

Future Growth

June
2016



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES



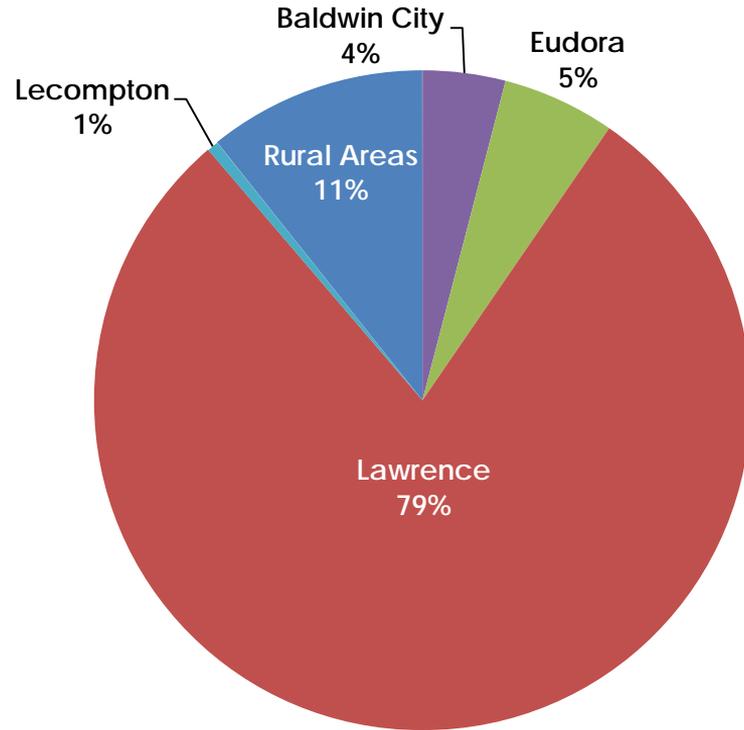
Issue Action Report

Issue 8: Manage Future Lawrence Growth

- Evaluate Urban Growth Area
- Study Tax Base Implications/Economics
- Evaluate Existing Service Area Growth Potential

Current Populations

90% of Douglas Co.
Population falls
within *Horizon 2020*



Historic Population Trends

1900-1940

↑ 33%

1940-1970

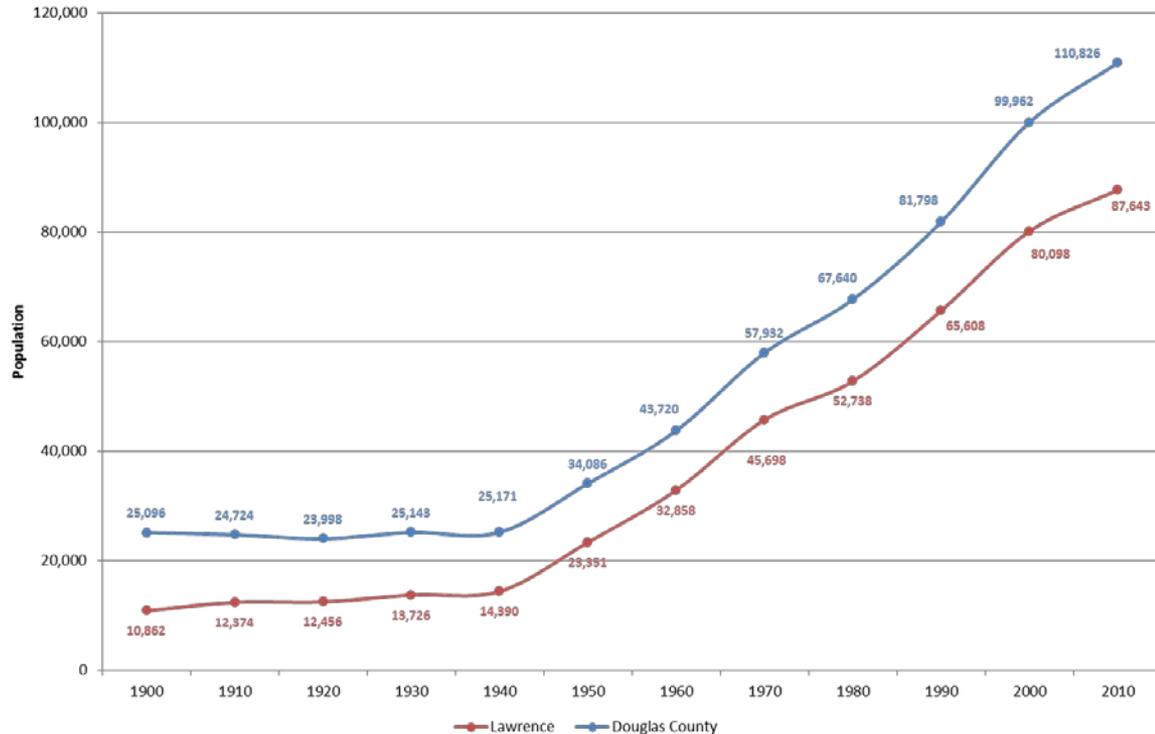
↑ 218%

1970-2010

↑ 92%

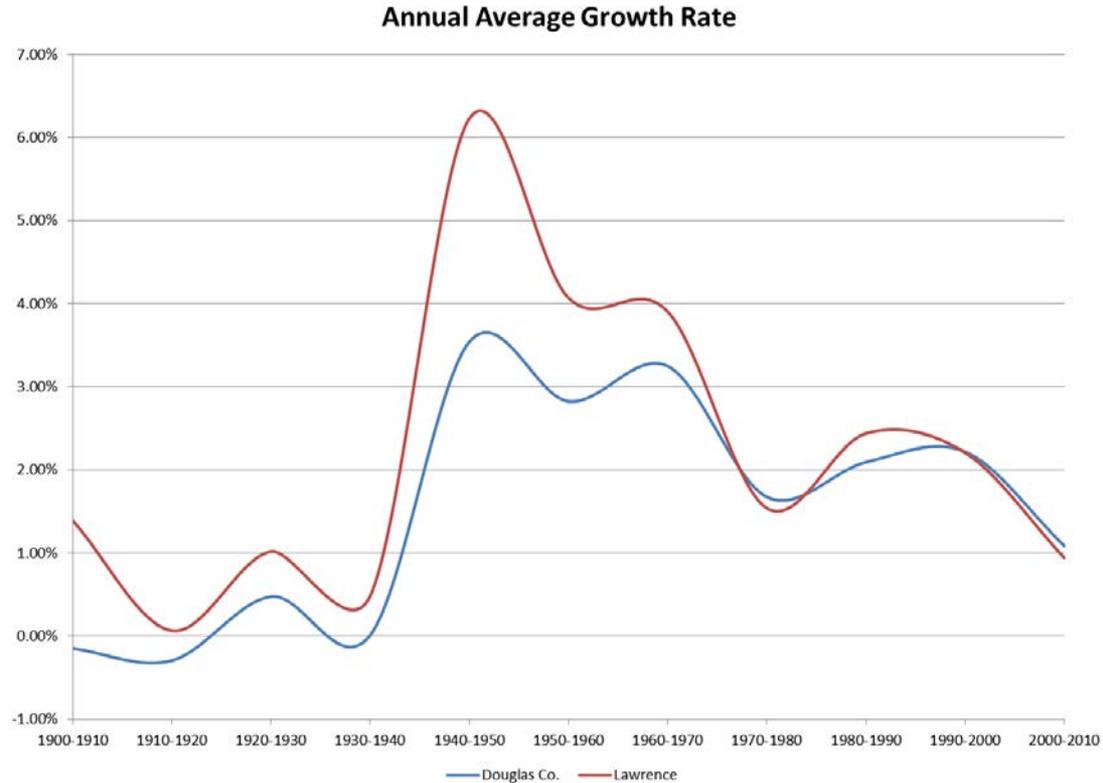
Lawrence & Douglas Co. Decennial Census Populations

Source: The University of Kansas Institute for Policy & Social Research



Annual Growth Rates

<u>Periods</u>	<u>DG Co.</u>	<u>Lawrence</u>
1900 to 1940	0.01%	0.74%
1940 to 1970	3.21%	4.74%
1970 to 2010	1.77%	1.78%



Population Estimates

Census Estimate

2015: **93,917**

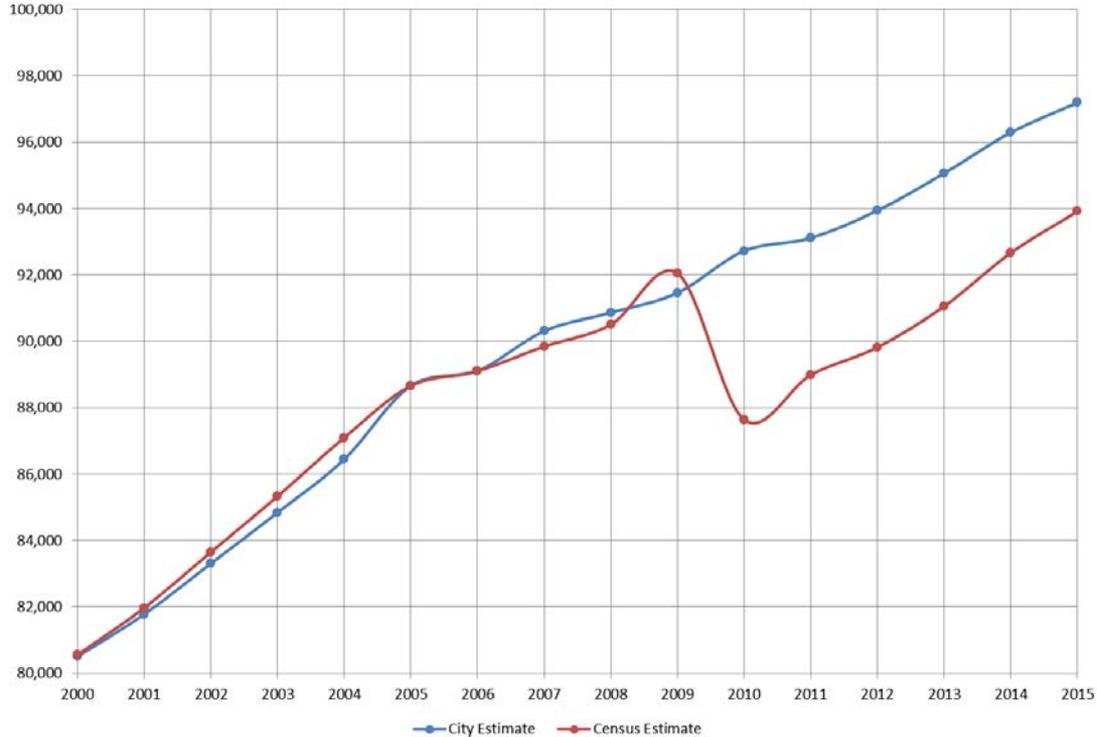
Staff Estimate

2015: **97,193**

Staff Estimate

2016: **97,669**

Population Estimate Comparison



Population Projections

Low

Medium

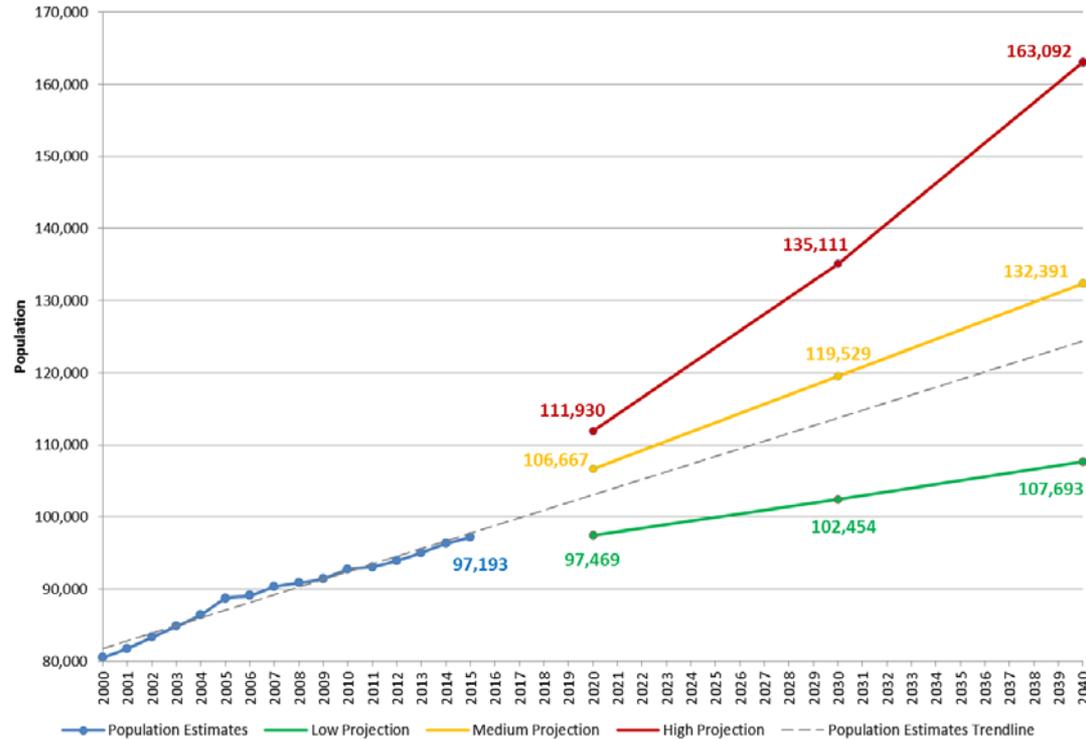
High

2020 97,469 106,667 111,930

2030 102,454 119,529 135,111

2040 107,693 132,391 163,092

Lawrence Population Projections: 2020 to 2040



**K-10 and Farmer's Turnpike Plan
+ ≈ 48,000**

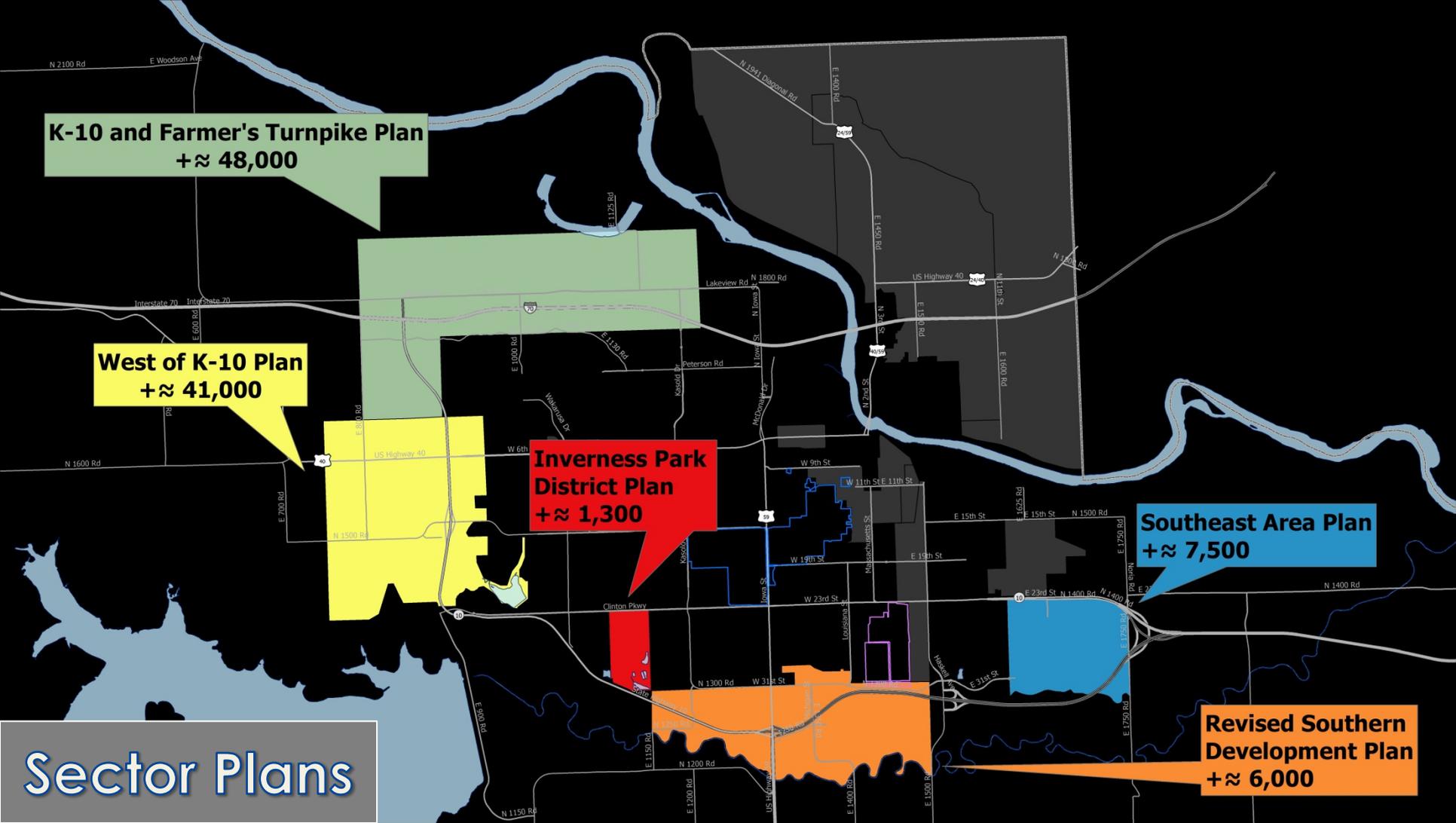
**West of K-10 Plan
+ ≈ 41,000**

**Inverness Park
District Plan
+ ≈ 1,300**

**Southeast Area Plan
+ ≈ 7,500**

**Revised Southern
Development Plan
+ ≈ 6,000**

Sector Plans



Sector Plan Residential Growth

Sector Plan	Residential Acres	Percent of Plan Area	Potential Total Population
West of K-10 Plan	2,155	70.5%	≈41,000
K-10 & Farmer's Turnpike	2,240	59.4%	≈48,000
Revised Southern Development Plan	269	12.0%	≈6,000
Southeast Area Plan	9,610	40.4%	≈7,500
Inverness Park Area Plan	1,641	17.0%	≈1,300

Sector Plan Growth Projection

Lawrence Population (2015)	97,193
Planned Areas	105,300
New Total Population	202,500

Estimated Timeframe 2094

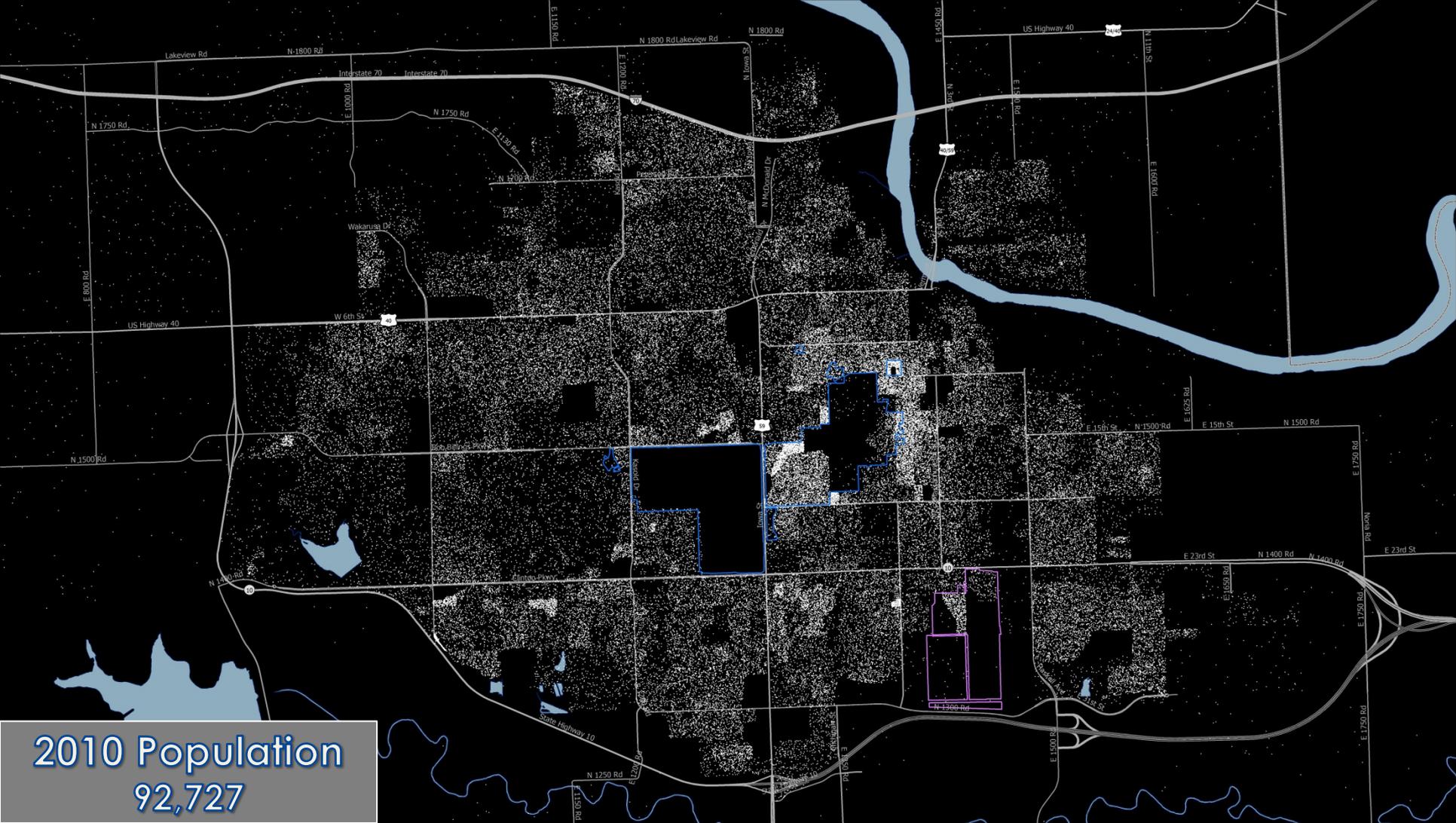
General Constraints

1. Utilities Service
2. Fire Protection
3. Street Construction
4. Others

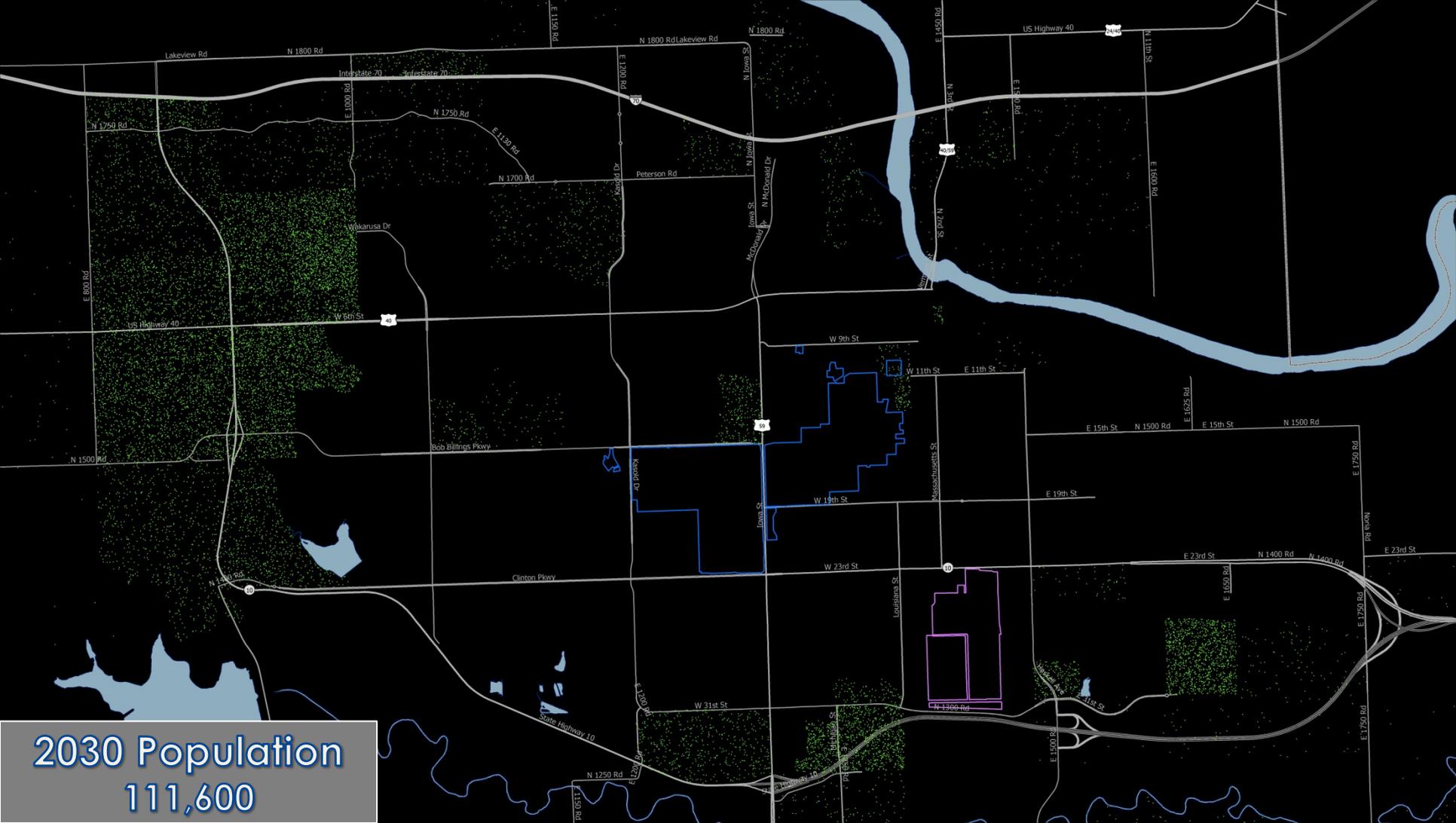


General Growth Assumptions

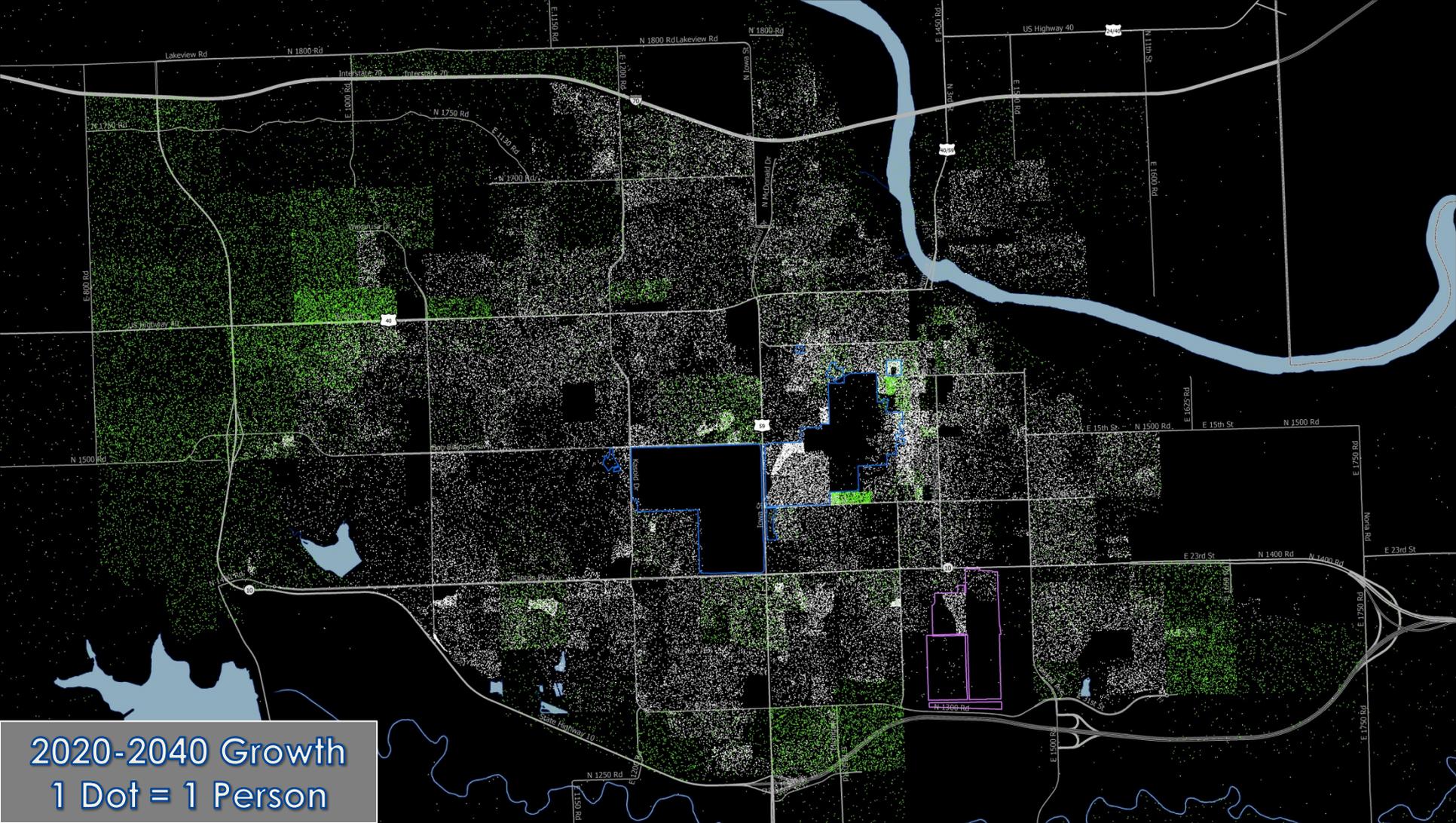
- +1.0% Population Growth Rate
- Contiguous Growth Pattern
- Utilizing Existing Future Land Use Densities
- Assumes some In-Fill Development



2010 Population
92,727



2030 Population
111,600



2020-2040 Growth
1 Dot = 1 Person

Estimated Population

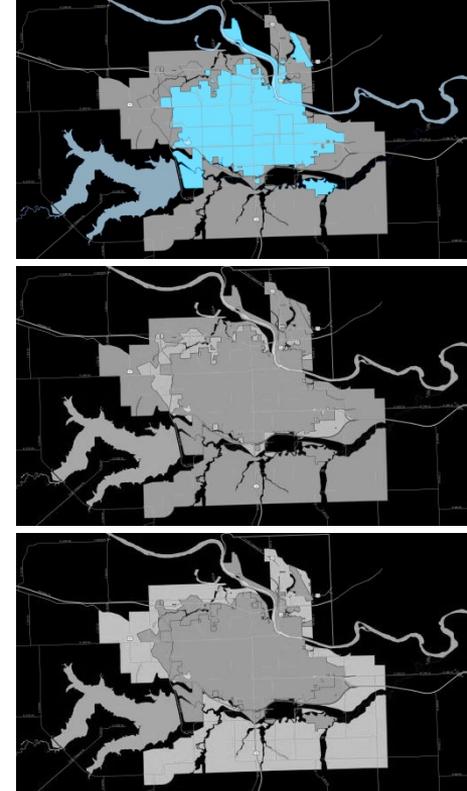
Year	Population Added	Population Total
2010	-	92,727
2020	+≈9,000	101,700
2030	+≈10,000	111,600
2040	+≈11,000	122,600

Balanced Growth



Growth Policy: Tier 1

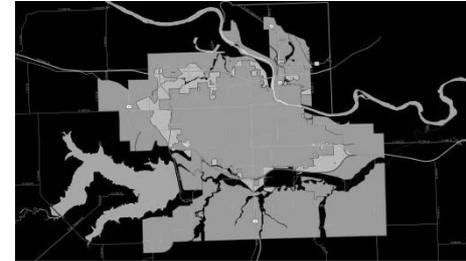
- **Within City Limits**
- Utilities: Readily Serviceable with **Minor** Enhancements
- Serviceable by Fire Department

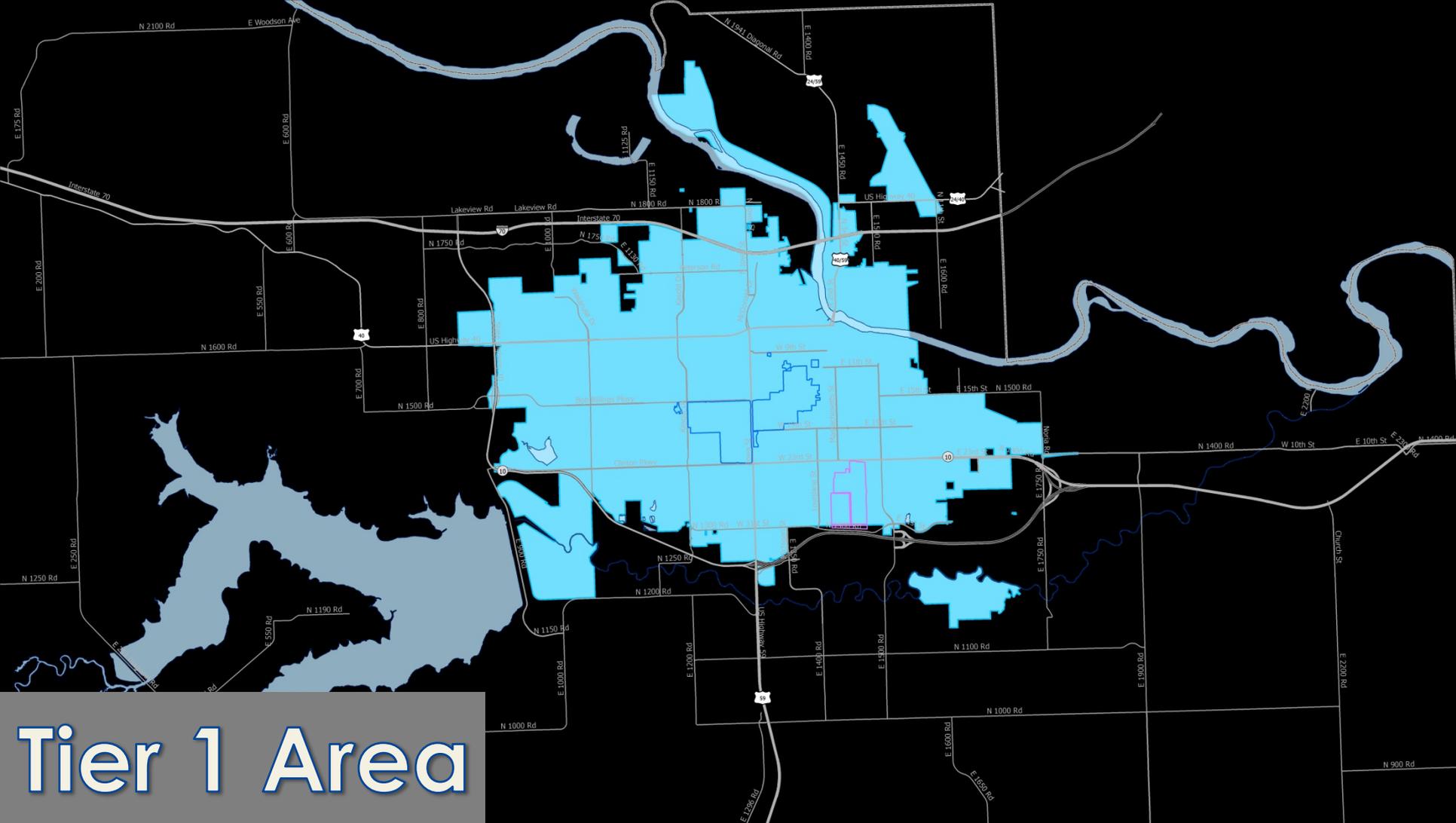


Growth Policy: Tier 1

Policy 1.1

Tier 1 is prioritized for development at any time.

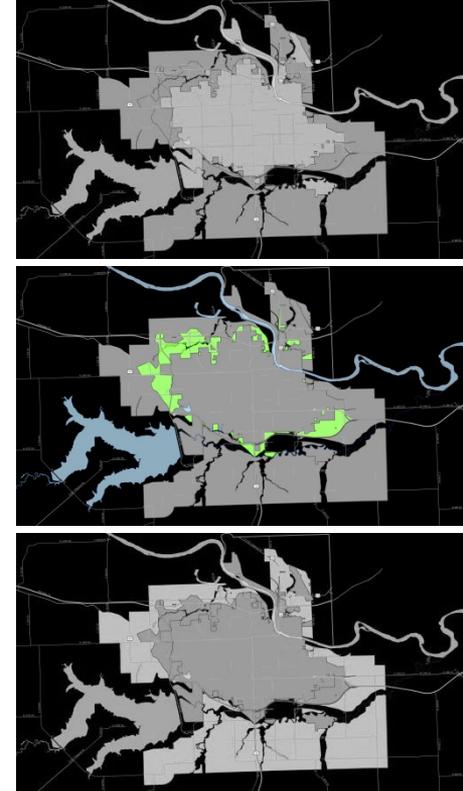




Tier 1 Area

Growth Policy: Tier 2

- Requires Annexation
- Utilities: Readily serviceable with **Minor** Enhancements
- Serviceable by Fire Department

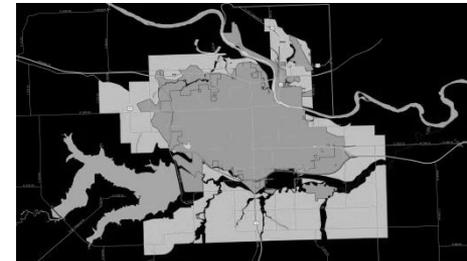


Growth Policy: Tier 2

Policy 1.2

Tier 2 shall only be considered for annexation if the need to accommodate demand is established and if a **Community Benefit** is provided.

- For Residential Uses, the following indicators should be considered at minimum:
 - Lot Inventory (<5 years remaining Tier 1 land)
 - **Valuation to Income ratio rises above a rolling 10-year average)**

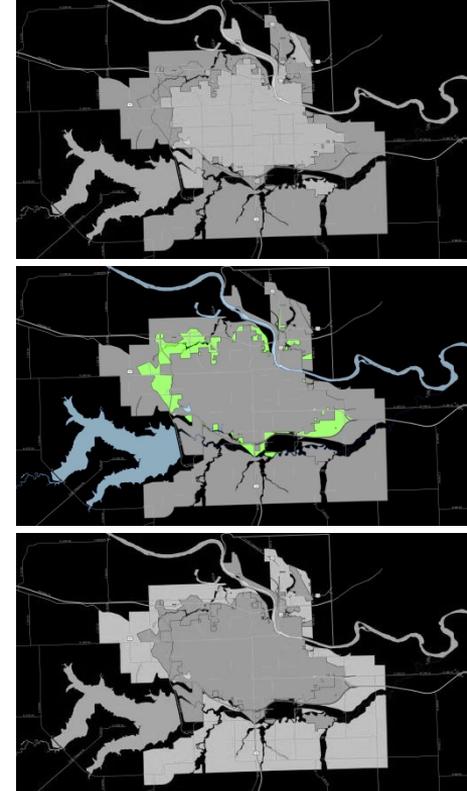


Growth Policy: Tier 2

Policy 1.2

Tier 2 shall only be considered for annexation if the need to accommodate demand is established and if a **Community Benefit** is provided.

- For Non-Residential Uses, the following indicators should be considered at minimum:
 - Retail Market Health
 - Specific Market or Land Use Studies
 - Identified Land for Primary Jobs Use



Community Benefit

A **Community Benefit** may be:

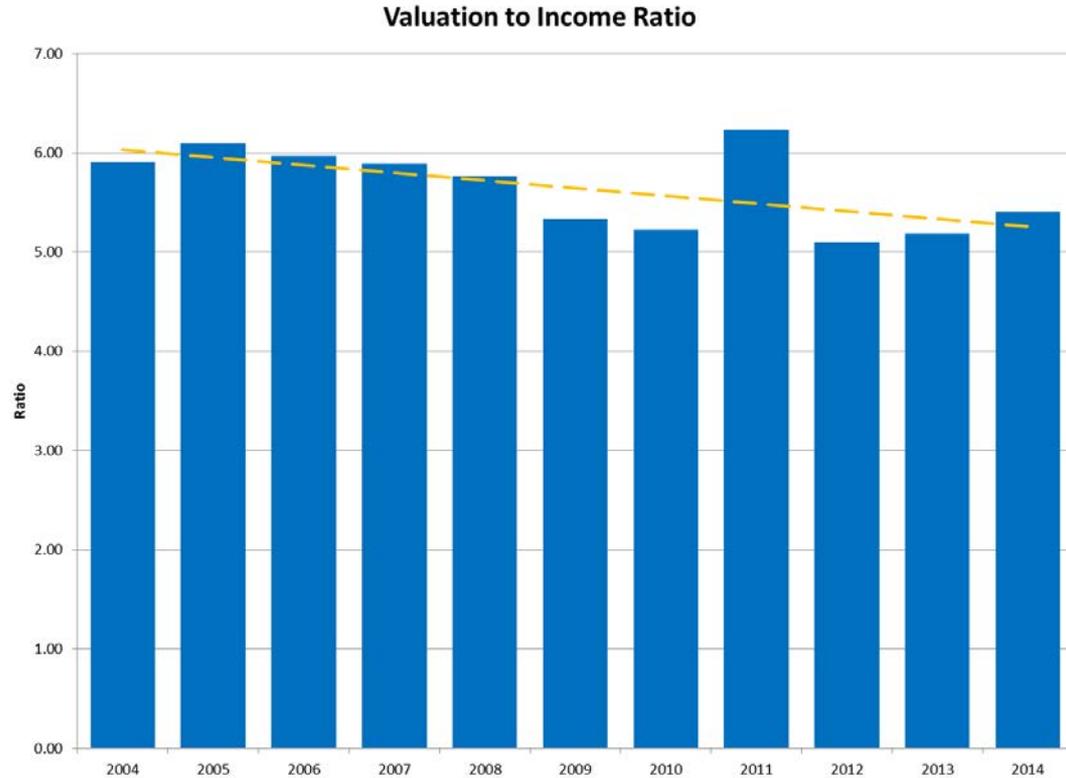
- Permanent Affordable Housing
- Providing for Public Purpose Item
- Sensitive Land Preservation
- Primary Employment Opportunities

Valuation to Income Ratio

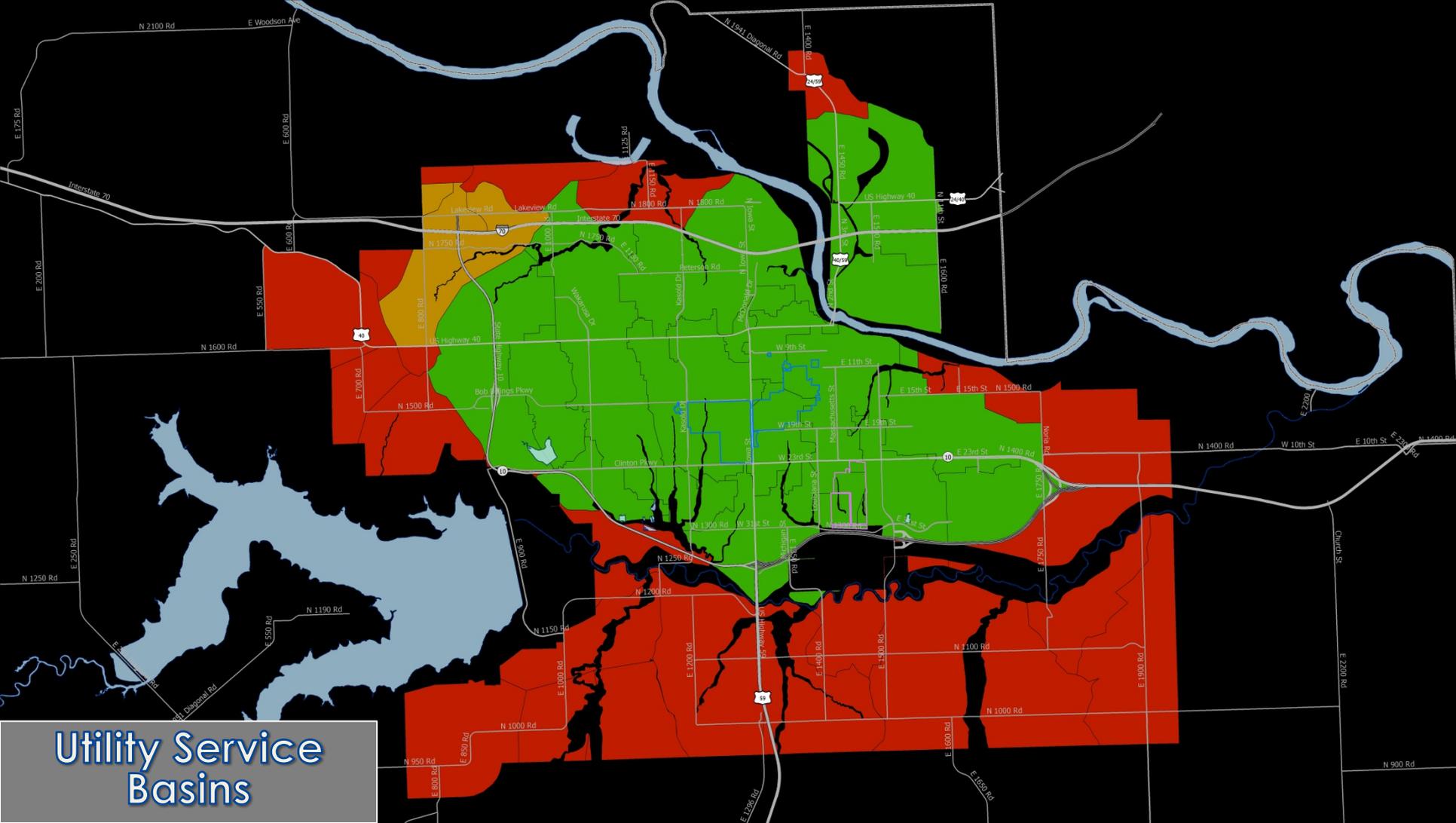
Property Value to
Per Capita Income

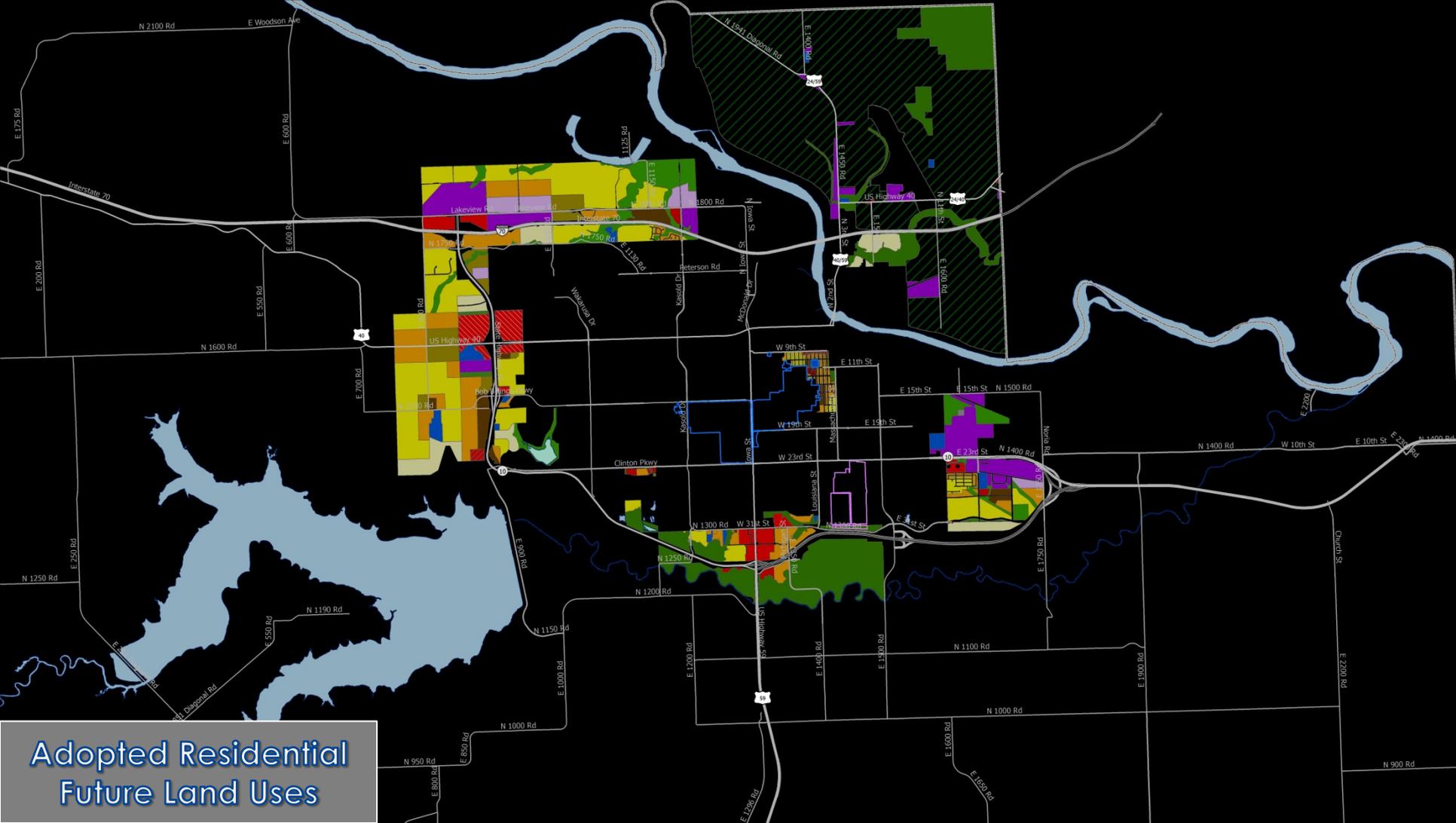
Avg. 2004-2014

- 5.62



Utility Service Basins





Adopted Residential Future Land Uses

Growth Policy: Tier 3

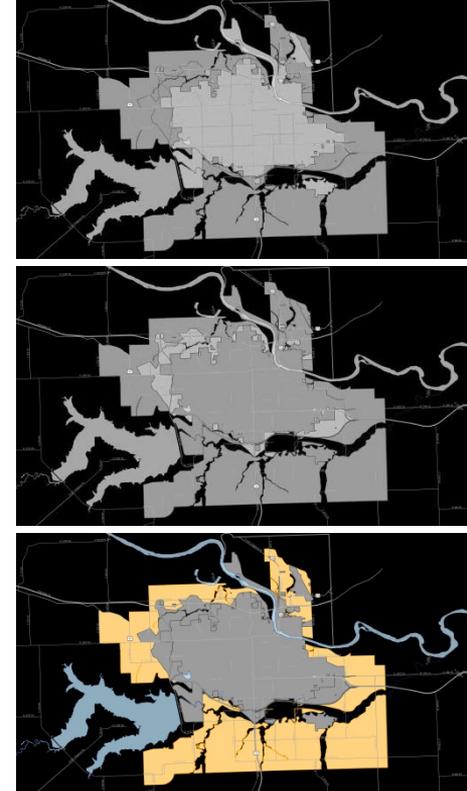
- **Requires Annexation**
- **Major** utility system enhancements necessary
- Requires investment in Fire Infrastructure & Personnel

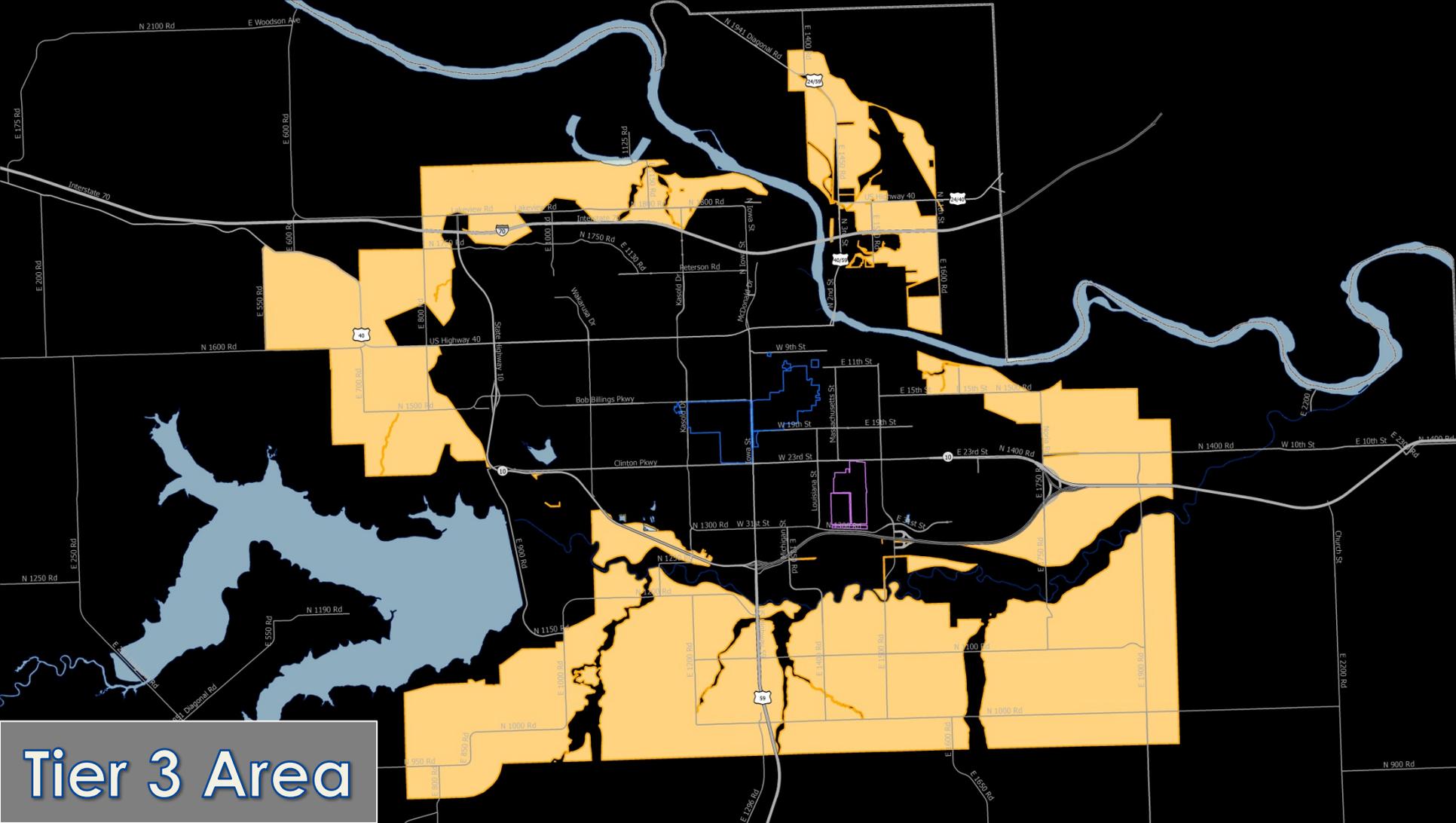


Growth Policy: Tier 3

Policy 1.3

Tier 3 is not designated to be annexed within this plan's time horizon, though requests to annex in Tier 3 should be considered if the development is found to be the only way to address an identified community benefit.





Tier 3 Area

Tier Population Estimates

Lawrence Population (2015)	97,193
Tier 1 Est. Capacity	+13,500
Tier 2 Est. Capacity	+13,400

Estimated Population	124,000
Estimated Timeframe	2041

