way is multiple directional, the other is to recognize rural water districts and ground water. Should we think about focusing more efforts there? And, all roads are not paved, which we generally think of when looking at acreages. The purpose of the second is looking at the pros and cons of a different direction.

DeKalb stated the pumpkin color is a reflection of the higher concentration of acreages. Probably 80% of the acreage development in Lancaster County and in the three miles are ag clusters.

Camp asked for definition of committed land. Krout replied committed land are areas where the city entered into an annexation agreement and we agreed to provide services or to pay back the developer for attempting services. For instance, Waterford Estates may be 300 acres of land but we've only annexed about 50 acres, but the agreement the City Council would have approved, going back a few years, are for land just marginally outside of the city limits.

Heier asked if an anticipated sewer line was to go down 98<sup>th</sup> Street? Krout asked if inquiring about the Stevens Truck sewer, which generally is on the west side of the flood plain? Heier asked if the line is scheduled to go down the middle of 98<sup>th</sup> Street? Krout answered no. He added 98<sup>th</sup> Street will have sewer and the effort to improve 98<sup>th</sup> Street especially as a relief to 84<sup>th</sup> Street is really appreciated.

Chair Carroll adjourned the meeting at 1:45 p.m.

N:\files\COMMISS\COMMITTEES\COMMON\2010\November\Meeting Minutes 110110.wpd