

## Chapter II General Condition and Analysis of the Community

### A. Demographic Trends

#### 1. General Population Trends

The population of Lancaster County grew from 153 in 1870 to 213,614 in 1990. As shown in Figure 8, major growth spurts occurred in the County's early years. The population also grew at a higher than average rate between 1950 and 1960 (29.7%). During the past several decades, growth has continued at a steady rate.

### POPULATION OF LINCOLN & LANCASTER COUNTY 1870-1990

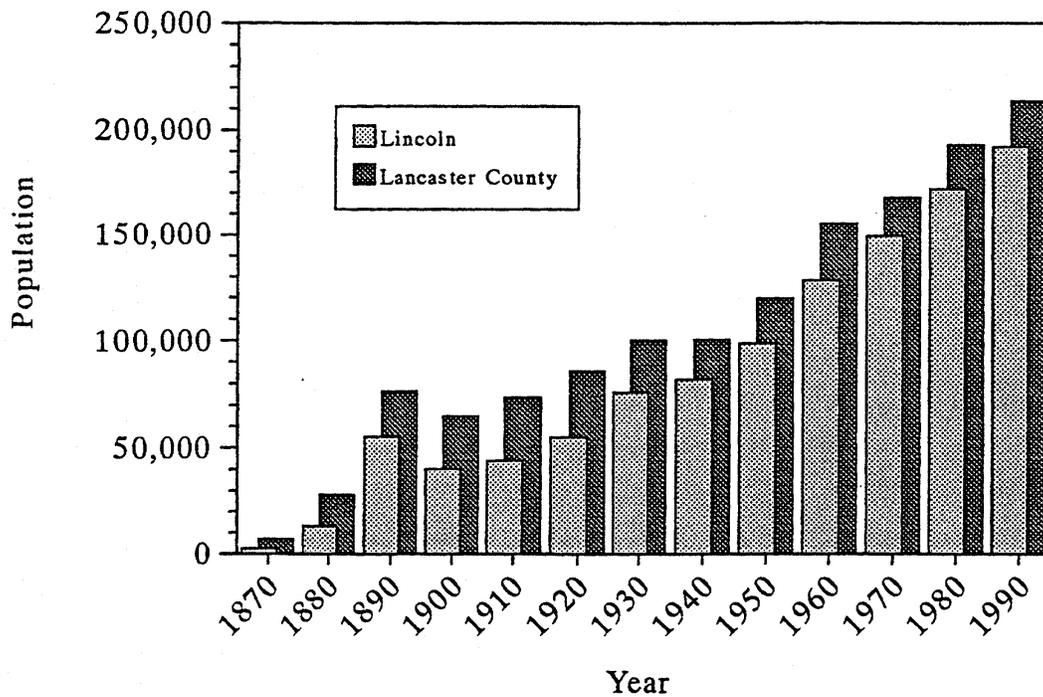


Figure 8

Table 1 shows the population trends for Nebraska, Lancaster County and Lincoln since 1960. Over this period of time, Lincoln grew faster than the County or State. Between 1960 and 1970, Lincoln's population increased from 128,521 to 149,518, or by 16.3%. Lancaster County's population grew by 8.2%, while the state population grew by 5.2%. Lincoln's population grew by 15% between 1970 and 1980, and 11.7% between 1980 and 1990. At the same time, the population in Lancaster County grew at slightly lower rates of 14.8% between 1970 and 1980, and 10.8% between 1980 and 1990.

**Table 1**

<b>POPULATION</b>				
	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>
<b>Lincoln</b>	128,521	149,518	171,932	191,972
<b>Lancaster County</b>	155,272	167,972	192,884	213,641
<b>Nebraska</b>	1,411,312	1,485,333	1,569,825	1,578,385
<b>PERCENT CHANGE</b>				
	<b>1960-1970</b>	<b>1970-1980</b>	<b>1980-1990</b>	<b>1960-1990</b>
<b>Lincoln</b>	16.3%	15.0%	11.7%	49.4%
<b>Lancaster County</b>	8.2%	14.8%	10.8%	37.6%
<b>Nebraska</b>	5.2%	5.7%	0.6%	11.8%

As shown in Table 2, the population in Lancaster County followed the national trend and became increasingly urban between 1960 and 1990. In 1960 Lincoln's share of the County population was 83%. By 1990 the urban share had grown to 90%. While the rural population has declined in proportion to the total County population, it has increased in absolute numbers. The rural population increased from 19,052 in 1960 to 21,063 in 1990.

**Table 2**

	<b>1960</b>		<b>1970</b>		<b>1980</b>		<b>1990</b>	
	<b>Pop'n</b>	<b>%</b>	<b>Pop'n</b>	<b>%</b>	<b>Pop'n</b>	<b>%</b>	<b>Pop'n</b>	<b>%</b>
<b>Lancaster County</b>	155,272	100	167,972	100	192,884	100	213,641	100
<b>Lincoln<sup>1</sup></b>	128,521	83	149,518	89	171,932	89	191,172	90
<b>Rural</b>	19,052	12	14,606	9	19,334	10	21,063	10
<b>Farm</b>	6,593	4	5,605	3	4,275	2	3,081	1
<b>Non-Farm</b>	12,459	8	9,001	5	15,059	8	17,982	9
<b>Incorporated Villages</b>	2,673	2	3,687	2	4,956	3	5,582	3
<b>Other</b>	9,786	6	5,314	3	10,103	5	12,400	6

The rural population in Lancaster County can be divided into two major categories--farm and non-farm. The farm population has shown a steady decrease from 1960 to 1990, keeping with national trends. In 1960 the farm population was 6,593. By 1990 the farm population was less than half that number.

<sup>1</sup>. The Lincoln population and the rural population do not total the county population. The difference between the total county population and the sum of the city and rural population constitutes the "urbanized" population. The Lincoln urbanized area is larger than the city proper, thus the remainder. The definition and composition of the "urban fringe" has changed over the three decade period.

The non-farm population can be further divided into those living in incorporated towns and those living in other rural areas, such as unincorporated towns or acreages. The population of the incorporated cities and villages more than doubled over the three decades--increasing from 2,673 in 1960 to 5,582 in 1990. The cities of Hickman and Waverly and the village of Malcolm showed the greatest population increases. Hickman grew from 288 people in 1960 to 1,081 in 1990. Waverly's population increased from 511 in 1960 to 1,869 in 1990. Malcolm more than tripled in population--growing from 116 to 372. Only two of the incorporated villages, Raymond and Roca, decreased in population. Raymond's population decreased from 223 in 1960 to 167 in 1990. Roca's population declined from 123 to 84.

The other rural non-farm population fluctuated over the three decade period, but has shown an overall increase. This population consists of those living in the unincorporated towns, on acreages, and in other rural non-farm settings. The other rural non-farm population decreased considerably between 1960 and 1970, rebounded by 1980, and continued to grow to 1990.

Growth in the City of Lincoln has averaged 1.6% per year over the last three decades. The City grew by 16% between 1960 and 1970, by 15% between 1970 and 1980, and by 12% between 1980 and 1990. Figure 9 indicates the distribution of population change in the City between 1970 and 1990 and Figure 10 indicates the distribution of population change in the City between 1980 and 1990.

It is important to note that this growth rate is for the City, not the County. It includes several significant annexations of already developed areas that artificially inflates the rate of growth for the City--the "growth" really isn't there, it's merely been transferred from one jurisdiction to another.

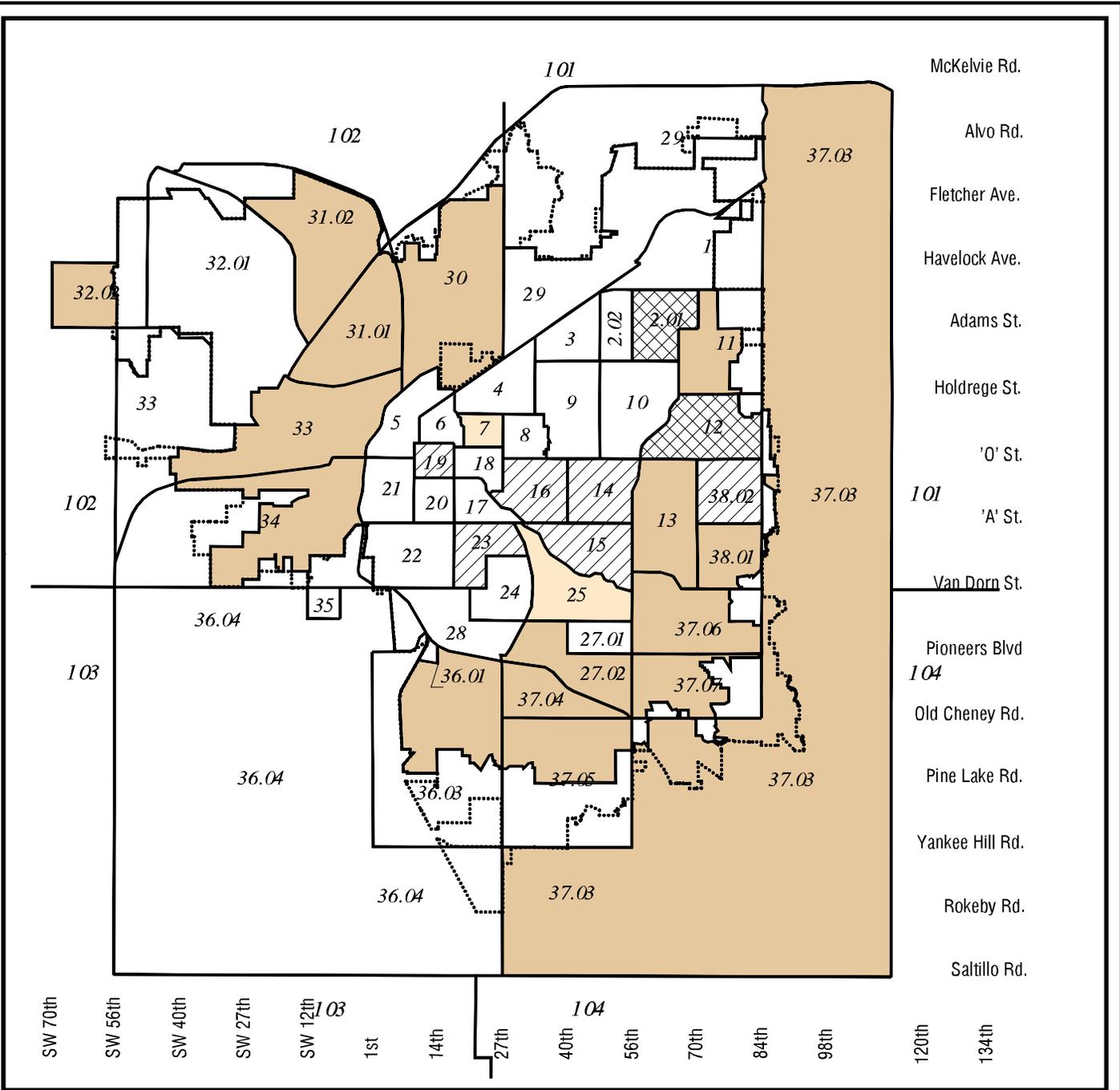
During the decade of the 1980's, for example, the City of Lincoln, as included in the U.S. Census, grew at an annual rate of 1.11 percent. If the area containing the Highlands is discounted from this calculation since it was annexed in late 1989, right before the Census was taken, the City's annualized rate of growth for the 1980's comes out to 1.00 percent.

On October 1, 1991, the Lincoln City Council, Lancaster County Board and Lincoln-Lancaster County Planning Commission met to discuss the future population base to be used in preparing a new Comprehensive Plan. Using projections prepared by independent agencies and demographic information compiled by staff, this collective body approved a year 2010 population figure for Lancaster County of 258,000. This translates into an annualized rate of increase of about one percent from the 1990 Census figure of 213,641 for the County.

When changes to the Federal transportation planning regulations required the extension of the planning period to 20 years, this rate was used to update the population projection to the year 2015. The result was an assumed population base for the County in 2015 of 271,460 persons. This figure forms the basis for the modeling assumptions used in this Plan.

The southeastern and northwestern area of the City have shown the greatest increase since 1970. These areas have increased by over 50,000 people throughout the past twenty years. The area north of Van Dorn Street and west of Salt Creek grew by nearly 12,000 people between 1970 and 1980 and by over 6,400 between 1980 and 1990. The southern and southeastern parts of the City grew by nearly 18,000 between 1970 and 1980. Between 1980 and 1990 these areas grew by more than 7,000.

The central portion of the City had some areas that experienced decreases in population of over 500 people between 1970 and 1980. Some of these areas decreased by more than 1,000 over this time period. Between 1980 and 1990, however, the central areas showed no significant change in population. Some of the population decrease in the central portion of the City can



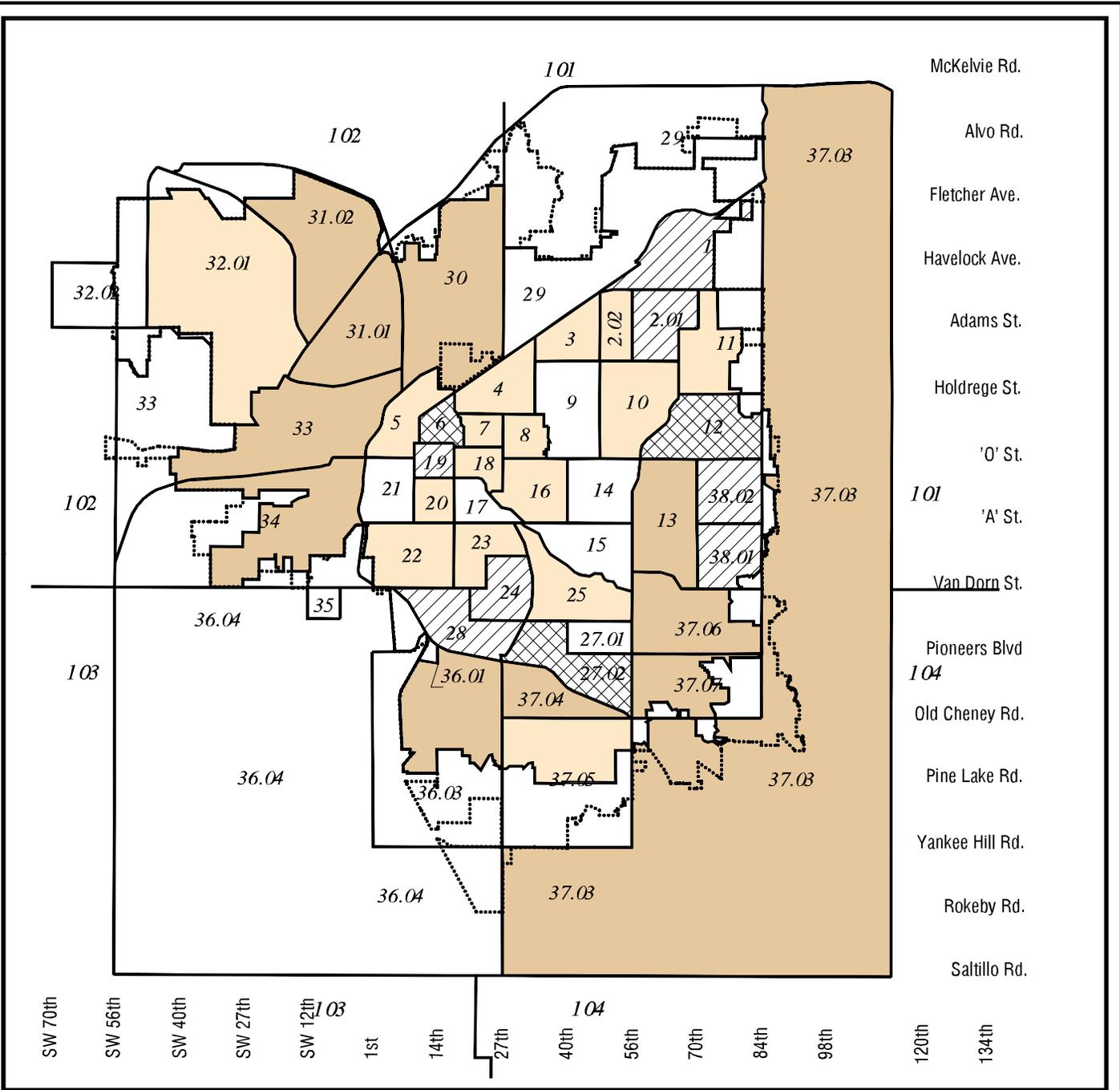
**Figure 9**  
*Population Change by Census Tract*  
*City of Lincoln - 1970 to 1990*



**Lincoln City/Lancaster County**  
**Comprehensive Plan**

**Legend**

- +1,000 or more
- +500 to +999
- 499 to +499
- 500 to -999
- 1,000 or more
- City Limits



*Figure 10*  
*Population Change by Census Tract*  
*City of Lincoln - 1980 to 1990*



**Lincoln City/Lancaster County  
 Comprehensive Plan**

**Legend**

- +500 or more
- +100 to +499
- 99 to +99
- 499 to -100
- 500 or more
- City Limits

be attributed a decrease in the size of families as the children have grown and left home, reflecting the aging characteristics of the neighborhoods.

Lancaster County was one of three counties in the State to experience a positive net migration--more people entering the County than leaving. However, the County's in-migration was limited to the 15-24 year old (college age) age group. All of the other age groupings experienced out-migration, the largest of which was among the 25-44 year olds. Table 3 indicates net migration by age for the County and State.

**Table 3**

<u>NET MIGRATION 1980-1990</u>		
<b>AGE GROUP</b>	<b>STATE</b>	<b>COUNTY</b>
<b>0-14</b>	-11,528	-272
<b>15-24</b>	-16,072	15,931
<b>25-44</b>	-54,347	-11,591
<b>45-64</b>	-12,279	-67
<b>65+</b>	-5,942	-193
<b>TOTAL</b>	-100,168	3,808

**2. Age Distribution**

As can be seen in Table 4, the aging population is evidenced by an increase in the median age locally and nationally. While the State's median age tends to be higher than the national average, Lincoln's is lower. Lincoln's lower median age can be attributed to the large number of college age students.

An examination of the County's population by age cohort reveals several trends. The population under age 9 decreased both in number and as a proportion of the total population from 1960 to 1980, indicating the end of the baby boom. This age group increased as a proportion of the population between 1980 and 1990--typical of a baby-boom "echo". The peak number and proportion of persons between the ages of 10 and 19 occurred in 1970 as the last of the baby boom moved into this cohort. The number and proportion of people between the ages of 20 and 29 has increased. This cohort is influenced by the number of college students. The trend of increasing post secondary enrollment is reflected by the increase in this age group. The 1980 peak can again be attributed to maturing baby boomers. Both the 30-39 and 40-49 age cohorts have fluctuated over the last three decades, with the increases in 1990 influenced by the baby boomers. While the number of persons between the ages of 50-59 and 60-69 have increased over the last three decades, the cohorts have declined as a proportion of the total population. These cohorts will grow in the next two decades as the baby boomers enter maturity. The elderly population (over 70), has shown a steady increase in numbers and as a proportion of the population. This segment of the population is expected to continue to increase as well.

The rural population distribution by age is somewhat different than that of the City of Lincoln. The proportion of the rural population under the age of 19 (31%) and the proportion between the ages of 40 and 59 (26.7%) is considerably higher than the proportions of these age groups in Lincoln (27.9% and 18.9%, respectively). Only 10% of the rural population is between the ages of 20 and 29, while 21% of Lincoln's population is between these ages.

**Table 4**

<u>MEDIAN AGE: CITY, STATE &amp; U.S.</u>				
	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>
<b>Lincoln</b>	27.5	25.3	27.3	30.3
<b>Nebraska</b>	30.2	28.6	29.7	33.0
<b>United States</b>	29.4	27.9	30.0	32.8

<u>AGE DISTRIBUTION: LANCASTER COUNTY</u>								
<u>AGE</u>	<u>PERSONS BY AGE</u>				<u>PERCENT</u>			
	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>
<b>Under 9</b>	32,888	27,885	25,932	30,359	21.2%	16.6%	13.4%	14.2%
<b>10-19</b>	23,817	33,302	32,086	30,269	15.3%	19.8%	16.6%	14.2%
<b>20-29</b>	26,789	33,958	48,294	43,329	17.3%	20.2%	25.0%	20.3%
<b>30-39</b>	20,117	17,651	26,540	37,395	13.0%	10.5%	13.8%	17.5%
<b>40-49</b>	16,210	17,171	16,809	25,340	10.4%	10.2%	8.7%	11.9%
<b>50-59</b>	13,898	14,818	16,809	16,096	9.0%	8.8%	8.6%	7.5%
<b>60-69</b>	11,459	11,675	12,962	14,665	7.4%	7.0%	6.7%	6.7%
<b>70+</b>	10,094	11,512	13,652	16,188	6.5%	6.9%	7.1%	7.7%

Population changes by age group throughout the City indicate several trends. The greatest population losses occurred in the northeastern portions of the City among the 5-17 and 25-44 year old age groups. Increases in the northeast areas occurred in the 45 and over cohorts. This indicates two trends: children are growing up and leaving while the parents remain in the neighborhoods, and there has been an out-migration of young families with children. The aging population is further evidenced by the number of elderly as a percentage of the total population: in 1980, 7.5% of the population in these areas was elderly compared with 13.3% in 1990.

The core, older areas of the City experienced population losses in all age cohorts between 1970 and 1980. However, between 1980 and 1990 population increases occurred in the 0-44 year old age cohorts. This indicates a return of young families to the older areas of the City. Although the increases in the older, core areas of the City are less dramatic than increases in other areas, they do signal a potential reversal of the population decline that occurred in the previous decade. Significantly, the age cohorts demonstrating an increase are NOT the elderly, as is occurring in the northeast, but rather in the younger age groups.

Three trends are present in the high growth areas. First, areas that experienced growth between 1970 and 1980 showed slight declines in cohorts under the age of 44 between 1980 and 1990 and increases in those over the age of 45. These areas are experiencing children growing up and leaving home, with an aging population staying behind. Since the parents are young enough to maintain their households for many more years, housing for young families is not likely to become available on a large scale. Therefore, the population in these areas is likely to remain stable and continue to increase in the proportion of elderly. Second, in areas of new growth the median age is close to or below that of the City, indicating younger families. Population is expected to increase in these areas due to new housing construction and increases in the size of the youngest families. Finally, areas that grew throughout both decades, although at a slower rate between 1980 and 1990, experienced a loss in the 18-24 year old age group. The families

that moved into these areas through the 1970s now have grown children that have left home. However, the availability of land in these areas allows for additional construction for new young families. These areas are expected to show a continued increase in population.

**3. Racial Characteristics**

The population of Lancaster County is becoming more ethnically diverse, as can be seen in Table 5. Although the population is predominantly white, the minority population has increased as a proportion of the total population and has increased at a faster rate. Lincoln's total minority population increased by 2,879 persons, or 37%, during the 1980s to comprise 5.5% of the City's total population. Table 5 shows the distribution of the population by race and ethnicity between 1970 and 1990. In the 1970 census, 97.7% of the population identified themselves as white. By 1990, the proportion of the white population was 94.9%. The Black population grew from 2,432 in 1970 to 4,659 in 1990, or from 1.4% of the population to 2.2%. The Native American population increased by 255 individuals between 1980 and 1990, or by nearly 27%. The Asian population showed the greatest growth, increasing by 95% between 1980 and 1990. The proportion of the population that is Asian grew from 0.9% in 1980 to 1.6% in 1990.

**Table 5**

<b>POPULATION BY RACE: 1970-1990</b>						
<b>LANCASTER COUNTY</b>						
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>% Change 1970-1980</u>	<u>% Change 1980-1990</u>	<u>% of 1990 Total Population</u>
<b>Asian/Pacific Islander</b>	N.A.	1,723	3,367	N.A.	95.4%	1.6%
<b>Black</b>	2,432	3,521	4,659	44.8%	32.3%	2.2%
<b>Native American</b>	N.A.	952	1,207	N.A.	26.8%	0.6%
<b>White</b>	164,178	184,902	202,663	12.6%	9.6%	94.9%
<b><u>Other</u></b>	<u>1,362</u>	<u>1,786</u>	<u>1,745</u>	<u>31.1%</u>	<u>-2.3%</u>	<u>0.8%</u>
<b>Total Population</b>	167,972	192,884	213,641	14.8%	10.8%	100%
<b>Hispanic Origin*</b>	2,113	2,879	3,938	36.3%	36.8%	1.8%

\* Hispanic Origin refers to a persons lineage, nationality, ancestry or country of birth. A person of Hispanic origin can be of any race.

**4. Household and Family Characteristics**

Table 6 indicates the distribution of households and families in Lancaster County in 1980 and 1990. The Census Bureau defines a household as one or more persons occupying a housing unit. A family is defined as two or more persons living together who are related by birth, marriage, or adoption. Non-family households are those whose members are not related by blood, marriage or adoption.

**Table 6**

<b>LANCASTER COUNTY HOUSEHOLDS BY TYPE: 1980-1990</b>				
	<b>NUMBER</b>		<b>PERCENT</b>	
	<b>1980</b>	<b>1990</b>	<b>Percent of Total 1980</b>	<b>Percent of Total 1990</b>
<b>HOUSEHOLD TYPE</b>				
Total Households	71,769	82,759	100%	100%
Non-Family Households	24,190	29,774	33.7%	36.0%
Living Alone	18,743	22,770	26.1%	27.5%
Family Households	47,579	52,985	66.3%	64.0%
Family Households	47,579	52,985	100%	100%
With Children < 18	23,942	27,099	50.3%	51.1%
Married Couple Families	40,782	43,780	85.7%	82.6%
With Children < 18	19,920	21,247	41.9%	40.1%
Female Headed Family	5,390	7,172	11.3%	13.5%
With Children < 18	3,511	4,895	7.4%	9.2%

The total number of households in Lancaster County increased by 15.3% between 1980 and 1990. During the same time period, family households grew by 11.4%; non-family households grew by 23%; and persons living alone increased by 21.5%. Family households declined as a proportion of all households, while the proportion of non-family and single person households increased.

The proportion of families with children rose from 50.3% of all families in 1980 to 51.1% in 1990. However, this increase was confined to female headed families: the proportion of married couples with children fell from 41.9% of all families to 40.1%, while the total number of female headed households with children grew from 3,511 to 4,895.

Within the City of Lincoln, the number of households increased by 34% during the 1970s, more than twice the rate of increase of the total population. While the rate of household growth slowed during the 1980s, the increase of 16% was greater than the population growth of 11.7%. There are several reasons for the increase in households. In 1970, Lincoln averaged 2.85 persons per household. This figure dropped to 2.46 by 1980 and to 2.4 in 1990. The steady decline in household size is attributed to the growing number of elderly households, an increase in the divorce rate, and trends toward smaller families and delayed marriage. In 1990, 28.8% of the City's households were single person households. Elderly households accounted for 19.5% of the City's households and 46.7% of the City's one-person households.

**B. Socio-Economic Conditions**

**1. Educational Characteristics**

Lancaster County is served by 12 school districts and 21 private schools. Lincoln Public Schools is the largest provider of elementary and secondary education in the County. Between 1970 and 1993, total enrollment in Lincoln Public Schools declined from a peak of 30,122 students in 1971 to a low of 24,675 in 1982 then increased again to 30,020 students in 1993.

The high levels of enrollment in the early 1970's represent the end of the baby boom, while the increased levels since 1982 represent the baby boom echo.

Lincoln Public Schools will build four new elementary schools and two new middle schools in the next six years. The two middle schools and two of the elementary schools will be built in the City's south and southeast. One elementary school will be built in the west and one will be built in the northwest. All of the new schools correspond to the City's growth areas, and are necessary to accommodate the increase in school aged children in these areas.

Lancaster County has historically had higher levels of educational attainment than the state. In 1960, 23% of Lancaster County residents 25 years old or older had completed 8 or fewer years of school, while 13% had completed four or more years of college. In the State, 35% had completed 8 or fewer years of school and only 7% had attained 4 or more years of college. By 1990, only 4% of those 25 or older in Lancaster County had completed 8 or fewer years of school and 28% had 4 or more years of College. At the same time, 8% of those in the state had less than 8 years of school while 19% had attained 4 or more years of college. As shown in Figure 11, by 1990 82% in the State and 88% in the County had attained at least a high school education, while 47% in the State and 59% in the County had completed one or more years of college.

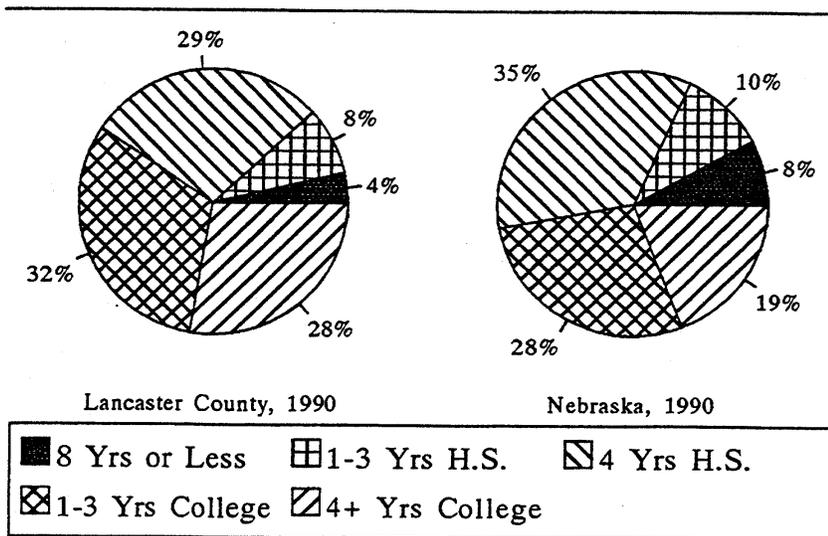
Lancaster County's high level of educational attainment can be attributed, in part, to the five institutions of post-secondary education that are located here. The University of Nebraska-Lincoln, Nebraska Wesleyan University and Union College offer bachelor degree programs and graduate degree programs. Southeast Community College and the Lincoln School of Commerce offer associate degree and certification programs.

Enrollment at the University of Nebraska-Lincoln increased from 8,711 in 1960 to 24,573 in 1992. Nebraska Wesleyan University's enrollment grew from 1,218 in 1980 to 1,694 in 1992. Union College experienced a decrease of enrollment from 888 in 1980 to 571 in 1992. Southeast Community College's enrollment has increased from 5,228 in 1984 to 6,002 in 1992. Enrollment at the Lincoln School of Commerce was slightly over 900 in 1990 and 1991, the only years for which figures were available.

Figure 11

## YEARS OF SCHOOL COMPLETED

### Persons 25 Yrs Old & Over



**2. Income**

Income in Lancaster County has been higher than state averages in the last three censuses (Table 7). Median household income in Lancaster County grew by 65% between 1980 and 1990. Median family income grew by 71%, while per capita income grew 74%. Within the City of Lincoln, median family income grew from \$9,928 in 1970 to \$21,317 in 1980, an increase of 115%. Median family income in Lincoln rose another 69% during the 1980s to reach \$36,047 in 1990.

**Table 7**

HOUSEHOLD, FAMILY AND PER CAPITA INCOME: 1970-1990						
	<u>1970</u>		<u>1980</u>		<u>1990</u>	
	Nebraska	Lancaster County	Nebraska	Lancaster County	Nebraska	Lancaster County
<b>Household Income</b>	\$6,669	\$6,529	\$15,925	\$17,428	\$26,016	\$28,909
<b>Family Income</b>	\$8,564	\$9,777	\$19,122	\$21,381	\$31,634	\$36,467
<b>Per Capita Income</b>	\$2,814	\$3,180	\$ 6,936	\$ 7,936	\$12,452	\$13,803

The 1990 census showed that disparities still exist in per capita income across racial and ethnic groups. In 1990 per capita income by race and ethnicity in Lincoln was:

<u>Race/ethnicity</u>	<u>Per Capita Income</u>
All Races	\$13,720
White	14,058
Black	8,139
American Indian	5,569
Asian	7,929
Hispanic	8,231

The per capita income of whites exceeded that of those of Hispanic origin, the next highest group, by \$5,827. Per capita income of Native Americans was the lowest of all groups-- \$8,151 below the average for all races and \$8,489 below that of whites.

**3. Poverty**

Poverty level income equates to 44% of the County median household income, or \$12,674 for a family of four. While the incidence of poverty is lower in Lancaster County than in the state, the percent of persons and families in poverty has increased over the last two decades. In 1970, 9.6% of all persons in Lancaster County were living in poverty, compared to 13.1% in the State. The proportion of people living in poverty in 1980 declined to 8.6% in the County and 10.7% in the State. By 1990 these proportions had increased to 10.5% and 11.1%, respectively.

Poverty especially impacts female headed families -- 24% of female headed households were living below the poverty level in 1990. The incidence of poverty is even greater among female headed families with children. In 1990, 32% of these families were living in poverty. Again, this incidence of poverty among female headed families with children was greater in 1990 than in 1970 or 1980. The County's proportion of families with children under 18 living in poverty

has been steadily increasing since 1970. In 1970 only 6% of families with children were living in poverty; by 1990 9.4% were living in poverty.

The areas of Lincoln with a higher than average proportion of families below poverty level are the central, northeastern and northwestern neighborhoods. Areas with higher than average elderly households with incomes below the poverty level are primarily located in older neighborhoods in the east-central portion of the City. Female headed families with children below the poverty level are more concentrated in the older north-central neighborhoods of the City.

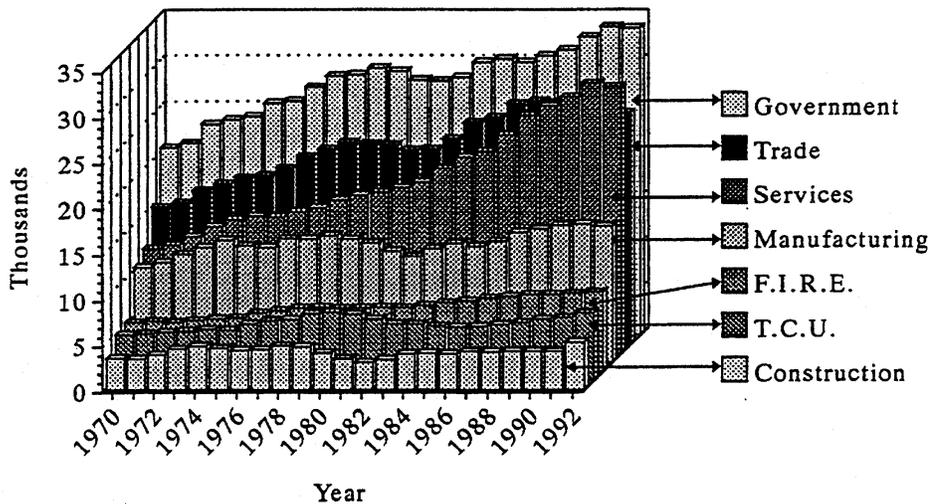
**4. Employment**

The civilian labor force in Lancaster County grew from 108,339 in 1980 to 133,518 in 1992, an increase of 23%. This was a faster level of growth than either the state or nation, which grew by 12% and 23% respectively. The level of employment also grew faster in the County (24%) than in the state (14%) or nation (18%).

Unemployment rates are considerably lower in both the County and the state than in the nation. While the unemployment rate has fluctuated since 1980, it has shown an overall decline. In 1980 the County unemployment rate was 3.3%, it reached a high of 5% in 1982, and declined to 2.7% in 1992. By comparison, the national unemployment rate was 7.1% in 1980, peaked at 9.7% in 1982, then declined to 7.4% in 1992.

Total non-farm wage and salary employment<sup>2</sup> in Lancaster County grew by 75% between 1970 and 1992. Figure 12 indicates employment trends over the last two decades. While the total number of employees in each sector has grown since 1970, the relative share of the sectors has changed.

## EMPLOYMENT BY INDUSTRY Lancaster County 1970 - 1992



**Figure 12**

<sup>2</sup> Non-farm wage and salary employment is estimated from a survey of establishments. Labor force and total employment is estimated from a survey of households. The surveys are not comparable.

Government employment has traditionally been the largest sector in Lancaster County. In 1992 state employees accounted for 14.7% of total non-farm wage and salary employment, local government employees accounted for 9.9%, and federal employees accounted for 2.1%. The total number of government employees grew by 12,800 between 1970 and 1992, but government employment as a proportion of total employment declined from 29% to 27%.

The largest growth in employment occurred in the service sector. Service employment grew by 159% since 1970. The total number of service employees grew from 11,450 in 1970 to 29,599 in 1992, or from 16% to 23.7% of total employment in the respective years.

Wholesale and retail trade has accounted for slightly over 21% of total employment since 1970. Trade was the second largest employment sector until 1989, when it was surpassed by the service sector.

Manufacturing employment has increased in numbers, but has steadily decreased as a proportion of total employment. In 1970 manufacturing employment accounted for 14.6% of the total; this share declined to 13.4% in 1980 and 11.8% in 1992.

The construction sector; finance, insurance, and real estate (FIRE) sector; and the transportation, communication, and utilities (TCU) sector have all experienced a trend similar to manufacturing. In 1970 these sectors had respective employment shares of 4.8%, 7.6% and 7% of the work force. By 1992 they accounted for 3.6%, 6.9% and 5.9%, respectively.

## 5. Industrial

Lincoln has been fortunate to evolve a highly diversified industrial base that has exhibited unusual stability in employment. Following the downturn of the mid-1980's manufacturing employment has provided steady, if unspectacular growth.

The Lincoln Metropolitan Area has approximately 357 manufacturing enterprises, which with few exceptions are located within the city limits of Lincoln. Most firms, 80%, employ 25 or fewer; however the majority of employment is concentrated in the top 37 plants which account for just under 72% of the total.

The community is dominated by branch plants of major national and international companies headquartered outside Lincoln. Of the top 10 manufacturing employers, 9 are headquartered outside the community and 6 are headquartered outside the United States. Branch plants account for approximately 55% of manufacturing employment in the MSA.

An unusual phenomenon has been the attraction of significant international investment. Foreign based companies employ 27% of the manufacturing work force and invested in excess of \$110 million in the community during the late 1980's and first half of the decade of the 1990's. The majority of international investment came through the acquisition and expansion of existing companies rather than the attraction of new facilities. Countries represented include Japan, the United Kingdom, Canada, France, Switzerland, and New Zealand.

The largest manufacturing employment sectors are : SIC 30 Rubber and Miscellaneous Plastics (14.6%); SIC 27 Printing and Publishing (14.1%); SIC 36 Electronic and Other Electrical Equipment and Components (13.2%); and SIC 20 Food Processing (11.7%). Other industry segments with 1,000 or more employees include: Transportation Equipment (SIC 37); Chemicals and Allied Products (SIC 28), which in Lincoln's case represents a strong presence in pharmaceuticals; Fabricated Metal Products (SIC34); and Industrial Machinery and Equipment (SIC 35).

Goodyear's major international manufacturing and distribution operations for industrial products dominates the Rubber and Plastics firms and accounts for almost 10% of total manufacturing employment in the MSA. The strong presence of Printing and Publishing is consistent with Lincoln's position as a state capital and the location of the major campus of the University of Nebraska. In fact, informal estimates by the University of Nebraska's Bureau of Business Research indicates that up to a third of the business services firms, a large portion of which would fall within SIC 27, are directly dependent upon state government procurement.

Future growth opportunities appear to be best concentrated in electronics and food processing with pharmaceuticals/biologicals, plastics, transportation equipment, and instruments also offering potential for new employment and investment. Lincoln could reach a critical mass in any of the 6 areas over the next 20 years due to strategic investments in infrastructure and the presence of aggressive locally owned niche firms.

In electronics, locally owned manufacturers of telecommunications equipment and software, with their own internal research and development, offer strong employment and investment opportunities through the remainder of the 1990's. The presence of the UNL Center for Advanced Materials Research with its concentration in advanced surface mount technology could be a key in development of new electronics breakthroughs. The decision by one of the largest electrical connector manufacturers in the world to develop a concentration of manufacturing capacity for consumer products in Lincoln could provide additional impetus to creation of a critical sectoral mass which would make the community a regional or national center.

Food processing continues to be important to the community; however it is characteristic of the industry as a whole, dominated by large national firms. The presence of the UNL Food Processing Center with its unique blend of technical and entrepreneurial assistance does provide opportunity for the development of supported startup or regional companies which provide higher value added products.

Within the region, Lincoln has one of the largest concentrations of pharmaceutical/biologicals companies. The decision by Sandoz Pharmaceuticals to make Lincoln their North American production center and SmithKline Beecham to use their Lincoln facility for production of veterinary biologicals and attendant research have helped to create a support system of companies producing specialized products. The opening of the new UNL Beadle Center for Biotechnology, with its availability of laboratory space and proprietary research, offers future growth potential.

Transportation equipment development can be tied primarily to Kawasaki Motors Manufacturing as they continue to evolve in their product lines and require supplier linkages; and with the Burlington Northern as they continue to seek the application of new materials and technologies. The presence of three composite products manufacturers in Lincoln and the BN could create new industrial applications.

Lincoln enjoys a regional comparative advantage for plastics based upon lower costs for energy inputs and relative transportation costs. Instruments research and manufacture in the community has been largely tied to companies associated with UNL and could grow as the national and international markets change.

The infrastructure necessary to support industrial development in the community has evolved along traditional lines with the majority of property suitable for industrial expansion concentrated along rail lines and around the airport. An inadvertent consequence of such a development pattern has

been to have a significant portion of the properties located within the designated flood plain which results in a reduction in its attractiveness and increased development costs.

Lincoln currently has 7 identified industrial parks (using the term loosely) which provide 2,431 acres of industrial ground. Of that amount, 1,080 acres remain available. All but 53 acres is concentrated north of "O" Street. Approximately 500 acres (or roughly 46% of the total remaining) is located within Airpark West and is available through the Lincoln Airport Authority on a lease only basis. The industrial parks are as follows:

PARCEL	ORIGINAL ACREAGE	REMAINING ACREAGE	ZONING
1. Lincoln Industrial Park South	283	53	I-2
2. Crete Carrier Site	96	96	I-1
3. Meadowlark Site	122	56	I-1
4. Lincoln Airpark West	1,280	500	I-1
5. LCIDC Industrial Park	150	135	I-2
6. Union Pacific/Duncan/ Acklie (Under development)	370	119	I-2
7. Nebraska Technology Park (Under development)	130	120	O-3

Industrial land demands are projected to average between 25-35 acres per year over the next decade. Taken in the aggregate Lincoln would appear to offer sufficient land area to accommodate industrial growth over the next 36 years.

The market place however does not operate in the aggregate. Demand has shifted to I-2 property offering greater potential for amenities and protection of investment by companies. With the exception of Lincoln Industrial Park South, which enjoys a monopoly position south of O Street, all of the I-2 property is concentrated in the Highlands and adjacent to the airport. The Duncan/Acklie property is still in the early development stages and the Nebraska Research Park, while still evolving, will in all likelihood provide specialized development opportunities.

The net result is that Lincoln has an insufficient diversity of available higher amenity industrial properties and with the addition of land currently in planning stages will remain constrained in its offerings for any firm seeking a location in the southern half of the city.

## 6. Housing

The number of housing units in Lancaster County increased from 57,236 in 1970 to 86,734 in 1990, according to the censuses. In 1970, 3,455 (6%) of the housing units were in the county outside the City and towns. In 1990, 5,693 (6.6%) of the total was in the county outside the City and towns. Most of the increase occurred between 1970 and 1980. Between 1970 and 1980, single family units increased by 26% while the number of multifamily units increased by 65%. In contrast, the number of single family units increased by 10% between 1980 and 1990 while multifamily units increased by 24%. The increase in housing units predominately

occurred in the City of Lincoln. The proportion of the housing units in the City increased from 89.9% in 1970 to 91.2% in 1990. The proportion of single family/duplex units in the City increased from 87.5% in 1970 to 88.4% in 1990. (Amendment 9416)

The number of housing units outside the incorporated areas increased from 3,455 in 1970 to 5,693 in 1990, an increase of 65%. The precincts with the highest total number of housing units in 1990 were Grant (860). Yankee Hill (509), Saltillo (301), Elk (299) and Middle Creek (286) (Figure 12a). (Amendment 9416)

Approximately two-thirds of the acreage residential building activity in the last 15 years has taken place in the City's three-mile extra territorial jurisdiction (Table 7a). (Amendment 9416)

The overall housing tenure in Lancaster County has remained relatively stable over the past thirty years, with ownership rates around 61%. However, homeownership rates have declined since 1970. In 1970, homeownership reached a peak of 61.9%--this declined to 61.4% in 1980 and 60.5% in 1990. The rates of homeownership have decreased by a greater amount in the City of Lincoln--from 61.3% in 1970 to 58.1% in 1990--a decrease of 3.2%.

The areas with the highest levels of homeownership are in the south and eastern portions of the City, the Country Club neighborhood, and in the Highlands, with rates of ownership ranging from 80% to 97%. These areas correspond to the areas showing the highest population growth, except the Country Club area. The lowest ownership rates are in the City's centrally located neighborhoods.

The number of minority homeowners increased by 235 households between 1980 and 1990. However, the rates of homeownership fell from 30% to 29%, compared to white homeownership rates of 60% in 1980 and 59% in 1990. The central area of the City contained about 10% of the total number of homeowners, but had one-fourth of the City's minority owners.

The median value of owner occupied housing rose from \$47,200 in 1980 to \$61,800 in 1990. The highest median values of owner-occupied housing were in the south and southeast portions of the City. The lowest median values were in the central and northeastern portions of the City. Average contract rent was \$335 in 1990. The south and southeastern portions of the City had the highest rents.

While affordability is a relative term, it is generally accepted that a household should not pay in excess of 30% of its income on housing and utility costs. However, according to the 1990 Census, 21% of the households in Lancaster County spent over 30% of their income on housing, while 8.5% spent over 50% of their income on housing. The Comprehensive Housing Affordability Strategy (CHAS), discussed in greater detail in Chapter 3, is the comprehensive planning document that identifies Lincoln's overall need for affordable and supportive housing and outlines strategies to address those needs.

In general, Lincoln's housing stock is in good condition. A study of the conditions of residential structures in Lincoln was conducted by the City's Urban Development Department. The study found that 53% of the residential structures were in excellent condition, 38% were in good condition, 8% were in fair condition, and less than 1% were classified as poor or dilapidated.

## **7. Construction**

The number and value of building permits reflect the health of the economy as well as the demand for land. When the economy is prospering, the number of building permits will generally increase. Data on building permits provides information regarding the trends of the past, and helps monitor the market demand through the planning period. The data in this section will be updated during the annual review of the plan in order to present a better picture of the demand in the construction industry.

The number of housing permits issued from 1980 to 1993 is depicted in Figure 13. Since 1980, permits have been issued for 14,751 dwelling units in the City of Lincoln--6,417 of these permits were for multi-family units, and 8,154 were for single-family or duplex units. The volatility of the last decade is a reflection of the national economy. Building permits were issued for only 219 units in 1982, when the nation's economy was in recession. The market rebounded by 1990, when a peak of 2,087 residential permits were issued.

The total value of new dwelling units permitted has increased from \$37,927,007 in 1980 to \$125,600,613 in 1993. The low for the period was 1982 when the value fell to \$10,83,174. The average value per new single-family/duplex permit increased from \$41,230 in 1980 to \$114,856 in 1993.

The total number of permits issued for new non-residential buildings increased from 435 in 1980 to 729 in 1993. The total value of permits issued for new construction increased from \$62,883,780 in 1980 to \$171,424,135 in 1993 as shown in Figure 14.

## RESIDENTIAL UNITS PERMITTED

### New Construction - City of Lincoln 1980-1993

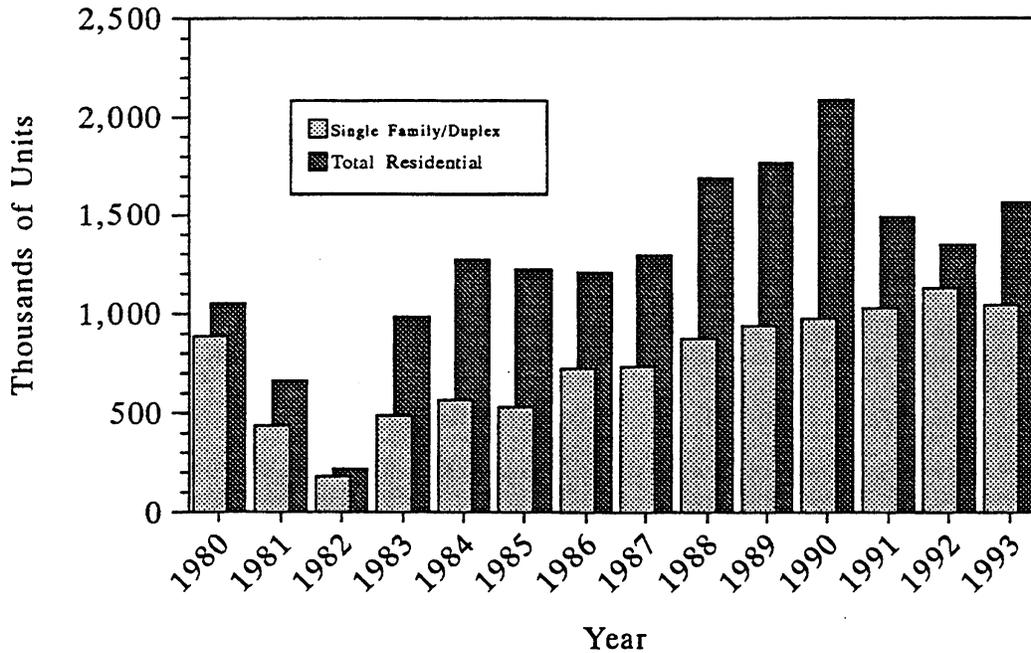


Figure 13

	R5E	R6E	R7E	R8E	
T	<b>WEST OAK</b>	<b>LITTLE SALT</b>	<b>ROCK CREEK</b>	<b>MILL</b>	Ashland Rd
12	1990 = 125 1980 = 117	1990 = 201 1980 = 158	1990 = 142 1980 = 127	1990 = 97 1980 = 105	Little Salt R Agnew Rd
N	1970 = 95 1960 = 131	1970 = 97 1960 = 108	1970 = 98 1960 = 113	1970 = 76 1960 = 80	Rock Creek Davey Rd Branched Co
T	<b>ELK</b>	<b>OAK</b>	<b>NORTH BLUFF</b>	<b>WAVERLY</b>	Raymond Rd
11	1990 = 299 1980 = 199	1990 = 192 1980 = 168	1990 = 207 1980 = 170	1990 = 144 1980 = 126	Mill Rd Waverly Rd
N	1970 = 124 1960 = 121	1970 = 149 1960 = 140	1970 = 135 1960 = 108	1970 = 98 1960 = 104	Bluff Rd McKelvie R Alvo Rd
T	<b>MIDDLE CREEK</b>	<b>LINCOLN</b>	<b>LANCASTER</b>	<b>STEVENS CREEK</b>	Fletcher Ave
10	1990 = 286 1980 = 265	1990 = 213 1980 = 378	1990 = 183 1980 = 135	1990 = 261 1980 = 232	Havelock Av
N	1970 = 178 1960 = 166	1970 = 223 1960 = 127	1970 = 179 1960 = 178	1970 = 180 1960 = 140	Adams St Holdrege St O St A St
T	<b>DENTON</b>	<b>YANKEE HILL</b>	<b>GRANT</b>	<b>STOCKTON</b>	Van Dom St
9	1990 = 229 1980 = 181	1990 = 509 1980 = 465	1990 = 860 1980 = 662	1990 = 213 1980 = 196	Pioneers Blv Old Cheney
N	1970 = 104 1960 = 102	1970 = 353 1960 = 374	1970 = 358 1960 = 179	1970 = 127 1960 = 107	Pine Lake R Yankee Hill Rokby Rd
T	<b>HIGHLAND</b>	<b>CENTERVILLE</b>	<b>SALTILLO</b>	<b>NEMAHA</b>	Saltillo Rd
8	1990 = 165 1980 = 138	1990 = 270 1980 = 240	1990 = 301 1980 = 308	1990 = 182 1980 = 143	Bennet Rd Wittstruck R
N	1970 = 98 1960 = 101	1970 = 171 1960 = 153	1970 = 136 1960 = 126	1970 = 110 1960 = 121	Roca Rd Martell Rd Hickman Rd
T	<b>OLIVE BRANCH</b>	<b>BUDA</b>	<b>SOUTH PASS</b>	<b>PANAMA</b>	Stagecoach
7	1990 = 127 1980 = 124	1990 = 127 1980 = 123	1990 = 227 1980 = 211	1990 = 133 1980 = 124	Panama Rd Olive Creek
N	1970 = 118 1960 = 124	1970 = 109 1960 = 118	1970 = 154 1960 = 162	1970 = 110 1960 = 118	Princeton R Pella Rd Firth Rd Gage Rd
	SW 142nd St SW 128th St SW 114th St SW 100th St SW 86th St SW 72nd St SW 58th St SW 44th St SW 29th St SW 14th St SW 2nd St S 25th St S 38th St S 54th St S 68th St S 82nd St S 96th St S 110th St S 126th St S 134th St S 148th St S 162nd St S 176th St S 190th St				

# Lincoln-Lancaster County Comprehensive Plan

Figure 12a:

**Housing Units Outside  
Of Incorporated Areas,  
1960-1990 By Township**

TOTAL
1990 = 5,693
1980 = 5,100
1970 = 3,455
1960 = 3,201

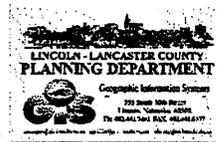


Table 7a

<b>COUNTY RESIDENTIAL BUILDING ACTIVITY 1980-1994</b>																<b>Annual Average Number of Dwelling Units</b>		
<b>AREA</b>	<b><u>1980</u></b>	<b><u>1981</u></b>	<b><u>1982</u></b>	<b><u>1983</u></b>	<b><u>1984</u></b>	<b><u>1985</u></b>	<b><u>1986</u></b>	<b><u>1987</u></b>	<b><u>1988</u></b>	<b><u>1989</u></b>	<b><u>1990</u></b>	<b><u>1991</u></b>	<b><u>1992</u></b>	<b><u>1993</u></b>	<b><u>1994</u></b>	<b>Year</b>	<b>Year</b>	<b>Year</b>
<b>County Inside 3-Mile</b>	60	7	40	14	17	18	18	30	53	61	97	60	78	61	95	47.3	57.1	78.2
<b>County Rural</b>	20	16	15	14	9	20	27	22	22	12	30	26	30	47	37	23.1	27.3	34
<b>TOTAL</b>	80	23	55	28	26	38	45	50	75	73	107	86	108	108	132	70.4	82.2	108.2
<b>20 to 40 Acre Parcels</b>	N/A	14	19	29	33	47	N/A	N/A	28.4									

**NOTE:**

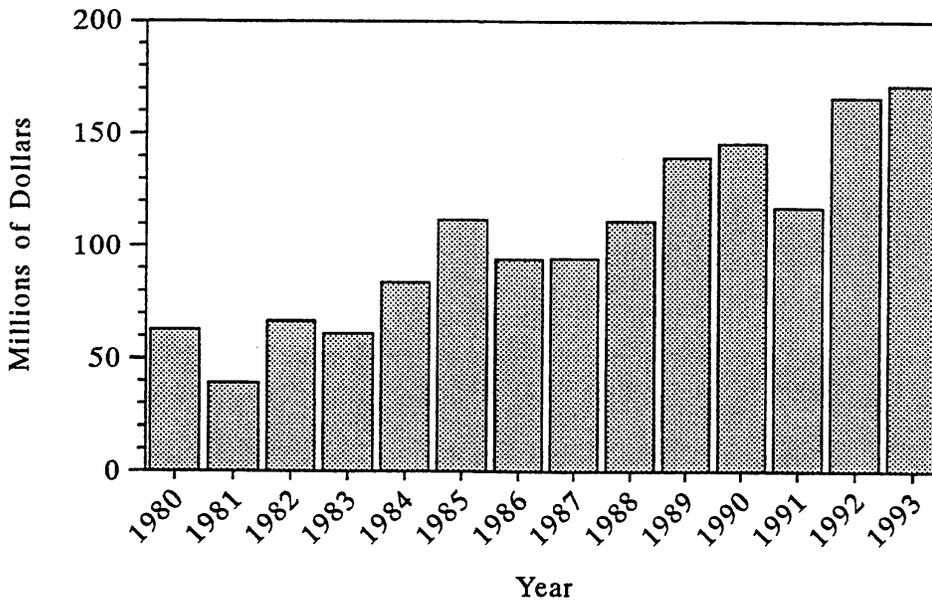
"County Inside 3-Mile" equals all building permits approved inside the City of Lincoln 3-mile zoning jurisdiction, but outside the City limits at that time.

"County Rural" equals all building permits approved outside the zoning jurisdiction of Lincoln and all other incorporated communities in the County.

"20 to 40 Acre Parcels" equals those dwellings built anywhere n the County without a building permit that were then included in the County Assessor's records.

# VALUE OF BUILDING PERMITS

## New Construction - City of Lincoln 1980 - 1993



**Figure 14**

### 8. Sales Taxes

Data regarding sales tax receipts (excluding auto sales) provides an indication of the level of sales occurring within the community, and how total sales are affected by the development of new retail establishments. Retail sales also provide an indication of the economic well being of the community.

Between 1989 and 1993 sales tax revenues increased from \$23 million to \$29 million as shown in Figure 15. Estimated retail sales increased from \$1.6 billion to almost \$2 billion. Sales tax collections increased by 25% over the same period, and by 8.7% between 1992 and 1993.

### C. Planning Actions

In order to reflect the "General Conditions" of the community throughout the planning period, a summary of planning actions should be monitored to provide the opportunity to consider the best response to changes in the market and changes in land use. Each annual review of the Comprehensive Plan will include a summary of data regarding preliminary plats, final plats, lots, acres annexed, a change of zone matrix, and significant administrative amendments.

# GROSS SALES TAX RECEIPTS

## City of Lincoln

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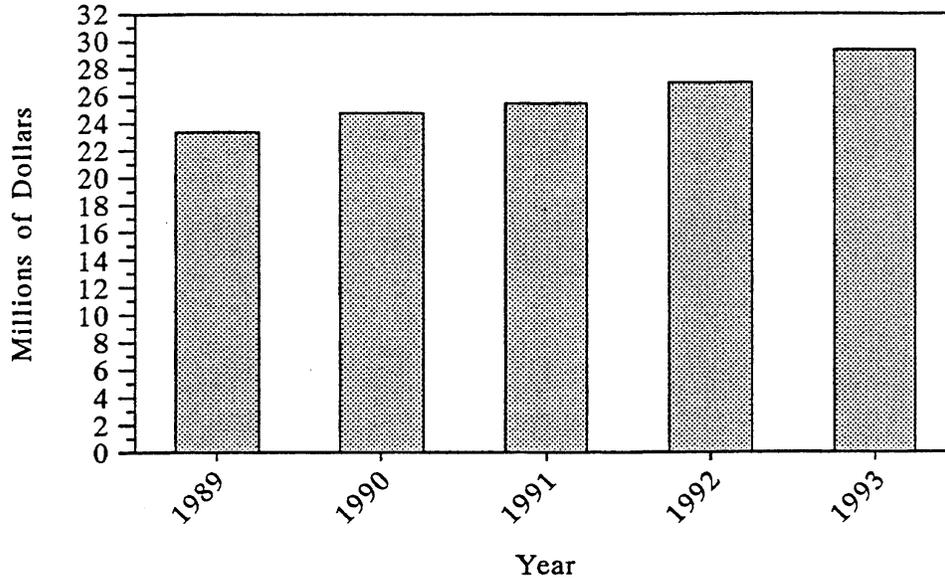


Figure 15

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