



**SEWARD**

T O M O R R O W

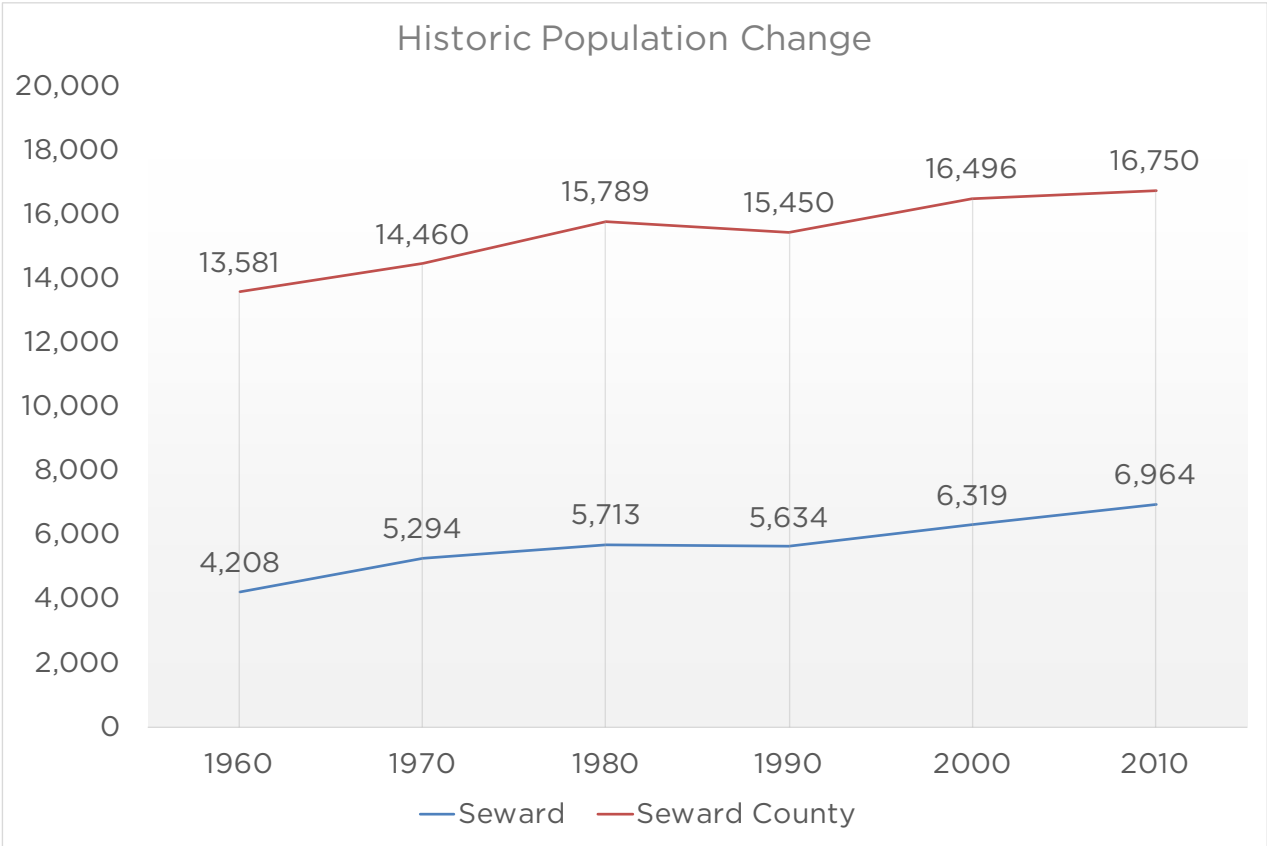
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comprehensive plan

**Committee Meeting 3**

March 15, 2018

# Why Plan:



# Setting the Stage

## LAND USES TODAY

	Acres	% of Total Developed Land	Acres per 100 People
Residential	639	35%	8.95
Commercial	77	4%	1.08
Industrial	216	12%	3.02
Civic	466	25%	6.53
Right of Way	440	24%	6.17
Total Developed	1,838	100%	25.77
Ag Open	941		
Vacant	47		
Total Area	2,825		

# Setting the Stage

## ANNUAL GROWTH RATE

	2016	2020	2025	2030	2035	2040
Natural Growth	7,133	7,188	7,324	7,458	7,524	7,512
Annual Growth At 0.40%	7,133	7,248	7,394	7,543	7,696	7,851
<b>Annual Growth At 1.00%</b>	<b>7,133</b>	<b>7,423</b>	<b>7,801</b>	<b>8,199</b>	<b>8,617</b>	<b>9,057</b>
Annual Growth At 2.00%	7,133	7,721	8,525	9,412	10,391	11,473

Source: US Census Bureau,

# Setting the Stage

## HOUSING DEMAND SUMMARY AT 1% ANNUAL GROWTH

	2025	2030	2035	2040	Total
Population at End of Period	7,801	8,199	8,617	9,057	
Household Population at End of Period	6,755	7,100	7,462	7,842	
Average People Per Household	2.65	2.65	2.65	2.65	
Household Demand at End of Period	2,549	2,679	2,816	2,959	
Projected Vacancy Rate	6.6%	6.6%	6.6%	6.6%	
Unit Needs at End of Period	2,730	2,869	3,016	3,169	
Replacement Need	7	5	5	5	22
Cumulative Need During Period	217	144	151	159	<b>671</b>
Average Annual Construction	27	29	30	32	<b>29</b>

# Setting the Stage

## SCENARIO A: Modified Trend

Residential: 2018-2030	% of Demand	Units	Gross Density (du/A)	Land Needs	Designated Land (x2)
Low Density	50%	180	2.5	72	144
Medium Density	10%	36	6	6	12
High Density	40%	144	12	12	24
Total	100%	361		90	180
<b>2030-2040</b>					
Low Density	50%	155	2.5	62	124
Medium Density	10%	31	6	5	10
High Density	40%	124	12	10	21
Total	100%	310		78	155
<b>Total</b>		<b>671</b>		<b>168</b>	<b>335</b>

# Setting the Stage

## SCENARIO B: Efficient

Residential: 2018-2030	% of Demand	Units	Gross Density (du/A)	Land Needs	Designated Land (x2)
Low Density	30%	108	4	27	54
Medium Density	30%	108	10	11	22
High Density	40%	144	14	10	21
<b>Total</b>	<b>100%</b>	<b>361</b>		<b>48</b>	<b>96</b>
<b>2030-2040</b>					
Low Density	30%	93	4	23	47
Medium Density	30%	93	10	9	19
High Density	40%	124	14	9	18
<b>Total</b>	<b>100%</b>	<b>310</b>		<b>41</b>	<b>83</b>
<b>Total</b>		<b>671</b>		<b>90</b>	<b>179</b>

# Setting the Stage

## SCENARIO A: Modified Trend

Required Commercial Land	2018	2030	2040	Conversion Need	Designated Land (x1.5)
<b>Population Proportion Method</b>					
Projected Population	7,133	8,199	9,057		
Comm Use/100 res.	1.08	1.08	1.08		
Projected Commercial Use (acres)	77	89	98	<b>21</b>	<b>31</b>
<b>Residential Use Proportion Method</b>					
Residential Land (acres)	639	729	806		
Commercial/Residential Ratio	0.12	0.12	0.12		
Projected Commercial Use (acres)	77	88	98	<b>20</b>	<b>30</b>



# Setting the Stage

## SCENARIO B: Efficiency

Required Commercial Land	2016	2030	2040	Conversion Need	Designated Land (x1.5)
<b>Population Proportion Method</b>					
Projected Population	7,133	8,199	9,057		
Comm Use/100 res.	1.08	1.08	1.08		
Projected Commercial Use (acres)	77	89	98	<b>21</b>	<b>31</b>
<b>Residential Use Proportion Method</b>					
Residential Land (acres)	639	687	728		
Commercial/Residential Ratio	0.12	0.12	0.12		
Projected Commercial Use (acres)	77	83.21	88.23	<b>11</b>	<b>16</b>

# Setting the Stage

## SCENARIO B: Modified Trend

Required Industrial/Business Park	2018	2030	2040	Conversion Need	Designated Land (x3)
<b>Population Proportion Method</b>					
Projected Population	7,133	8,199	9,057		
Industrial Use/100 res.	3.02	3.02	3.02		
Projected Industrial Use (acres)	216	248	274	<b>58</b>	<b>174</b>
<b>Residential Use Proportion Method</b>					
Residential Land (acres)	639	729	806		
Industrial/Residential Ratio	0.34	0.34	0.34		
Projected Industrial Use (acres)	216	246	272	<b>57</b>	<b>170</b>

# Setting the Stage

## SCENARIO B: Efficiency

Required Industrial/Business Park	2018	2030	2040	Conversion Need	Designated Land (x3)
<b>Population Proportion Method</b>					
Projected Population	7,133	8,199	9,057		
Industrial Use/100 res.	3.02	3.02	3.02		
Projected Industrial Use (acres)	216	248	274	<b>58</b>	<b>174</b>
<b>Residential Use Proportion Method</b>					
Residential Land (acres)	639	687	728		
Industrial/Residential Ratio	0.34	0.34	0.34		
Projected Industrial Use (acres)	216	232	246	<b>30</b>	<b>91</b>