



LPlan 2040 Growth Scenarios

8/25/10

OVERVIEW



Purpose of Scenario Work

- ❖ Provide a range of future growth options that can be assessed regarding impacts on land consumption rates, infrastructure costs, and land use patterns
- ❖ Different aspects of each scenario may ultimately be part of a single preferred scenario

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 urbanizing area by 2040; 4,500 residential unit demand for remaining county
- ❖ Current committed residential unit supply built-out in each scenario (16,000 dwelling units)
- ❖ Each scenario includes approximately 6 miles of predominantly commercial and industrial land in Tier I for future employment growth
- ❖ Each scenario continues use of gravity sewer and contiguous development policies
- ❖ Additional land area equivalent to 25% of the demanded residential area added to each scenario for choice and supply opportunities

Process

- ❖ Various departments and agencies will be asked to assess the scenarios. Pros and Cons will be identified and discussed for each scenario. A written report will be shared with LPAC and the public.
- ❖ Results of the analysis and input from the community will be used to refine down to a single preferred scenario. This will be the basis of development of a draft land use plan.

Scenario Descriptions

A. Multi-Directional Growth Scenario

- ❖ Future growth demands met in multiple directions
- ❖ 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
- ❖ Continued 3 units per gross acre density for new urban development
- ❖ Approximately 26 square miles of land added to urban area in Tier I
- ❖ Rural acreage development in multiple directions
- ❖ Recognizes vacant land in rural county zoned for acreages, but not necessarily other land currently designated for acreages in 2030 Comprehensive Plan
- ❖ Approximately 9 additional square miles of rural land area is identified to satisfy the next 50 years of demand for acreages

B. Stevens Creek Growth Scenario

- ❖ Future growth demands met mainly in the Stevens Creek watershed and in currently identified areas to the south of the existing city
- ❖ Growth from 2040 to 2060 almost exclusively in Stevens Creek
- ❖ Southwest area of current plan no longer identified as a growth area
- ❖ Potential cost savings for utility infrastructure compared to multi-directional scenario
- ❖ Approximately 26 square miles of land added to urban area in Tier I
- ❖ Rural acreage development accommodated in the eastern and southern areas of the county where water services available
- ❖ Recognizes vacant land in rural county zoned for acreages, but not necessarily other land currently designated for acreages in 2030 Comprehensive Plan
- ❖ Approximately 9 additional square miles of rural land area is identified to satisfy the next 50 years of demand for acreages

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C. Compact Growth Scenario

- ❖ **Approximately 1/3 of future residential demand is accommodated within the existing city**
- ❖ **2/3 of residential demand accommodated on the edges of the community**
- ❖ **Infill development to occur in the Downtown Core area (7,500 units) and throughout the community (9,500)**
- ❖ **Future split of new housing unit types is 50% single family and 50% multi-family**
- ❖ **Higher density of 4 residential units per gross acre for new urban edge development**
- ❖ **Approximately 14 square miles of land added to urban area in Tier I**
- ❖ **Rural acreage development accommodated by directing acreage development inside the planning jurisdictions of those small towns that allow for acreages**
- ❖ **Recognizes vacant land in rural county zoned for acreages, but not necessarily other land currently designated for acreages in 2030 Comprehensive Plan**
- ❖ **No additional land is designated for acreages**