BRIEFING NOTES

NAME OF GROUP:	PLANNING COMMISSION
DATE, TIME AND PLACE OF MEETING:	Wednesday, February 3, 2016, 11:00 a.m., Bill Luxford Studio, Room 113, County-City Building, 555 South 10th Street, Lincoln, Nebraska
MEMBERS IN ATTENDANCE:	Cathy Beecham, Michael Cornelius, Maja Harris, Chris Hove, Jeanelle Lust, Dennis Scheer and Lynn Sunderman; (Tracy Corr and Ken Weber absent).
OTHERS IN ATTENDANCE:	David Cary, Steve Henrichsen, Brandon Garrett, Mike Brienzo, Kellee Van Bruggen, Stacey Groshong Hageman, Rachel Jones, Ed Zimmer and Teresa McKinstry of the Planning Department; David Derbin of County Attorney's Office; Tim Sieh of City Attorney's Office; Hallie Salem of Urban Development; Jon Large of Lincoln Airport Authority; Bill Austin of Baylor Evnen Law Firm and other interested parties.
STATED PURPOSE:	Briefing on "**Airport Zoning Text Amendments**" and **"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.

- Airport Zoning Text Amendments

Jon Large stated that since the mid 1970's, we have had a three mile circle around the airport, with height restrictions. There are five different zones. The most important zones are the green and blue areas which protect the flight paths, the Operation Zones. We have Transition Zones seven to one slope, Turning Zones which define a zone 150 feet above the runway and the most important ones are the Approach Zones. It is important that the airspace be protected. There was a desire for expanded protection for approaches. In 2013 LB140 was passed and allowed us, required us in fact, to expand protections for Approach Zones out to ten miles. He played a movie put together by one of their consultants. It showed existing zoning and typical approach traffic. With the passage of LB140, new slopes and zones are being required and proposed.

Hove inquired about the specifics of each zone. He understands the restriction to be that you can build, but only to a certain height. Large replied he was correct. We are looking to protect against very tall structures such as wind turbines, power lines and cell towers, etc. He doesn't see where this would limit much development out there. He provided a map that shows the ground elevation

along the runways and shows how tall something could be constructed at a particular distance from the runway.

Beecham inquired if there is anything that will be affected in the currently existing areas. Large replied that anything currently there, is or will be grandfathered.

Beecham wanted clarification that any new application has to meet the new standards. Cary replied yes, she was correct.

Scheer understands that anything in the three mile limit would be subject to the new rules for height changes. Cary stated there would be some changes to the three mile area, with some areas now out of the three mile area, including some areas of Downtown.

Harris questioned if there are any wireless pockets where coverage is not as good. Wireless providers would not be able to go in and fill a need. Large replied that from his experience, the wireless providers are not hard wire providers. His provider uses a wireless signal.

Cary stated that we already require co-location and try to limit the amount of towers. Henrichsen added that most cell towers are under 150 feet tall.

Hove asked if this is a new FAA requirement? Large replied it is coming out of state legislation.

Beecham wondered if any opposition is anticipated. Cary stated that we don't believe so. Rachel Jones added that she hasn't received any comments on this item. Large noted that the Airport Authority has advertised these changes with very little comment.

- Comprehensive Plan Update

Chapter 4: Placemaking

Stacey Groshong-Hageman stated that a lot of things have happened since the adoption of the Comprehensive Plan. Probably not a lot of new additions are needed. This chapter talks about the design review boards and their roles. Since the adoption of the Comprehensive Plan, there have been some projects that overlap the boards review. It is probably a good idea to add some language regarding joint reviews. There has been the West Haymarket Subarea Plan, things have happened since the Downtown Master Plan and there is the recently adopted South Haymarket Plan. With the Downtown Design Standards in effect, there are still a lot of reviews happening. As B-4 zoning expands into non-core districts, the standards need to be adapted to fit. Part of the South Haymarket Plan recommends additional design standards. We have been working on some updates to the Capitol Environs Design Standards.

Beecham questioned if the Capitol Environs Design Standards are required by the state. Zimmer replied that the state says we must do them. They are adopted at a city level.

Hagemen continued that Centennial Mall is nearing completion and there will be changes. Another big effort was reFORM design standards that were not ultimately adopted.

Harris wondered if Antelope Valley is part of the Downtown Design Standards. Hageman replied that some standards refer to specific streets. Antelope Valley is a little different, but within the Downtown Design Standards. The standards apply to B-4 zoning. Harris asked what is different with the Antelope Valley standards from the Downtown Design Standards. Zimmer replied that the Downtown Design Standards apply to B-4 or O-1 zoning. Within B-4 zoning, there are some sub districts. What differs from downtown is the percentage of glass on the first story, more in the retail area and core, less in the fringe areas. There isn't a different map or package that applies to Antelope Valley.

Hageman continued that for Entryway Corridors, the airport entryway project is nearing completion. We've been doing a study with inter-departmental staff on the additional entryway corridors that are identified in the Comprehensive Plan. East Cornhusker Highway has been identified for further study. Implementing some Wayfinding Signs is another project. The design of the signs have changed since the plan was adopted. The next phase of Wayfinding Signs is almost complete. Those are signs dealing with UNL campus destinations and to update Sheldon Art Gallery signs. Public Art is also a good piece of placemaking. A Public Arts Master Plan has been adopted, along with placement of numerous pieces of public art. For Historic Resources, there have been local landmarks and properties placed on the National Register of Historic Places. There is also a big effort to digitize many of our records for historical properties. For Other Placemaking, there have been improvements in College View and the Havelock Façade Program. Streetscape type projects have happened on West "O".

Cary stated that this is an exciting time. We are able to implement a lot of items from the Comprehensive Plan.

Lust asked if there is anything in the plan that nothing has happened with. Cary replied that for the transportation side, the personal transportation device topic was written out for the 2040 plan. It was a hybrid personal monorail idea. We are just now coming back with technology for a driverless vehicle. It is not the same technology, but a similar concept.

Chapter 5: Business and Economy

Brandon Garrett stated that the common thread as we are reviewing the chapters is how much we need to add for things that are already happening. We need to add the Fiber to Home Project. This is pretty significant. The current average speed is 2-12 mbps and it is proposed to go up to 100 mbps to 1 gig per second. Another big item is to add High Tech Economic Development. Staff

felt this has risen in importance to be added. A topic that comes around from time to time is the theater policy. The city of Lincoln has a more open policy on theater screens in the downtown area and a limit to B-5 zoning. A maximum of six screens are allowed out of the downtown area. It seems to be serving the community reasonably well. We feel is still plays an important role.

Hove noted that policy was set up a long time ago. At some point as the city expands, other theater companies are going to want to build and this arguably prevents that. No one wants to build a six-plex. It seems to him we would want to place some type of sunset on this rule. The policy has helped Lincoln, but we can't keep this the way it is.

Cary understands if there was a real push for competition, we would want to take a comprehensive look at the downtown 15 years ago versus today. Another thing to keep in mind is the way the ordinance is set up. It requires a market study to show what the market in Lincoln is doing. That study needs to show if that is needed for a new area. There is the limitation for six screens outside of downtown. Cary believes we would have to reach out to the Marcus Theater folks and learn from them. The whole market has changed dramatically. There are processes in place to have that conversation. Planning Dept. feels that the policy is still working. He personally doesn't know if there is a demand for larger theater complexes.

Beecham questioned if we have any contractual obligations to Marcus Theaters. Hove understands that Marcus Theaters is following the rules and have placed investment into the theaters. That is why he believes there should be a sunset on this policy, give Marcus time to adjust to a change in the policy. It seems to him it is an antiquated rule that shouldn't have been in place this long of a time.

Hallie Salem stated that Dallas McGee is more informed on this topic. It is her understanding that the redevelopment agreement doesn't specify any length of time the policy is to be in place.

Hove would like to see this changed. He can foresee a sunset to the policy.

Sunderman agrees. No other industry has the protection that this movie theater does. He agreed with it when it was passed. It protected the downtown area. Downtown is now doing well and it might be time for this to go away. Beecham agreed.

Harris can see an argument where some people might feel that the rug is being pulled out from under Marcus Theaters by removing this protection. Hove believes you are preventing competition.

Sunderman stated that part of the discussion is what will a movie theater look like in ten years. Things have changed a lot.

Cary believes it is interesting to look at the updated amenities that Marcus has done. They are putting the investment into their infrastructure.

Lust wondered why we implemented the policy if it wasn't a good idea. Now there are a lot more entertainment options downtown. The possibility of sunsetting the policy seems like something to look at. It should be a long term policy. She doesn't want to penalize a good company for all their investment.

Cornelius doesn't have a position on this question yet, but he thinks the discussion needs to recognize that one position could be support of the policy.

Lust sees the market study as a good idea. Hove believes there was a market study when someone proposed a theater at 84th & Hwy. 2 a few years ago.

Harris questioned the process for a new theater. Cary thinks that a few things would have to happen. It depends on what the proposal was. If the proposal didn't meet existing policy, it would have to produce a market study for demand and then they would have to site a location that fits the policy. They could propose a change to the policy. We would have to have a conversation with the applicant. Instead of saying we need you to engage neighborhoods, like we normally do, we could say you need to have conversations with DLA and Marcus Theaters. There are implications to changing the policy. We wouldn't want to just say no or yes, it needs to be thoughtful and more information is needed. A proposed change in policy impacts current stakeholders.

Scheer thinks the key needs to be enough time in the process to connect the dots from the study, to why the policy to protect downtown was put in place in the first place. One is purely economical. When you talk to certain DLA people, the discussion can get tenuous.

Garrett continued that every time we do a Comprehensive Plan Amendment, we change the land use map. We will be proposing getting rid of the underlying land use on the Commercial Center designations map. Chapter 5 has some guiding principles for development and redevelopment. We question if these examples reflect our goals. How might we bring the reFORM conversation back to the table? One idea is to take some of the foundational principles from reFORM and place them into the text a little more. You will notice today that a lot of arterials that have sidewalks right on the curb are filled with ice and snow. There are multiple purposes for the planting strip. Building orientation was another key component.

Cary stated the idea for this update is to reflect change that has occurred and reFORM was a major effort. Putting this information into the Comprehensive Plan doesn't change an ordinance or adopt standards. We have discussed including some of the reFORM concepts into the new plan. We went forward with reFORM because the principals were already in the Comprehensive Plan. Garrett added that it wouldn't be in the same specificity as reFORM.

Lust questioned if this would be a tool for Planning to use, not a requirement, but a suggestion. Cary replied it is already being negotiated for some of these concepts. Until we get an actual regulation on the books, it won't work 100 percent of the time.

Garret stated that most of the language is already in the Comprehensive Plan, perhaps it is just a matter of revising it. In some ways, it is updating that we have had a large process and some of the terminology needs to be updated.

Cornelius stated that standards don't guarantee a beautiful design. When we start to approve items, if this conforms, becomes a fuzzier decision. He likes the idea of an optimal design. He thinks it is valuable to have this type of information in the plan. What we have seen previously is we couldn't reach a community wide consensus on reFORM, but we see actual graphics come in that embody part of the ideas, that this all needs to come together. He would like to see us move forward on that, even if we say it is aspirational in the plan

Cary would say perhaps we could acknowledge there was an effort on this topic and talk about site and building design. The concepts are already in this chapter. Garrett added it would be more generalized principles.

Beecham thinks it doesn't hurt to give some indication as to why you like a particular principle. If there are reasons we believe one principle is good, we need to say why. She felt like we took the misstep with having two things in opposition to each other. One reFORM committee looked at zoning and one looked at design standards. She thinks that is the wrong way to look at it. She wonders if it would be more beneficial to look at it in a more cohesive way. In some discussions she participated in, more of the concerns didn't revolve around something such as South Pointe Mall. Most discussion was about the older buildings. The zoning folks were concerned more with the larger developments. Transparency in each zoning district could be different. We create differences from the very beginning. Maybe we have a group look at everything. Perhaps this is a conversation for the next update.

Sunderman believes that is a good next step. He would like to see the proposal in more detail. He is concerned it is somewhat quasi-regulation. Lust thinks the Comprehensive Plan is the place to spell out aspirational ideas. She believes that is good for development. Scheer thinks the Comprehensive Plan update should acknowledge things that have happened. This is part of it, in his mind. We need to acknowledge that even though reFORM didn't happen, it had an effect. We shouldn't think like nothing has happened.

Beecham agrees that the language needs to be looked at. We don't want to be perceived as looking like we are placing in language that wasn't officially adopted.

Cornelius noted this was design for infill development. He recalls seeing large commercial centers and he feels like we were drifting away from the initial intent. This is an important piece and the

point of reFORM was to try and make that simpler. He wonders if we should steer back towards infill.

Garrett continued that the Industrial Centers map also needs the base layer of land use removed. There was an earlier discussion on the pipeline topic that could be included in the plan as well.

Quiz via KAHOOT

Question: What entryway corridor is already nearing completion?
Answer: Airport/Cornhusker

Question: The Capitol Environs District was established in 1978 by the Legislature. Who proposed it?
Answer: Senator Doug Bereuter

Question: Which tech company is building their new headquarters in the West Haymarket?
Answer: Hudl

Question: Lincolns' Theater Policy is meant to establish Downtown as the primary _____?
Answer: Entertainment district

Question: Pro footballs' 50th "Big Game" is this Sunday. How is "50" written in roman numerals?
Answer: L

- LRTP

Mike Brienzo stated that the Long Range Transportation Plan (LRTP) worked with eight different focus groups and the Project Oversight Committee. He is working on summaries. It should be interesting to see what everyone said. We continue to work on the needs assessment, evaluation criteria and performance measures. We are focusing now on projects. After that, we will start developing a visionary plan. The project evaluation period based on goals and objectives should be interesting. We are discussing what criteria we should use. We also have the first public meeting on February 18, 2016 at Culler Middle School. We are in the process of developing a Survey Monkey that will be placed online. For April and May, we plan to talk about fiscal constraints.

Cary stated that the next briefing is on February 17, 2016. It will be on the LRTP. The briefing on March 2, 2016 will be on Chapters 6 and 7 of the Comprehensive Plan. He would note that he wants everyone to keep sending comments and feedback.

- Miscellaneous

Cary stated this is budget season for the city and the Planning Dept. One concept we are thinking about and he wants feedback on is the idea of going completely digital. It has to do with how the commissioners receive information for meetings. We would like commissioners to consider if Planning provided Planning Commission members a tablet to use for digital information. The idea is to copy less, mail less paper and potentially see savings as a department and a city. We are willing to place the purchase of tablets in the budget discussion. Staff would like the commissioners to think about that and give us your thoughts.

Beecham would have no problem using her own laptop. She would like to have software that allows you to make notes on what is reviewed. Cornelius noted most online files are PDF. Making notes is contingent on the capability of your PDF viewer.

There was a discussion on software capabilities. It was agreed that annotations would be a good tool to have. Cary doesn't want access to technology be a barrier. Cornelius prefers a keyboard as opposed to a tablet. He has no problem using his own laptop as well. Lust agreed. There is no good way to take notes on a tablet. Harris thinks this is all reasonable. Some people prefer paper, but she has been on other boards that don't send out paper at all. She thinks it is still reasonable for a new Planning Commission member to receive a printed Comprehensive Plan and other background plans, but she can foresee the agenda going all digital. Beecham agreed. She would be okay with meeting materials being received digitally. Scheer agrees with everyone's comments. The more important point for him would be ease of access. He would like to see a Planning Commissioner portal where everything is readily available on one page.

There being no further business, the meeting was adjourned at 12:50 p.m.

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