

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

## Growth Scenario Alternatives

The next major step in the development of LPlan 2040 is the review of alternative future growth scenarios for Lincoln and Lancaster County. This newsletter edition includes a description and map of the three growth scenarios, together with information about how to provide us with your input.

The purpose of the three growth scenarios is to:

- Assess the impacts of different land use patterns on land consumption, infrastructure costs, community services and the environment.
- Serve as a foundation for the selection of a single growth scenario and future land use plan.

Each of these three futures embodies different concepts for Lincoln and Lancaster County to the year 2040 (Tier 1) and year 2060 (Tier 2). A wide range of City-County departments and other agencies were asked to evaluate the three scenarios. Pros and Cons were identified and discussed for each. A written analysis was developed by the Planning Department based upon this information, and compiled in a report that will be available for review on October 20, 2010 at [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov).

## General Assumptions

- Additional 126,000 Lancaster County population by 2040. Additional 100,000 population from 2040 to 2060.
- 90% population in Lincoln, 6% in rural county and 4% in small towns.
- 47,500 residential unit demand for Lincoln area by 2040; 4,500 residential unit demand for remaining county.
- Residential lots already approved are used for new housing (equals 16,000 dwelling units).
- Approximately 6 square miles of land in Tier I are included for future employment growth.
- The City of Lincoln continues to implement policies of growth based upon drainage basins with gravity-flow sewer and new development that is contiguous to the existing City limits.
- Residential land area to accommodate 125% of the projected demand is included to allow for choice.
- Low density acreage development that is built, platted, or zoned continues to be shown for acreage development in the future, but other land designated for acreages is located based upon a suitability index, not on what is shown in the 2030 Plan.



## Next Steps

The results of the analysis together with broad input from the community and guidance from the LPlan Advisory Committee (LPAC) will be used to develop a single growth scenario, which will form the basis for developing a draft future land use plan in December.

We want your input! Review the information in this newsletter. Join us for an open house, or give us your comments and vote for your favorite scenario on the Virtual Town Hall. Take a look at the following pages to see all the ways you can get involved and give us your feedback.

## Open Houses

The public is invited to share their ideas for the community's future to the year 2040. Five public meetings will be held; all meetings will have the same format.

### October 26

- Walt Library
- 5:00 pm-6:30 pm
- Presentations at 5:15 pm & 6:00pm

### October 28

- Hickman Community Center
- 6:30 pm-7:30 pm
- Presentation at 6:45 pm

### November 2

- Energy Square
- 11:00 am-12:30 pm
- Presentations at 11:15 am & noon

### November 3

- Eiseley Library
- 5:00 pm-6:30 pm
- Presentations at 5:15 pm & 6:00 pm

### November 4

- Davey Community Hall
- 6:30 pm-7:30 pm
- Presentation at 6:45 pm

# Virtual Town Hall

## Join Virtual Town Hall at [LPlan2040.org](http://LPlan2040.org).

Virtual Town Hall is an interactive, online forum designed to enhance the community dialogue and input for the development of LPlan 2040. In the past several months we have been collecting



Bright Ideas from the community that can be viewed at the website above.

Those ideas are being organized into a full report, which will be posted on the [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov) website.

Starting October 20, you can make comments on the three growth scenarios to share with us and the rest of the community. Then, from October 29 to November 5, you can vote on your preferred scenario.

Go to the Virtual Town Hall at [lplan2040.org](http://lplan2040.org), or review the scenarios in this newsletter and text your comments to 402-519-4195. All of the comments and votes will be compiled to share with the LPAC in November to assist in developing a single growth scenario.

## **A** Multi-Directional Growth

- Future growth demands met in multiple directions
- Approximately 26 square miles of land added to urban area in Tier I
- New housing will continue trend of 70% single family and 30% multi-family
- 96% of new housing will be located on the edges with 2,000 infill units in the Downtown Core and throughout the community
- Continue trend of 3 residential units per gross acre density for new urban development
- Rural acreage development in multiple directions, including existing platted lots and cluster developments
- Approximately 9 additional square miles of rural land area in the unincorporated county is identified to satisfy next 50 years of demand for acreages

## **B** Stevens Creek Growth

- Emphasizes growth to east in Stevens Creek watershed and south of existing city
- Approximately 26 square miles of land added to urban area in Tier I
- Southwest area of current plan no longer identified as a growth area
- New housing will continue trend of 70% single family and 30% multi-family
- 96% of new housing will be located on the edges with 2,000 infill units in Downtown Core and throughout community
- Continue trend of 3 residential units per gross acre density for new urban development
- Rural acreage development to the east and south, including existing platted lots and cluster developments
- Approximately 9 additional square miles of rural land area in the unincorporated county is identified to satisfy next 50 years of demand for acreages

## **C** Compact Growth

- Emphasizes more compact growth with  $\frac{1}{3}$  of future residential demand met within existing city and  $\frac{2}{3}$  on edges of community
- Approximately 14 square miles of land added to urban area in Tier I
- Southwest area of current plan only identified for small amount of long-term growth (beyond 2040)
- Future split of new housing unit types is 50% single family and 50% multi-family
- 64% of new housing will be located on the edges with 7,500 infill units in Downtown Core area and 9,500 infill units in other commercial nodes and corridors of city
- Higher density of 4 residential units per gross acre for new urban edge development
- Rural acreage development in existing platted lots, cluster developments, and within small town jurisdictions
- Approximately 9 square miles of rural land area to satisfy next 50 years of demand for acreages is accommodated within small town jurisdictions

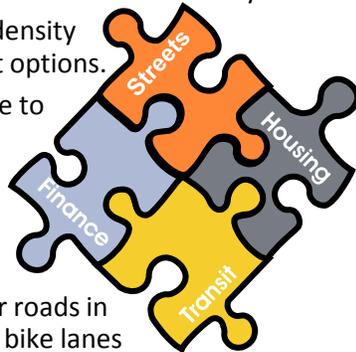
# Summary of Workshops

## Plan-it-Yourself Workshop

The Plan-it-Yourself Workshop was held on August 14 at the Cornhusker Marriott Hotel. The workshop began at 8:30 am and ended about 11:45 am. It was attended by 35 members of the public along with 14 staff members from both the Planning Department and the Public Works and Utilities Department. The members were divided into six groups. They used a map of Lincoln and the surrounding area to distribute magnetic game pieces representing single and multi-family housing, improvements to streets, transit and trails, and preservation of open space. The groups were required to work within a budget based on current costs.

### Some Observations from Group Plans

- All the groups made a decision to increase the density of development in the City, compared to current density.
- All the groups voted for higher density in the core and improved transit options.
- All the groups, except one, chose to increase taxes by at least \$100 million to accommodate transportation projects in the budget.
- All the groups felt the need to increase the repaving budget for roads in the city and add more trails and bike lanes than are currently being added annually.
- None of the groups chose to widen Highway 2 to 6 lanes and only one group wanted to widen existing 2 lane arterials to 4 lanes (although they preferred adding a center turn lane rather than two additional lanes.)
- Two groups chose to build neither the south beltway nor the east beltway but one group wanted to do both projects.
- All the groups chose to increase taxes to accommodate transit. Improvements chosen varied, but all groups wanted to promote transit options in some way.
- All but one group chose to increase taxes to preserve open space. Reasons for preservation included tiger beetle protection, floodplain preservation and dedicated land for bike trails.



You can view the workshop materials and a summary report on the web page at [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov).

## Sustainability Workshop

### SUSTAINABLE Future at Work

CLEANER  
GREENER  
LINCOLN  
MAYOR CHRIS BEUTLER  
"OUR HOME, OUR FUTURE, OUR CHOICE"



On September 29, the Planning Department hosted a workshop on sustainability. The workshop was made possible with assistance from Energy Efficiency and Conservation Block Grant Funds and was held in the City Council chambers at City Hall. The workshop was an effort to engage the public on local sustainability issues and how those issues relate to the Comprehensive Plan. The one and a half hour workshop was led by keynote speaker Gayle Prest, Sustainability Director for the City of Minneapolis. Following the keynote presentation, Prest was joined by a panel of local experts to share ideas on how Lincoln and Lancaster County could be more sustainable.

The panel included:

- Scott Holmes, LLCHD Environmental Health Division Manager
- Michelle Penn, Architect, Authenticity LLC
- Mike Rezac, HBAL President, Rezac Const.
- Cecil Steward, Joslyn Institute for Sustainable Communities
- Kristi Wamstad-Evans, City of Omaha Sustainability Coordinator

Much of the discussion focused on changing demographics and population growth in midwestern communities such as Minneapolis, Omaha and Lincoln and how the communities are preparing for those changes.

You can learn more about the workshop, watch the video, and view the slideshows on the "Events" tab at [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov).

# Updates

## Comprehensive Plan Proposals

As part of the update process for the Comprehensive Plan and Long Range Transportation Plan (LPlan 2040), the Lincoln/Lancaster County Planning Department invited proposals to be considered for inclusion in the updated Plan. The request was sent to approximately 300 individuals on the department's email subscription list. The submittal form and questionnaire were also posted on the LPlan 2040 website.

Fourteen proposals were reviewed by staff, ranging from broad policy changes to specific land use changes. The staff identified and grouped proposals according to the following designations:

- A. Proposals most relevant to future growth scenarios, appropriate for immediate discussion;
- B. Specific land use proposals more appropriate for discussion later this year, during the development of the future land use plan;
- C. Other types of proposals most appropriate for discussion early next year.

The first category of proposals was presented to the LPAC on September 22, 2010. The staff reports together with the proposals received are available for review in the Staff Analysis report on the website at [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov). Look under the "Committee" tab at the "Meeting Materials" for September 22, 2010.

### How to Get Involved

- Visit our website: [lplan2040.lincoln.ne.gov](http://lplan2040.lincoln.ne.gov)
- Find us on Facebook: LPlan2040
- Follow us on Twitter: [twitter.com/LPlan2040](http://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](mailto:plan@lincoln.ne.gov)
- Submit written comments to the Planning Department or call us at 441-7491



## LPAC Meetings

The LPlan 2040 Advisory Committee consists of 21 members and meets every 2 weeks to help guide the process and provide input as LPlan 2040 is developed. The major topics the committee has discussed since the August 2010 newsletter summary include:

- Comprehensive Plan assumptions and guiding principles
- Sustainability elements and their relationship to LPlan 2040
- Results of the Plan-it-Yourself workshop
- Growth Scenarios alternatives and data for evaluation
- State statutes regarding comprehensive plan requirements
- Private proposals for potential inclusion in the Comprehensive Plan
- Commercial and industrial land use: assumptions, inventory and future need
- Residential/Mixed Use Redevelopment

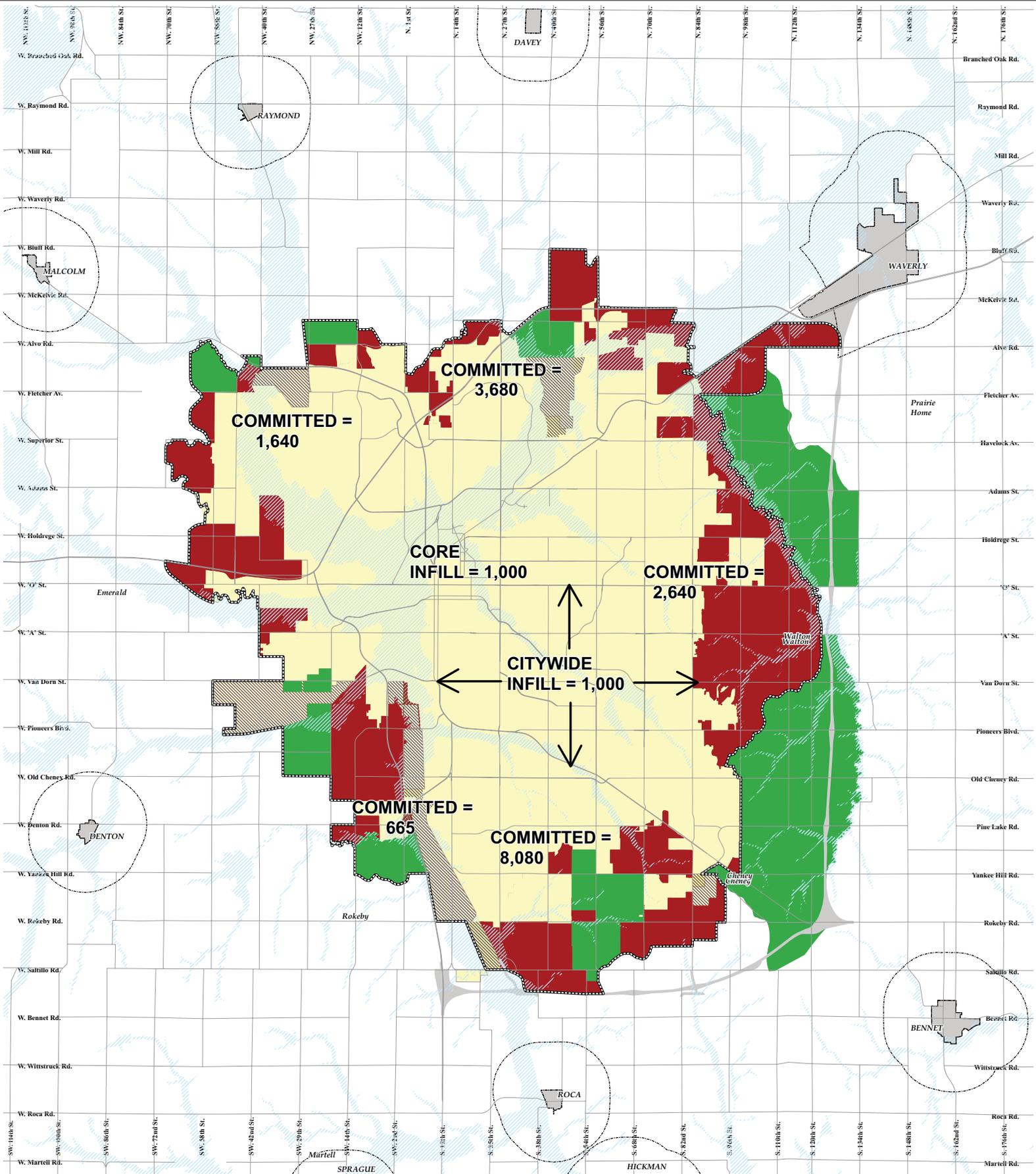
The LPAC allows time for public comment during the last **15 minutes** of each meeting. Those wishing to speak are asked to sign in when they arrive with their name, address and the topic they wish to discuss, and to limit their comments to **3 minutes**.

## For More Information, Contact



Lincoln/Lancaster County Planning Department  
555 S. 10<sup>th</sup> Street, Suite 213  
Lincoln, NE 68508

Website: [lplan2040@lincoln.ne.gov](mailto:lplan2040@lincoln.ne.gov)  
Phone: 402-441-7491  
Email: [plan@lincoln.ne.gov](mailto:plan@lincoln.ne.gov)

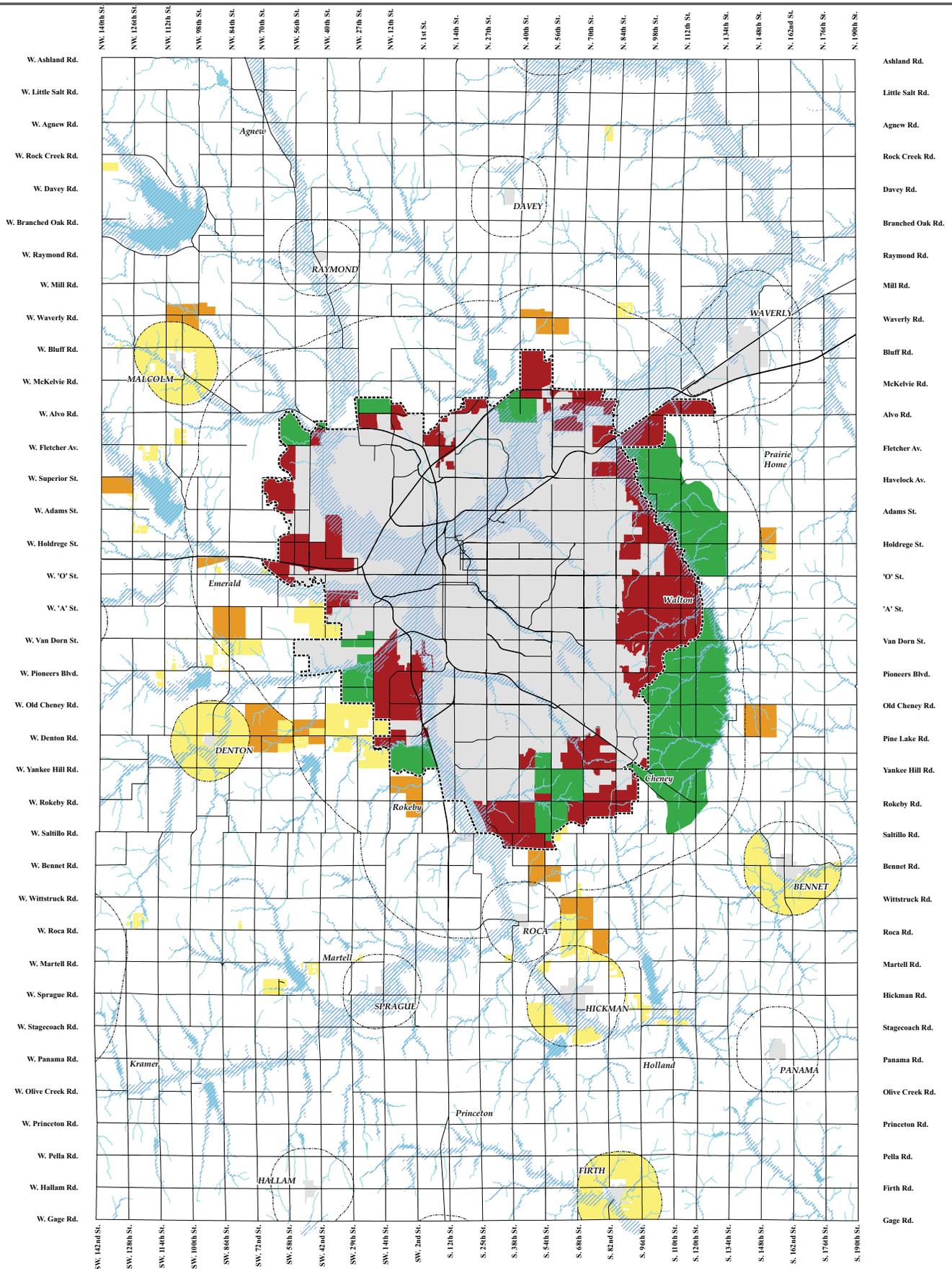


# URBAN GROWTH SCENARIO A - MULTI DIRECTIONAL

- Public Land Not Available for Development
- Floodplain and Flood Prone Areas
- Lincoln City Limits and Committed Land
- Lincoln Future Service Limit (2030 Plan)
- Tier I (2040)
- Tier II (2060)

Tier	Acres	Square Miles (Outside of Floodplain)
Tier I (2040)	16,649.6	26.01
Tier II (2060)	14,308.6	22.35





# LANCASTER COUNTY GROWTH SCENARIO: A - MULTI DIRECTIONAL

- Low Density Acreage Development that is Built, Platted, or Zoned
- Lakes & Streams
- Floodplain/Floodprone
- Lincoln City Limits, Committed Land, Incorporated Towns, and Land Not Available for Development
- Future Service Limit (2030 Plan)

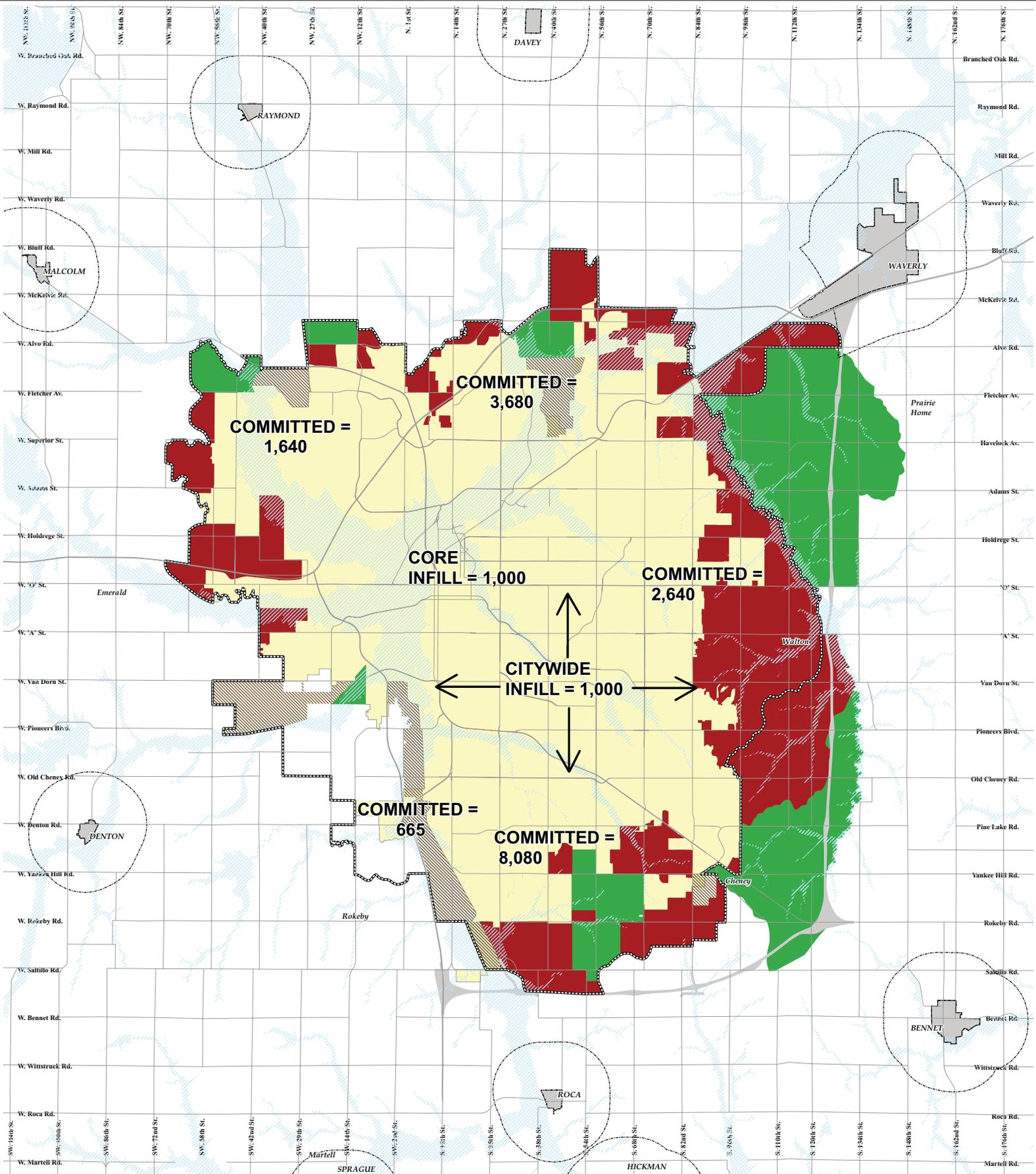
**Note:** The majority of acreage development does not occur in areas shown above in yellow or orange. 70% to 80% of acreage development occurs in the agricultural area and that pattern is expected to continue by using techniques such as farmstead splits, AG clusters, 20 acre parcels and existing grandfathered lots.

- Tier I (2040) 16,649.6 Acres/26.01 Sq Mi (Outside of Floodplain)
- Tier II (2060) 14,308.6 Acres/22.35 Sq Mi (Outside of Floodplain)
- Proposed Additional Low Density Acreage Development: 5,775 Acres/9.02 Sq Mi



0 0.5 1 2 3 Miles

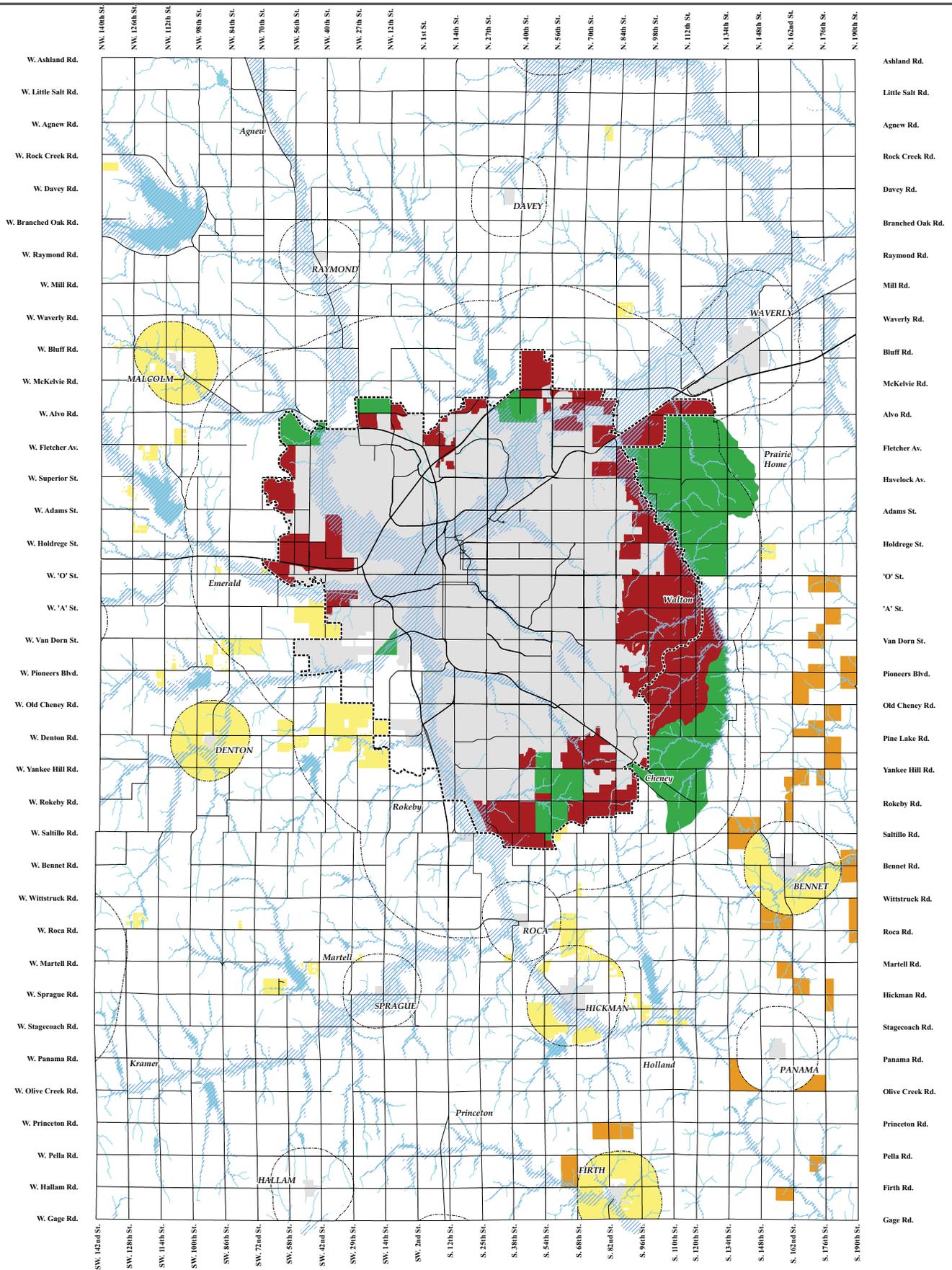




# URBAN GROWTH SCENARIO B - STEVENS CREEK

- Public Land Not Available for Development
- Floodplain and Flood Prone Areas
- Lincoln City Limits and Committed Land
- Lincoln Future Service Limit (2030 Plan)
- Tier I (2040)
- Tier II (2060)

Tier	Acres	Square Miles (Outside of Floodplain)
Tier I (2040)	16,775.2	26.21
Tier II (2060)	14,021.3	21.90

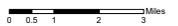


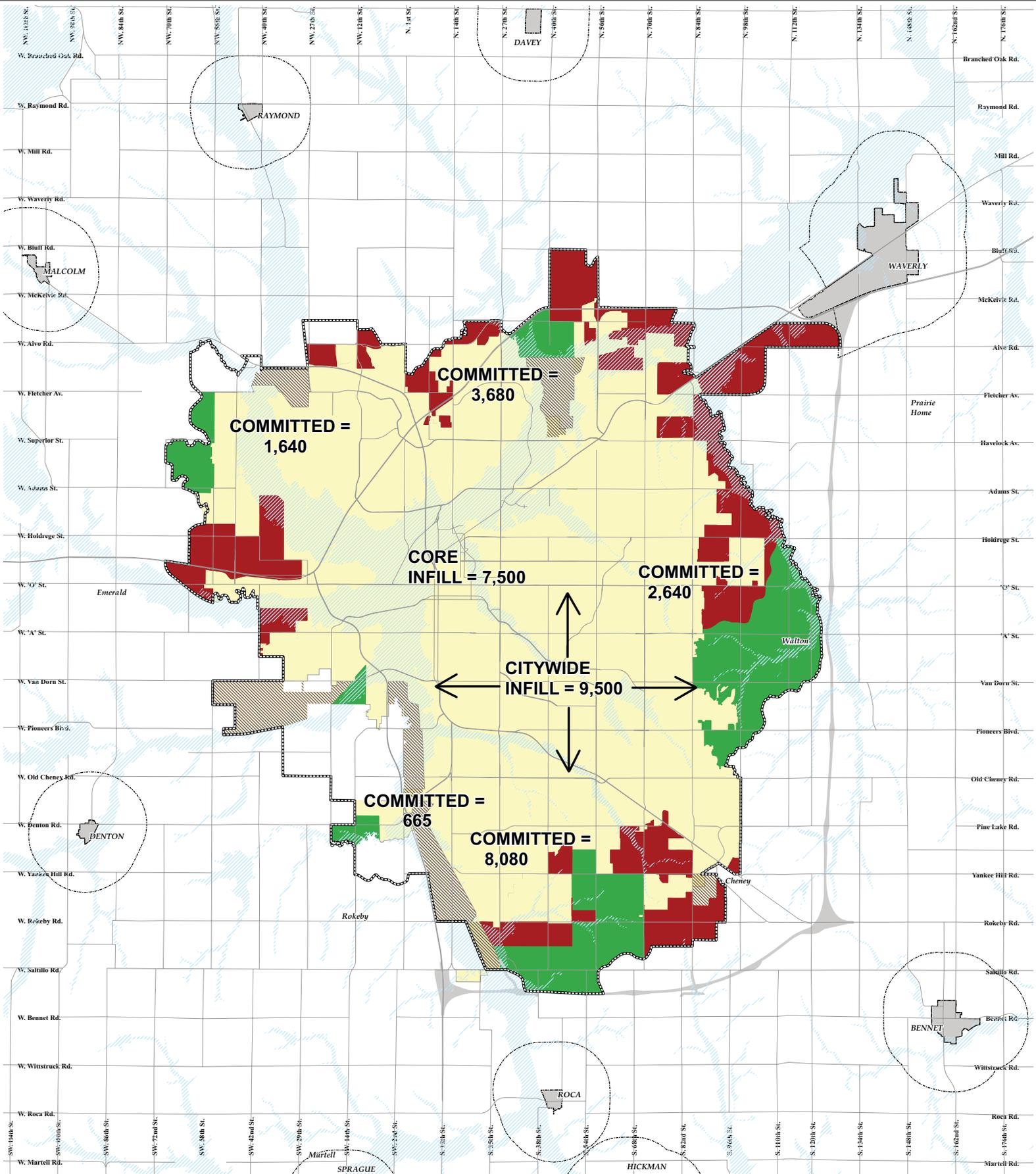
# LANCASTER COUNTY GROWTH SCENARIO: B - STEVENS CREEK

- Low Density Acreage Development that is Built, Platted, or Zoned
- Lakes & Streams
- Floodplain/Floodprone
- Lincoln City Limits, Committed Land, Incorporated Towns, and Land Not Available for Development
- Future Service Limit (2030 Plan)

**Note:** The majority of acreage development does not occur in areas shown above in yellow or orange. 70% to 80% of acreage development occurs in the agricultural area and that pattern is expected to continue by using techniques such as farmstead splits, AG clusters, 20 acre parcels and existing grandfathered lots.

- Tier I (2040) 16,177.3 Acres/25.27 Sq Mi (Outside of Floodplain)
- Tier II (2060) 14,021.3 Acres/21.90 Sq Mi (Outside of Floodplain)
- Proposed Additional Low Density Acreage Development: 5,824 Acres/9.10 Sq Mi

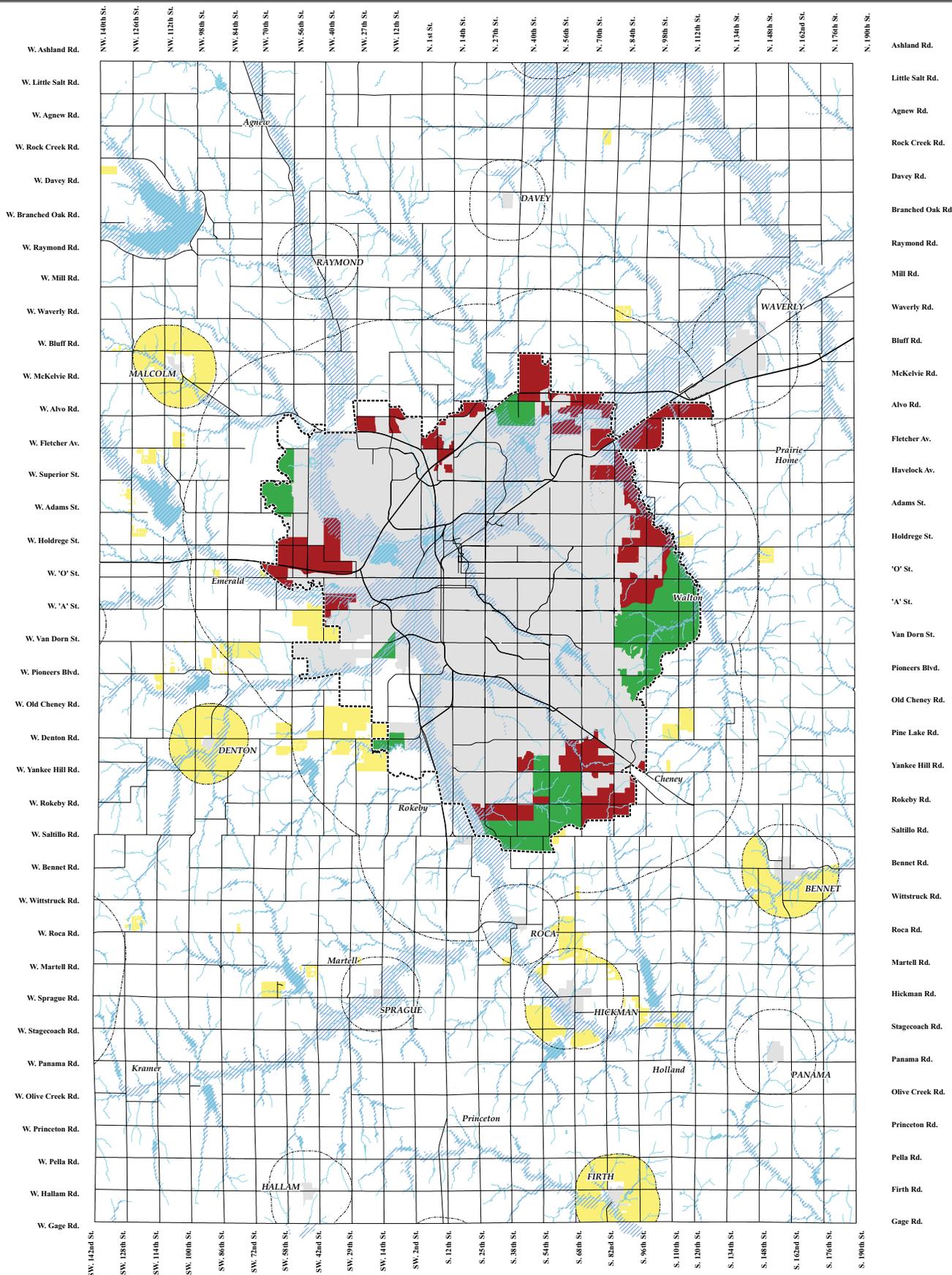




# URBAN GROWTH SCENARIO C - COMPACT

- Public Land Not Available for Development
- Floodplain and Flood Prone Areas
- Lincoln City Limits and Committed Land
- Lincoln Future Service Limit (2030 Plan)
- Tier I (2040)
- Tier II (2060)

Tier	Acres	Square Miles (Outside of Floodplain)
Tier I (2040)	8,904.5	13.91
Tier II (2060)	7,408.4	11.57



# LANCASTER COUNTY GROWTH SCENARIO: C - COMPACT

- Low Density Acreage Development that is Built, Platted, or Zoned
- Lakes & Streams
- Floodplain/Floodprone
- Lincoln City Limits, Committed Land, Incorporated Towns, and Public Land Not Available for Development
- Future Service Limit (2030 Plan)

**Note:** The majority of acreage development does not occur in areas shown above in yellow or orange. 70% to 80% of acreage development occurs in the agricultural area and that pattern is expected to continue by using techniques such as farmstead splits, AG clusters, 20 acre parcels and existing grandfathered lots.

- Tier I (2040) 8,904.5 Acres/13.91 Sq Mi (Outside of Floodplain)
- Tier II (2060) 7,408.4 Acres/11.57 Sq Mi (Outside of Floodplain)



0 0.5 1 2 3 Miles

