

Growth Scenario Alternatives Open House



October –November 2010

Lincoln-Lancaster County Planning Department and Lincoln Metropolitan Planning Organization

Presentation Outline

- ❖ Background
- ❖ Growth Scenarios
- ❖ Next Steps



What is LPlan 2040?

BACKGROUND



What is LPlan 2040?

- ❖ Lincoln-Lancaster County Comprehensive Plan and Long Range Transportation Plan
- ❖ The Community's **VISION** for its future (about 30 years)
- ❖ Outlines where, how, and when the community will grow



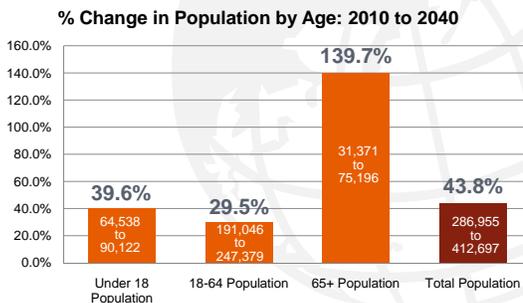
What Are We Planning For?

- ❖ Another 126,000 residents in Lancaster County by 2040
- ❖ How and where people will live, work, and shop
- ❖ Public facilities and services like streets, utilities, parks, libraries
- ❖ Private developments like homes, offices, shopping centers, and industrial areas



Demographic Changes

- ❖ Boomers moving into retirement
- ❖ “Generation Y” – smaller families, different preferences
- ❖ Changes in housing and neighborhood preferences



Smaller Households

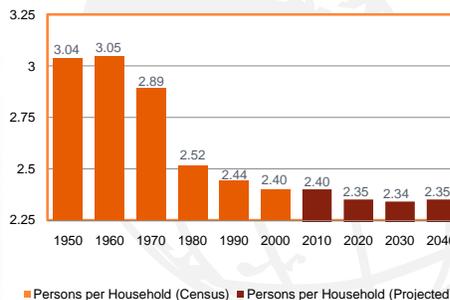
❖ Smaller households and more choice in housing type

❖ Types of Housing

- Single Family
- Accessory Dwelling Units
- Multi-Family
- Mixed Use
- Assisted Living



Persons Per Household: 1950-2040

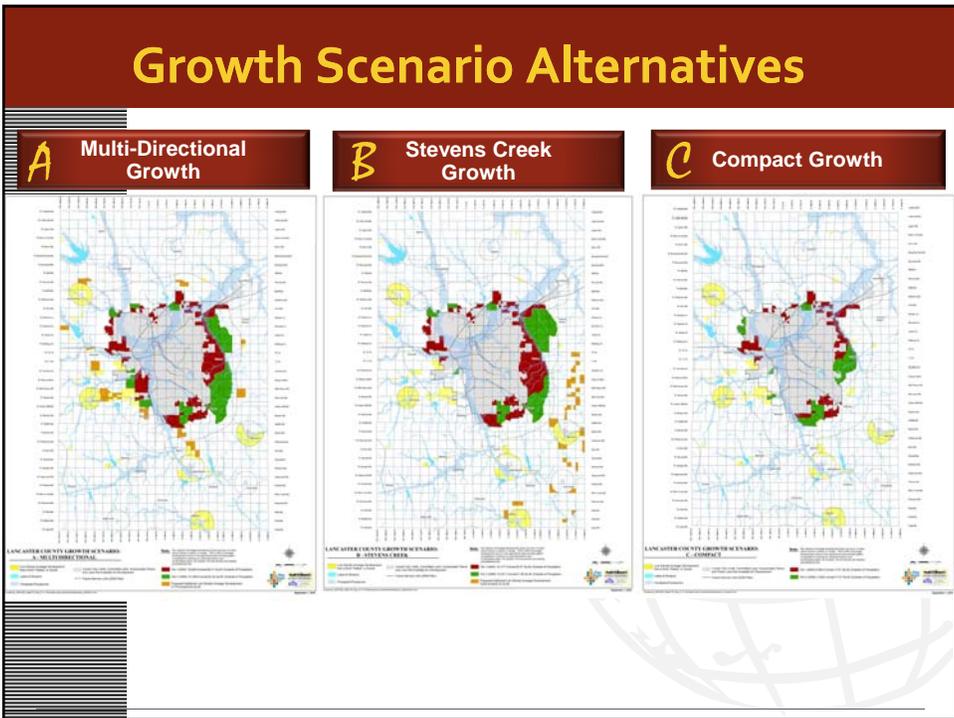


Schedule and Process



How Will We Grow?

GROWTH SCENARIOS



Purpose

- ❖ Assess impacts of different land use patterns
 - Land consumption
 - Infrastructure
 - Environment
 - Community services
- ❖ Foundation for preferred scenario and future land use plan

General Assumptions

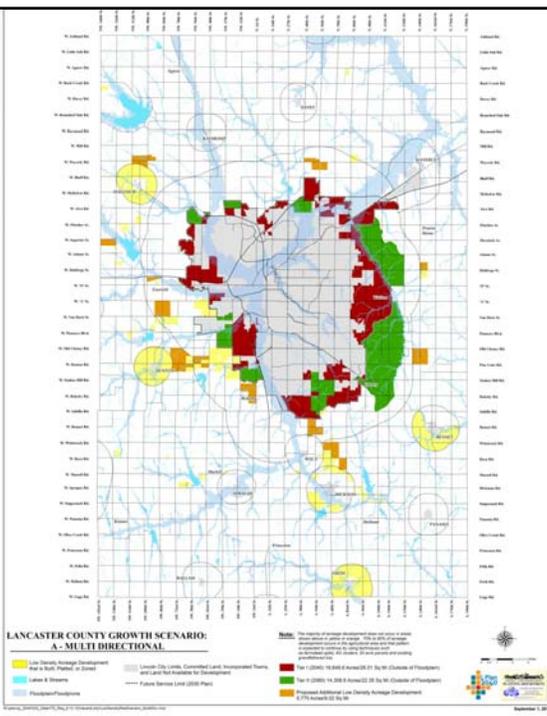
- ❖ Additional 126,000 population by 2040
- ❖ 90% population in Lincoln, 6% in rural county and 4% in small towns
- ❖ Residential lots already approved are used for new housing
- ❖ Residential land area sized to allow for choice
- ❖ Approximately 6 square miles of land for future employment growth

General Assumptions

- ❖ Continues growth based upon drainage basins with gravity-flow sewer
- ❖ Rural acreages built, platted, or zoned continue in future,
- ❖ New land for acreages located based upon suitability index

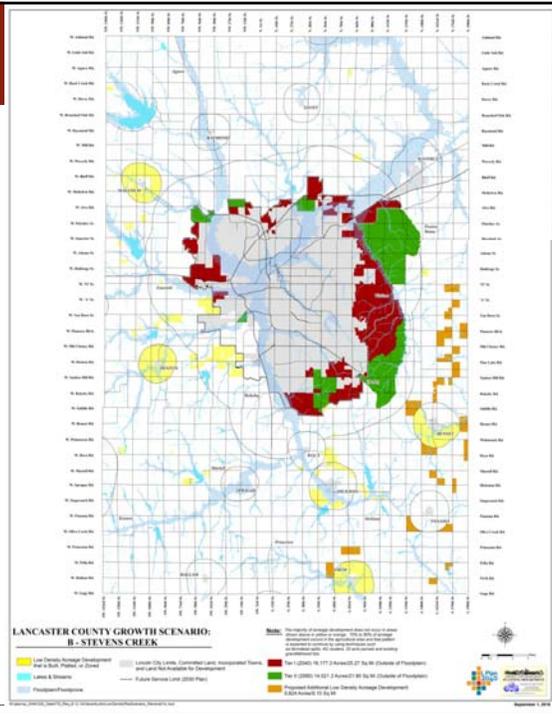
A - Multi-Directional Growth

- ❖ Growth in multiple directions
- ❖ 26 square miles in Tier I
- ❖ New housing 70% single family/ 30% multi-family
- ❖ 96% of new housing on City's edge/4% as infill
- ❖ 3 residential units per gross acre density
- ❖ Rural acreage development in multiple directions
- ❖ 9 additional square miles of rural/acreage land area



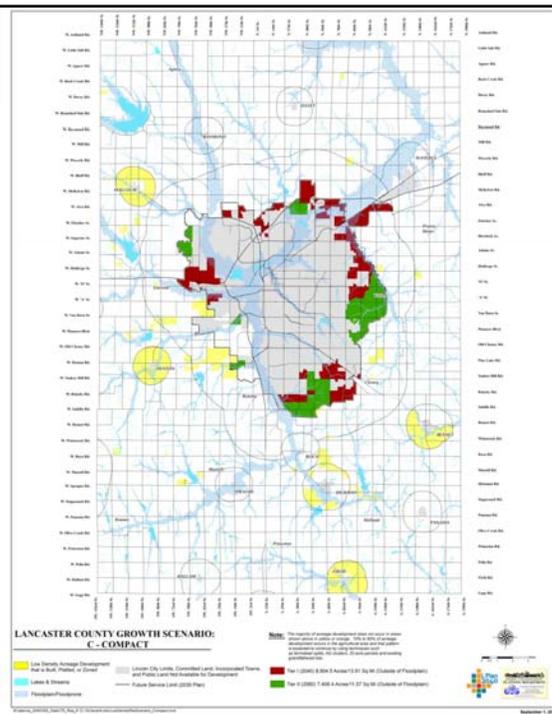
B - Stevens Creek Growth

- Growth to east and south, not southwest
- 26 square miles in Tier I
- New housing 70% single family/ 30% multi-family
- 96% of new housing on City's edge/4% as infill
- 3 residential units per gross acre density
- Rural acreage development to east and south
- 9 additional square miles of rural/acreage land area



C - Compact Growth

- ❖ More compact growth with 1/3 new residences in existing city and 2/3 on edges
- ❖ Future southwest growth limited
- ❖ 14 square miles in Tier I
- ❖ New housing 50% single family/ 50% multi-family
- ❖ 64% of new housing on City's edge/36% as infill
- ❖ 4 residential units per gross acre density
- ❖ 9 additional square miles rural/acreage land area focused in small town jurisdictions



Scenario Analysis

- ❖ Contacted various city and county departments, and other agencies to:
 - Identify key issues, pros and cons
 - Evaluate cost where possible
- ❖ Report available on website
lplan2040.lincoln.ne.gov
See home page or “The Plan” tab

Growth Scenario Analysis

- ❖ Analysis based on responses from various agencies and divided into six parts:
 - Urban Form
 - Rural Form
 - Transportation
 - Utilities Infrastructure
 - Natural Resources and Environment
 - Community Services

Urban Form		
Scenario A	Scenario B	Scenario C
<ul style="list-style-type: none"> • Highest cost for new & expanded infrastructure • Greatest location choices • Most similar to current Plan • Continued building and housing types as today • May not meet changing housing needs 	<ul style="list-style-type: none"> • Less costly overall than A but more than C • Continued building and housing types as today • May not meet changing housing needs 	<ul style="list-style-type: none"> • Least costly overall • Creates housing choices for changing demographics • New policies and incentives needed

Rural Form		
Scenario A	Scenario B	Scenario C
<ul style="list-style-type: none"> • Greatest flexibility and choice • Acreage development not in best area for water supply • Spreads impact on farming 	<ul style="list-style-type: none"> • Moderate area for choice • Outside Lincoln's very long term growth area • Impact on farming concentrated in one area 	<ul style="list-style-type: none"> • Most compact • Least choice for acreage areas • Least cost impact on county • Least impact on farming • Mixed impact on towns

Transportation

❖ Topics Analyzed

- Streets and Highways
- Public Transit
- *Pedestrian and Bicycle Facilities*
- Energy Use and Emissions Impacts



Transportation

Scenario A

- Consistent with current policies and plans
- New edge streets more costly than Scenario C; similar to Scenario B
- Transit services stretched and may be less viable
- Potential increase in energy use and decreased air quality

Scenario B

- Improvements concentrated in Stevens Creek area
- Most expensive option for new edge arterial streets (including county road system)
- Potential increased demand for East Beltway
- Higher costs and less effective for transit services
- Potential increase in energy use and decreased air quality

Scenario C

- More infill development
- Least impact on county road system
- Least costly option for new edge streets
- Transit services more efficient; potential for higher costs with more service
- Potential for higher impact on streets if little increase in alternative modes
- Best option for energy use and air quality

Utilities

❖ Utilities Analyzed

- Water
- Wastewater
- Stormwater
- Electricity
- Natural Gas




Utilities

Scenario A	Scenario B	Scenario C
<ul style="list-style-type: none"> Less efficient; opens sub-basins that will not be fully developed in planning period Most expensive scenario for water and wastewater Southwest growth particularly challenging for wastewater Greatest impact on natural gas 	<ul style="list-style-type: none"> Concentrates growth in fewer drainage basins; more efficient More easily served with water and wastewater Acreage development concentrated in area with rural water service and good groundwater 	<ul style="list-style-type: none"> Lowest cost scenario for most agencies Some improvements to utilities may be necessary Redevelopment along corridors and nodes would likely have less impact Directing development to small towns could stress their utility systems

Natural Resources and Environment

❖ Topics Analyzed

- Water Quality, Wetlands and Watershed/Floodplain
- Soils, Prairie and Other Wildlife Habitat



Natural Resources and Environment

Scenario A

- Greatest potential for water quality impacts
- Most growth into natural resource areas
- More impacts to prairies and threatened and endangered species

Scenario B

- Substantial water quality impacts
- More wetlands impacted
- Better able to focus mitigation efforts in fewer basins
- Prime farmland may be lost to development
- No known impact on prairies or threatened and endangered species

Scenario C

- Lowest potential water quality degradation
- Least impact on natural areas, prairies, threatened and endangered species, and wetlands
- Allows for focused restoration of impacted wetlands
- If impervious area increases, runoff could cause adverse impacts

Community Services

❖ Services Analyzed

- Education
- Health, Aging and Human Services
- Fire
- Law Enforcement
- Parks and Recreation
- Libraries







Community Services

Scenario A	Scenario B	Scenario C
<ul style="list-style-type: none"> • Increased service area in multiple directions; new facilities or relocations necessary • Sheriff services largely unaffected • Greater impact on Health as compared to scenario C – does not promote healthier lifestyle • Park services cost less than scenario B but more than Scenario C • Schools can utilize existing and planned infrastructure, though more expensive than Scenario C 	<ul style="list-style-type: none"> • Opens new area of the city to be served • Sheriff will have longer travel time • Greater impact on Health as compared to scenario C – does not promote healthier lifestyle • Possible conflict with existing high pressure gas pipelines • Most expensive for park services; opportunity to develop Stevens Creek regional park • Limits growth to one area for both LPS and rural school districts; higher infrastructure costs than Scenario C 	<ul style="list-style-type: none"> • Existing facilities better utilized • Sheriff's office may have additional dedicated services in small towns and villages • Least impact on Health – promotes healthier lifestyles • Least costly for park services and potential for improved use and maintenance of existing parks • Most advantageous future option for schools

What Happens Next?

NEXT STEPS



Your Input is Important

- ❖ Fill out and leave your comment sheet
- ❖ Review maps and additional information available at lplan2040.lincoln.ne.gov
- ❖ Go to Virtual Town Hall at lplan2040.org to comment and vote for your preferred scenario
- ❖ Text or phone comments to [402-519-4195](tel:402-519-4195)
- ❖ Find us on Facebook: [LPlan2040](https://www.facebook.com/LPlan2040)
- ❖ Email at plan@lincoln.ne.gov

Next Steps

- ❖ Public Comment
 - Series of open houses
 - Virtual Town Hall
 - Website
 - Advisory Committee input
- ❖ Nov-Dec 2010: Single scenario and future land use plan developed
- ❖ 2011: Detailed work on transportation and other plan elements
- ❖ Summer 2011: Draft plan available for review

Information Stations

- ❖ Ask us questions and share your thoughts and ideas individually at the information stations

