

BRIEFING NOTES

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, December 16, 2015, 11:30 a.m., Bill Luxford Studio, Room 113, County-City Building, 555 South 10 th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Cathy Beecham, Tracy Corr, Maja Harris, Chris Hove, Dennis Scheer and Lynn Sunderman; (Michael Cornelius, Jeanelle Lust and Ken Weber absent).
OTHERS IN ATTENDANCE:	David Cary, Mike Brienzo, Brandon Garrett, Kellee Van Bruggen and Teresa McKinstry of the Planning Department; Joy Citta of Lincoln Police Dept., Brendan Lilley of Lancaster County Engineer; and Frank Uhlarik of Public Works and Utilities.
STATED PURPOSE:	Briefing on “ LRTP and LPlan 2040 Comprehensive Plan Update ” by Planning staff

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

David Cary stated that time will be allowed at the end of the meeting for public comment. There will be an overview on demographic information and plan assumptions today. You will see that the plan, which was adopted five years ago, was very accurate. We would like the Planning Commission to take formal action at the end of the meeting acknowledging that the assumptions are accurate.

Brandon Garrett stated that we will be discussing the following plan assumptions: 1) Horizon Year 2040; 2) Population and Household Projection; 3) 90% Population in Lincoln; 4) 40% Multi-Family Units; 5) Development Activity/Land availability and 6) 8000 Units of Infill.

The first assumption is the 2040 Plan assumption of Horizon Year 2040. Many times we will add five years to the last plan. In 2011, we added ten years to the plan. Typically, long range planning is 20 to 25 years. There are some advantages to maintaining the year at 2040. LPlan 2040 had extensive public outreach. Some other departments have master plans based off the Comprehensive Plan. Every time we move our horizon year, they often update their master plans based on the horizon year. Keeping the 2040 horizon year allows for a more minor update, instead of a complete overhaul. The next major update will be the 2050 plan.

Some base assumptions for population and households are that the population projection is on track with the census. The census does tell us that we are about 2000 households behind from what the projections told us. Households equate to occupied dwelling units. This is a major focus to project housing supply. Non-family households are steady, but higher than projections. There are fewer single person households. Projections tell us that average household size should be declining, but the census tell us that it has gone up. People are creating larger households. 0.04 is a significant difference in average household size. There are 2,000 fewer households than projected, mostly as a result of the larger household size. There are numerous reasons for the larger household size average. What this tells us is that we have more capacity in the plan at this time for future units.

Our plan assumes that Lincoln will continue to comprise 90 percent of the population for Lancaster County. At this point, all of our data is in line with that. We are at 90.5 percent. We are right on target with the Comprehensive Plan over the past several years since the plan was approved.

The 2040 plan assumes that 40 percent of all new units constructed will be multi-family. Multi-family units are slightly ahead of pace with the Comprehensive Plan.

Residential demand is very important because it is the number one consumer of land. We need to add 40,737 dwelling units over the next 24 years. Lincoln is typically 91 percent of households in Lancaster County. There are approximately 111,920 households in Lincoln in 2015.

Beecham questioned if we have density calculations that we do for different areas of the city, and is it per lot or per block? Garrett replied it can be done in a variety of ways. One way is to draw the whole boundary and count units. Another way is by zoning district and use the density of the district. The data is all in GIS. Cary added that it is good to note that we assume three dwelling units per gross acre for currently undeveloped land.

Garrett continued that in looking at Tier One land, we are sitting at nearly 12,000 units that have been approved, but not yet built. In addition to that, we have land inside Tier One for residential land that does not have approvals yet. There are approximately 23,000 dwelling units on Tier One land without any approval. You put those two together and the potential is about 35,000. We need about 41,000 dwelling units citywide. We need a minimum of 5,813 units to occur in infill over the next 24 years to meet the expected demand.

Sunderman inquired if we are trending towards 6,000 units. Garrett replied that the plan assumption is we will hit 8,000 in 2040. More than one fourth of our units have been infill over the last six years. We are on pace at 357 units a year for infill. At this time, we are at 26.8 percent of our 30 year goal.

Hove inquired how infill is defined. Garrett replied that infill is everything. Sometimes it is a vacant lot, sometimes it can be a house that was torn down and rebuilt. Other times it is a multi-family project.

Sunderman wondered how much student housing is affecting these numbers. Garrett stated that looking at how many students are available to fill units, it will be interesting to see how the numbers end up. UNL has a stated goal of growth to reach 30,000 students by 2020, up from 25,000. Cary added this will be a good topic for the major update.

Garrett continued that we have averaged 357 infill units a year. Added to Tier One growth, this infill has equaled 19.6 percent of total units since the Plan was adopted. LPlan 2040 as adopted, plans for 16.5% infill over a 30 year period.

The next plan assumption is 8,000 units of infill, or where we can accommodate growth in existing areas of Lincoln. There is infill in R-zoned land and Tier One land, with and without approvals. There is greater downtown infill occurring. Commercial conversions are commercial buildings converted to residential. There are so many opportunities in commercial type land use to accomplish more infill. Acreages come up from time to time within the future service limit. We don't count on that in the plan. Private golf courses over time will occasionally start to chip away at their golf courses and reconstruct their layout. There is also the possibility for higher density. Our assumption is low with three dwelling units per acre. A higher assumption expands how many years of growth we can accommodate.

Cary added that when we end up assigning units in a land use, we don't really assign much in the established neighborhoods. The increase expected in the South Haymarket Neighborhood Plan is 2,000. That would put us over the goal.

Garrett continued that the capacity in the Plan adds up to 55,000 units. Demographics tells us that we are going to revisit the issue in five years. Demographics will play a key role. We don't know what will happen to the average household size.

Quiz via KAHOOT

Question: What percentage of all units were multi-family from 2010 to 2016?

Answer: 48.7 percent

Question: How many units does Lincoln need to add from 2016 to 2040?

Answer: 41,000

Question: What percent of new dwelling units were infill from 2010 – 2015?

Answer: 26.2 percent

Garrett continued that updates to Chapters 1 and 2 of the Comprehensive Plan include the Priority Growth Areas map that needs to be updated and the Future Land Use map, which needs to be updated as well, to reflect what has occurred to date. We don't expect any changes to goals or vision. We need to update the numbers to be current.

Cary stated that we feel confident in the LPlan 2040 assumptions. We haven't changed much over the last five years. Beecham sees that the projections from five years ago were pretty realistic. Cary believes if anything, we are erring on the side of caution.

Hove wondered what is ready to build, on the outskirts of town. He questioned how far ahead roads and infrastructure are planned. Cary replied that the plan is built around the gravity flow sewer policy. Water and sewer plans are based on this as well. They are working on serving the areas identified in the plan. Garrett added that the Capital Improvement Program (CIP) is based off the master plans created. Cary stated that the good news is that we all follow the plan, so we aren't duplicating efforts.

Hove knows that on the east edge of town in the Stevens Creek area, the sewer issue has been there for a while. Cary stated that we are just really starting to use the Steven's Creek sewer. There is going to be a lot more growth in that area over the years.

Beecham asked what the criteria was for deciding where Tier One property is located. Garrett stated that we look at our drainage basins and where can we get sewer to. With LPlan 2040, we looked at the 2030 plan. We ended up ultimately taking some land out. We look if this is an area we can realistically get to. We meet with water and sewer staff to see if an area is realistic for development. Stevens Creek is a major investment. You want to take advantage of that.

Beecham inquired if we alter a tier based on current events. Cary believes whatever changes happen would be due to the fact that we are starting to use up more land. We have a multi-directional growth strategy. The reality check is that the majority of available land is to the south and to the east. Garrett noted that Tier Two land might get pushed into Tier One over time with updates to the Plan.

Corr arrived.

Beecham believes it would be helpful to have more information about the sewers. Cary agreed that would be good information to have. It is a basic building block of growth. Cary agreed to provide this information to the Planning Commission after the meeting.

Scheer asked when the east beltway is scheduled for construction. Cary replied that hasn't been assigned yet. It is in the Plan for corridor preservation, but not yet as a project. It would occur after the South Beltway.

ACTION:

Beecham made a motion to allow the Planning Department to proceed with the Comprehensive Plan assumptions as follows:

- Retain Horizon year 2040
- Retain Population and Household Projections
- Retain 90% of county population in Lincoln
- Retain 40% Multi-family Units
- Retain 2040 Tier I and Future Service Limit
- Retain 8,000 Units of Infill over 24 years.

Motion was seconded by Sunderman.

Harris clarified that the numbers speak to what is currently happening. Garrett agreed. This validates the numbers by the consultants six years ago. The assumptions from LPlan 2040 aren't wildly different from what we expected to happen and what actually happened. Cary would be willing to say our projections were extremely accurate.

Motion carried 5-0: Beecham, Harris, Hove, Scheer and Sunderman voting 'yes'; Corr abstaining; Cornelius, Lust and Weber absent.

Garrett stated that the briefing on January 6, 2015 will be a review of chapters 8 and 11 of LPlan 2040. The briefing on January 20, 2016 will be dedicated to the Long Range Transportation Plan (LRTP). We plan to review the entire LPlan document a few chapters at a time. We can set aside some meetings for something that needs more in depth discussion.

The meeting was adjourned at 12:55 p.m.