



# Opening Presentation

City of Lincoln

Design Charrette  
03/25/2025





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# Introduction





# Project Team

## CITY OF LINCOLN

- Christian Svensk, Community Development Director
- Efren Sanchez, Senior Planner

### OPTICOS DESIGN, INC.

#### Planning + ODDS

- Cecilia Kim, Project Manager
- Xenia Alygizou, Associate I
- Roger Foreman, Senior Designer
- Singeh Saliki, Senior Designer

### CASCADIA PARTNERS

#### Economic Analysis

- Alex Steinberger, Managing Partner
- Ayano Healy, Senior Associate



# Project Overview





# Project Purpose + Approach

Develop the tools needed to facilitate mixed-use infill housing and expanding affordable housing options in the Downtown area while transforming the Downtown area into an identifiable center and thriving destination for residents and visitors alike.



# Project Purpose + Approach

- **Engage the community** meaningfully throughout the process.
- **Update the community's vision** for Downtown.
- **Remove zoning barriers** to development in Downtown.
- Explore financing through an **Enhanced Infrastructure Financing District (EIFD)**.







# Project Schedule (18 months)

**2024**

**Project Kickoff: August**

## **Refine the Vision**

- Review background documents & existing conditions
- Analyze physical character

## **Community engagement:**

- Stakeholder Meeting 1
- Community Workshop 1

**2025**

## **Design Charrette**

- Refine draft alternatives
- Develop preferred alternative as vision

## **Downtown Master Plan +ODDS**

- Analyze EIFD feasibility
- Prepare Draft Master Plan (Admin/PRD)
- Prepare ODDS (Admin/PRD)
- Environmental Documentation

## **Community engagement**

- Stakeholder Meetings 2 & 3
- Community Workshops 2 & 3

**2026**

## **Adoption Hearings**

- Public Hearings on Master Plan, ODDS, Environmental
- Prepare final documents, as adopted

**Target Completion: April 2026**





# What We Have Heard





# Previous Community Engagement

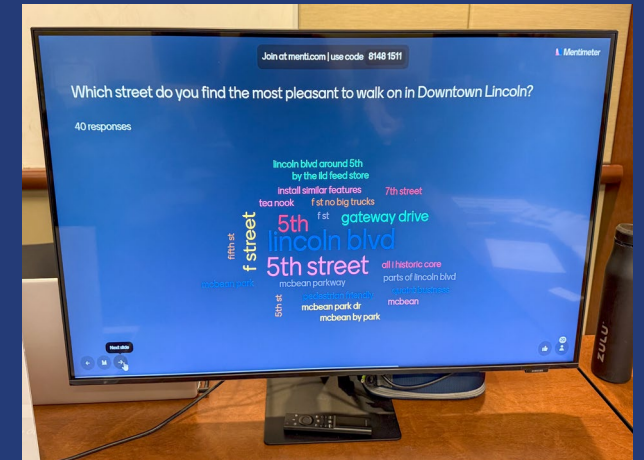
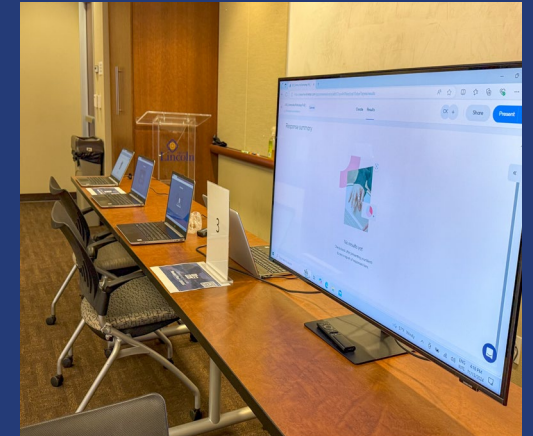
## Stakeholder Meeting 1

- Interviews with focus group of local developers, business and property owners

## Community Workshop 1

3 activity stations to provide input on:

- Downtown Lincoln highlights
- Explore other great downtowns
- Survey on current challenges for Downtown

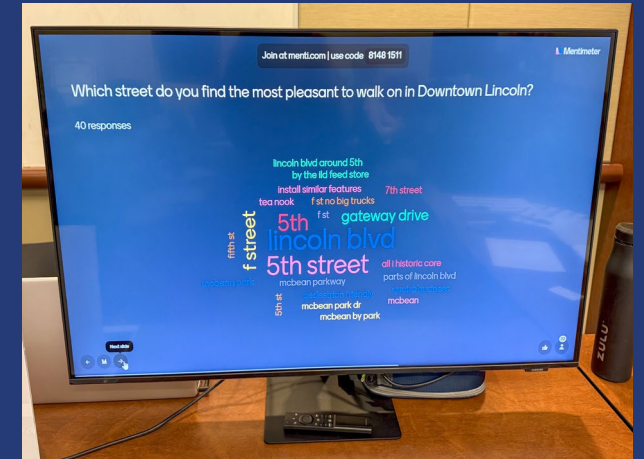
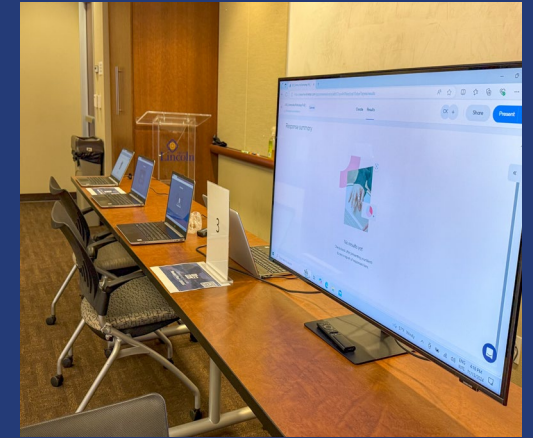




# Previous Community Engagement

## Comments received about the following topics:

- Housing
- Placemaking and Walkability
- Parking
- Impact fees
- Public Open Space







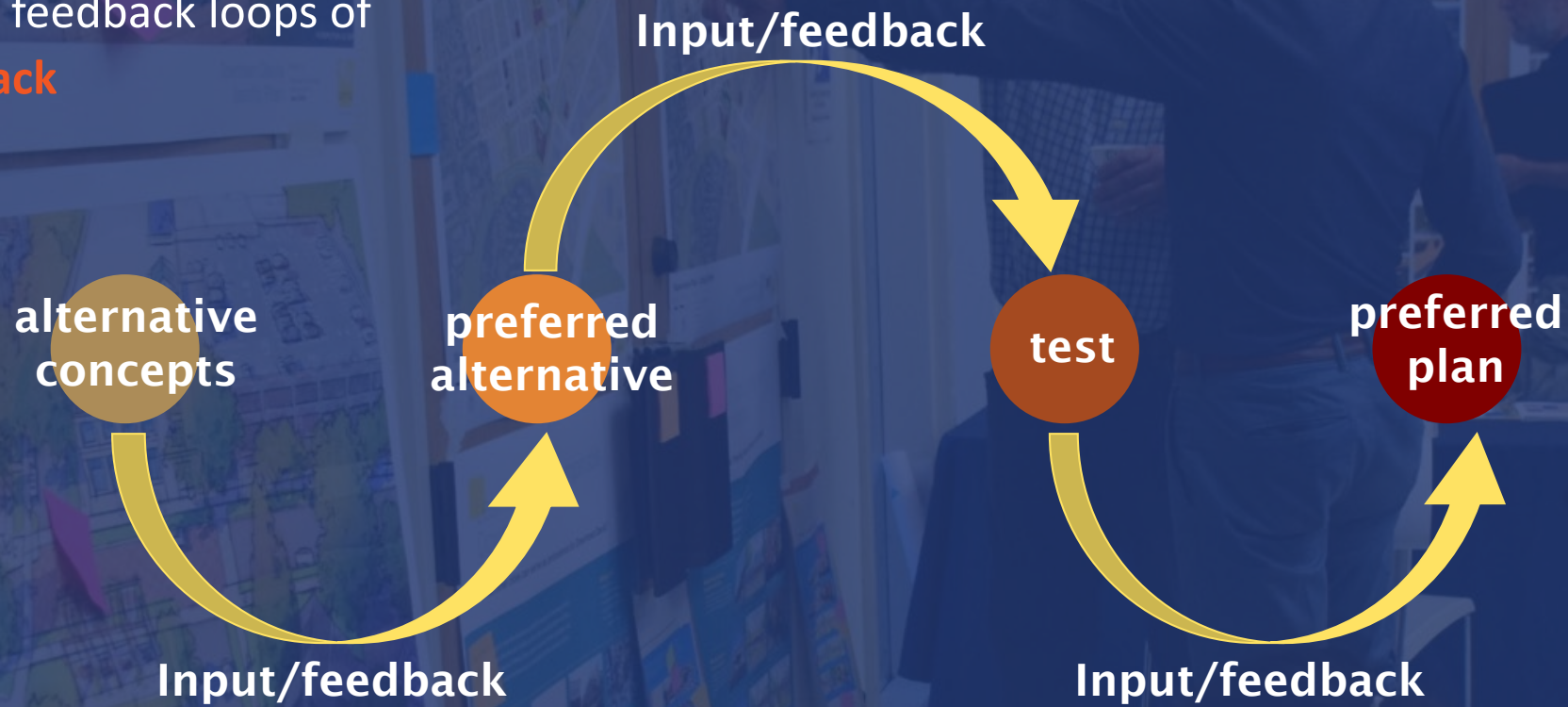
# Design Charrette





# What is a Charrette?

A **collaborative and iterative process** that relies on several (minimum 3) feedback loops of **input/feedback**



Slide repurposed  
from Bill Lennertz,  
National Charrette  
Institute

# Goals

We aim to achieve the following from community input and feedback from this charrette:



Preferred vision for Downtown Lincoln as the basis of the Master Plan



Detailed ideas for opportunity sites to inform the ODDS





# Charrette Schedule

## March 25

Opening  
Presentation

**1 - 2 pm**

Open  
Studio

**2 - 5 pm**

## March 26

Open  
Studio

**10 am - 7 pm**

## March 27

Open  
Studio

**10 am - 2 pm**

Closing  
Presentation

**6 - 7 pm**

# Downtown Lincoln as A Thriving Destination

- Daily destinations
- Mix of uses
- Walkable
- SACOG "Green Zone"





# How does Downtown Lincoln compare to its peers?

Woodland, CA  
Pop: 61,123



Davis, CA  
Pop: 65,832



Lodi, CA  
Pop: 67,679

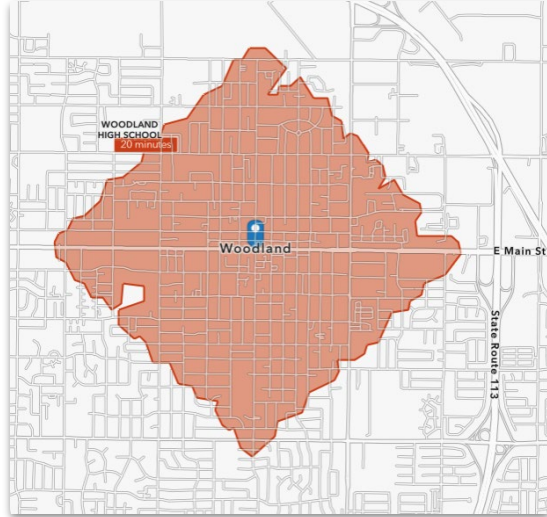


Lincoln, CA  
Pop: 54,538



# Comparing 20-minute walk sheds

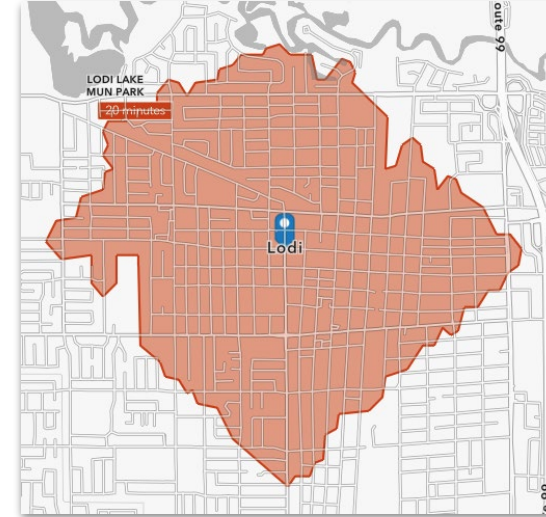
Woodland, CA



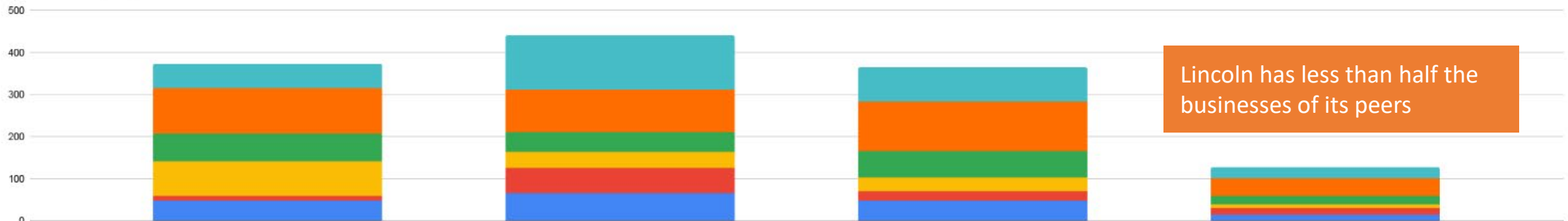
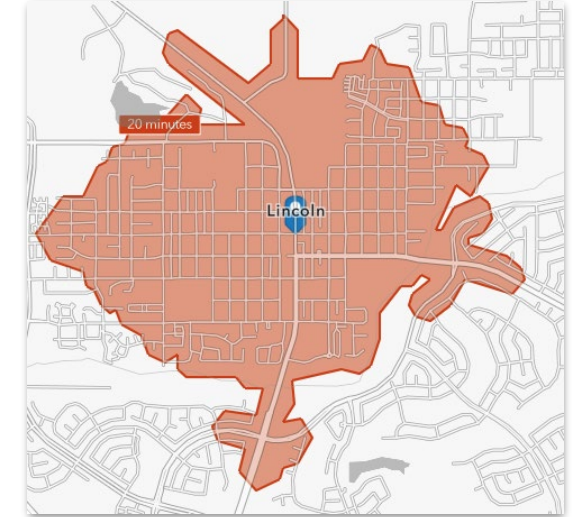
Davis, CA



Lodi, CA



Lincoln, CA

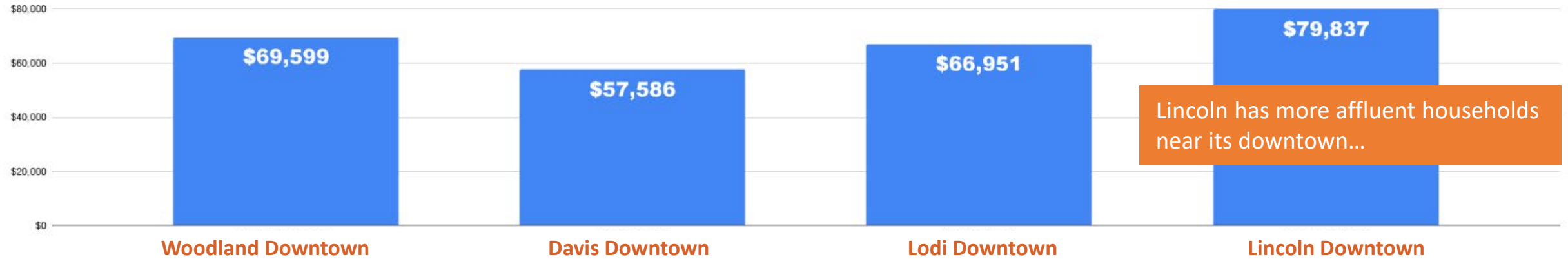


Accommodation and Food   Retail Trade   Finance & Insurance   Public Administration   Education   Real Estate



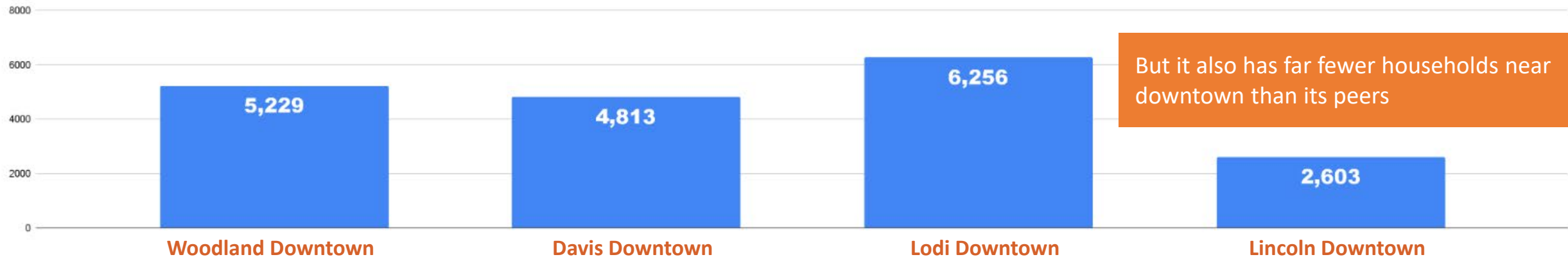
# What is holding Downtown Lincoln back?

2024 Median Household Income



Lincoln has more affluent households near its downtown...

2024 Households



But it also has far fewer households near downtown than its peers

# Retail follows Rooftops

- Business activity is closely related to housing
- The greater the population served by a commercial area, the more it thrives
- To become more like its peers, Lincoln needs to roughly double business activity in its Downtown
- To do so, it needs to add more socioeconomically diverse households in and around Downtown
- The key to achieving this: more attainable housing

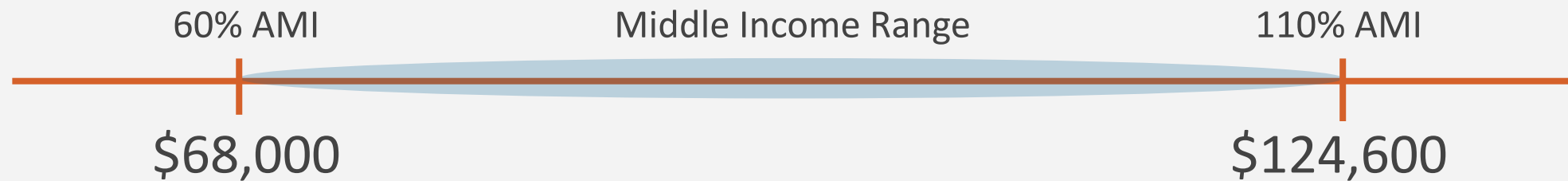




# Defining "Attainability"

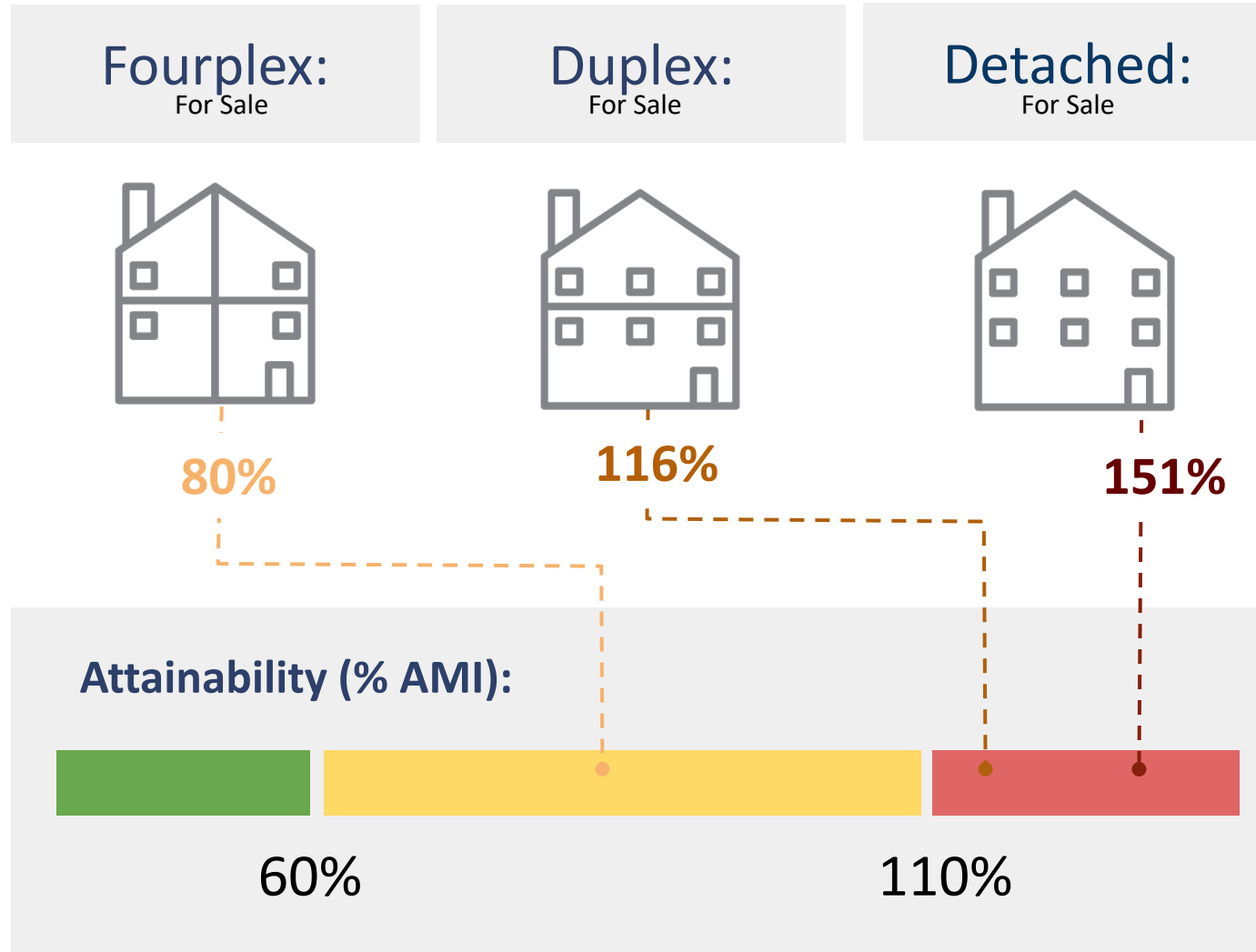
Housing that is “attainable” for a certain income group means it is affordable to own or rent without spending more than 30% of one’s income on rent or a mortgage payment.

Middle-income households, are those earning between 60% and 110% of area median income (AMI), adjusted for family size.



Sacramento-Roseville-Arden-Arcade, CA HUD Metro FMR Area for a 4-Person Household FY 2024 Income Limits Summary

# Attainability of Different Housing Types






Most of the for-sale housing available in Lincoln today is far out of reach for the region's workforce.

More compact housing could create new opportunities for middle income earners.



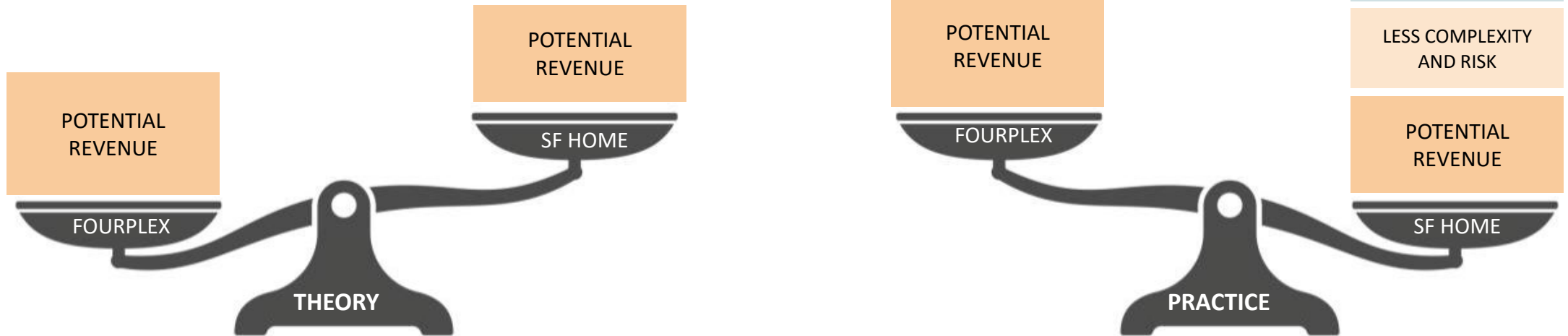
# Housing for More Socioeconomic Diversity

Compact housing types are more attainable than detached homes and provide housing at a cost near 30% of income.

	Teacher	Police Officer	Lawyer
			
Annual Income	\$82,420	\$109,600	\$177,160
<b>Detached Home</b> Cost Burden	65%	49%	30%
<b>Duplex</b> Cost Burden	50%	38%	23%
<b>Fourplex</b> Cost Burden	31%	23%	14%

# Don't Just Allow, Encourage

Single family homes and infill housing are not on a level regulatory playing field in most American cities.



To truly enable infill housing requires incentives and regulations that stack the deck in favor of multi-unit development.



# There are 2 Key Levers that can help

**Lever 1:**  
**Reduce parking requirements**



**Lever 2:**  
**Allow more units per lot**



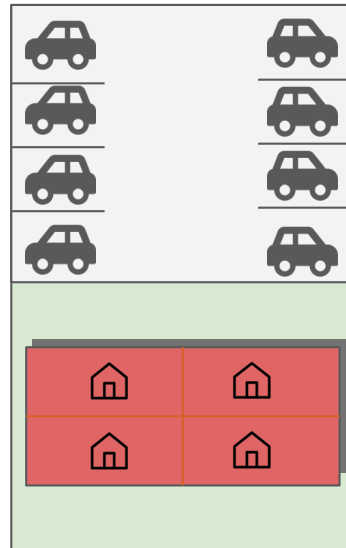
# Lever 1: Reduce parking requirements

## FOURPLEX

On small infill sites, parking competes with leasable area.

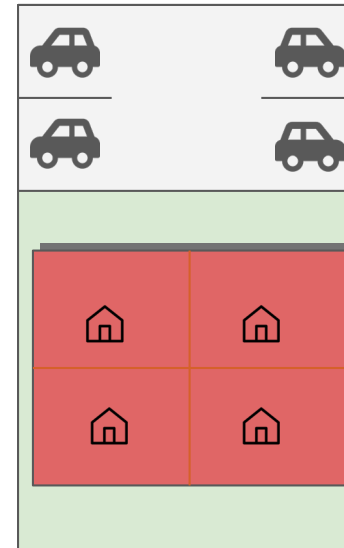
With less parking, larger units are possible leading to a more feasible project.

2 spaces/unit



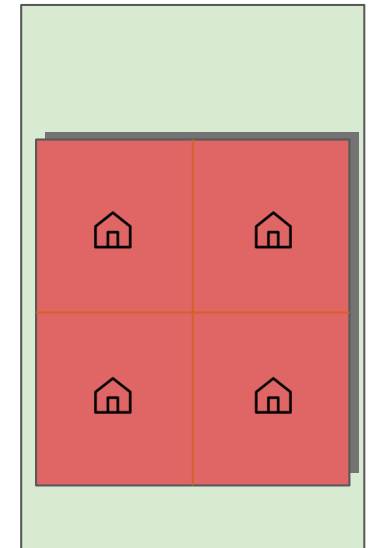
Lot Size: 5,000 SF  
Avg Unit Size: 700 SF  
Project Return\*: **8.8%**

1 space/unit



Lot Size: 5,000 SF  
Avg Unit Size: 1,000 SF  
Project Return: **10.5%**

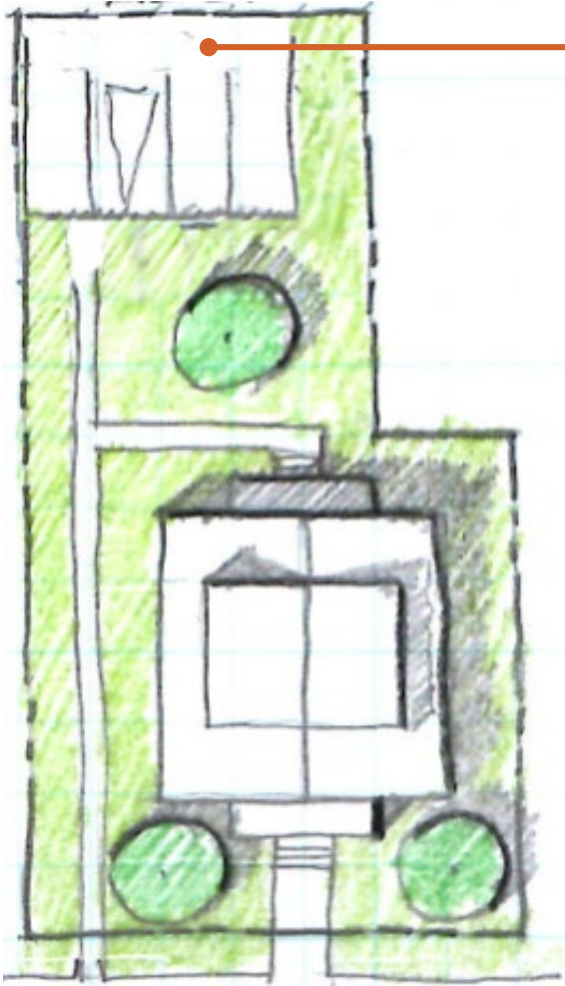
0 spaces/unit



Lot Size: 5,000 SF  
Avg Unit Size: 1,200 SF  
Project Return: **11.3%**

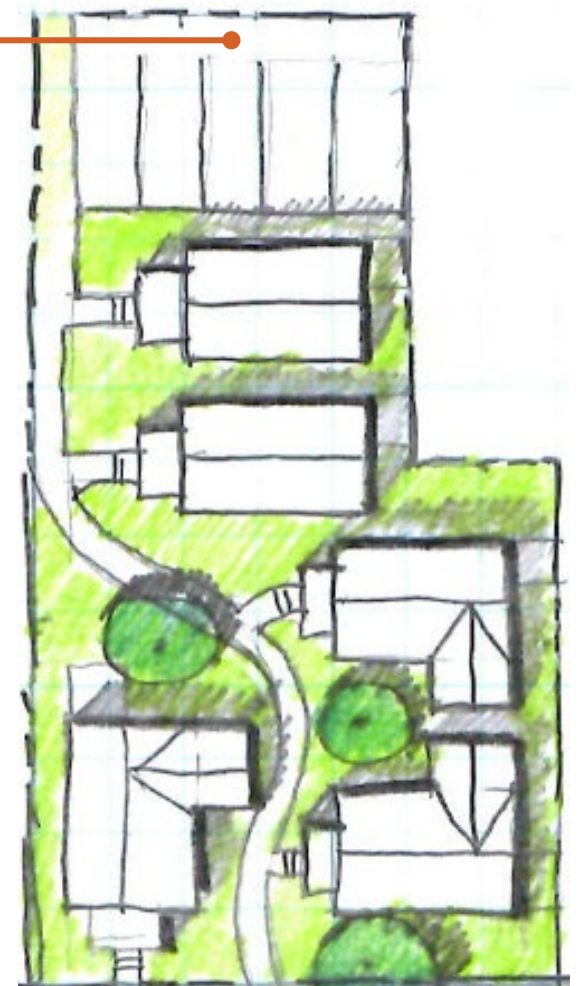


## Lever 2: Allow more units per lot



	Duplex	Cottage Court
Lot Size	5,500	5,500
Lot Price	\$220,000	\$220,000
Units	2	5
Avg. Unit Size	1,600 sqft	1,000 sqft
Rate of Return	20%	20%
Feasible Sales Price	\$908,000	\$440,000

Increasing density allowances on lots, allows for smaller units to be offered at lower cost





# Activities

- Opening Presentation
- Gallery
- Opportunity Sites
- Illustrative Plan
- Closing Presentation (3/27 TH 6 pm)



# Q&A



# Stay Connected!

- **Project Website** – Visit our webpage and subscribe for project updates.  
<https://www.lincolncalifornia.gov/en/business-and-development/downtown-master-plan-odds.aspx>
- **Email** – Send comments and questions to the project team.  
[DMP@lincolncalifornia.gov](mailto:DMP@lincolncalifornia.gov)
- **Future Events** – Attend future community engagement sessions.





Thank You!



# Downtown Lincoln **Master Plan + ODDS**