



# Hall County Regional Planning Commission

Wednesday, October 01, 2008  
Regular Meeting

## Item -3

**Review & Approve Northwest Grand Island Intergenerational Plan**

*Insert a narrative here*

Staff Contact:

To: Regional Planning Commission

From: Chad Nabity

Date: September 25, 2008

Re: Northwest Grand Island Intergenerational Neighborhood Plan

Attached is a neighborhood plan document for Northwest Grand Island. This plan was created at the request of and with the help of Pamela Forster with Excel Development Group. Excel Development Group is building the Woodland Park Townhomes in northwest Grand Island, east of Independence Avenue and north of Capital Avenue.

The Woodland Park Townhomes is a development that uses a variety of state and federal funding sources to create quality affordable housing for low income seniors. The first phase of the project was completed this year with a grand opening celebration in August of 2008. All of the units are full and there is a waiting list with 250 persons on it waiting for openings. This type of quality affordable housing is needed desperately in Grand Island.

The developer is preparing a funding application for the second phase of this project. Phase II proposes to build 20 units (10-duplexes) at an estimated cost of \$4.2 million. Although this project uses state and federal funding sources to make it affordable to seniors, it will be required to pay real estate taxes. One component of the funding application that can positively influence the decision to award funding is the existence of a neighborhood plan. Ms. Forster offered to help prepare the basic plan that is before you for consideration.

This plan is descriptive in nature. It details the level and types of development that have occurred in Northwest Grand Island. Northwest Grand Island has become a mature neighborhood with a variety of types and styles of housing that appeal to all age groups. Every type of housing from apartments and starter homes through retirement and assisted living facilities are available. Recreational facilities and opportunities are being expanded in the area with new parks, improvements to existing parks, and hike/bike trails that extend throughout the neighborhood. The Grand Island public school system (GIPS) and Northwest High School both have facilities in Northwest Grand Island.

Examination of neighborhoods is a good way to gauge the development of the community. This plan shows consistent growth with high quality development that meets the needs of a wide range of people.

The planning commission is being asked to approve the northwest Grand Island Intergenerational Neighborhood Plan. Based on the Future Land Use Map from the 2004 Comprehensive Plan it appears that this plan is consistent with the planned development for the area. A motion to approve the northwest Grand Island Intergenerational Plan as an appendix to the 2004 Comprehensive Plan would be appropriate.

# Northwest Grand Island Intergenerational Neighborhood Plan

## **Vision Statement:**

*“Grand Island is a progressive community based upon family values and cultural diversity.*

*The City is made up of vibrant neighborhoods with diverse housing options, healthy local businesses, and industries including entertainment and recreation.”*

Prepared by: The Planning Department, City of Grand Island

## **Framework for Neighborhood Plan**

In 2002, the citizens of Grand Island were surveyed on a number of issues. One survey question asked, “What needs to be improved in Grand Island?” Out of 107 choices, “Affordable Housing” tied for second, behind “Traffic Flows” and “Property Rights.” Citizens were also asked “What is your vision for Grand Island in 20 years?” “Orderly/Smart Growth” was listed as one of the three top priorities.

In year 2000, Grand Island’s population was 42,940, according to the Census. Based upon building permits issued, multiplied by the number of persons per household, the current estimated population is 47,000. By year 2020, it is estimated the population of Grand Island will grow to approximately 56,502, an increase of 13,560 or almost 32 percent. Based upon these predictions, the number of housing units would need to increase from 17,421 in year 2000 to 22,902 in 2020. This translates into a need for 5,481 new housing units by 2020.

The largest percentage of land use in Grand Island with over 25 percent of total land use is Street and Railroad Right-of-Way. The second highest land use is Residential Uses, consuming nearly 21 percent of the land within Grand Island, with the dominant residential uses being single family residential. The overall ratio in the community is 32.98 acres of land consumed per 100 persons, which is within standard ranges for a city in the Midwest. This data indicates there is approximately 0.33 acres of land dedicated to everyone living within the corporate limits. Using this assumption, an increase in population by 13,560 persons, would require the residential development of approximately 4,475 acres.

Northwest Grand Island is best suited to address the need for residential development, due to the extension of water mains by the Army Corp of Engineers and installation of sewer mains along Independence Avenue and Capital Avenue to Engleman Road. The availability of infrastructure in a primarily undeveloped area, made northwest Grand Island well suited for future development (see attached Future Land Use Plan). The City of Grand Island has worked on “Smart Growth” strategies to utilize this exiting infrastructure to its fullest, in partnership with area developers.

Residential development must accommodate a variety of income levels, ages and types of housing. In addition, it must be supplemented with appropriate intergenerational amenities, facilities and commercial services.

## **Northwest Grand Island Intergenerational Neighborhood Plan**

The Northwest part of Grand Island has experience dramatic growth over the last 20 years. It is the location of the majority of new residential and commercial construction over the past 20 years. Since January of 2000, 587 residential lots have been built on in this part of town. These buildings would have been primarily single family residential but a number of multifamily units were also constructed some with as many as 32 units on each lot.

Between half and two-thirds of the new residential units (single and multi-family) built in Grand Island since 2000 have been built in this neighborhood. About 990 new structures (1,400 new dwelling units) have been built in Grand Island since 2000; almost 600 of those 990 structures were built in Northwest Grand Island. This area is approximately seven square miles or about 25% of the total area of the city.

Development of this area began in the late 1960's while the property was still in the county zoning jurisdiction. Lots were approved with rural section asphalt streets and with individual well and septic systems. These lots ranged in size from 0.5 to 3 acres. Northwest High School was built on the west side of North Road just south of Nebraska Highway 2 in the mid-1960's.

In 1984, the City of Grand Island annexed the developed property along Capital Avenue and Independence Avenue along with the undeveloped ground between the City Limits line and Engleman Road. During the mid-1980's the Army Corps of Engineers paid to extend city water to all of the houses in the area due to a plume of contaminated water from the Cornhusker Army Ammunition Plant located 2 miles west of this area. The City took advantage of the dewatering wells installed by the Army for the water project to install sewer mains along the section line road at the same time. As a result of these projects all of the undeveloped properties between US. Highway 281 and Engleman Road and Nebraska Highway 2 and Old Potash Highway have sewer and water available at their edges. There is no cost for developers to hook onto the water lines provided by the Army. Developers are responsible for assessments for the sewer lines, but only for the original cost. Developers are also responsible for extensions of water and sewer mains to serve new lots as well, as street and drainage projects internal to their development.

## **Recreation**

- Bike trail improvements are shown on the attached map. These include existing improvements, programmed improvements, and improvements that will be programmed, should grant funds be made available.
- At the request of the City of Grand Island, developers have dedicated easements for trails in numerous subdivisions in Northwest Grand Island. As funding becomes available, trail improvements will be programmed in those easements.
- The City is currently in the process of purchasing park ground for a neighborhood park within the Sterling Estates Subdivision, between State Street and Capital Avenue east of North Road.
- George Park, located on Independence Avenue, two blocks south of Capital Avenue, is the largest park within northwest Grand Island. George Park is comprised of four baseball fields, two tennis courts, playground equipment, two picnic shelters and one restroom facility. Lights were added to the ball fields at George Park within the last six years.

## **Schools**

### **Old Engleman School (Capital Avenue and Engleman Road)**

- The old Engleman School, located on the northeast corner of Capital Avenue and Engleman Road, was relocated to the Westridge Middle School building. The Engleman School was not handicap accessible and was experiencing overcrowding.
- The Grand Island Public School system has preliminary plans to repurpose this building into a combination of preschool and office space. Currently, the Grand Island Public School is renting space at the Third City Christian Church located north of the new Westridge Middle School for preschool space.

### **New Engleman School (Mansfield Road and Independence Avenue)**

- This was the former Westridge Middle School. Elementary school students will begin attending at this location in 2009, in a completely remodeled building. The remodel and addition to the building included replacing the entire mechanical system for the building. The Grand Island public school system invested approximately five million dollars in the renovation and conversion.

### **New Westridge Middle School (13<sup>th</sup> and Redwood)**

- Students began attending the new Westridge Middle School, during the 2007-08 school year. This project was approved following a successful vote for a school bond. This was a 17 million dollar project. The school system purchased approximately 60 acres of property for the project the school sits on about half of that property.

## **Residential Development**

### **Primrose Retirement Community (North Road and Capital Avenue)**

- The Primrose Retirement Community opened in 2005 with 68 units, comprised of 36 independent living units and 32 assisted-living units.

### **LaRue Subdivision (13<sup>th</sup> Street east of North Road)**

- 160 market rate single-family attached and detached homes are planned within the LaRue Subdivision. The lots have been developed.
- In addition, Windridge Townhomes, 40 low-income housing townhome units were recently constructed within the Subdivision.

### **Woodland Park Subdivision (Independence Avenue, north of Capital Avenue)**

- 180 market rate single-family homes are planned within the Woodland Park Subdivision. Several phases have been developed with single family housing.
- Woodland Park Townhomes, a 28 low-income senior units (14-duplexes) and a community center was recently leased up and has a 250 person waiting list.

### **Copper Creek Estates (Old Potash and Engelman)**

- 560 owner occupied single family lots are planned, of which, one half are restricted to households 55 years of age and above. Of the 560 lots, 100 lots have already been developed.
- The development as planned includes 3 small private parks, a community center and an area for storing boats and campers.

### **Sterling Estates Subdivision (North Road between State and Capital Avenues)**

- 233 lots are planned in the Sterling Estates Subdivision for market rate single-family detached homes and a townhome development. Of the 233 lots, 31 single-family lots and 24 townhome lots have been developed.
- A new neighborhood park is planned for the center of this subdivision. The City of Grand Island approved acquisition of the park ground on Sept. 23, 2008.
- A segment of the hike bike trail is planned adjacent to east side contingent on grant funding.

### **Summerfield Estates (13<sup>th</sup> and North Road)**

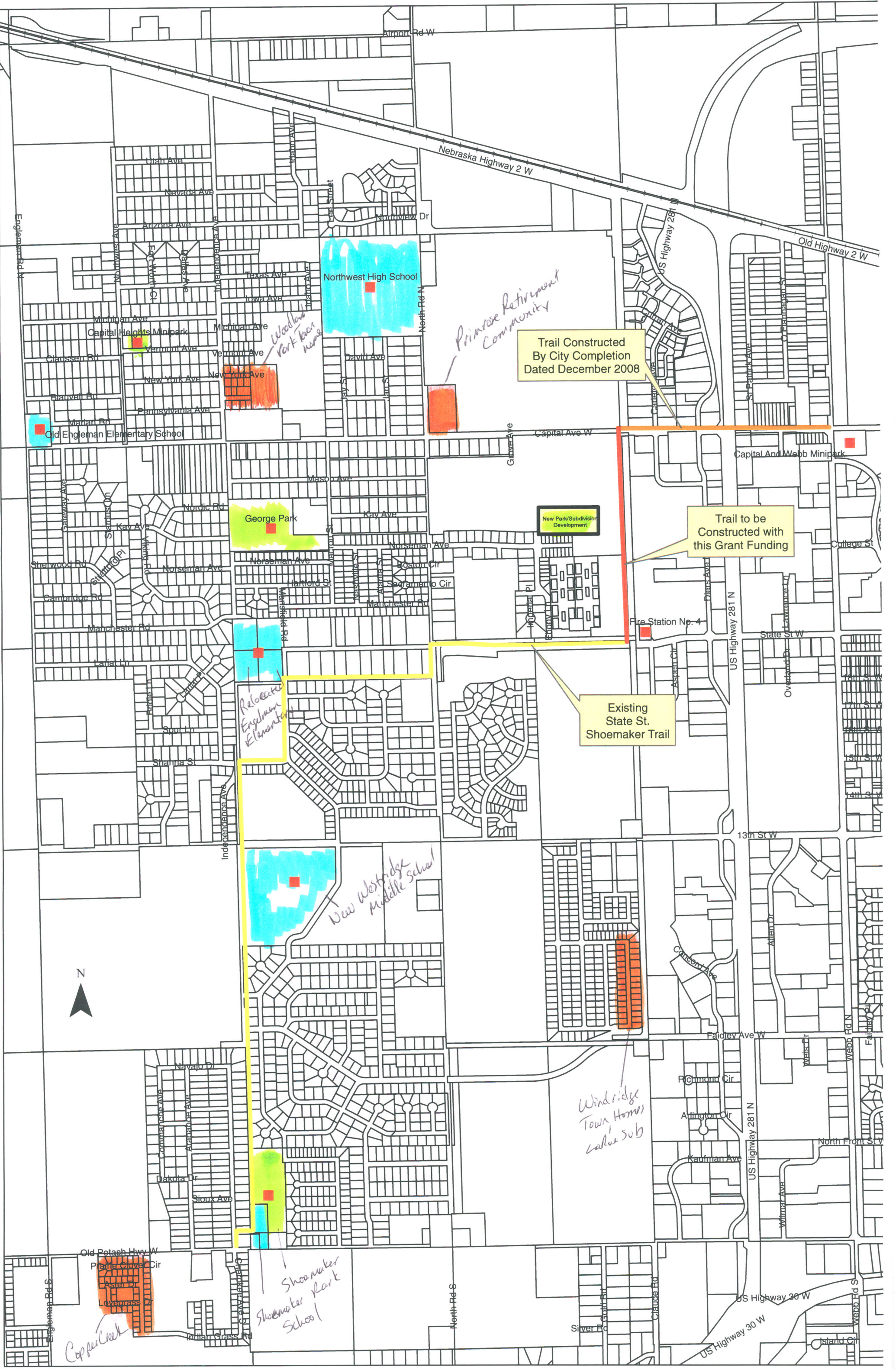
- Summerfield Estates, located on 13<sup>th</sup> Street and North Road is comprised of 210 plus market rate single-family homes and townhomes. Of the 210 lots, over 160 lots have been developed with infrastructure and most of these lots have homes on them.

## **Summary**

The City of Grand Island is cognizant of the need to promote residential development within its community. Encouraging residential development within Northwest Grand Island, where water and sewer infrastructure are readily available, will have a stabilizing effect on the Grand Island economy. This strategy will keep City infrastructure costs in check, during periods of rapid growth. The City is committed to partnering with developers to create attractive intergenerational residential developments for all ages, ensuring these developments are supplemented with the amenities that help define quality of life, such as parks and schools. Technical assistance and incentives are provided to developers, without overburdening the existing tax base or citizenry.

*“Grand Island will continue to prosper by encouraging existing residents to stay, attracting new residents to the community, and enticing visitors to return.”*





Trail Constructed  
By City Completion  
Dated December 2008

Trail to be  
Constructed with  
this Grant Funding

Existing  
State St.  
Shoemaker Trail

New Park/Subdivisor  
Development

Relocated  
Engleman  
Elementary

New Westridge  
Middle School

Shoemaker  
Park  
School

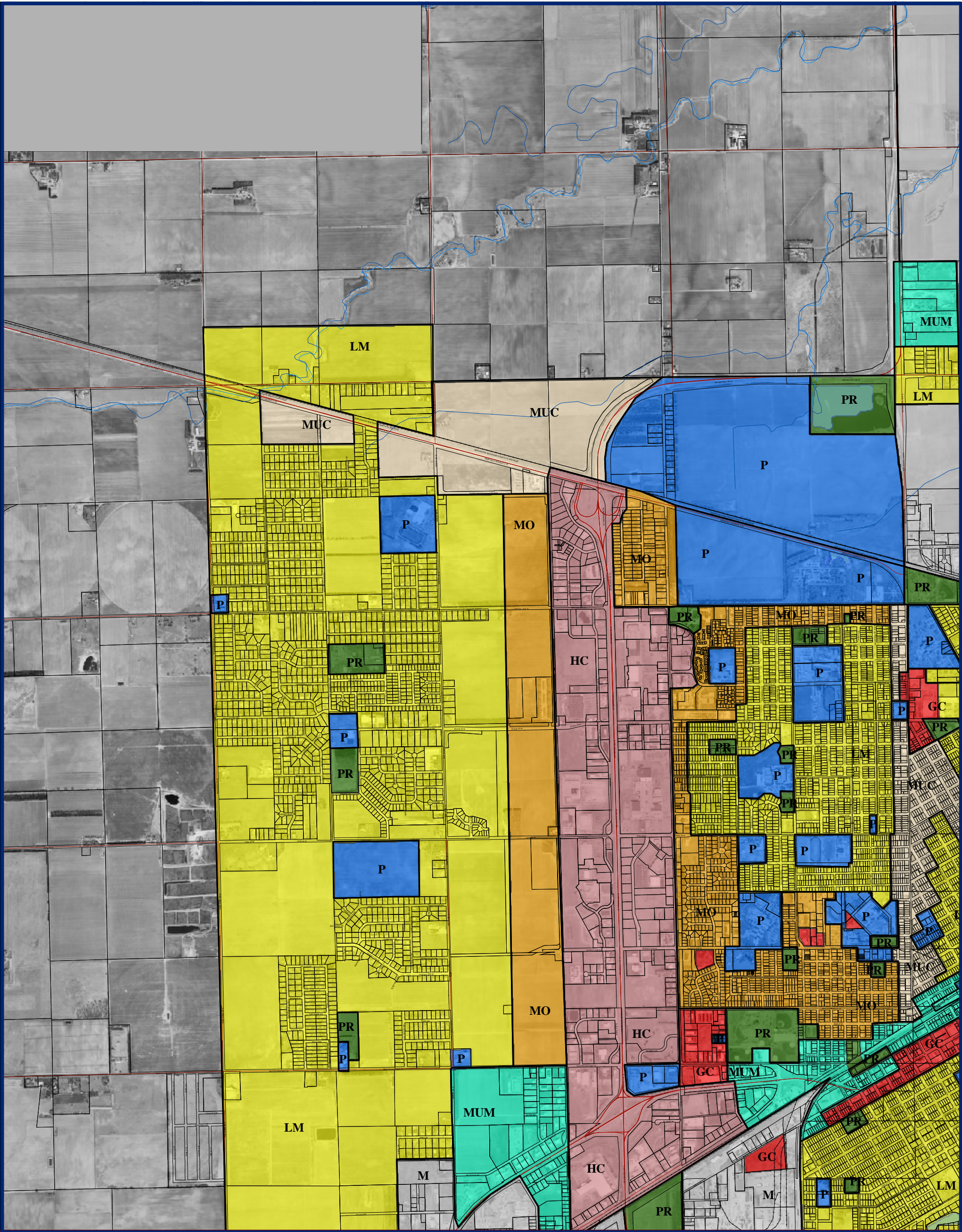
Copper Creek

Windridge  
Town Homes  
Lexus Sub












Primrose Retirement  
Community

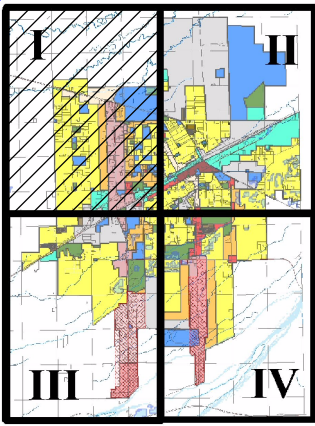
Woodland  
Park has  
name





Legend

- |   |  |  |
|---|--|--|
|  LM Low to Medium Residential |  MO Mixed Use Office      |  Gateway Corridor |
|  MHR Mobile Home Residential  |  MUC Mixed Use Commercial |  |
|  HC Highway Commercial        |  M Manufacturing          |  |
|  GC General Commercial        |  P Public                 |  |
|  DC Down Town Commercial      |  PR Parks and Recreation  |  |



# City of Grand Island

## Future Land Use Plan

### Figure 13B



1,000 500 0 1,000 2,000 3,000 Feet

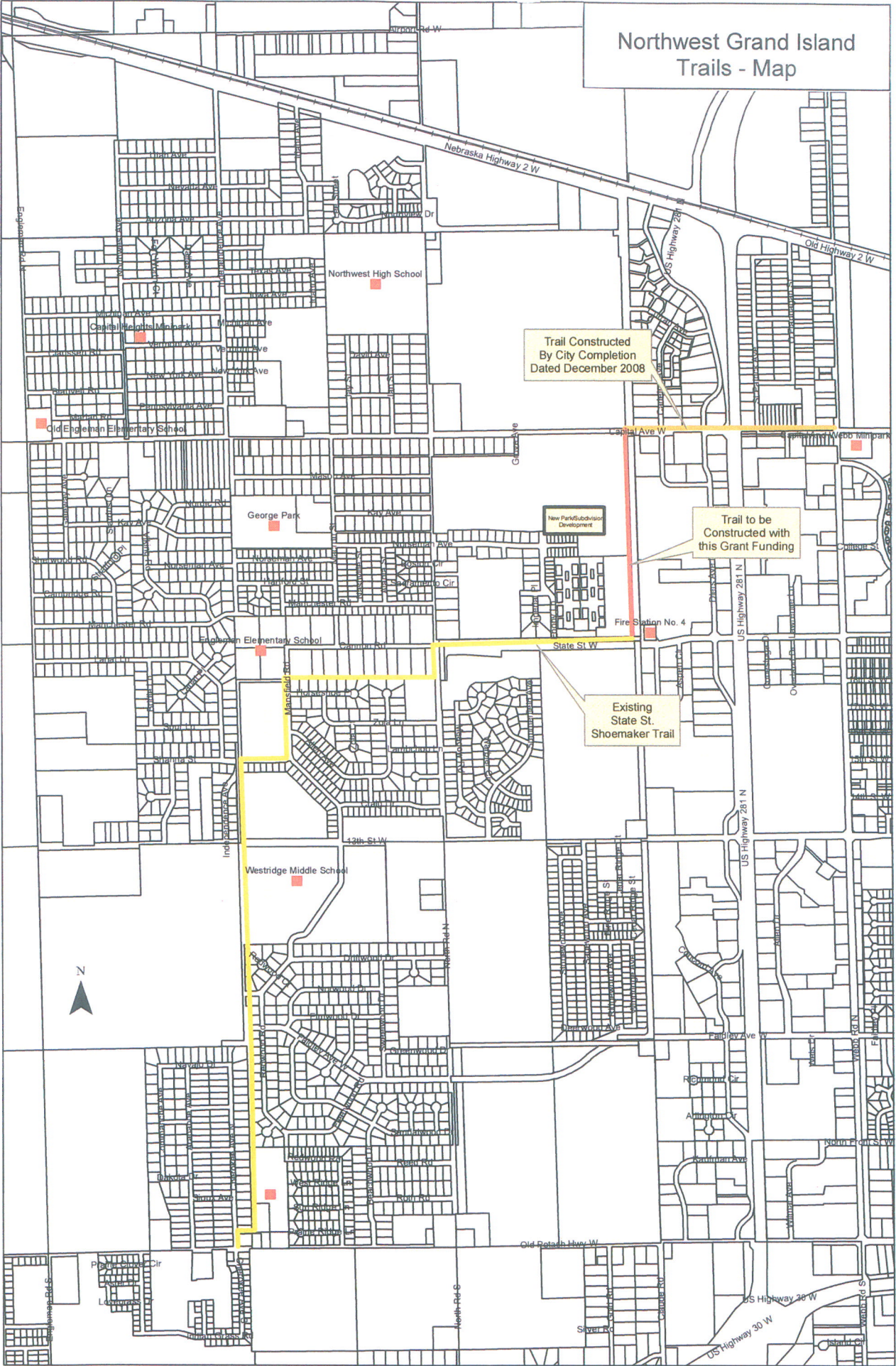
THIS MAP PREPARED USING INFORMATION FROM RECORD DRAWINGS SUPPLIED BY J.E.O. AND/OR OTHER APPLICABLE CITY, COUNTY, STATE, FEDERAL, OR PUBLIC OR PRIVATE ENTITIES. J.E.O. DOES NOT GUARANTEE THE ACCURACY OF THIS MAP OR THE INFORMATION USED TO PREPARE THIS MAP. THIS IS NOT A SCALED PLAT.

CREATED BY: D.M. MAY 2003  
REVISED BY: C.R.D. Sept. 2003

**JEO** Consulting Group, Inc.



## Northwest Grand Island Trails - Map





# Northwest Grand Island Intergenerational Neighborhood Plan - Map

