

LPlan 2040 Newsletter

Issue **4**
Jan 2011

Lincoln-Lancaster County 2040 Comprehensive Plan and Long Range Transportation Plan
Prepared by: Lincoln-Lancaster County Planning Department and Lincoln Metropolitan Planning Organization

Draft Future Growth and Land Use Plans

With guidance from the LPlan Advisory Committee (LPAC) and a tremendous amount of valuable input from the community, a Recommended Growth Plan has been developed that answers some fundamental questions about the direction and type of growth for Lincoln and Lancaster County in the future. Thank you to everyone who provided input and helped shape the development of this plan! We received input via open houses, the Virtual Town Hall, the on-line comment board, interest group meetings, the deliberations of the LPAC, and other communications. The Recommended Growth Plan incorporates elements from each of three alternative growth scenarios published in our October newsletter. It can be viewed at lplan2040.lincoln.ne.gov on "The Plan" tab.

The plan accommodates the same population, employment growth and number of residential units assumed in the three scenarios previously evaluated. It is also based on the same basic principles of drainage basin development and contiguous growth.

Other specific characteristics of this plan include:

- Future growth demands are met in multiple directions, but with an emphasis on growth to the east and south.
- A greater level of infill and redevelopment is projected than in the current Comprehensive Plan.
- **83.5%** of all new dwelling units are projected to be built on the edges of the city.
- **16.5%** of new dwelling units are projected to be built as infill units, primarily in the downtown area and in commercial nodes and corridors.
- A continued trend of 3 residential units per gross acre density for new urban development on the fringe.
- New housing units assumed to be 60% single family and 40% multi-family.
- Residential land area to accommodate 145% of the projected demand is included to allow for market flexibility.
- Nine square miles of additional rural acreage development is accommodated in multiple directions, in areas of the county nearest to paved roads and away from prime soils and environmentally sensitive areas.

The Recommended Growth Plan and Future Land Use Plan are in draft format at this time. Although changes in these plans may occur in coming months, it is important to have draft plans in order to keep the process moving forward.



Draft Future Land Use Plan

The Recommended Growth Plan, as shown on page 2 of this newsletter, forms the basis for the development of a Draft Future 2040 Land Use Plan, as shown on page 3. This map serves as a guide for future land uses in Lincoln and Lancaster County. The map also shows the generalized land use plans for other incorporated cities and towns within Lancaster County.

The Future Land Use Plan displays categories of land use to help guide the location and distribution of future urban residential, commercial, public and industrial land uses; agricultural land and acreages; and green space and environmental resources. The Future Land Use Plan is not the same as the zoning map, but does provide guidance for zoning designations in the future.

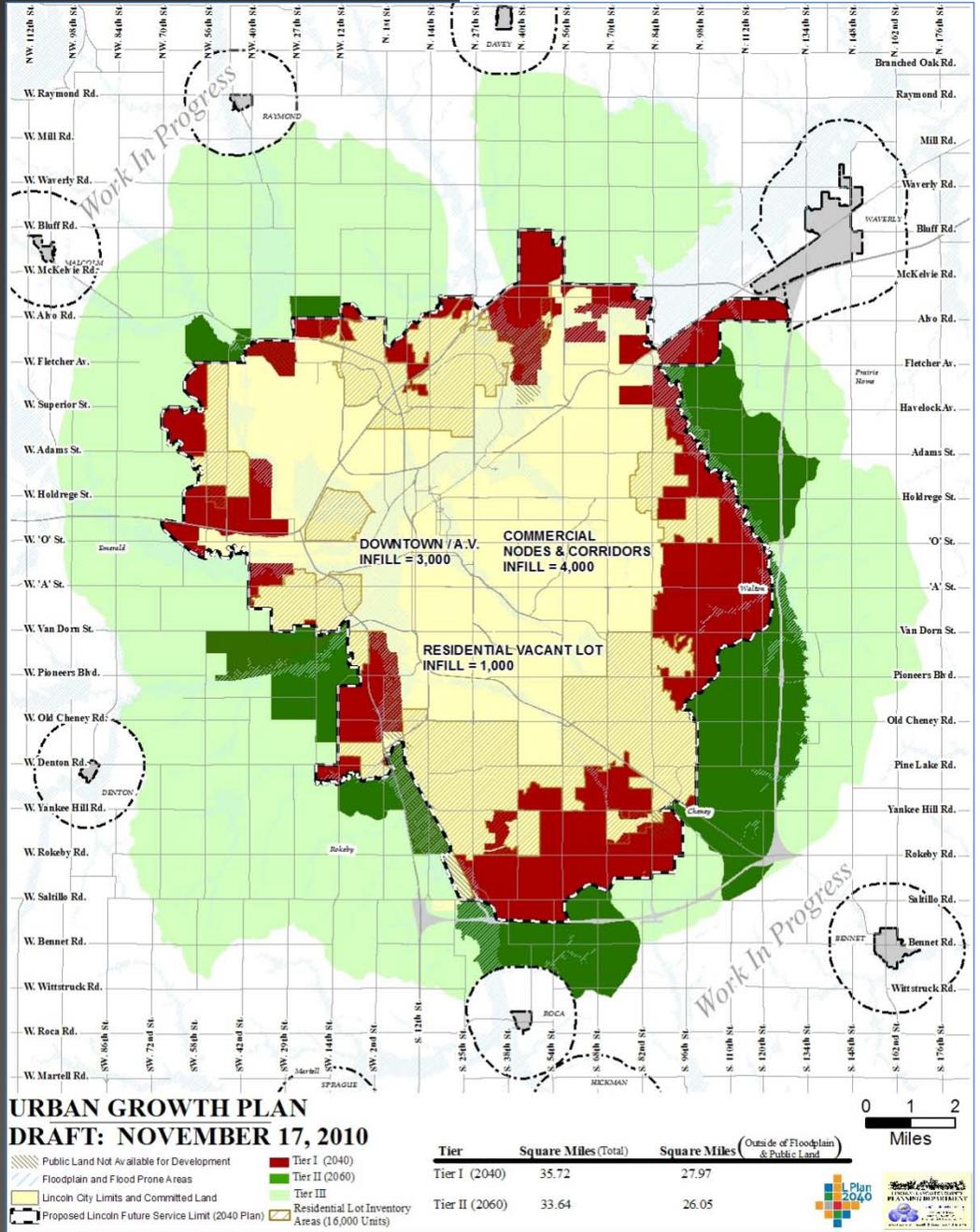
As an integral aspect of the Comprehensive Plan, it is intended that the Future Land Use Plan will be referenced and considered in relation to the entire Plan. The Draft Future Land Use Plan will be used as the foundation for traffic modeling and the evaluation of various transportation alternatives during the coming months.



Recommended Growth Plan

Growth Plan Considerations

- ✓ Multidirectional emphasis
- ✓ Make good use of prior infrastructure and planning investments
- ✓ Acknowledge existing expectations and commitments
- ✓ Support a range of housing choices
- ✓ Plan for demographic shifts
- ✓ Anticipate and encourage additional infill and redevelopment
- ✓ Stevens Creek focus for long term growth
- ✓ Sustain a vibrant downtown



Tier I
(shown in red)

- Identified for development with urban services made available in the next 30 years
- Will become the future service limit for the 2040 planning period

Tier II
(shown in dark green)

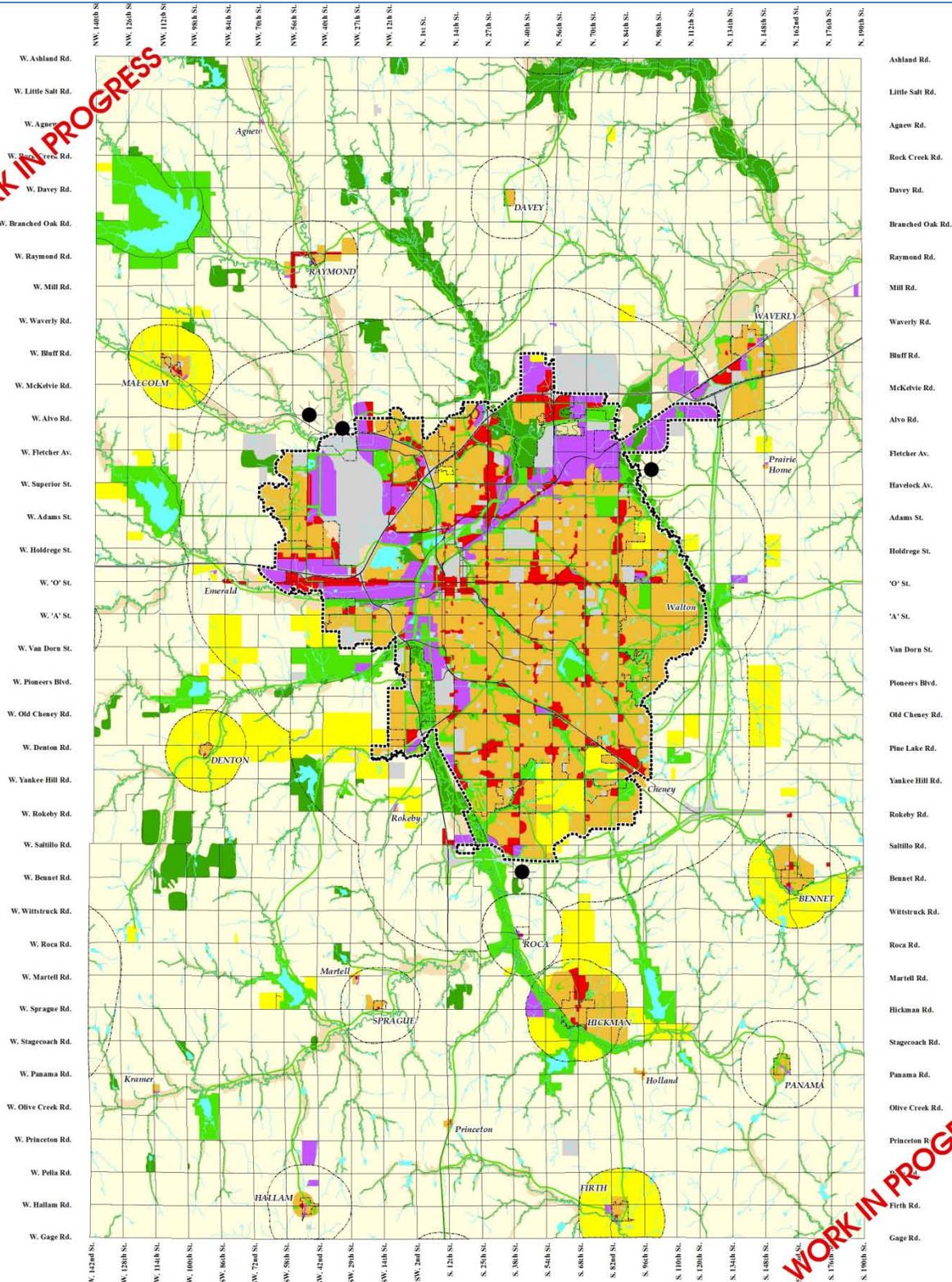
- Outside of the future service limit
- Identified for long term growth beyond 2040 out to the year 2060

Tier III
(shown in light green)

- Very long term urban growth area
- Projects areas for future growth well beyond the year 2060 based primarily on drainage basins for gravity flow sewer services and continued multidirectional growth

Draft Future Land Use Plan

WORK IN PROGRESS



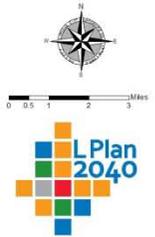
WORK IN PROGRESS

LANCASTER COUNTY FUTURE LAND USE DRAFT: DECEMBER 1, 2010

- | | | |
|-----------------------------|-------------------------|--|
| Residential - Urban Density | Green Space | Agricultural |
| Residential - Low Density | Public & Semi-Public | Agricultural Stream Corridor |
| Commercial | Lakes & Streams | Future Service Limit |
| Industrial | Environmental Resources | Potential Large Employer Opportunity Areas |

The location of each land use designation is generalized. The appropriateness of a particular zoning district for a particular piece of property will depend on a review of all of the elements of the Comprehensive Plan. Please consult other sources for exact locations of environmental resources such as wetlands, native prairie and floodplain. Not all of these resources are displayed on this figure.

The incorporated town plans are displayed on this figure. In many circumstances the land use categories in the town plans were different from the categories used in the Lincoln Lancaster County Plan, so some adjustments were made for the purposes of this display. These communities and their specific adopted plans should be consulted as the source for decisions within their zoning jurisdictions.



LPAC Meetings

The LPlan 2040 Advisory Committee (LPAC) consists of 20 members and meets every two weeks to help guide the process and provide input as LPlan 2040 is developed. We recently lost a member of the committee when her job required her to be in Omaha daily. **Congratulations to Carolyn Chamberlin on her promotion!**



Check out past meeting materials and upcoming topics on the "Committee" tab at

lplan2040.lincoln.ne.gov

How to Get Involved

- Visit our website: lplan2040.lincoln.ne.gov
- Find us on Facebook: LPlan2040
- Follow us on Twitter: twitter.com/LPlan2040
- Submit comments or sign up for email notifications and newsletters at our website above
- Email the Planning Department at plan@lincoln.ne.gov
- Submit written comments to the Planning Department or call us at 441-7491

Next Steps in the New Year: The Long Range Transportation Plan (LRTP)

The LRTP is a plan for future transportation facilities in Lincoln and the surrounding area that also stands on its own as a federally required planning document. During the first quarter of 2011, a significant part of the LPlan 2040 effort will be devoted to the LRTP. Major steps include:

- Evaluating existing conditions and emerging issues
- Identifying goals and objectives, and a transportation vision
- Assessing transportation needs
- Collecting and analyzing data
- Defining/developing projects
- Evaluating projects against goals, with special consideration for:
 - Financial constraint
 - Environmental justice
 - Air quality conformity
- Prioritizing projects and developing a draft LRTP

How can you participate?

Setting Goals and Objectives for the transportation system is the first, and perhaps most important, part of the process.

In January and February, the public will be asked to review the transportation goals and objectives and let us know which are most important to the community.

An online community survey is being produced, surveys and display boards will be placed in libraries and community centers, and community groups will be asked for their input. The LPAC and Metropolitan Planning Organization (MPO) Technical Committee will be reviewing the responses and taking them into consideration as they set priorities. If you would like to be informed of these activities by email, you can sign up as noted in the black box to the left. If you have a group or organization that would like a presentation on this or other LPlan2040 topics, contact Sara Hartzell at 441-6371 or shartzell@lincoln.ne.gov.



For More Information, Contact



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