

City of Scottsbluff, Nebraska

Monday, February 1, 2016

Regular Meeting

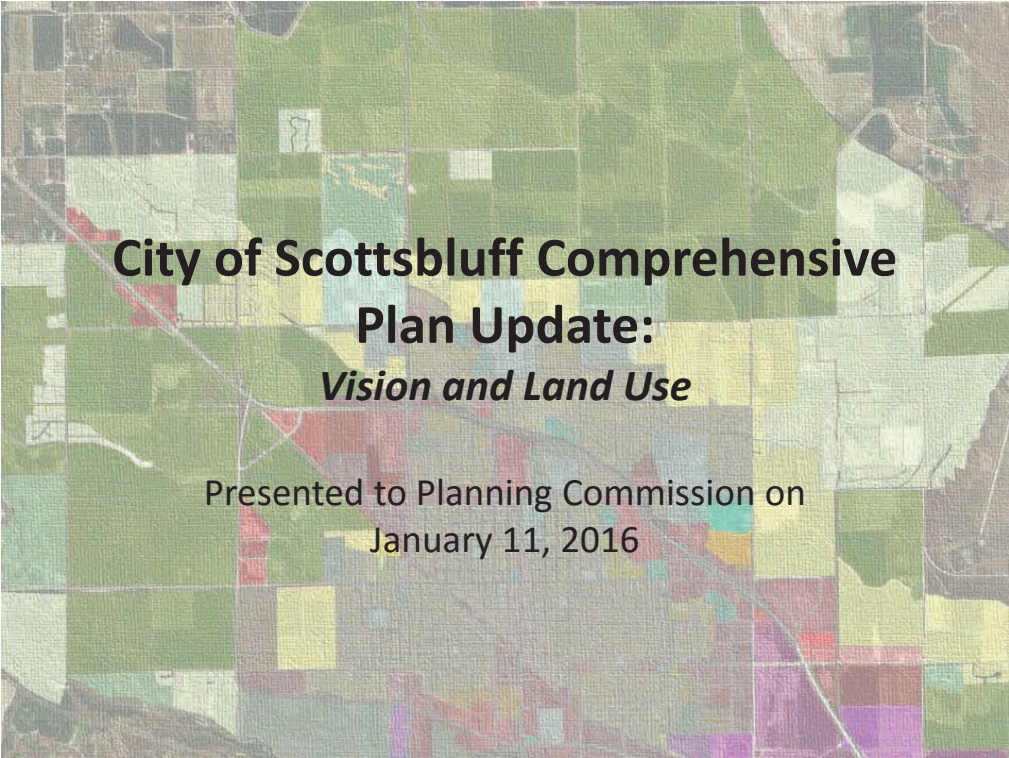
Item Reports3

Council to receive an update on the Comprehensive Development Plan.

Staff Contact: Rick Kuckkahn, City Manager

Process

- Kick-off: Summer 2014
- Strategic economic development plan, demographic trend analysis, utilities study.
- Fall 2015: Public Engagement
- Winter 2015-2016: Drafting the updated plan



Community Participation

- Issue identification and vision shaping
- Three Open Houses
 - Coincided with parent-teacher conferences
 - Bluffs Middle School, Roosevelt, Westmoor
- Online Survey
 - 186 Responses
- Focus Groups
 - Elderly
 - Southeast Scottsbluff- English speaking
 - Southeast Scottsbluff- Spanish speaking
 - Lakota Lutheran Center lunch discussion



“Describe your vision” (Whole Community)



“Describe the best aspects of Scottsbluff’s character” (Whole Community)



Community Input Response- Issue Identification

- Transportation
 - Ease of vehicle access and close parking options are important to residents
 - Public transit alternatives greatly needed
 - Walkability for all ages (especially children)
- Community Design
 - Memorable, attractive places and buildings desired
 - Well kept properties, get rid of blight

Community Input Response- Issue Identification

- Parks
 - Maintenance very important
 - More places to sit/gather
 - Maintain open space for activities
- Safety and wellness
 - Safety and access to walking and cycling is important
 - Drugs and crime problems are equally as important to address as community development
 - Comfortable, low-stress, less connected in Southeast

Vision Development

We are a community of choice.



Vision: What's our purpose?

Scottsbluff will be a place where current and future generations want to pursue their aspirations- a place of opportunity.

Scottsbluff will be a place where current and future generations want to pursue their aspirations- a place of opportunity.

- In the next 10-years we will focus on the following themes:
 - Interconnection of neighborhoods and amenities
 - Sustainable development
 - Access to entertainment and recreation
 - Strong neighborhoods and places, rooted in our unique character

Scottsbluff will be a place where current and future generations want to pursue their aspirations- a place of opportunity.

- We will do this by:
 - Growing as a regional leader of commerce and economic opportunity in western Nebraska
 - Living into the unique character of being a city in the country
 - Promoting the health and happiness of all citizens
 - Inclusive opportunities for participation in civic life

Focus on: Land Use

Scottsbluff-Gering-Terrytown

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
1% Annual Growth Rate	24,737	25,999	27,325	28,719	30,184	31,724	6,987	28.2%
.7% Annual Growth Rate	24,737	25,615	26,524	27,466	28,440	29,450	4,713	19.1%
.5% Annual Growth Rate	24,737	25,362	26,002	26,659	27,332	28,022	3,285	13.3%
.25% Annual Growth Rate	24,737	25,048	25,362	25,681	26,004	26,330	1,593	6.4%
Natural Population Change*	24,737	25,295	25,871	26,468	27,094	27,764	3,027	12.2%
Past 10-year Growth Rate^	24,737	25,582	26,456	27,359	28,294	29,260	4,523	18.3%
-.25% Annual Growth Rate	24,737	24,429	24,125	23,825	23,529	23,236	-1,501	-6.1%

*Cohort component without migration

^ .6% Annual Growth Rate

Scottsbluff alone

Growth Scenarios	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035	
1% Annual Growth Rate	15,039	15,806	16,612	17,460	18,350	19,286	4,247	28.2%	
.7% Annual Growth Rate	15,039	15,573	16,126	16,698	17,291	17,904	2,865	19.1%	
.5% Annual Growth Rate	15,039	15,419	15,808	16,207	16,617	17,036	1,997	13.3%	
.25% Annual Growth Rate	15,039	15,228	15,419	15,613	15,809	16,008	969	6.4%	
Natural Population Change*	15,039	15,307	15,617	15,946	16,276	16,621	1,582	10.5%	
Past 10-year Growth Rate^	15,039	15,196	15,355	15,516	15,678	15,842	803	5.3%	
						4,305	14,127	(912)	-6.1%

*Cohort component without migration

^ .6% Annual Growth Rate

Land use Projections

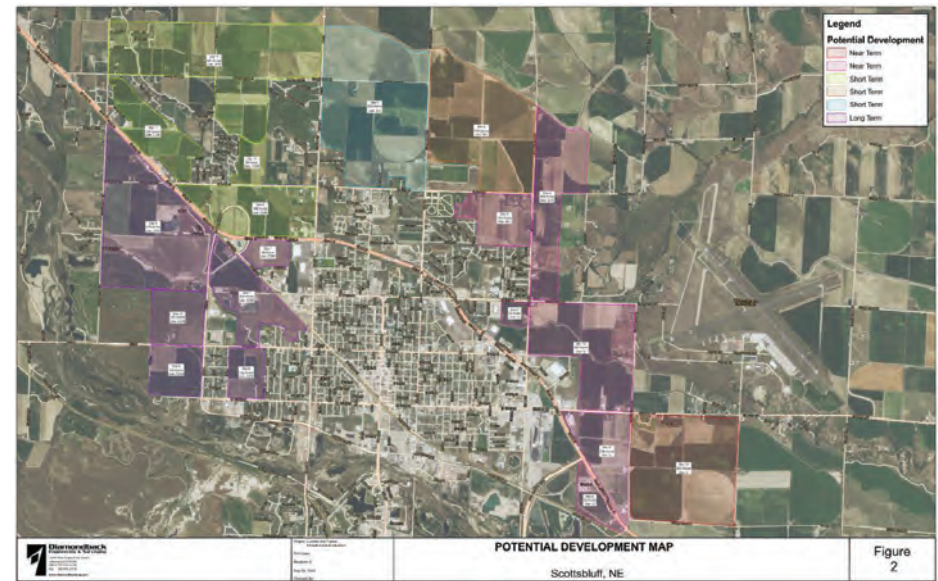
2035 Projected Population= 16,008

Growth Scenario	2010	2015	2020	2025	2030	2035	Change 2010-2035	% Change 2010-2035
.25% Annual Growth Rate	15,039	15,228	15,419	15,613	15,809	16,008	969	6.4%

Past 10-year rate was .21% annual growth rate

Use	Current Use	Additional Need (Acres)	Total Projected Need (Acres)	Projected Designated Land at current LOS	
				Acres	Multiplier over projected need
Residential	1436	92.5	1528.5	1621	2.0
Commercial	721.28	47.7	768.9	793	1.5
Industrial (ETJ)	778.63	51.5	830.1	933	3.0
Park	358.35	23.1	381.4	381	
Mixed Use					

Utilities Study



Utilities Study

- Where can utilities be extended?
- Cost per acre
- Major system improvements needed
 - Water towers
 - Lift Stations
 - Treatment Plant Upgrades
- Road Map for future development

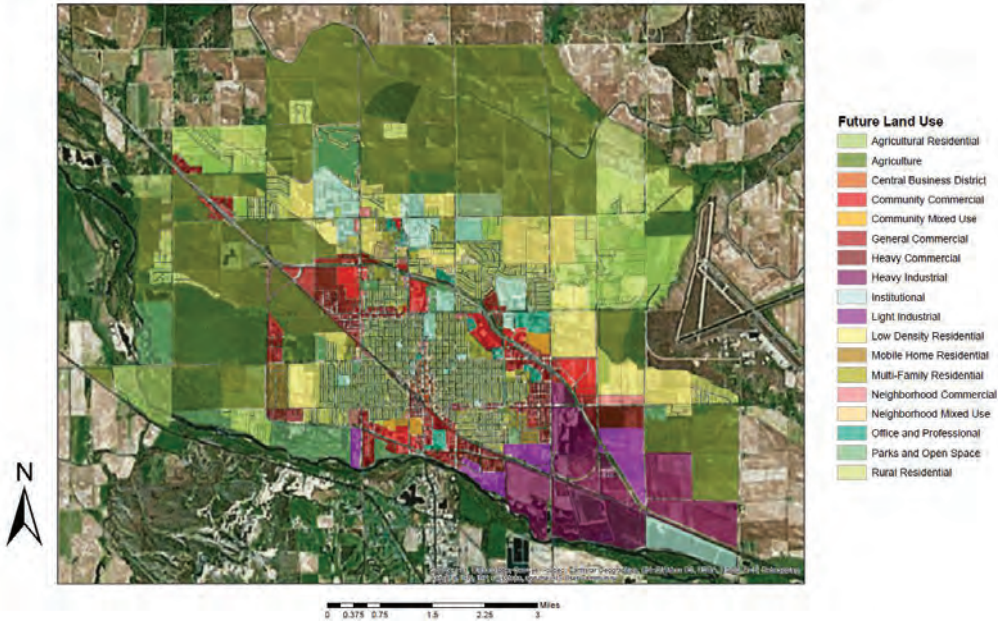
Future Land Use Map

- What we want to become, not what currently exists
- Can be amended
- Zone Changes must conform to map
- Remember the vision!

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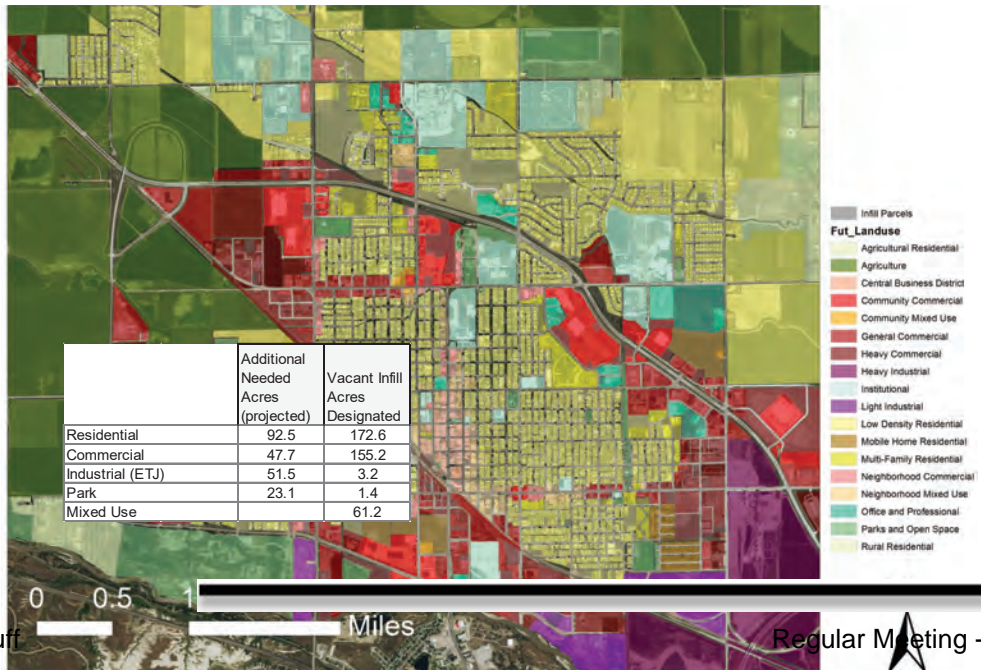
City of Scottsbluff and Extraterritorial Jurisdiction Future Land Use Map 2035



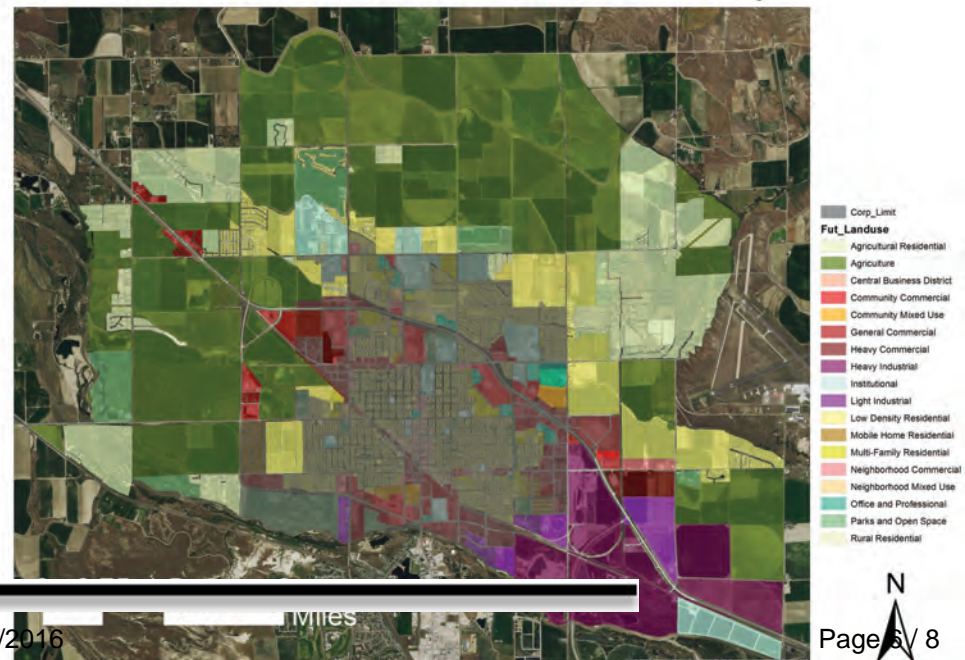
Scottsbluff Future Land Use Map



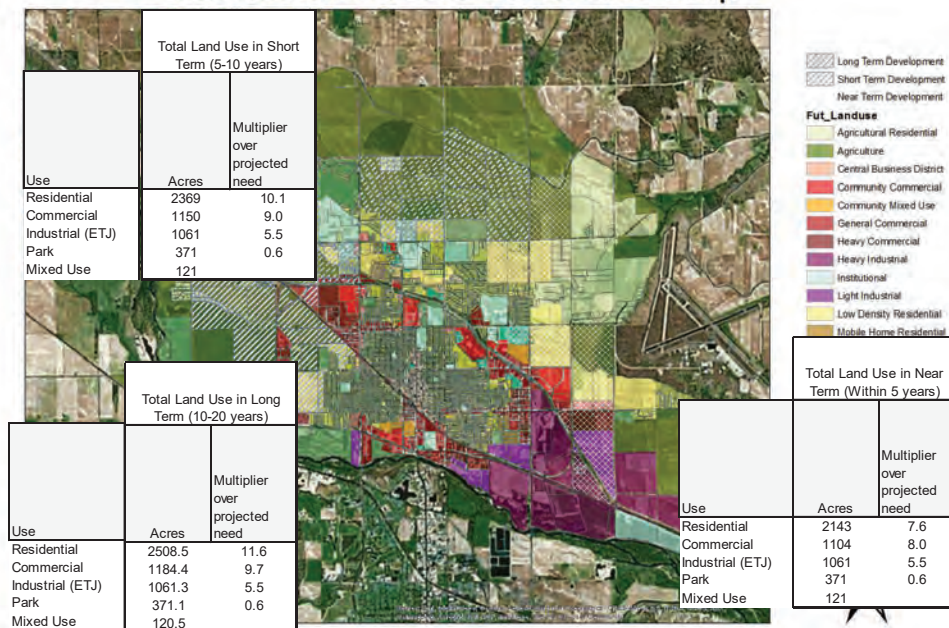
Future Land Use-Infill



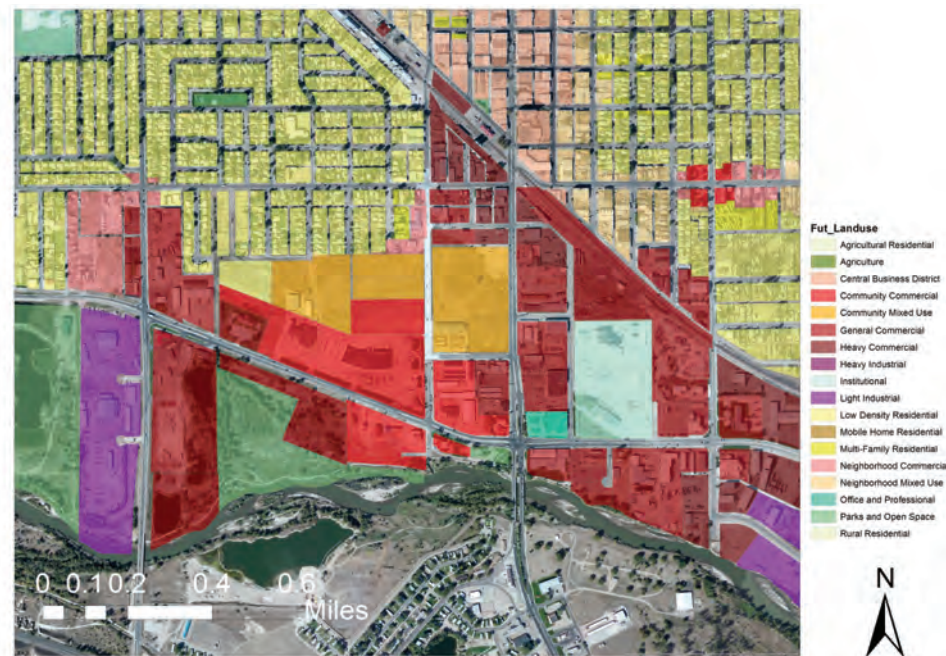
Scottsbluff Future Land Use Map



Future Land Use-with 5, 10, and 20 year projections



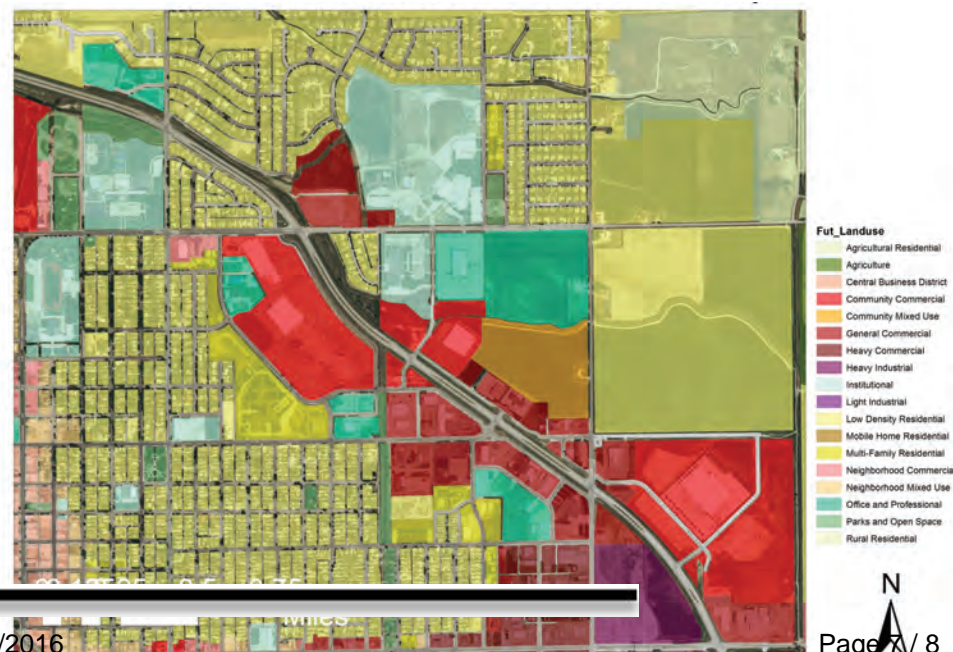
Future Land Use- S. Broadway & South Beltline



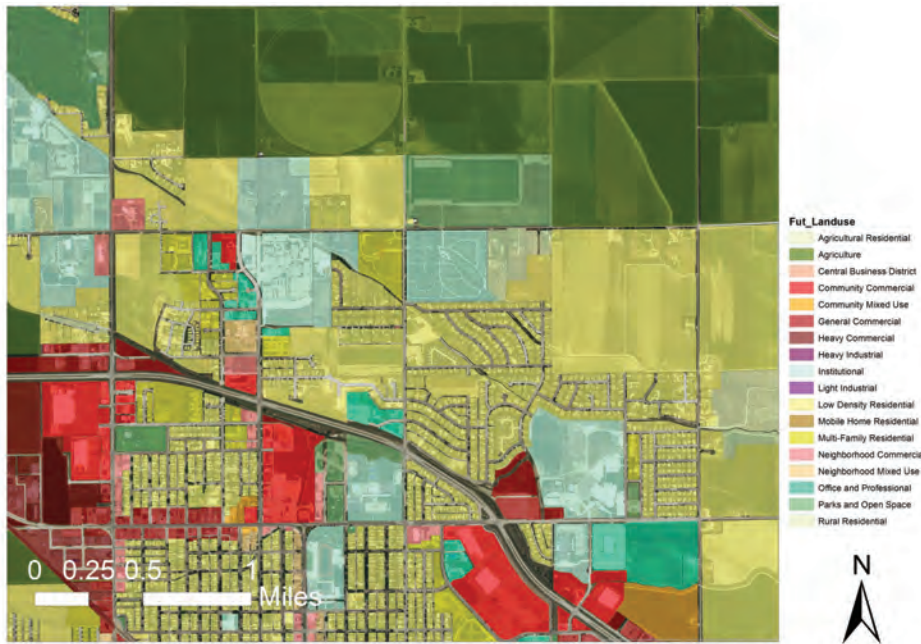
Future Land Use- Southeast



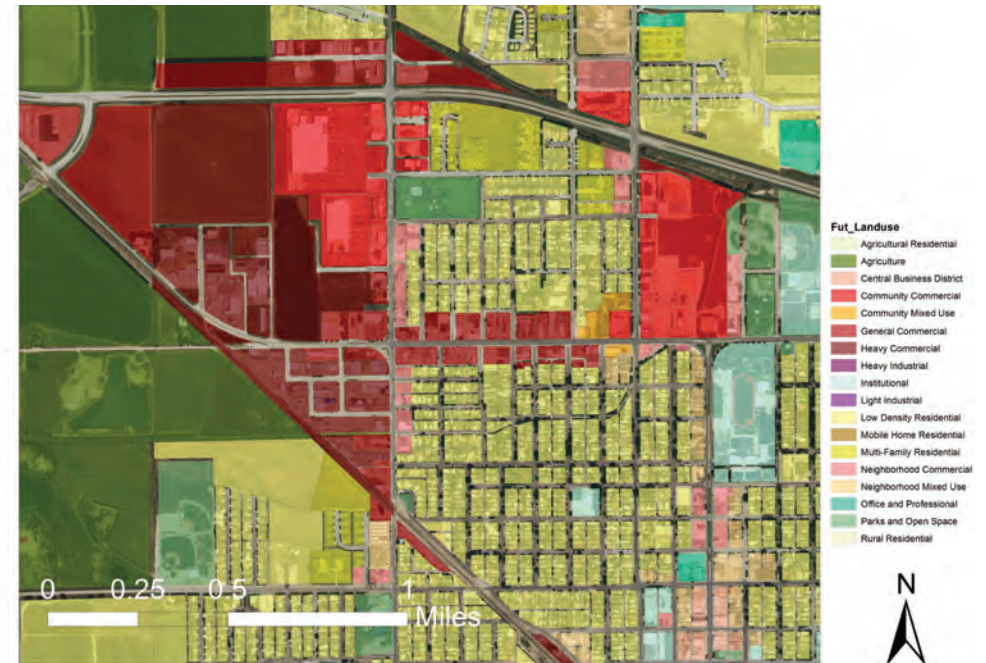
Future Land Use- Northeast



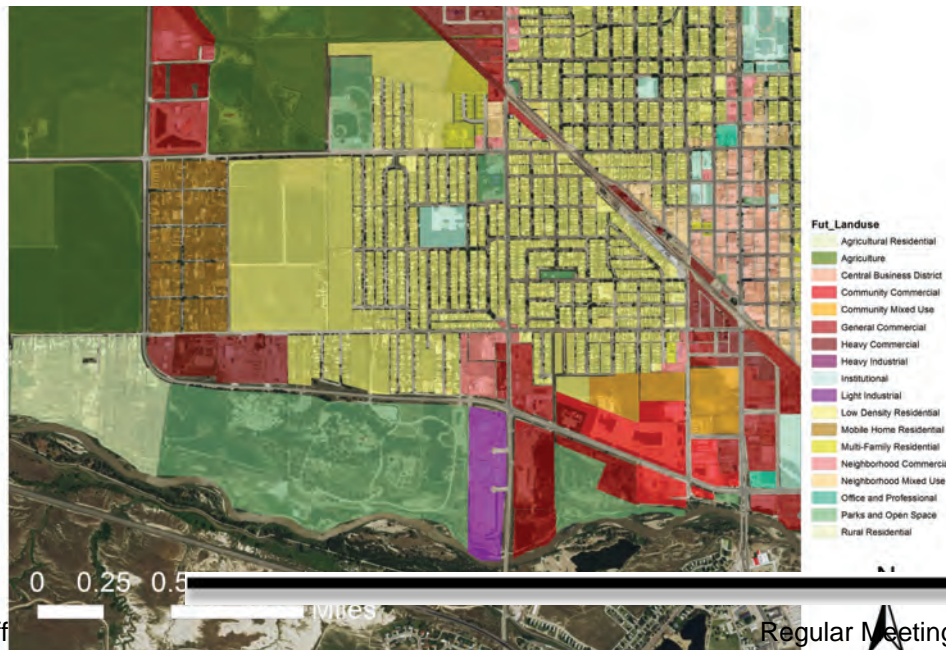
Future Land Use- North of Highway 26



Future Land Use- Northwest



Future Land Use- Southwest



Implementation of Land Use Changes

- Decision making- timing
- Zoning is *one* tool, of many, for bringing about desired change
- Form-based code
- Stick to the vision

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