

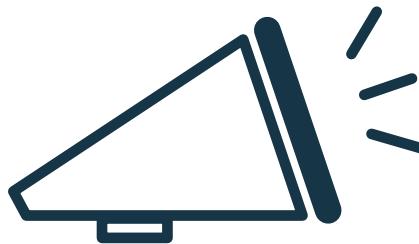


## CHAPTER 3: EXISTING CONDITIONS

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To plan where the community is going, we must first understand where the community has been and where it stands now. Chapter 3 will look at the history of La Vista, the people who make it up, and the City's current plans for the future. This information, along with input from community leaders and citizens, will serve as the foundation for setting and achieving our goals.





# INTRODUCTION

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A community land use plan that is programmed in a deliberate manner, with an understanding of market, financial, demographic, and physical realities, can foster a healthy balance of land uses and minimize uncertainty for its officials, staff, residents and other interests.

La Vista has steadily grown since its incorporation as young families continue to choose La Vista to call home. As La Vista invests in infill and redevelopment, and considers the annexation of surrounding built out residential subdivisions, it will continue its growth. These trends will require La Vista to increase its capacity to serve a larger population.

In addition to growth trends, La Vista has made itself an attractive community because of its quality of life. Results from the 2016 National Citizen Survey show that 89% of respondents rated the overall quality of life in La Vista as “excellent” or “good,” with almost all indicating that they plan to stay in the City for at least the next five years.

It is clearly important to preserve the quality of life that citizens enjoy. Leveraging and preserving the natural features, recreational resources, and neighborhood character that contribute to the high quality of life in La Vista is vitally important in retaining the residents, businesses, and visitors that sustain the community’s economy as well as attracting La Vista’s next generations.

As La Vista advances toward ultimate development, the community needs to begin to consider how it can capitalize on limited growth. In general, land uses and community design should be efficient and sustainable; support a multimodal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure. These decisions become more strategic and important as the city’s options for new development will become severely constrained by jurisdictional boundaries.

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## WHAT WE'VE HEARD

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At the initiation of the planning process, consultants interviewed City staff to help identify major goals, issues and challenges to address in the comprehensive plan update. Some of their issues and ideas focused on redevelopment and future growth. Additionally, city staff and their consultant team conducted a series of face-to-face interviews, meeting with 87 people over two days. Those interviewed represented a broad range of community groups, businesses, agencies, and city departments, including city commissions and boards, the Papillion-La Vista Community Schools, neighborhood HOAs, faith groups, and interested residents. Their issues and ideas are highlighted in **WHAT WE'VE HEARD** sections.

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## IDENTITY

One of the themes that arose from the conversations was that La Vista needs to find its identity. As competition for investment in the Omaha metro and Sarpy County areas continues to intensify, La Vista needs to find what makes it the premier location. Having an identity will help guide policy decisions and promote the community and its marketability to future developers, businesses, and residents. Much of this effort can be built on existing outreach capabilities and by outlining existing services, facilities, events, and communication channels. La Vista could also build off the current strong business community.

## LA VISTA CITY CENTRE

*Vision 84* imagines a revitalized center of the community as the community's cultural heart with a mix of uses and a pedestrian-friendly environment connected to the Civic Center Park area. Achieving the vision is underway, and the City has made significant investments toward its progress. New housing, shops, restaurants and entertainment will transform the blighted area into the heart of the City. Public input will be sought out as planning efforts continually evolve to design and implement the many components of the redevelopment project. The benchmark should improve measurably during the next citizen survey, as substantial construction of the redevelopment project will be visible to the community.



## INFILL AND REDEVELOPMENT

Redevelopment and infill opportunities were a major theme throughout discussions. The consensus was to balance new growth at Southport with infill and redevelopment along the 84th Street corridor. As La Vista plans for new development, it will be important to seek out public input because according to the 2013 and 2016 National Citizen Surveys, ratings decreased for the overall quality of new development in La Vista. La Vista is poised to turn that trend around as it is in the initial stages of redeveloping the 84th Street Corridor. Implementation of the Vision Plan for 84th Street was mentioned as crucial in the creation of an innovative and vibrant city center.

## FUTURE GROWTH

As the City begins to look to the future, planning for growth is not a controversial issue. It is widely understood that the City has limited opportunity to grow outward. Most participants wanted to make sure that we redevelop the City's core and fill in the existing areas. This is a more efficient use of land and infrastructure, and helps cultivate La Vista's neighborhood and community centers.

With shared boundaries, the interface with surrounding cities is important, especially when it comes to shared services. La Vista should continue to review the comprehensive plan with the growth plans of surrounding jurisdictions and the region.

## EXISTING & PREVIOUS PLANS

**1997 Comprehensive Plan**

**Annexation Plan**

**Parks and Recreation Master Plan**

**Living in the House of Nines: A Needs Assessment for a New Program  
Addressing Neighborhood Enhancement in La Vista, Nebraska**

**A Vision Plan for 84th Street**

**Blight/Substandard Determination Study,  
“84th Street Redevelopment Area”**

**Redevelopment Plan, “84th Street Redevelopment Area”**

**New Amphitheater Feasibility Study, April 2017**

**City Council Strategic Plan**

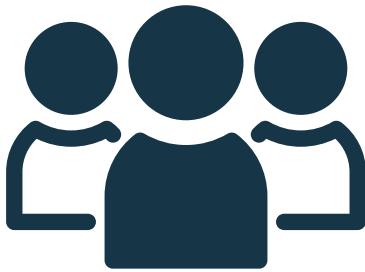
**Mini Park Plans**

**Civic Center Park Master Plan**

**1 and 6 Year Road Plan**

**5-Year Capital Improvement Plan**

**Municipal Facilities Plan**

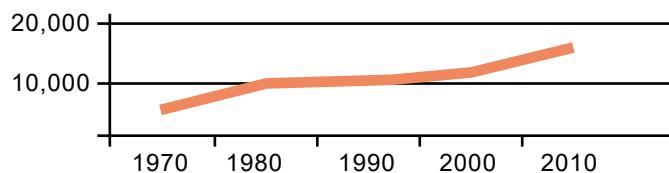


# DEMOGRAPHICS AND POPULATION

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In order for La Vista to be successful, it must react to and anticipate the need of its citizens. Different age groups desire different services from their government and seek out different housing types and recreational amenities. This section will provide information on who makes up La Vista in order to serve as a foundation for future decisions.

**CHART I: Historic Population Growth**



La Vista was incorporated in 1960 and has grown steadily ever since, largely due to annexation of developed residential subdivisions. The continuation of this trend is dependent upon continued annexation and redevelopment of infill areas. Focusing on recent growth, between 2000 and 2016, La Vista's population grew an estimated 46%, from 11,699 to 17,064<sup>1</sup> individuals. This equates to the population of La Vista growing by 2.8% annually, compared to 0.6% and 0.8% in Nebraska and the United States, respectively. Sarpy County has experienced similar growth to

La Vista; however, the metro areas of Omaha and Lincoln have seen slightly slower growth over the same time period. The total population growth in Sarpy County accounted for approximately 26% of total population growth found in the Omaha MSA during the 14-year period.<sup>2</sup>

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<sup>1</sup> ACS 2016 Estimates

<sup>2</sup> Source: AECOM (updated to 2016)

**Table I: Population Growth (2000-2016) CAGR = Compound Annual Growth Rate**

	2000	2010	2016	00-16 CAGR
La Vista	11,699	15,758	17,064	2.7%
Sarpy County	122,595	158,840	172,460	2.5%
Omaha MSA	716,998	865,350	924,129	1.8%
Lincoln MSA	250,291	302,157	326,921	1.9%
Nebraska	1,711,263	1,826,341	1,881,259	0.7%
United States	X	X	318,558,162	0.9%

Source: US Census

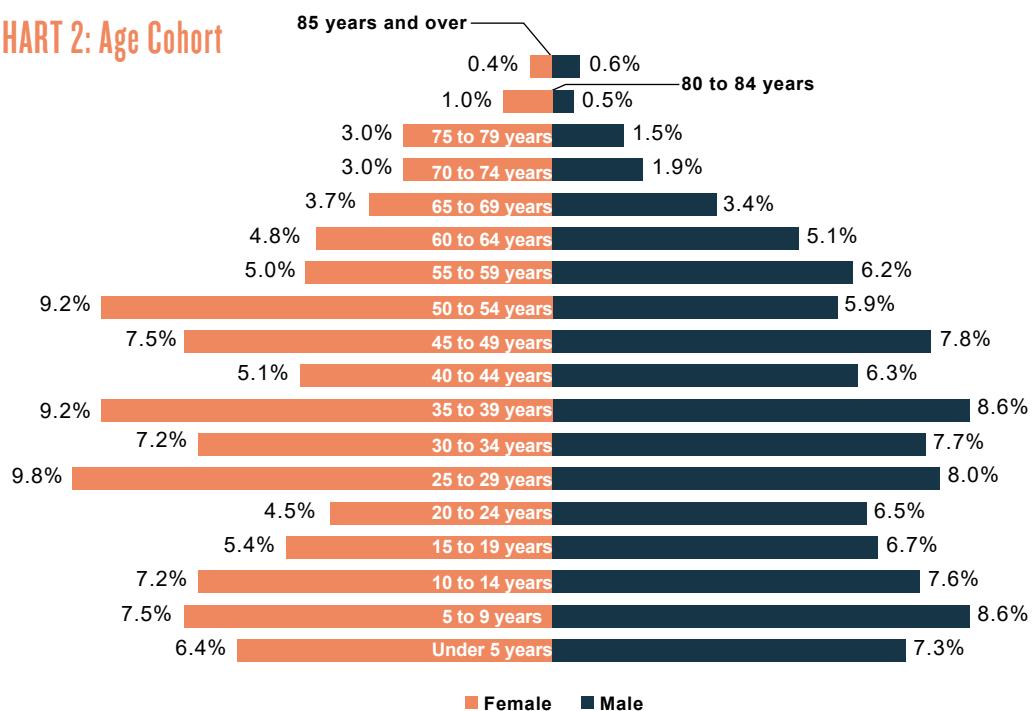
## AGE COHORT

The age cohort pyramid displays a community's age and sex composition. Age cohort pyramids can reveal a significant amount of information about a population. The shape indicates the potential for future growth. La Vista's cohort pyramid is largest at the middle and bottom indicating a strong foundation for future growth as the largest cohorts are in childbearing ages while there is also a large cohort of young children.

According to the US Census, La Vista has a comparably high percentage of citizens between the ages of 15 and 29. Approximately 20% of Nebraska's population is over the age of 60 compared to La Vista's 14%, reinforcing the trend of a younger population in La Vista and an older population at the state level.

Other cohorts to take notice of include the dip in the ages of 15-24. This dip is likely indicative of college-aged individuals leaving the area to seek out education opportunities. The 45-59 cohorts are also important to consider as these cohorts are larger and will be transitioning into retirement over the next 5-20 years.

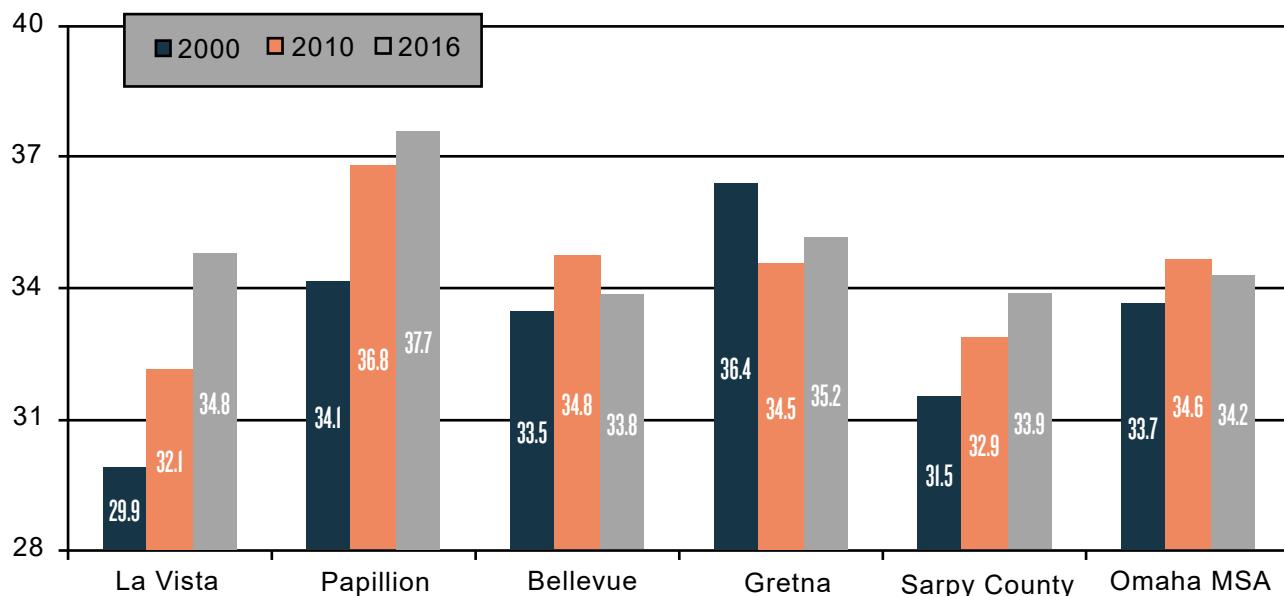
**CHART 2: Age Cohort**



## MEDIAN AGE

In 2000, the median age in La Vista was almost 30 years old and has increased to 34.8 years old in 2016. Compared to surrounding communities La Vista remains consistent with local geographies except for Papillion, which has a higher median age of 37.7.

### CHART 3: Median Age (2000-2016)

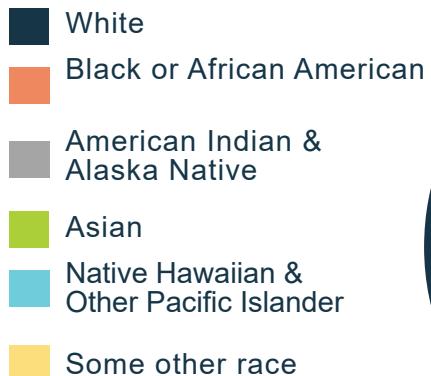


According to the US Census, La Vista and the Lincoln MSA have the highest percentage of citizens between the ages of 15 and 29. Approximately 20% of Nebraska's population is over the age of 60 compared to La Vista's 14%, reinforcing the trend of a younger population in La Vista and an older population at the state level.

## POPULATION BY RACE

The US Census lists five standard categories for reporting race: white, black, Asian, American Indian, or Pacific Islander. The chart to the right illustrates the racial makeup of these categories. According to the 2016 American Community Survey data, it shows that La Vista residents are predominantly white, with 14,850 of its 17,064 residents identifying as white. The next largest categories are black (879), 2 or more races (483), and Asian (458).

### CHART 4: Population by Race



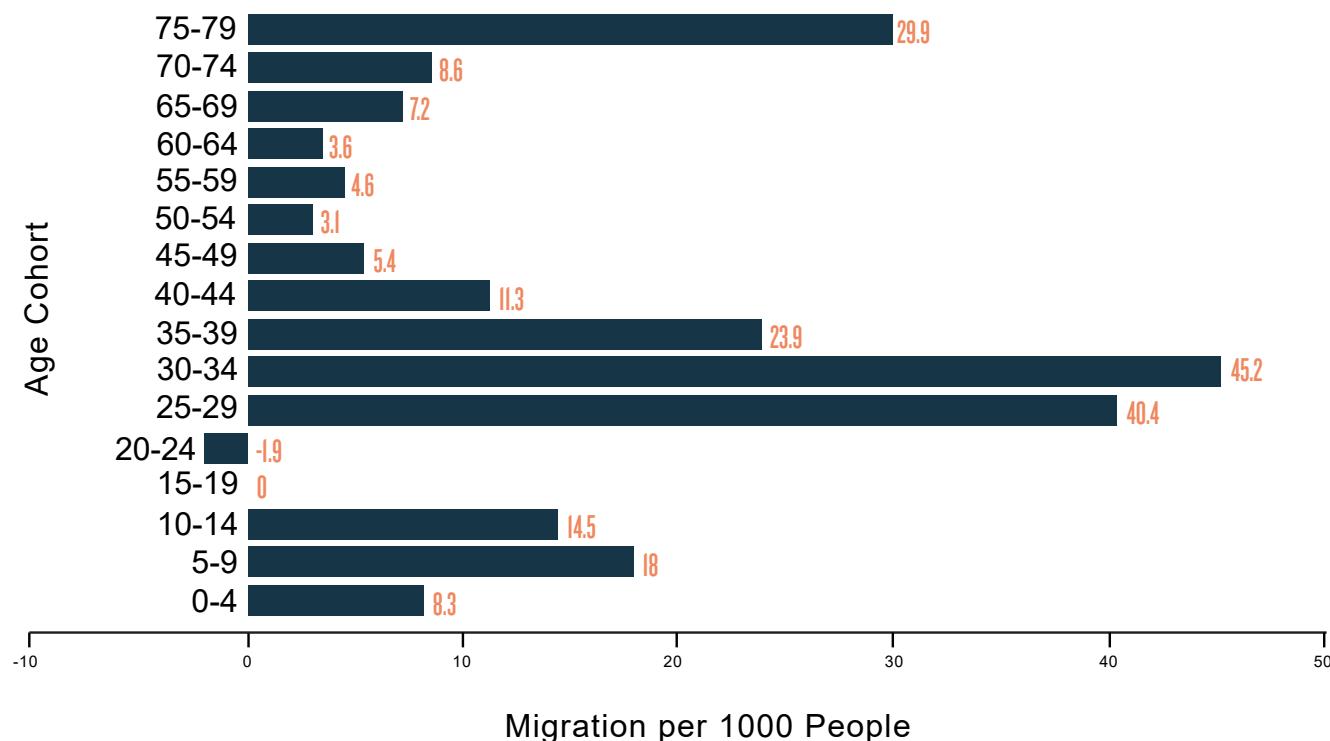
One aspect, which race characteristics do not account for, is Hispanic or Latino individuals as it is federally defined as an ethnicity as opposed to a race. In many American cities, the ethnic makeup has become more diverse, with Hispanics making up around 25% of the population on average. In La Vista, Hispanics or Latinos made up an estimated 8% of the population. With an estimated population of 1,368 according to the 2016 American Community Survey.

## NET MIGRATION RATES

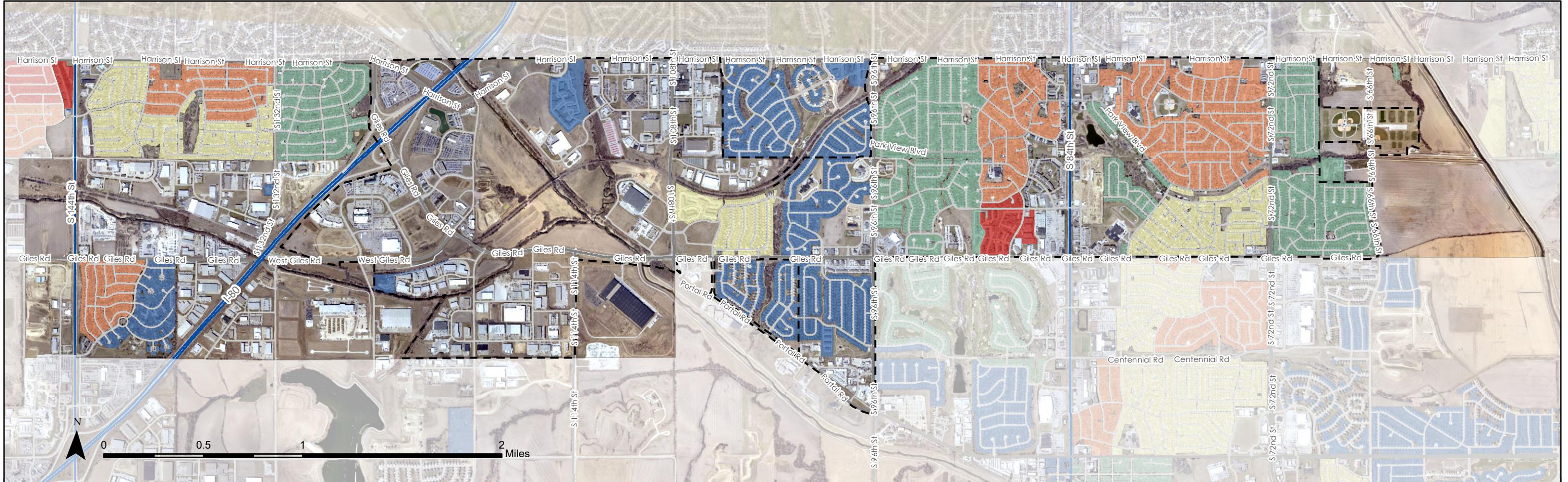
La Vista's location in Sarpy County and its proximity to Omaha makes in-migration and out-migration easily accomplished for residents. Understanding migration rates can help La Vista to better plan for housing and entertainment options to meet the needs of those migrating in, but also direct planning efforts to meet the needs of those populations leaving the City.

Using the migration rates available for Sarpy County, it is possible to draw conclusions for Sarpy County. Most notable of the data are the movements of the cohorts aged 15-24 and those cohorts aged 25-39. The County as a whole is seeing a loss of individuals aged 15-24 which is indicative of the pursuit of greater education opportunities, which the area has few options. However, the area is seeing a large influx of those 25 and older, specifically those who would make up the young family range, and again later in the later retirement years. Indicating that those starting their careers and families are finding the housing and economic opportunities in the area attractive.

CHART 5: Net Migration Rates



# Population Density



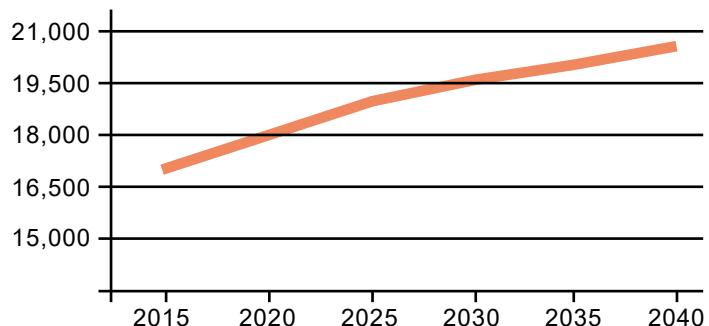
## LEGEND

Residents Per Acre	1.0 - 2.0	Municipal Boundary
0.0 - 0.5		
0.5 - 1.0		
2.0 - 4.0		
4.0 - 6.0		

## POPULATION PROJECTIONS BASED ON GROWTH RATES

Using the 2015 Census Age Cohort as a foundation, population projections based on five-year increments can be compiled. This process applies population growth and decline rates from Sarpy County to La Vista's population. These projections suggest La Vista's population will continue to grow into 2040. The highest rate of growth is in the nearer term, which is indicative of La Vista's current population between 25 and 40 who are still in their prime birthing years.

CHART 6: Population Projections Based on Growth Rates



## POPULATION PROJECTIONS BASED ON ANNEXATION

La Vista's planning jurisdiction establishes the extent to which La Vista can increase its population by annexation. This boundary may extend up to two miles beyond the current city limits, but due to proximity to surrounding jurisdictions and existing boundary agreements, the realistic ultimate boundary encompasses infill areas, such as the eastern edge of the jurisdiction, the neighborhoods of Portal Ridge and Cimarron Woods, and neighborhoods to the western edge of the jurisdiction. In addition to annexation, population increases may also be based on redevelopment; a single project in this category is City Centre.

## HOUSEHOLDS

Household data can differ from family data in that households can include single or unrelated people living together. A family is a group of two people (or more) related by birth, marriage, or adoption and residing together. While the number of households grew 68% since 2000, the average household size actually shrank from 2.66 to 2.46 persons.

TABLE 3: HOUSEHOLDS BY TYPE

	2000	2016	% CHANGE
Population	11,699	17,064	68%
Total households	4,404	6,949	63%
Persons per household	2.66	2.46	-8%

**TABLE 2: POPULATION PROJECTIONS BASED ON ANNEXATION**

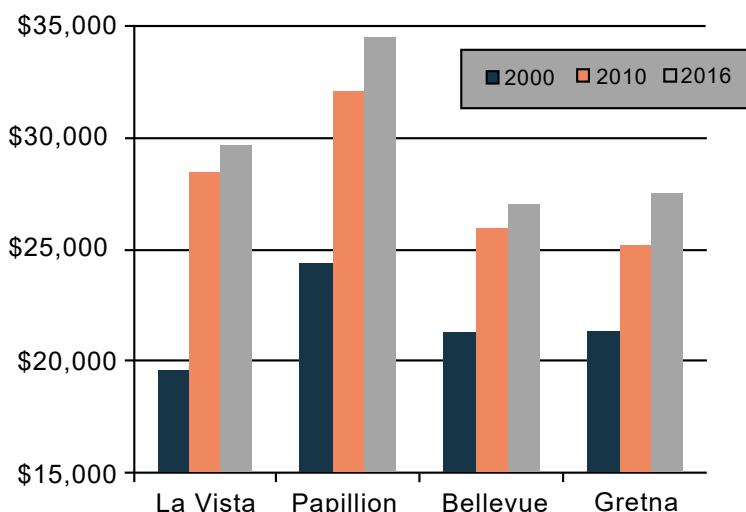
AREA	CURRENT	FULL BUILD
<b>City Population (2016 Census)</b>	<b>17,064</b>	<b>17,064</b>
Cimarron Woods Population	1,575	1,942
Single-Family Units	474	504
Multi-Family Units	138	276
<b>City Centre Population</b>	<b>-</b>	<b>797</b>
Single-Family Units	<b>-</b>	<b>-</b>
Multi-Family Units	<b>-</b>	<b>383</b>
<b>Portal Ridge Population</b>	<b>654</b>	<b>665</b>
Single-Family Units	<b>236</b>	<b>240</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Millard Highlands Population</b>	<b>2,690</b>	<b>2,690</b>
Single-Family Units	<b>971</b>	<b>971</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Stoneybrook South Population</b>	<b>920</b>	<b>920</b>
Single-Family Units	<b>332</b>	<b>332</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Southridge Population</b>	<b>792</b>	<b>792</b>
Single-Family Units	<b>286</b>	<b>286</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>The Meadows Population</b>	<b>1,585</b>	<b>1,585</b>
Single-Family Units	<b>464</b>	<b>464</b>
Multi-Family Units	<b>144</b>	<b>144</b>
<b>Willow Creek Population</b>	<b>1,039</b>	<b>1,039</b>
Single-Family Units	<b>258</b>	<b>258</b>
Multi-Family Units	<b>156</b>	<b>156</b>
<b>Echo Hills Population</b>	<b>579</b>	<b>579</b>
Single-Family Units	<b>209</b>	<b>209</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Birchfield/Emerald Oaks Population</b>	<b>1,097</b>	<b>1,097</b>
Single-Family Units	<b>396</b>	<b>396</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Millard Park Population</b>	<b>1,914</b>	<b>1,914</b>
Single-Family Units	<b>691</b>	<b>691</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Millard Park South Population</b>	<b>1,377</b>	<b>1,499</b>
Single-Family Units	<b>497</b>	<b>541</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Spring Hill Population</b>	<b>2,821</b>	<b>2,821</b>
Single-Family Units	<b>613</b>	<b>613</b>
Multi-Family Units	<b>540</b>	<b>540</b>
<b>Chalco Hills Population</b>	<b>366</b>	<b>366</b>
Single-Family Units	<b>132</b>	<b>132</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Giles Ridge Population</b>	<b>482</b>	<b>488</b>
Single-Family Units	<b>174</b>	<b>176</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Rock Creek Population</b>	<b>1,774</b>	<b>1,774</b>
Single-Family Units	<b>235</b>	<b>235</b>
Multi-Family Units	<b>540</b>	<b>540</b>
<b>Stonecrest Population</b>	<b>1,413</b>	<b>1,449</b>
Single-Family Units	<b>510</b>	<b>523</b>
Multi-Family Units	<b>-</b>	<b>-</b>
<b>Miscellaneous Population</b>	<b>-</b>	<b>726</b>
Single-Family Units	<b>-</b>	<b>-</b>
Multi-Family Units	<b>-</b>	<b>349</b>
<b>TOTAL</b>	<b>38,203</b>	<b>41,116</b>

## INCOME

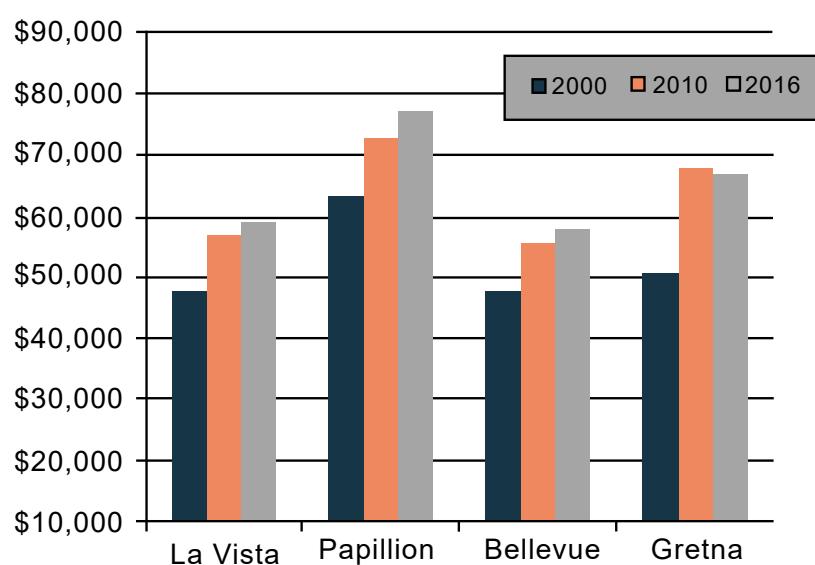
The chart to the right illustrates per capita income among the selected geographies. Per capita income sheds light on the economic health of a community and can serve as an important benchmark in understanding affordability. As of 2016, La Vista (\$29,115) had per capita income comparable to the other communities. Each market has experienced growth in per capita income since 2010. However, La Vista's rate of growth of 1.9% was the slowest when compared to the other communities Papillion (6.6%), Bellevue (3.3%), and Gretna (3.4%).

Median household income is another measure of a community's income. Median household income in La Vista was relatively similar to Bellevue. However, it currently lags behind Papillion and Gretna. This is likely due in part to the continued suburban growth of and annexation of higher income residential subdivisions in these communities. Despite this lag, La Vista remains higher than state and national averages.

**CHART 7: Per Capita Income (2000-2016)**



**CHART 8: Median Household Income (2000-2016)**



## INCOME AND EDUCATION

A higher household income is indicative of a higher disposable income and capacity for increased spending on goods and services. With regional commercial and employment destinations, La Vista is poised to take advantage of its proximity to these higher income communities and bring in outside retail dollars.

There is a strong correlation between higher education and increased earning potential. With 94.7% of La Vista residents over the age of 25 earning a high school degree or higher, and 32.6% earning a bachelor's degree or higher, La Vista is comparably educated to its surrounding jurisdictions. A higher educated population and workforce provides the opportunity to attract high-paying jobs to La Vista, and makes La Vista attractive to new businesses relocating to the area.

**TABLE 4: Educational Attainment**

	La Vista	Papillion	Bellevue	Gretna	Sarpy County	Omaha
Percent High School Graduate or Higher	94.7%	96.1%	92.5%	96.5%	95.4%	87.8%
Percent Bachelor's Degree or Higher	32.6%	39.5%	28.5%	38.4%	38.4%	34.7%

Source: 2012-2015 ACS 5-Year Estimates

## COST OF LIVING

The table below summarizes the cost of living index for La Vista in comparison to Omaha, Lincoln, Nebraska, and the US. The US provides the baseline values for each index type, meaning any index value above or below 100 is an indication of more expensive (above) or cheaper cost (below). The overall cost of living index in La Vista is 92, which is 2% higher than Nebraska and 8% lower than the national overall cost of living. While La Vista is generally more expensive than statewide averages, the city has less expensive groceries and transportation costs. Of the five market areas, La Vista and Omaha have the highest health care costs.<sup>3</sup> These ratings all indicate La Vista is an affordable place to live.

**TABLE 5: Cost of Living Index (2015)**

Index Type	La Vista	Omaha	Lincoln	Nebraska	National
Cost of Living	92	90	93	90	100
Goods & Services	95	95	99	95	100
Groceries	95	95	100	100	100
Health care	102	102	101	101	100
Housing	84	80	81	75	100
Transportation	96	96	99	98	100
Utilities	91	91	87	91	100

<sup>3</sup> Source: AECOM





# HOUSING

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Understanding the housing supply of a community is necessary in order to provide for the residential needs of La Vista's residents. An overview of the current housing values, sizes, ages, and occupancies allows the City to determine what housing needs to address in the coming years.

At the forefront of this overview is the understanding that maintaining a diversified housing stock is integral to any city's livability. Available homes must be suitable for all life stages and lifestyles.

La Vista will need to plan for housing that meets the needs of young adults, new families raising kids, retirees who are downsizing, and baby boomers transitioning to senior living facilities.

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## HIGHLIGHTS

- One third of the housing stock was built after 2000.
- Just under 55% of the housing units in La Vista are owner-occupied.

## MEDIAN HOUSING VALUES

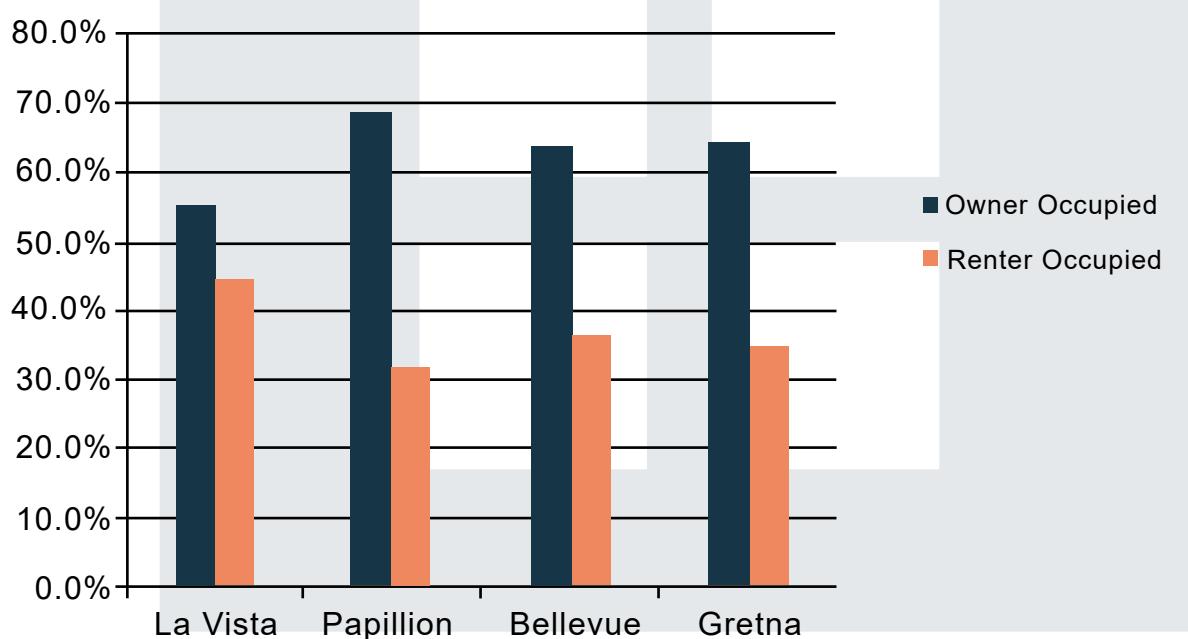
La Vista has seen an overall increase in housing values. The average home value is expected to increase from \$196,376 to \$233,849 in the next five years.

## HOUSING TYPE & TENURE

La Vista is classified as a suburban city. Under this classification, homeownership is often correlated with a type of housing unit, as the majority of owner-occupied units are single-family houses rather than multifamily buildings. Single-family houses create less density in a community which can increase the cost of providing services, but they also are more likely to be owner occupied and can serve as an important method for wealth accumulation and financial stability. La Vista is also comprised of a larger proportion of multifamily housing units as compared to the state.

Housing tenure refers to the financial arrangements under which someone has the right to live in a house or an apartment. Owning versus renting a home results in differences in how the occupant treats it. Longevity of residence, investment, upkeep, and income are just a few of the characteristics that can be heavily influenced by housing tenure. Chart 9 shows that La Vista has the highest rate of renter occupied housing (45%) and lowest rate of owner occupied housing (55%) of neighboring communities.

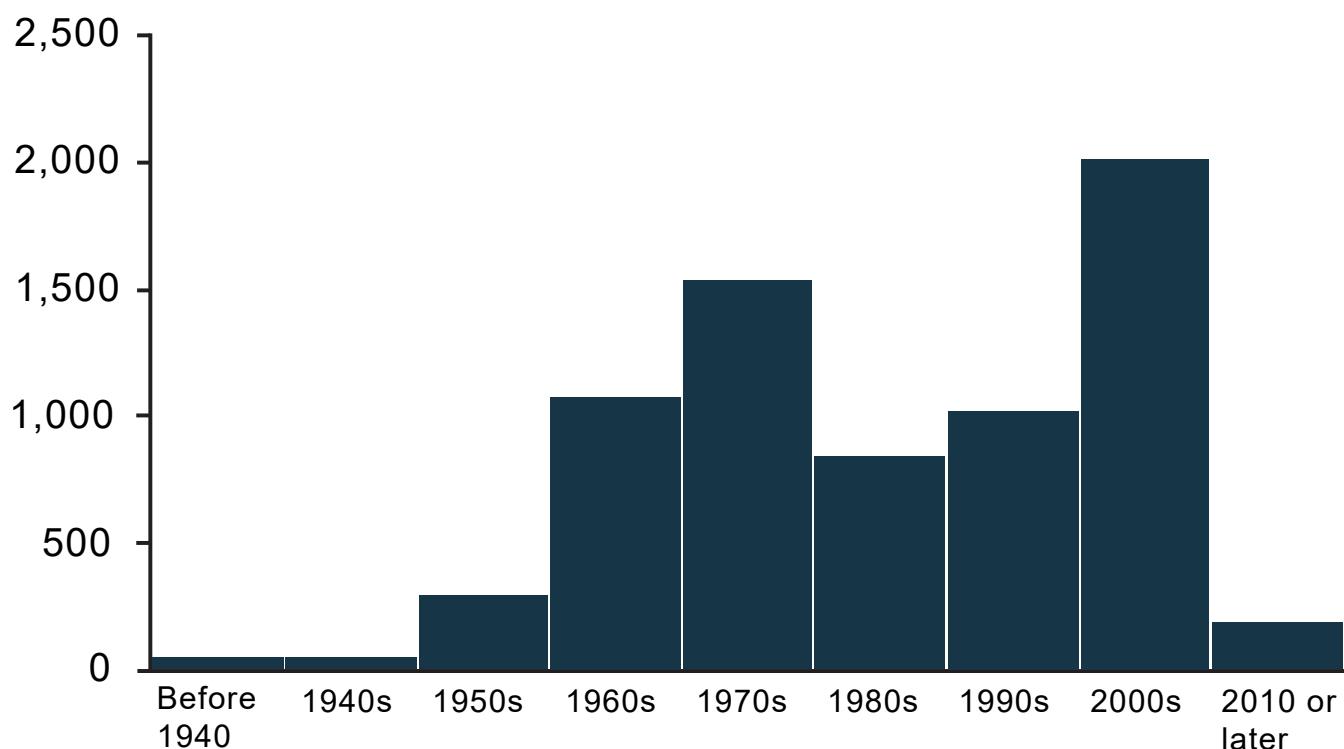
CHART 9: Housing Tenure 2016



## HOUSING AGE

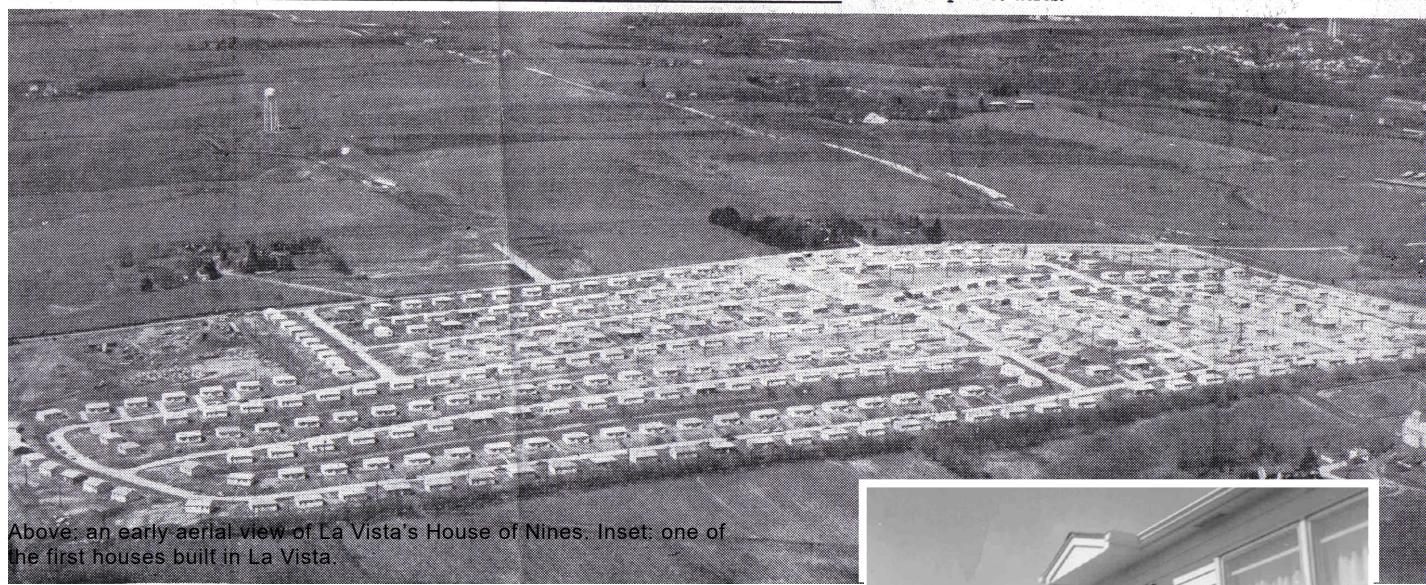
As housing age increases, so does the need for home renovations. The majority of La Vista's housing stock was built after the 1960s, which coincided with La Vista's incorporation as a city. The construction culminated with La Vista's first subdivision. Marketed as the "House of Nines" – each house sold for \$9,999. Housing grew steadily south and west for the next 40 years. Approximately 58% of today's residential buildings in La Vista were built between 1960 and 2000. La Vista's housing stock has boomed only once since the 70s; between 2000 and 2010 as newer neighborhoods were built west of 96th Street. La Vista's growth of single-family residences is expected to slow significantly, as its residential subdivisions have all been nearly fully built out. However, multifamily housing opportunities are expected to significantly increase over the next 5-10 years as redevelopment projects are undertaken.

**CHART 10: New Housing by Decade**



# HOUSING CONDITIONS

**LAVISTA FROM THE AIR**—This view looks west toward the new village of LaVista and shows the village water tower beyond the present development. More homes are scheduled to be built in the 80 acres around the tower. The present townsite of 334 homes also occupies 80 acres.



Above: an early aerial view of La Vista's House of Nines. Inset: one of the first houses built in La Vista.

## “LIVING IN THE HOUSE OF NINES”<sup>4</sup>

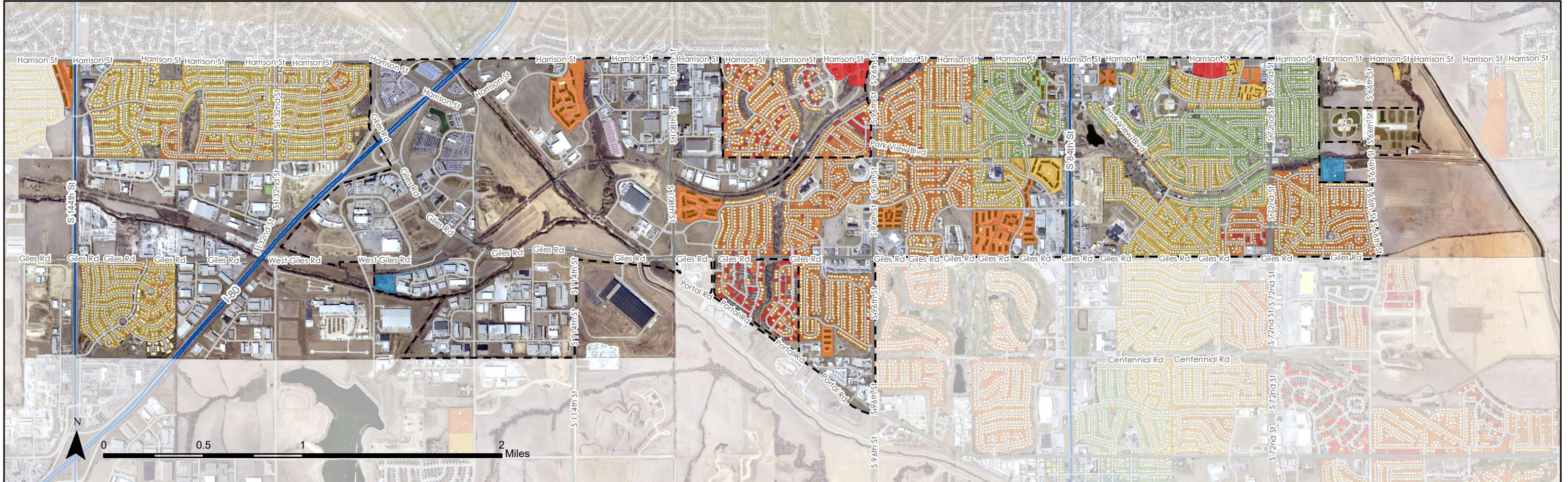
The original La Vista neighborhood, the “House of Nines” was initiated in 1960 when La Vista was essentially a new housing subdivision. Residents could buy their own home for a down payment of \$99, a monthly \$99 payment, for a total price of \$9,999. Today this neighborhood is 57 years old, and as homes age, exterior maintenance and neighborhood issues need to be addressed. In 2000, the city commissioned a housing study and needs assessment of this area to determine whether to implement a program to address housing maintenance and other exterior enhancements. The question was how these issues could be resolved before disrepair turns into the first stages of neighborhood decay in the older La Vista neighborhoods. There is a neighborhood life cycle and a model for predicting the evolution of a neighborhood through a sequence of five stages, ranging from “healthy” to “abandonment”. Interventions have been proven to reverse the aging process of neighborhoods and prolong their stability. Regarding housing conditions, the study found signs of aging housing stock; the beginning of functional obsolescence (the reduction in desirability because of outdated design); and maintenance and repair delayed. The conclusion of the study contained several recommendations, including neighborhood strategic planning.

## NEIGHBORHOOD CONDITIONS

Ensuring safe, adequate, and affordable housing is an important function in maintaining the viability of neighborhoods and the city as a whole. The current quality of neighborhoods and housing options is in part reflected by public opinion. According to the 2016 Citizen Survey 91% of residents think La Vista is a good or excellent place to

<sup>4</sup> Living in the House of Nines: A Needs Assessment for a New Program Addressing Neighborhood Enhancement in La Vista, Nebraska; prepared by Valerie Russell, The Russell Center, LLC

# Housing Age and Type



## LEGEND

Residential Building Types		Year built for Residential Parcels
Single Family		1970 - 1990
Condominium		1870 - 1930
Apartment		1990 - 2010
		1930 - 1950
		1950 - 1970

  Municipal Boundary

live. In older neighborhoods, preservation, maintenance, and rehabilitation of existing housing is important to maintain viability, particularly in neighborhoods where there is a majority of low- and moderate-income households (see LMI map on pages 44-45). Public investment in neighborhood infrastructure and services also plays an important role in the preservation and enhancement of neighborhoods. The State of Nebraska offers funding to communities for housing renovations and neighborhood improvements in these areas.

## OWNER/RENTER/VACANCY RATES

Changes in vacancy rates and available housing units can give a good general picture of local housing needs. In this area, the overall trend shows few vacancies, which indicates a strong demand for housing units and potentially the need for an increased supply.

**TABLE 6: Housing Vacancy Rates**

	2000 Census	2010 Census	2016 Estimate
<b>Total Housing Units</b>	4,511	6,670	7,099
<b>Occupied</b>	4,404 (97.6%)	6,419 (96.2%)	6,949 (97.9%)
<b>Vacant</b>	107 (2.4%)	251 (3.8%)	150 (2.1%)
<b>Owner-Occupied</b>	2,590 (58.8%)	3,502 (54.6%)	3,822 (55%)
<b>Renter-Occupied</b>	1,814 (41.2%)	2,917 (45.4%)	3,127 (45%)
<b>Homeowner Vacancy Rate</b>	0.4%	1.0%	0.4%
<b>Rental Vacancy Rate</b>	3.9%	5.1%	1.8%

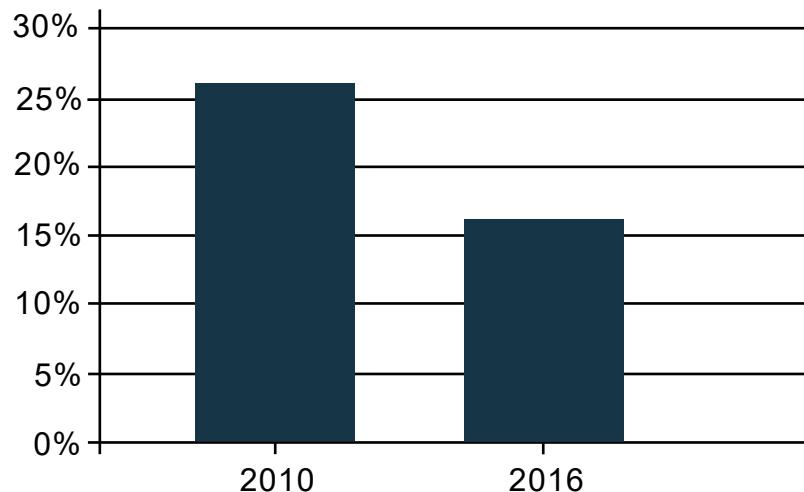


## HOUSING AFFORDABILITY

According to the US Department of Housing and Urban Development (HUD), affordable housing is housing for which related costs do not exceed 30 percent of the household income. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording other necessities such as food, clothing, transportation and medical care. To provide a better understanding of how unaffordable housing may be impacting La Vista, research was conducted to collect data

related to household income devoted to housing costs. The US Census provides this data, reporting data for homeowners, with and without mortgages, as well as renters.

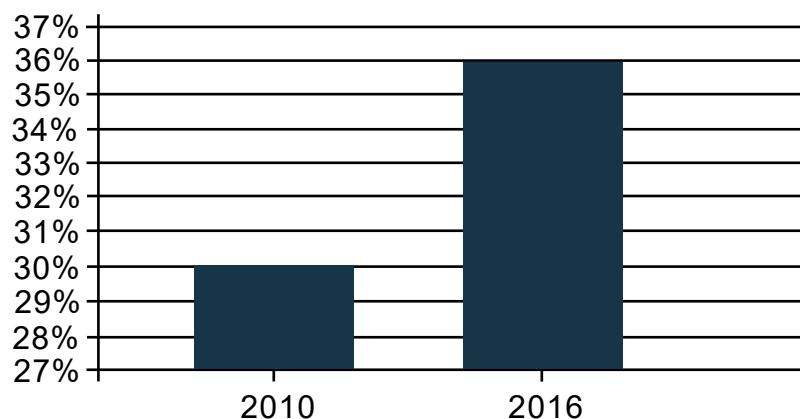
### CHART II: Selected Monthly Owner Costs Exceeding 30% of Household Income



In 2010, this data showed that approximately 26% of homeowners paid more than 30% of their household income for housing costs. This figure has fallen every year since indicating a positive trend for La Vista's residents, and is now 16%.

Housing affordability must also take into account renter-occupied housing. The table below illustrates how the percentage of renter-occupied households paying more than 30 percent of their income for housing has increased from 30% in 2010 to 36% in 2016. This review indicates that rental costs are unaffordable for over one third of renters in La Vista. This can be a result of declining household incomes, increased renting costs, or a combination of both.

### CHART I2: Selected Monthly Renter Costs Exceeding 30% of Household Income





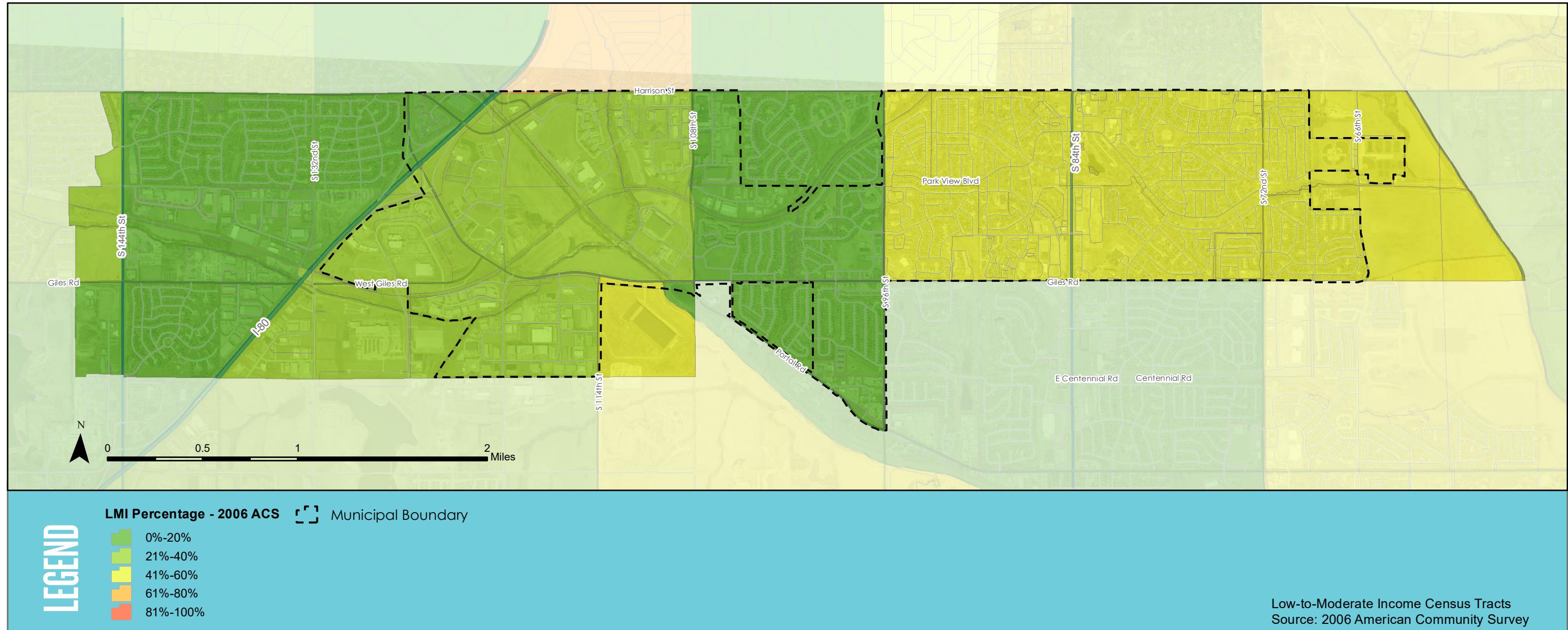
La Vista Senior Housing

## SENIOR LIVING

There are four senior housing developments in La Vista. Harrison Heights has 112 units of market rate senior housing (55+). The Orchards at Wildwood has 48 units of affordable senior housing (55+). Granville Village provides assisted housing for seniors, including nursing care. An additional project, La Vista Senior Housing at Brentwood Drive and 97th Plaza, is under construction and will include 80 assisted living units and 30 memory care units.



# LMI Neighborhoods





## What We've Heard

- Accommodate the desire for upscale housing opportunities within City Centre.
- Promote owner-occupied housing programs and first-time homeowners assistance.
- Reinvest in east La Vista neighborhoods and associated infrastructure to match investment in newer neighborhoods.
- Incorporate additional housing opportunities for seniors, retirees, ADA accessible and assisted living facilities, and locate them in close proximity to daily services.
- Incorporate a range of housing opportunities, from affordable housing to mixed use housing development.
- Promote a unique identity, based on the history of the City.

## What Does This Mean For The City?

As nine out of 10 residents think the City is a good or excellent place to raise children, it will be important to maintain family-oriented neighborhoods. This will require encouraging rehabilitation of older housing and promoting infill development to stabilize and revitalize existing neighborhoods. It is important to reflect these conclusions in the goals and policies of this Plan.

However, the City must also accommodate a growing population of baby boomers, shrinking household sizes, and rising incomes. To do this the City will need to encourage the development of senior housing and higher-end housing options. Luxury apartments in La Vista City Centre should be integrated with a mix of uses, providing residents with cultural and entertainment options within walking distance. All neighborhoods should be planned in order to be attractive, distinguished, safe, walkable, and well supported by partnerships between the City and neighborhood organizations.



# EMPLOYMENT

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Gainful employment is crucial to the sustainability of a City. Large employers providing competitive wages will attract new residents as well as help support secondary businesses throughout the community.

The La Vista workforce compares quite well with neighboring communities. A review of La Vista businesses and their employees indicates that La Vista is still a 'bedroom' community; a large number of local residents commute to neighboring communities for work. This is in line with neighboring communities in Sarpy County. Bedroom communities typically have a residential base, which must pay the brunt of the public operating budget. Increasing the commercial and industrial base of such a community can help to alleviate the cost burden as well as provide additional employment opportunities.

The measure of local residents' employment shows how employment compares to the neighboring areas. Of the industry types listed, the La Vista labor force leads only Finance/Insurance/Real Estate. However, the majority of the remaining industry categories show the La Vista labor force nearly equal to the comparative areas. The only exception to the general equilibrium among these areas in labor force employment by industry is in Agriculture and Mining, in which Sarpy County provides a much greater percentage of the local labor force due to the greater availability of land for such uses.

This indicates an urban and suburban workforce, where the majority of employees commute north to Omaha (63.4%). In the middle of the Omaha Metro Area, residents can easily commute into Omaha to access its employment opportunities.

The primary industries in La Vista, in terms of employment, are finance and insurance, retail trade, transportation and warehousing, accommodation and food service, and manufacturing. La Vista accounts for approximately 70% of all finance and insurance jobs in Sarpy County.<sup>5</sup>

## HIGHLIGHTS

- The unemployment rate in La Vista has dropped significantly since 2010.
- La Vista accounts for approximately 70% of all finance and insurance jobs in Sarpy County.
- Some of the county's largest employers are located in La Vista.
- Other specialty employers, such as Nebraska Brewing, the largest craft brewery in Nebraska, are located in La Vista.

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<sup>5</sup> Source: AECOM

**TABLE 7:**  
**Public and Private Employment by Industry (2016)**

Industry Sector	La Vista	Papillion	Bellevue	Gretna	Sarpy County	Omaha MSA	La Vista as % of Sarpy County Employment
Agriculture, Forestry, Fishing and Hunting, and Mining	99	79	128	10	912	1,627	10.9%
Construction	800	672	2,024	167	6,226	15,719	12.8%
Manufacturing	967	899	1,984	198	6,725	20,764	14.4%
Wholesale Trade	384	349	679	111	2,931	5,519	13.1%
Retail Trade	1,263	1,336	3,166	290	10,441	26,256	12.1%
Transportation & Warehousing, & Utilities	505	549	1,434	103	5,058	11,188	10%
Information	268	241	556	7	1,984	5,427	13.5%
Finance and Insurance, and Real Estate and Rental and Leasing	891	901	2,319	176	8,300	22,168	10.7%
Professional, Scientific, and Management, and Administrative and Waste Management Services	912	1,396	3,020	387	9,995	26,601	9.1%
Educational Services, and Health Care and Social Assistance	2,509	2,594	5,817	690	21,644	54,168	11.6%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	595	872	2,268	335	6,532	21,658	9.1%
Other Services, Except Public Administration	408	431	869	180	3,386	9,621	12%
Public Administration	293	651	1,910	131	6,115	5,669	4.8%
<b>TOTAL JOBS</b>	<b>9,895</b>	<b>10,970</b>	<b>26,174</b>	<b>2,785</b>	<b>90,249</b>	<b>226,385</b>	

Source: US Census

## CORPORATE BASE

The table below provides a list of the top 20 employers in Sarpy County. Orange-colored lettering indicates that the business is located or has locations in La Vista. One company in particular, PayPal, Inc., has a large presence in La Vista, where it opened an operations center in 2007.<sup>6</sup>



**TABLE 8:**  
**Top 20 Employers in Sarpy County (2016)**

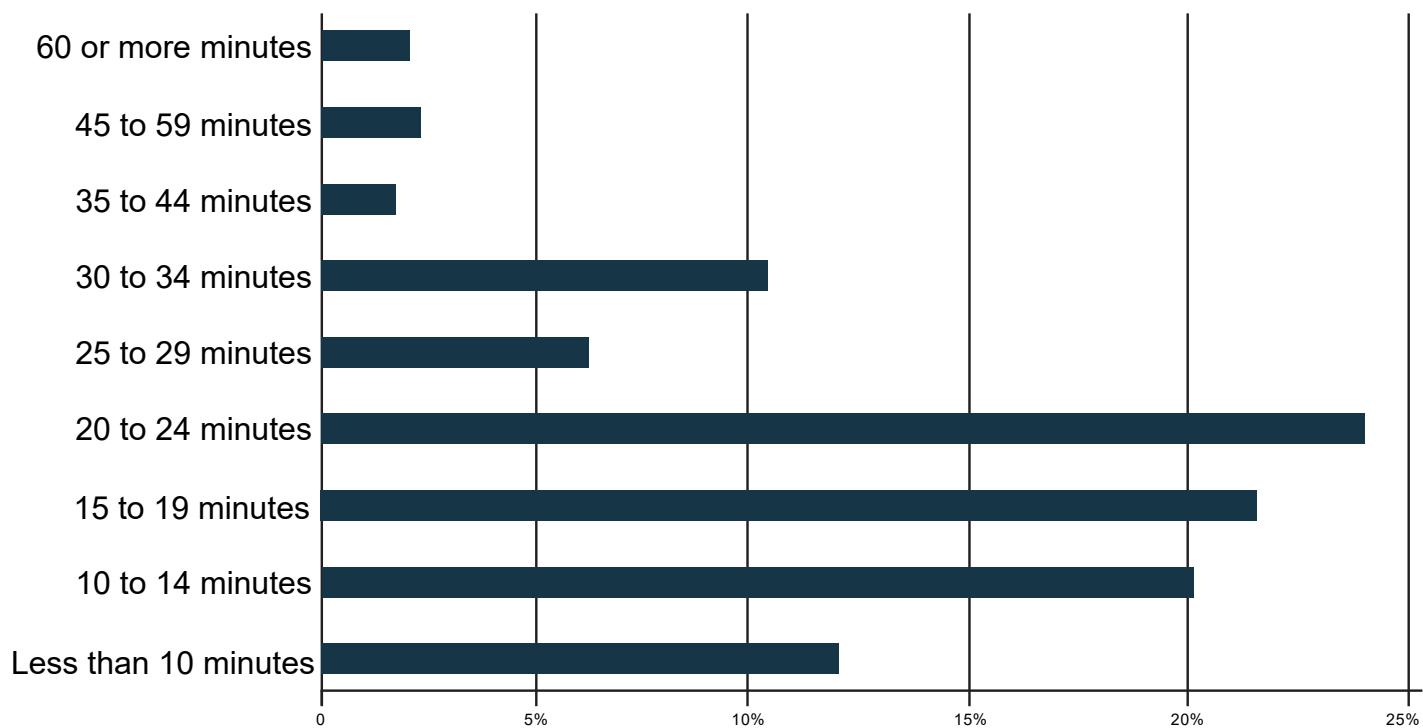
Company	Industry
Offutt Air Force Base	Government
PayPal Inc.	Service
Bellevue Public Schools	Education
Wal-Mart Stores	Retail
Werner Enterprises	Trucking
Papillion-La Vista Schools	Education
InfoGroup Compilation Center	Service
Hillcrest Health Systems	Healthcare
Sarpy County Government	Government
Ehrling Bergquist Clinic	Military/Healthcare
Bellevue University	Education
Oriental Trading Company	Warehouse/Distribution
Northrup Grumman	Service
CHI Health Midlands Hospital	Healthcare
Gretna Public Schools	Education
Securities America, Inc.	Financial
Nebraska Medicine-Bellevue	Healthcare
TSL Cos.	Trucking
Super Target Stores	Retail
Streck Inc.	Manufacturing

<sup>6</sup> Source: AECOM; Updated to 2016, SCEDC

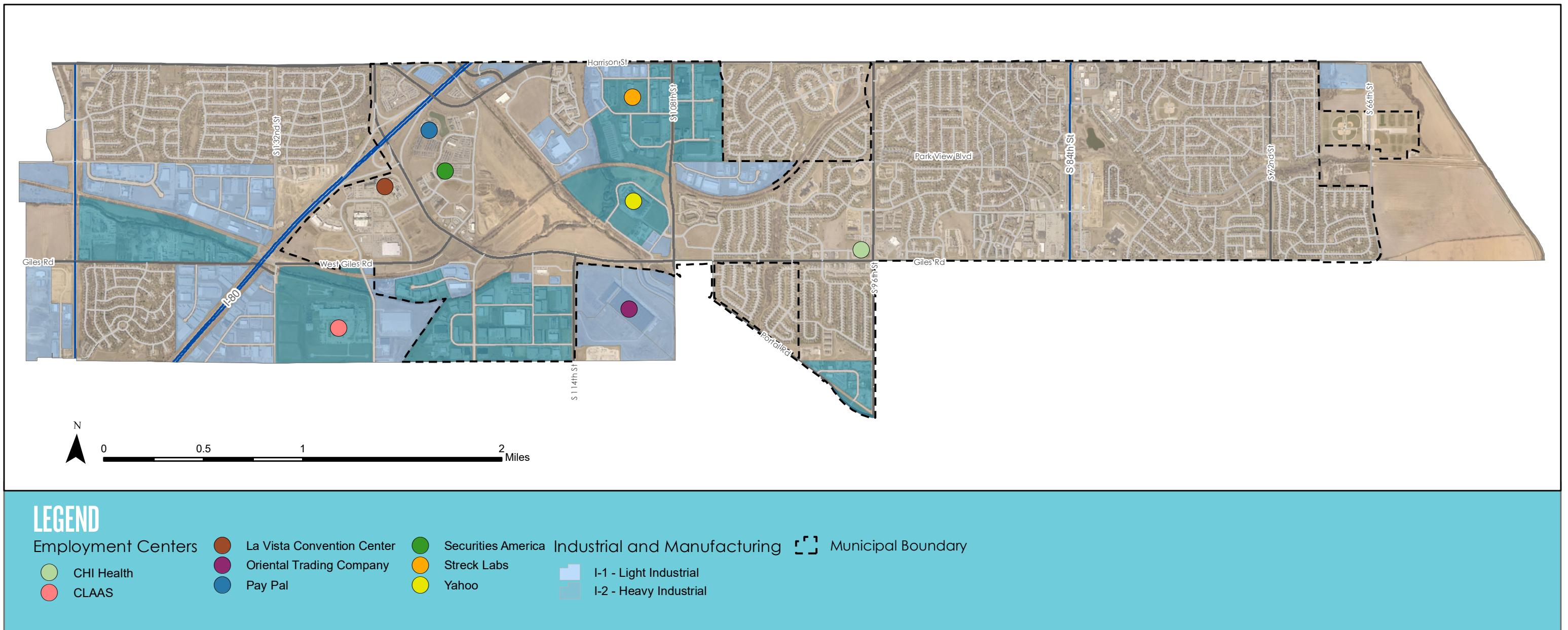
## COMMUTE TIME

Commuting time to work can help to illustrate where La Vista's workforce is employed. A short commute can indicate that residents work in La Vista, while a longer commute indicates that residents work outside the community. While factors such as morning and afternoon congestion can prolong commutes and skew the information, Chart 13 indicates that almost ¾ of residents have a commute longer than 15 minutes which suggests that a large portion of La Vista residents are commuting out of the City each day.

### CHART 13: Commuting Time

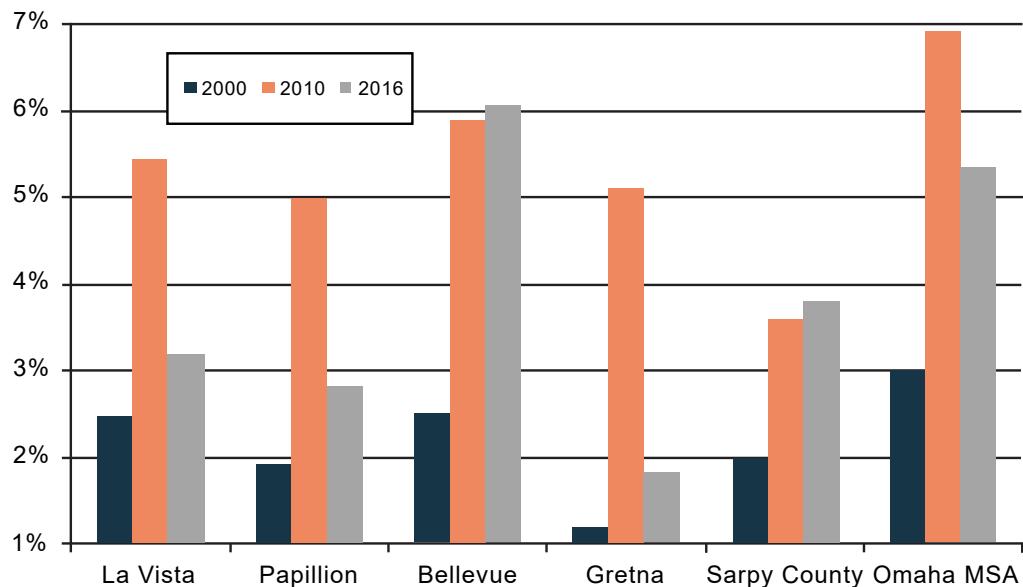


# Employment



La Vista's unemployment rate has decreased since reaching 4.5% in 2010. As of 2016, La Vista had an unemployment rate of 3.2%.

## CHART 14: Unemployment Rate (2000-2016)



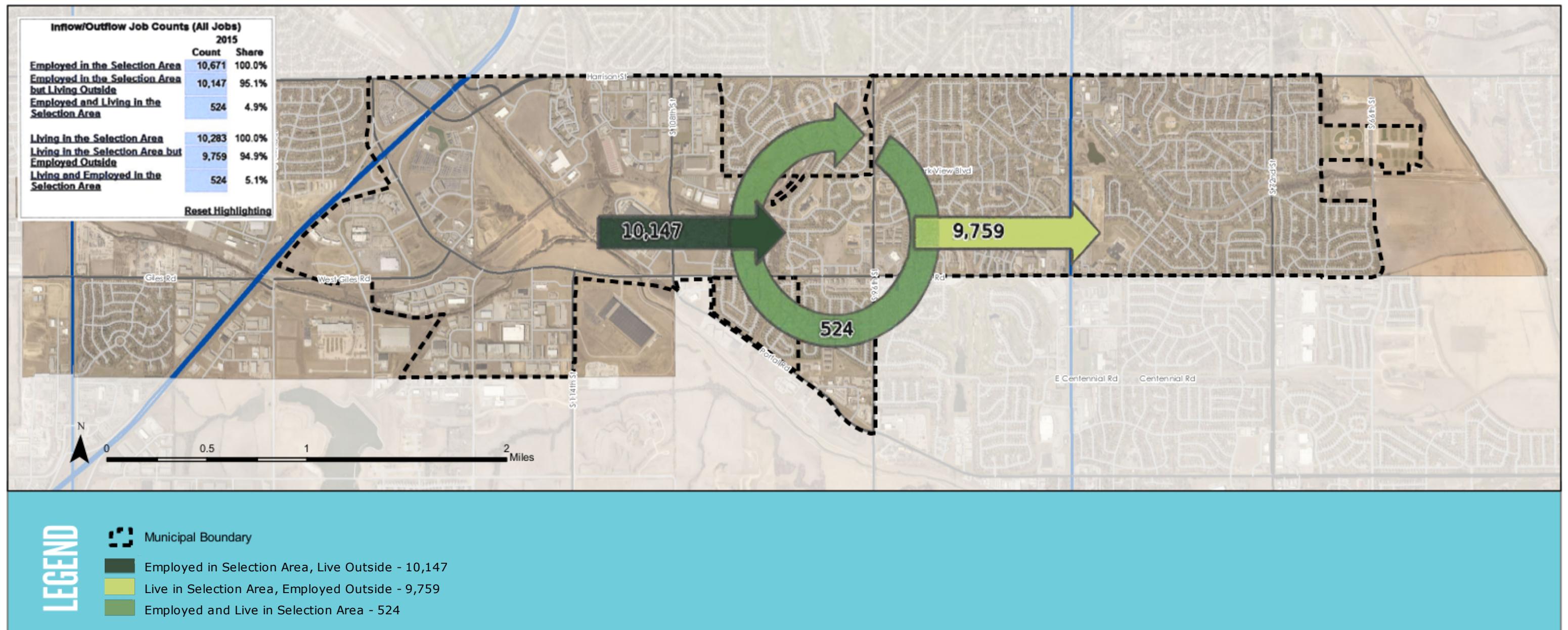
Source: US Census

## EMPLOYEE TO RESIDENTIAL POPULATION

The measure of employment can be understood through a review of the types of jobs available as well as a ratio of persons who live and correspondingly work within a community.

The charts which follow identify a nearly equal number of people who are employed in La Vista but live outside the City, and people who live in La Vista but are employed elsewhere. This identifies two populations - a daytime population and a nighttime population - which may have different desires.

# Inflow/Outflow Job Counts 2015



**TABLE 9: Live/Work Relationship of the Population (2015)**

	Jobs Filled by La Vista Residents Who Work Elsewhere	Jobs Filled by Workers Who Live Elsewhere but Work in La Vista	Jobs Filled by La Vista Residents Who Work in La Vista
<b>TOTAL</b>	9,759 (100%)	10,147 (100%)	524 (100%)
Workers Aged 29 or Younger	2,402 (24.6%)	2,490 (24.5%)	156 (29.8%)
Workers Aged 30 to 54	5,392 (55.3%)	5,926 (58.4%)	279 (53.2%)
Workers Aged 55 or Older	1,965 (20.1%)	1,731 (17.1%)	89 (17.0%)
Workers Earning \$1,250 Per Month or Less	2,278 (23.3%)	1,985 (19.6%)	127 (24.2%)
Workers Earning \$1,251 to \$3,333 Per Month	3,606 (37.0%)	3,446 (34.0%)	202 (38.5%)
Workers Earning More Than \$3,333 Per Month	3,875 (39.7%)	4,716 (46.5%)	195 (37.2%)
Workers in the "Goods Producing" Industry	1,151 (11.8%)	2,237 (22.0%)	108 (20.6%)
Workers in the "Trade, Transportation and Utilities" Industry	2,219 (22.7%)	2,316 (22.8%)	66 (12.6%)
Workers in the "All Other Services" Industry	6,389 (65.5%)	5,594 (55.1%)	350 (66.8%)





## What We've Heard

- Continue to promote and expand the high-quality development at Southport.
- Increase dialogue between residents and businesses.
- Create an urban feel along 84th Street to increase a live/work environment.
- Build relationships with big and small businesses that are benefitting the community.
- Continue to attract quality employers (i.e. medium-size corporate headquarters, tech companies).
- Investigate specific, targeted industries that build on La Vista's economic development.
- Support local artisans and entrepreneurs, and local businesses.

## What Does This Mean For The City?

While there is already a strong foothold in the corporate and technology economy as well as celebrated local entrepreneurs, including the largest craft brewery in Nebraska, the majority of the jobs in La Vista are not held by residents. This is not surprising given its location within a metropolitan area. However if it is to be addressed, it calls for a revived and collaborative approach to strengthening the local economic base, as well as continuing to expand regional employment centers.

La Vista currently has more housing opportunities than jobs and a limited amount of undeveloped land, so it is essential to maintain land designated for employment and commercial uses. This planning is especially important for capturing regional demand in certain key industries, and proactively anticipating other emerging industries.

Trends suggest that the urban labor force increasingly desires vibrant local activity centers that encourage socialization with neighbors and reflect a unique community identity. This is also reflected in the feedback received from the community throughout the process. It will be important to create a dynamic urban environment to continue to attract not only new businesses, but also the talented workforce that emerging industries require.



# ECONOMY

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The local economy in La Vista has specific strengths and weaknesses. A review of the local economy indicates it is strongest in the sale of Sporting Goods, Office Supplies, Used Merchandise, and other Miscellaneous Store Retailers. Conversely, nearly all other local retailers are not catering to local demand.

The industries with the largest gap or leakage of local retail sales includes: Furniture and Home Furnishing Stores, Shoe Stores, Jewelry Stores, Book & Music Stores, Department Stores, and Special Food Services. The presence of Cabela's Retail Store, Costco and other tenants of the Southport area explains the strength of local retail sales, and the presence of La Vista within the context of a metropolitan area explains the inherent weaknesses, as well as the increasing trend of online shopping.

La Vista residents cover a wide range of lifestyles and age groups. However, a review of the local economy identifies consumer groupings that will give the community a better idea of developments that will be well suited and supported by residents living within the area. Largely, the most prominent La Vista consumer groupings include young professionals and young middle class families.

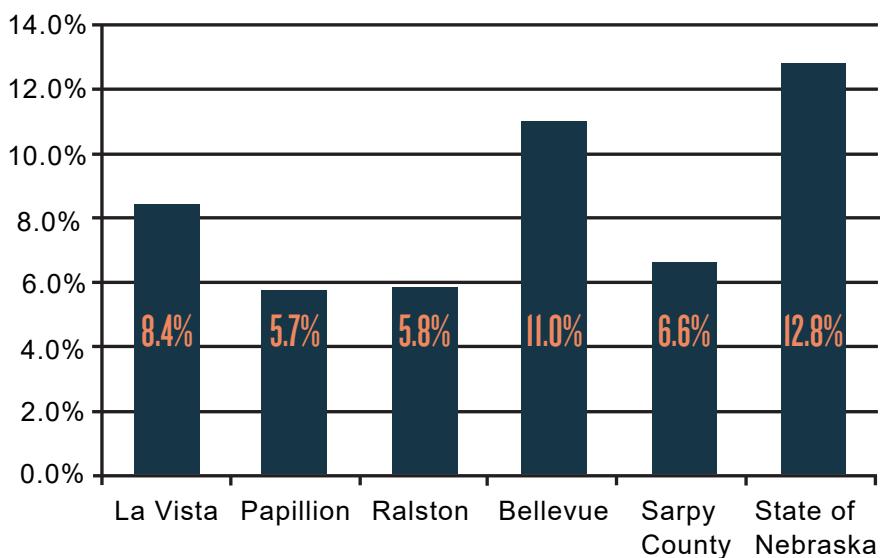
## Highlights

- The dominant lifestyles among La Vista residents include young, single households and young families, which enjoy urban and suburban cityscapes.
- Only 35% of La Vista residents think there are good shopping opportunities, dropping from 51% in 2007.

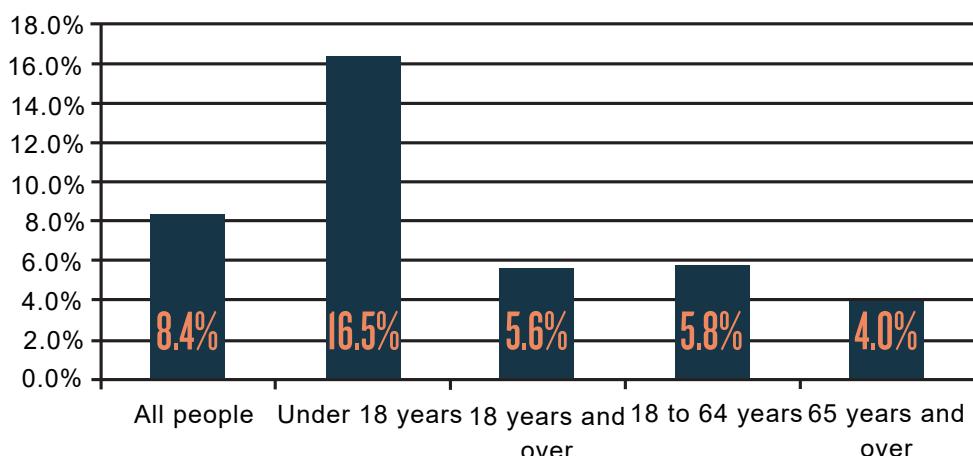
## POVERTY RATES

The Census Bureau uses a set of income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). A poverty rate is a percentage based upon that threshold. La Vista, while having a lower percentage than the State of Nebraska, has a higher percentage than Sarpy County and other nearby communities. Residents under 18 years of age make up the largest percentage of those below the poverty level.

### CHART 15: Poverty Rates



### CHART 16: Poverty Rate by Age Group

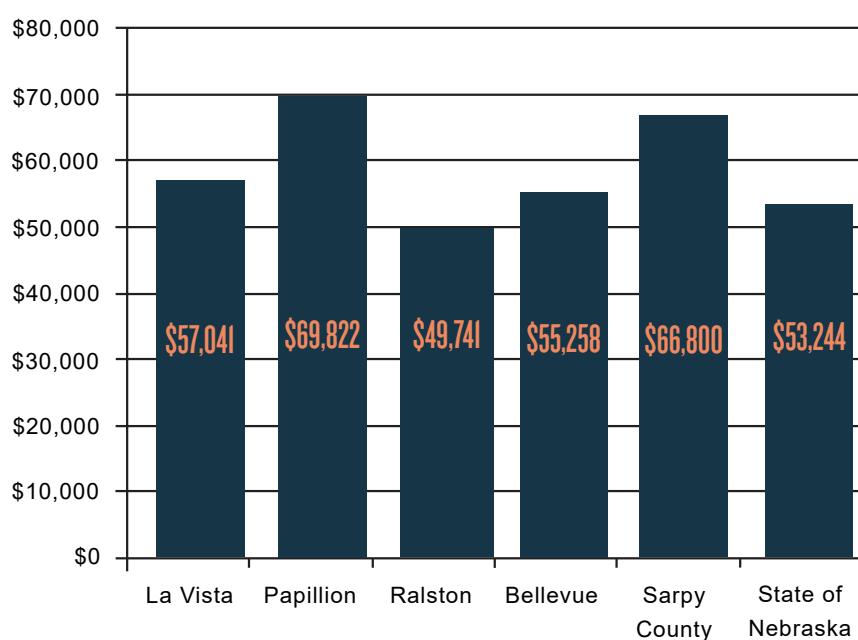


# DISPOSABLE INCOME

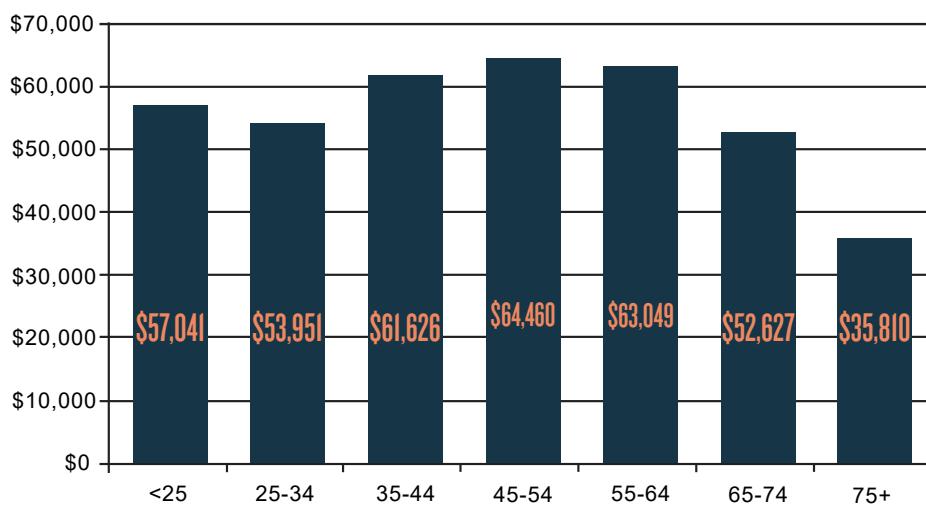
Disposable income is a measure of after-tax household income. ESRI Business Analyst provides forecasts of this data based on the current population survey of the U.S. Census. This measure helps to show the potential buying power of the local residents and correspondingly provides an indication of the strength of the local economy. A review of this table shows that the Average Disposable Income in La Vista is \$57,041. By this measure, La Vista residents have a greater disposable income than the average resident of the State of Nebraska (\$53,244). A higher disposable income is indicative of a higher capacity for increased spending on local goods and services.

A further review of disposable income by age group in La Vista helps to show how the corresponding age groups can potentially contribute to the local economy. A review of disposable income by age group shows that the 45 – 54 age group has the highest average disposable income and the 75+ age group has the lowest disposable income. Similarly, senior residents contribute the least to sales tax, as they have the weakest need to shop for high priced items.

**CHART 17: Average Disposable Income**



**CHART 18: Average Disposable Income by Age Group**



Generally speaking, the measure of disposable income in La Vista follows a bell curve, as residents tend to accumulate higher and higher levels of disposable income as they progress in age until they approach the age of retirement after which this measure of personal wealth tends to drop off. The only exception to this general trend in La Vista is the 25-34 age group, which shows a slight drop in disposable income from the younger age group.



## What We've Heard

- Follow through on Vision 84 redevelopment, with the inclusion of cultural features, unique businesses, and mixed-use buildings.
- Include unique businesses and restaurants.
- Include family-friendly venues within the city.
- Attract businesses that are unique, and capitalize on them as an attraction to the area.
- Continue to be patient and wait for the development projects that make the most sense for the City.
- Capitalize on the employees that work at Southport; provide restaurants, daily services, etc.
- Maintain the small town network; generate interaction between people.
- Maintain the City's financial health.

## What Does This Mean For The City?

The City has successfully obtained key businesses and retail attractions, including the Embassy Suites Hotel & Conference Center, Alamo Drafthouse Cinema, Cabela's, Costco, and La Vista City Centre. La Vista should continue to develop the entertainment and retail cluster at Southport and the new City Centre in order to become state and regional destinations.

The public perception of local shopping opportunities has decreased over the last few years, while the dominant lifestyle among La Vista residents continues to include young single households and young families that enjoy urban and suburban cityscapes. Therefore, reinforcing local businesses and developing attractive and vibrant public places along 84th Street will help revive the local retail market and establish a unique local brand.



# PARKS & RECREATION

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According to recent studies completed by The Trust for Public Lands, parks, open space, and trails provide an important benefit to the local economy. Prospective residents and employers are attracted to locations that offer proximity and access to parks and open space. Recreational activities and contact with nature not only improve the quality of life in a community, they contribute in important ways to the physical and mental health of its residents.

The City of La Vista offers its residents an extensive system of parks, trails, and recreational opportunities. Existing parks include mini-parks, which range in size from less than an acre to 2.2 acres. There are currently 9 mini-parks in La Vista with a total of 14.4 acres.

Neighborhood parks are intermediately sized and typically range in size from 5 to 7 acres. Currently, the City has three neighborhood parks totaling 18.4 acres: Mayor's Park, Southwind Park, and Val Verde Park.

The City has had one developed community park, Central Park, which is 16.86 acres in size. However, the *Vision 84* plan identified the redevelopment of the La Vista Falls Golf Course (containing 56 acres) into a community park that would benefit all La Vista residents and draw visitors from across the metro area. In 2017 construction of Civic Center Park got underway with a mission to create a space that is ecologically sensitive and treats natural systems as assets, while creating a community destination that attracts investment to adjacent areas.

La Vista also has several sports complexes, which partly serve as community parks. The largest is the La Vista Sports Complex at 62.1 acres.

## Highlights

- As of the 2015 inventory, La Vista has 10.24 acres of parks per 1,000 people.
- An additional 56 acres of park space will be added with the transition of the golf course to Civic Center Park.
- 87% of residents live within a 1/4 mile walk to a park or trail.
- Existing community parks and athletic complexes are largely dedicated to active sports.
- There is a need for trail connectivity to regional greenways.

**TABLE 10:**  
**Parks Facilities**

	Facility/Amenity	Acres	Playground	Paths	Tennis	Basketball	Ballfields	Soccer Field	Football	Restrooms	Picnic Area	Shelter	Pool	Dog Station
<b>Mini-Parks</b>	Apollo Park	2.25	■	■							■	■		
	Ardmore Park	1.12	■											
	Camenzind Park	2.22	■				■							
	Champion Park	2.77												
	Children's Park	1.12	■								■	■		
	Eberle-Walden Park	0.09	■											
	Giles Corner Park	2.16	■	■							■	■		
	Hollis Park	0.45												
	Jaycee Park	2.21	■			■					■	■		
<b>Neighborhood Parks</b>	Mayor's Park	6.46	■	■										
	Southwind Park	3.25	■	■		■								
	Val Verde Park	8.71	■	■							■	■		
<b>Community Parks</b>	Central Park	16.86	■	■	■	■				■	■	■		
<b>Sports Complexes</b>	City Park	14.01	■				■							
	Kelly McMahon Field & Municipal Swimming Pool	8.13	■				■							
	La Vista Sports Complex	62.10					■	■	■	■				
<b>Regional Park</b>	Civic Center Park	34.37		■								■		
	<b>Total</b>	<b>168.27</b>												

## RECREATION PROGRAMMING

The City of La Vista Recreation Department offers programs in a variety of activities, including youth and adult activities, arts, athletics, dance, fitness, martial arts, swimming, tennis, self-defense, yoga, and more. In addition to the park facilities and sports complexes noted above, the City has a community center and an outdoor pool.

La Vista's outdoor sports facilities include the following:

- City Park (4 baseball/softball fields)
- Sports Complex (2 baseball, 3 baseball/softball fields, 2 tackle football/soccer fields, 1 flag football field)
- Soccer Complex (10 soccer fields, 3 flag football fields, 1 remote control airstrip)
- Kelly Fields (2 baseball/softball fields)
- Municipal Swimming Pool
- The La Vista Falls Golf Course was closed in 2016 and is being redeveloped as Civic Center Park.





## Health & Parks

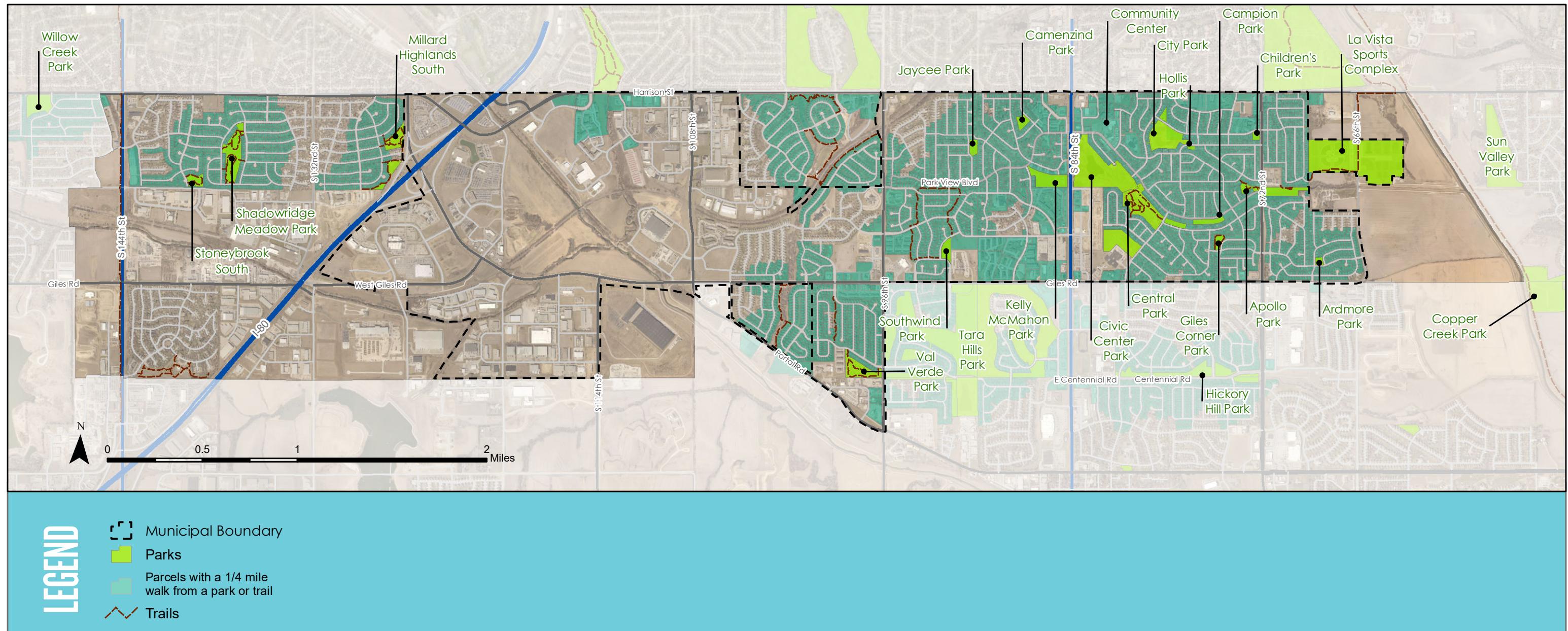
Unlimited access to parks and recreational facilities provides La Vista residents the opportunity to be more active to help combat the health challenges such as obesity and chronic illnesses that can affect the participation in recreation programs. More park and recreation users are dealing with health concerns such as mobility issues, vision loss, hearing loss, weight challenges and other health issues.

# Community Gardens

A program first organized in 2014 by the City's Recreation Department was designed to give residents the opportunity to enjoy nature, plant flowers or vegetables and get exercise from gardening. Garden plots of raised beds are available in three different parks: Camenzind, Jaycee and Hollis.

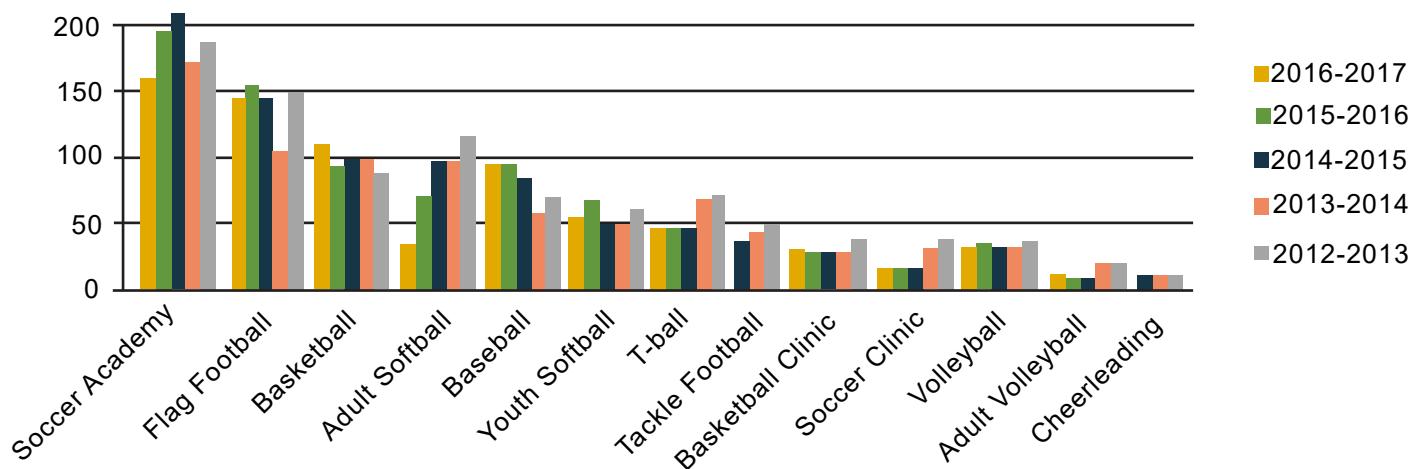


# Parks



In addition to City programs, community residents have access to programs provided by several other organizations, including Sarpy YMCA, adjacent communities, and sports clubs such as the Millard Athletic Association, Ralston Athletic Association and Bellevue Junior Sports Association. In part due to the multiple options that are offered in the metro area, participation in the recreational sports programs fluctuate between years, as noted in the Recreation Sport Program chart.

## CHART 19: Recreation Sport Program, 5-Year Comparison



# FACILITIES & PROGRAMS

The Mini Parks Plan identifies enhancements to landscaping, layout, playground equipment, and circulation for each of the City's mini parks. Below is a rendering of one those plans, which were all adopted as an amendment to the City's Master Park Plan.

In late 2018, the City conducted a Community Interest & Opinion Survey. The objective of the survey was to find out what La Vista residents need and want in terms of Recreation and Library services and to target any potential improvements to service quality, availability of programs and facilities based on those needs and wants.

The data from the survey will be used to help guide conversations and make decisions about the future of the programs, services, events and facilities offered to the community. The data will also be used to help determine what success means and we will use it to decide where we are going to dig deeper and maybe ask more questions.



**Mayor's Park**

La Vista, NE

08-25-2010  
BCDM Project No. 4732-00

**Conceptual Site Layout Plan**

Beringer Ciaccio Dennell Mabrey  
architecture • landscape architecture • interior design • construction management





## What We've Heard

La Vista's 2016 National Citizen Survey contained several questions regarding opportunities and services related to the parks and recreation. Recreation opportunities in La Vista were rated much below the benchmark, while recreation programs and recreation facilities were rated similar to the benchmark. City parks received the highest rating and were similar to the national benchmark. These ratings have stayed constant over time, with the exception of the rating of recreational opportunities, which declined.

The percent of residents that used the recreation facilities was smaller than the percent of users in comparative jurisdictions, though use of recreation facilities increased when compared to the 2013 survey.

In addition to the community-wide survey, the City conducted an online survey that received a limited number of responses. The common themes that came out of the stakeholder interviews conducted as part of this planning process centered on the quality and variety of the city-maintained parks facilities, as well as the preservation and sustainability of these community assets.

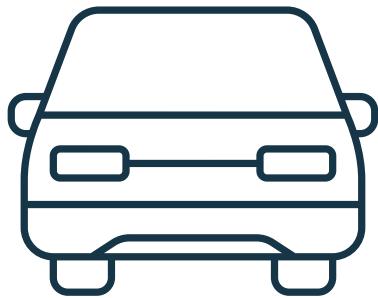
### **Highlights include:**

- Maintain the natural beauty of Central Park.
- Maintain and expand the scope of recreation programs.
- There is a strong desire for a local dog park.
- La Vista should re-invest and capitalize on the Sports Complex.
- Focus on sustainability (less emissions; water capture; solar energy; benches with solar USBs to charge phones).
- Water features and facilities are in high demand, which the existing municipal pool does not meet.
- La Vista is losing youth participation to competitive / recreational private clubs in the Omaha area.
- There is a need for trail connectivity to regional greenways.
- Indoor and outdoor facilities are starting to show their age; upgrades are desired.

# What Does This Mean For The City?

The benefits of a robust parks, recreation and trail system are increasingly quantifiable. Trends toward increased park access, regional sports facilities, and trail connectivity affect the desirability of a city; attracting additional economic development as much as stimulating the housing market. Through targeted goals and policies that help connect off-street trails and provide safe and alternative routes to schools, regional greenways, and community destinations, La Vista can capitalize on the high number of residents that already live within a short walk of a park or trail. Further analysis of the results of the Community Interest & Opinion Survey will reveal areas for improvement as well.





# TRANSPORTATION

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Transportation networks support the daily lives of every citizen in La Vista. The most important aspect of the transportation system is the connection it provides to the places that make up the community. This includes providing access to the area in which residents live, work and play.

The existing transportation system connects residences with employment areas, commercial businesses, schools and parks, and is critical in providing a high quality of life.

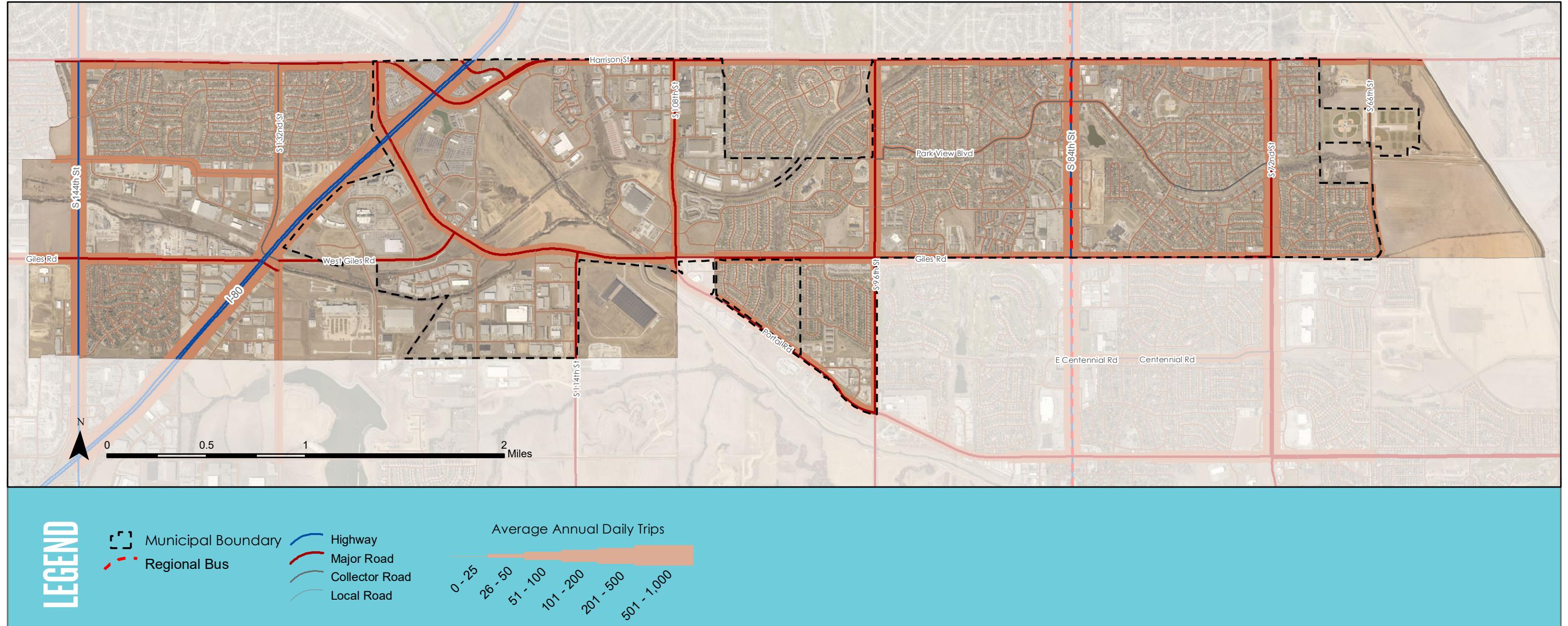
La Vista and areas in its planning jurisdiction are currently served by the following major street networks:

## Highlights

- The existing roadway network is in good general condition and shows better-than-average wear for similarly aged facilities.
- The City of La Vista is served by one Metro Transit express route that has service limited to weekday peak hours.
- Availability of walking paths and trails can promote physical activity, ensure Safe Routes to School, and connect residents to local destinations.
- Three major trails could connect La Vista regionally: the Keystone Trail, the West Papio Trail, and the 144th Street Trail.

- Interstate 80 and Interchange at Giles Road
- Harrison Street
- Giles Road
- Portal Road
- 144th Street (Highway 50)
- 132nd Street
- 108th Street
- 96th Street
- 84th Street (Highway 85)
- 72nd Street
- 66th Street

# Transportation



## ROADWAY NETWORK

The existing roadway systems serve the traveling public in and throughout the area. Commuters use the arterial networks to access major facilities and surrounding communities for jobs, business and commerce. This overall network combined with the local street networks provide access to the residential areas of La Vista and are overall in a good state of repair. Generally, the networks serve the community well and experience very few breakdowns or significant congestion. Those few areas that experience congestion during the peak hours include the interchange area at I-80 and Giles Road, Harrison Street west of Giles Road, and segments of 72nd and 84th Streets.

**TABLE II:**  
**Busiest Intersections**

Rank	Intersection
1	84th & Harrison
2	84th & Giles
4	144th & Harrison
8	72nd & Giles
12	144th & Giles
14	84th & Park View
16	72nd & Harrison
18	96th & Harrison
19	126th & Harrison
20	I-80 WB Ramps & 126th

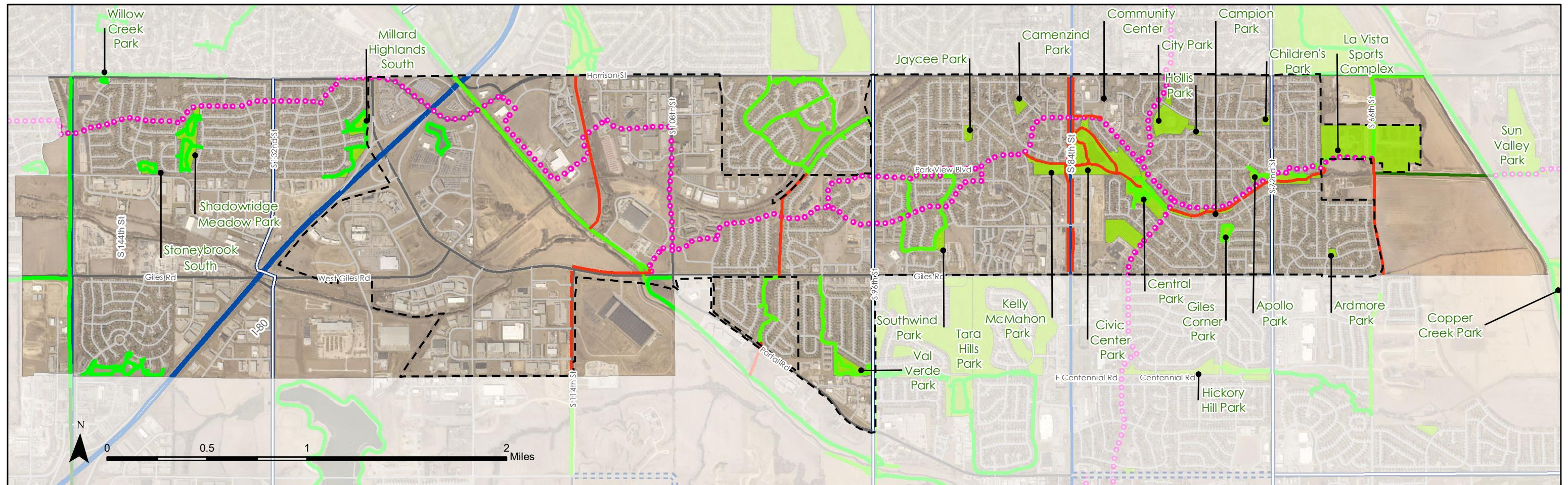
## TOP TRAFFIC INTERSECTIONS

According to the Metropolitan Area Planning Agency's report titled *2016 Top Traffic Intersections*, of the top 20 intersections in Sarpy County, 10 are located in La Vista's city limits or planning jurisdiction. Rankings are noted in the table to the left.

## TRANSIT

The City of La Vista is currently served by Express Route 93 (Weekday Only) that operates on 84th Street. This Metro Transit route serves one stop in the La Vista area at the CVS Pharmacy park and ride lot. This express route serves limited stops between Papillion/La Vista and the downtown Omaha area and the transfer station. La Vista and other jurisdictions in Sarpy County have been working with MAPA and Metro on a transit study to identify transit demand and service alternatives for the county.

# Trails



## LEGEND

■ Municipal Boundary **MAPA Trails Plan Recommendations**  
■ Parks  
■ Trails  
■ Proposed\_Trails  
■ Bike Lane  
■ Multi-Use Path  
■ Paved Shoulder  
■ Wayfinding

## STATEWIDE VANPOOL PROGRAM

The Nebraska Department of Transportation (NDOT) is now offering a statewide ridesharing program designed to accommodate groups of commuters who agree to share their ride to work in a larger vehicle. NDOT's contract with Enterprise Rideshare includes vans equipped with WiFi, 24-hour roadside assistance, liability insurance and scheduled maintenance. Drivers for each vanpool is a volunteer from the commuter group and each van can hold six to 15 people.

For more information on the vanpool program, contact NDOT, 402-479-4694.

## ON & OFF-STREET TRAILS

Most of La Vista neighborhoods enjoy a fully connected sidewalk and path system, including a number of internal paths within the Val Vista, Southwind, Portal Ridge, Cimarron Woods, and Val Verde neighborhoods. While these sidewalks and paths help children walk to their neighborhood school, the number of busy road crossings often deter pedestrians from walking or riding bicycles between neighborhoods, or to local shopping or recreational destinations.

There are a number of regional trails on the edges of the community, notably the Keystone Trail, the West Papio Trail, and the 144th Street Trail. Several key trail connections from La Vista to these regional trails are under construction or are yet to be made, such as the Applewood Creek Trail.

For a visual reference, see the Trails map on the previous page.

The Keystone Trail, that follows the Big Papillion Creek, connects residents south to Papillion and Bellevue, north to Omaha, and to other regional trails. There is a trail spur that connects to the La Vista Sports Complex on 66th Street. The City plans to connect the trail further into La Vista neighborhoods and nearby Mayor's Park, and eventually to Civic Center Park. This trail is proposed to follow Thompson Creek and connect under 84th Street, after the construction of an overhead structure that spans the roadway, and will provide new connections between neighborhoods on the east and west sides of 84th Street.

The West Papio Trail connects diagonally from Bellevue northwest through West Omaha along the West Papillion Creek. The trail has been paved south of Giles Road, and construction has recently been completed north of Giles Road to Harrison Street. There are opportunities to create on and off-street trail connections to this trail as it crosses through La Vista.

The 144th Street Trail provides connections to Wehrspann Lake, Zorinsky Lake, and north to Standing Bear Lake. No off-street trail currently connects La Vista residents to this regional trail.



## What We've Heard

- Expand safety and walkability through new technology (such as automatic crosswalks).
- Expand knowledge of the trail system through trailheads, maps, signage, etc.
- Connect east and west La Vista.
- Expand and connect on- and off-street trail system; investigate underpasses at arterials; connect parks, schools, neighborhoods; connect to Keystone Trail and West Papio Trail.
- Prioritize a city-wide off-street trail system, but integrate an on-street trail system as a secondary transportation system.

## What Does This Mean For The City?

While the roadway network is in good shape with little congestion, goals and policies are needed to enhance opportunities for active transportation and recreation. Public comment coupled with the National Citizen Survey results clearly show the availability of paths and walking trails is a key issue to address in this Plan. Not only is it important to maintain and enhance the off-street trail system, it needs to be integrated with on-street facilities to improve connections between neighborhoods, jobs, shops, services, schools, and parks.

Ensuring widespread pedestrian and bicycle facilities is also integral to improving transportation options throughout the City, using innovative designs and new technologies. Strengthening partnerships with Metro Transit, and car, van and bike sharing services, can increase viable alternatives to driving.

Finally, improving the appearance of commercial corridors with high-quality landscaping and public art will enhance the City's identity and encourage people to frequent area businesses. Together, this approach will connect east and west La Vista and provide for the safe, sustainable, and efficient movement of people, goods, and services.



# COMMUNITY FACILITIES

Cultural amenities, good schools and accessible public facilities are desirable as a service and resource to enhance quality of life for all residents.

The City of La Vista maintains a Public Library, City Hall, Community Center, Recreation Facilities, Police Department and Public Works facilities.

## Highlights

- Most city services were ranked much more favorably in La Vista than compared to other communities in America, including police services, crime prevention, traffic enforcement, snow removal, and street repair.
- The City hosts more than 13 annual events each year.
- Parks, public offices, various community buildings, and schools make up 6 percent of La Vista's land area.
- Papillion-La Vista Community Schools is the fourth largest school district in Nebraska.



## **PUBLIC LIBRARY / METROPOLITAN COMMUNITY COLLEGE SARPY CENTER**

The La Vista Public Library shares a facility with Metropolitan Community College. The library encompasses more than 23,000 square feet of the facility, and is open every day of the week. The library hosts numerous activities and programs, including book groups, story time, a Discover educational series, GED classes, computer classes, and summer reading mini camps for kids. The library also offers online databases for electronic books and magazines, music, and reference material.

The Sarpy Center is the Metropolitan Community College (MCC) campus in La Vista. The school offers a variety of general education and career education courses. With 26,000 square feet, the Sarpy Center has 19 classrooms and associated laboratories. This partnership between MCC and the La Vista Public Library is mutually beneficial and considered an important asset to the community.



## CITY HALL CAMPUS

The City Hall complex houses the Community Center, Senior Center, and City administrative offices. This building is already at capacity for staffing levels and recreation demands. The facility itself is still in good working condition, even after two decades, but the City has already started planning for renovation and expansion. The Community Development department has been relocated to the former Police Department offices adjacent to City Hall. The campus also includes an annex, which is used by staff for larger meetings and training sessions.



## FIRE & EMS

In early 2014, La Vista's volunteer fire department merged with the Papillion Fire Department. There are still two fire stations within La Vista city limits.

Fire Station #1 is the Papillion Fire Department Headquarters and Training Facility, located off Chandler Road east of 108th Street. This building is 22,000 square feet and was completed in 2006. Fire Station #4, built in 1977, is adjacent to City Hall.

The Omaha Fire Department will serve any new annexations to the west of I-80. An existing Omaha Fire Station is located at the corner of 144th and Harrison Streets.

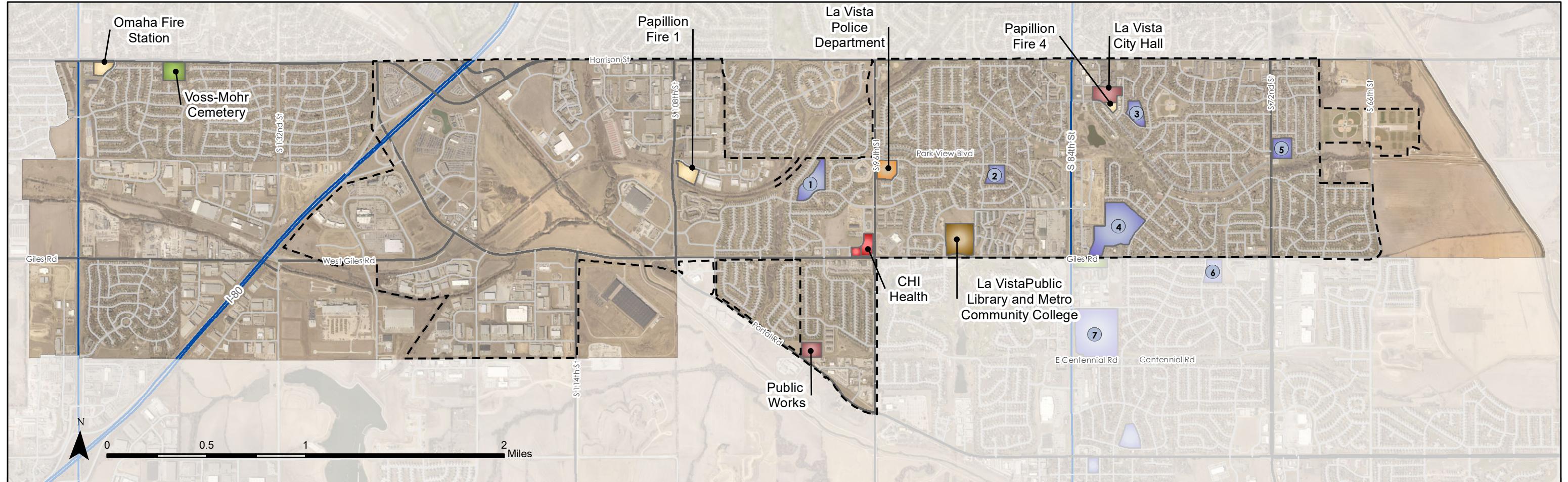
## POLICE DEPARTMENT

The La Vista Police Department is located just off of 96th Street and Granville Parkway. The facility was built in 2003.

The department responds to service calls, conducts community patrols, and works with preventative programs. The Operations Support Division consists of the Criminal Investigations, Records and Property/Evidence bureaus. The Special Enforcement Division has two Police Service Dog teams (K9), and they are also responsible for traffic and code enforcement. Through a partnership between the Papillion-La Vista Community Schools, a school liaison is assigned to provide a safe school environment and assist with educational programs.



# Community Facilities



## LEGEND

<span style="border: 1px solid black; padding: 2px;"> </span>	Municipal Boundary	<span style="background-color: #c0392b; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Municipal Government Facility	<span style="background-color: #ff7f0e; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Law Enforcement	<span style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	① Portal Elementary	<span style="background-color: #c0392b; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	④ La Vista Junior High	<span style="border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	⑦ Papillion-La Vista High
<b>Facility Type</b>		<span style="background-color: #a9a16a; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Library/ Metro Community College	<span style="background-color: #82e0AA; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Cemetery	<span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	② Parkview Heights Elementary	<span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	⑤ G Stanley Hall Elementary	<span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	⑥ Hickory Hill Elementary
<span style="background-color: #c0392b; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Medical Facility	<span style="background-color: #ffccbc; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Fire Station / EMS Station	<span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	Education Facility	<span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>	③ La Vista West Elementary	<span style="background-color: #800080; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>			

## PUBLIC WORKS DEPARTMENT

The Public Works Facility, located off of Portal Road, is the headquarters for one of the City's largest departments. Public Works is responsible for the management, maintenance, and construction of the City's street and sewer infrastructure, vehicles, traffic engineering and all city-owned public buildings. This encompasses streets, sidewalks, trails, parks and the sewer and storm sewer systems.



## PAPILLION - LA VISTA COMMUNITY SCHOOLS

Papillion La Vista Community Schools (PLCS) is the fourth largest school district in Nebraska. Enrollment has steadily increased over the last 30 years with an average annual growth rate of 200-300 students. As the population in Papillion and La Vista continues to grow, the PLCS anticipate enrollment of over 20,000 when completely built out.

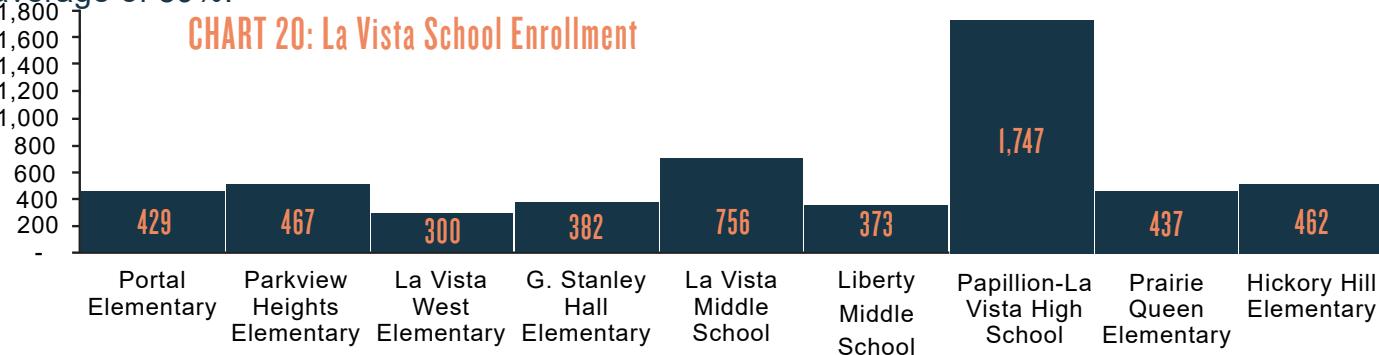
Over the next 5 years, PLCS is expected to grow by over 1,700 new students. On May 15, 2018 residents were asked to vote on another bond issue. This bond issue included expanding the two current high schools. Among other projects, there will also be a new elementary school and an addition at Liberty Middle School bringing the capacity of Liberty to 750-800 students.

The PLCS currently has four elementary schools and one middle school within La Vista, helping educate over 2,300 students. Prairie Queen Elementary, Hickory Hill Elementary and Liberty Middle School are all located in Papillion but serve students that live in La Vista.

Papillion-

La Vista High School serves the northern half of the District, with both La Vista and Liberty Middle serving as feeder schools. The PLCS graduation rate is 94%, well above the state average of 89%.

CHART 20: La Vista School Enrollment



## COMMUNITY EVENTS

There are a number of annual events that the City hosts to bring the community together year-round. Other unique or one-time special programs are often held at the La Vista Public Library, Community Center, or at a community park.

Activating parks and civic spaces helps to reinforce the City's identity and sense of place. The opportunity to interact with the wider community provides important mental and physical health benefits to residents.

## Special Community Events

### Easter Egg Hunt

March/April

A fun Easter event for kids, combined with a food drive to the local food pantry.

### Arbor Day

April

A celebration of our natural surroundings, there is a tree planting and outdoor story time.

### Salute to Summer Festival

May

Annual celebration to kick off summer and honor active-duty military and veterans.

### Concert/Movie Events

June, July & August

One a month, an outdoor concert and movie that features local bands and latest films.

### Dinosaur Egg Hunt

June or July

A twist on the classic egg hunt, using watermelons. Also features a story-time and dinosaur jokes!

### Hydrant Party

July

Squirt guns and super soakers provide relief from summer heat and boredom.

### Splash Bash

June or July

A free day at the La Vista pool with food, music, games and prizes.

### Taste of La Vista

July

Celebration of local La Vista restaurants and breweries and community engagement activities.

### National Night Out

August

An annual series of neighborhood celebrations to promote crime prevention.

### Urban Scramble Race

June, July or August

This race navigates through La Vista on bike and on foot.

### Halloween Safe Night

October

A night of trick-or-treating, hayrack rides, games and food.

### Santa's Sleigh Ride

November/December

Santa rides through neighborhoods on his sleigh for one of La Vista's oldest traditions.

### Tree Lighting Celebration

November/December

Musical entertainment and Santa help celebrate the beginning of the winter holidays.

### Santa's Workshop

December

The former golf course clubhouse has become Santa's Workshop where he visits with children throughout the holiday season.



## What We've Heard

- Maintain the excellent services of public works (maintenance, snow removal, etc.).
- Maintain and expand high level of library services and programs.
- Enhance senior activities.
- Maintain the high level of city services, elected officials and city staff.
- Continue to evolve and expand the community events offered year-round.
- Continue to support and collaborate with Papillion-La Vista Community Schools.
- Continue to improve the City's website and communication.
- Incorporate more opportunities for public art and/or large-scale community art projects.
- Create partnerships with non-profits.
- Investigate additional opportunities for beneficial partnerships between municipalities and other agencies (i.e. Papillion Fire Department merger).

## What Does This Mean For The City?

According to 2016 National Citizen Survey, La Vista's high quality of life is partly due to a higher level of services and programs compared to other communities, including effective crime prevention, premier traffic enforcement and maintenance, and good schools. Over the next several years, the City should strive to capitalize and expand upon the services that help maintain and attract a healthy and creative population.

As La Vista's population ages, the City should focus on expanding arts and continuing senior programs. When the city limits are expanded, La Vista should continue to emphasize a high level of city services. Developing partnerships with various agencies and adjacent municipalities will be key to providing exceptional services within budget.



# **GROWTH MANAGEMENT & ANNEXATION**

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The geographical area included in a municipality's comprehensive plan (the planning jurisdiction) encompasses all of the area within the city limits, and it may include an area, known as the extra-territorial jurisdiction (ETJ), outside the city limits. The ETJ is the area within which a city has extended its land use planning, zoning, and building code and permit authority. The ETJ boundary may extend up to two miles beyond the current city limits, but also may not, depending on other factors. For La Vista, one of these factors is the existence of boundary agreements with the cities of Bellevue, Papillion and Gretna. Another factor is a decision not to extend the ETJ to the fullest western limits possible.

The boundary of the ETJ also establishes the extent to which La Vista can annex. While the planning jurisdiction may be a larger area and include all of the land identified in the Annexation Plan, only those areas within the ETJ as extended by the City may be annexed. As stated in the Annexation Plan, the City should pursue annexation if it benefits economic stability, enhances quality of life, protects environmental resources, or clarifies jurisdictional boundaries for improved provision of services.

# ANNEXATION PLAN

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Annexation is a process by which a municipality expands its boundaries by bringing unincorporated property into the city's corporate limits, thus extending municipal services, regulations, voting privileges and taxing authority to new territory. It supports growth management by establishing more practical jurisdictional boundaries, facilitating economic development, and fostering more coordinated land development.

In Nebraska, a city only has the authority to annex land within its extra-territorial jurisdiction (ETJ). The ETJ of a city includes the unincorporated land contiguous to its corporate limits which is not within another city's ETJ. The size of a city's ETJ varies based on population, ranging from one mile for communities with less than 5,000 residents, to three miles for cities with over 100,000 inhabitants. La Vista currently possesses a two-mile ETJ authority.

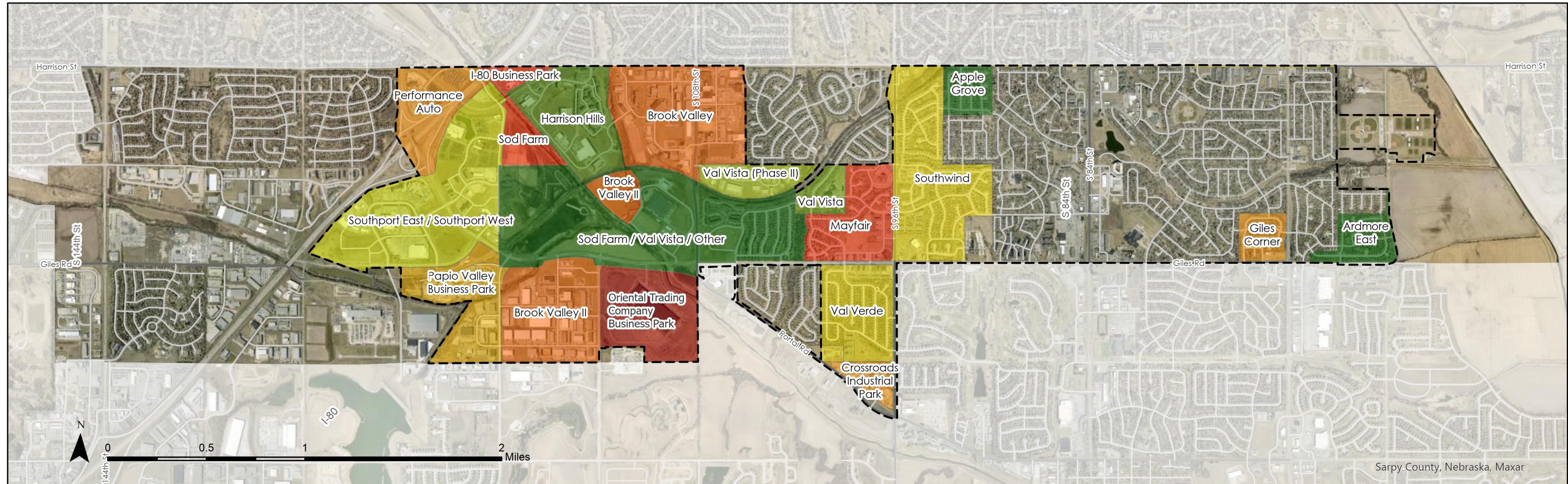
The ETJ of a city serves two functions. First, it prevents other municipalities from annexing within the city's ETJ, giving the opportunity to potentially annex the land itself. Second, cities have the authority to enforce their subdivision regulations, zoning regulations, and building codes within their ETJ. This is intended to ensure that cities will not have to take on maintenance responsibilities for substandard infrastructure upon annexation. However, it's important to note that areas within La Vista's current ETJ and future growth area, which have been developed while under the county's control, may not fully adhere to these regulations.

Annexation plays a crucial role in ensuring the long-term growth and success of La Vista. This section of the Comprehensive Plan provides an overview of the considerations for annexation, highlighting compliance with Nebraska law, outlining general policies, and identifying areas for further exploration over different time horizons.

## ANNEXATION POLICIES

- The City will review the annexation plan as part of the long range financial forecast and during the Biennial Budget process.
- The City will pursue an annexation program that adds to the economic stability of the city, protects and enhances its quality of life, and protects its environmental resources.
- The City will pursue an annexation program that promotes orderly growth and the provision of municipal services and preserves the city's fiscal position.
- The City will consider annexation of an area to increase the quality of life, upgrade public facilities, and provide the necessary services to meet the needs of the residents of the area.
- Upon annexation, the City will consider the extension of its ETJ as a means of managing growth and providing zoning and building controls.
- The City will oppose the extension of another municipality's jurisdiction or the creation of a special purpose district within the city's ETJ unless the city determines it cannot provide the necessary services. The City will acknowledge interlocal cooperation agreements regarding growth boundaries created in corporation with other municipalities.

# Annexation History



## LEGEND

### Date of Annexation

8/3/1999	5/28/2002
8/15/1999	7/1/2005
10/19/1999	9/14/2007
5/16/2001	10/6/2009

5/17/2013
7/31/2013
12/3/2020
3/15/2011

Municipal Boundaries

- Ensure that annexations are processed in accordance with State annexation laws in a timely and efficient manner.
- Evaluation of proposed annexations shall be based on:
  1. Public infrastructure capacity and the ability of the city to provide public services at the city's adopted levels of service.
  2. Logical extension of boundaries to fill gaps or clarify jurisdictional boundaries for improved provision of services.
  3. Exploration of the cost/benefit ratio through a detailed fiscal plan.
  4. Importance for economic development purposes, controlling entrances to the city, or other reasons related to fostering more coordinated development or the provision of services.
  5. Ability to meet State contiguity requirements.

## ANNEXATION PLAN CONTENTS

The City's Annexation Plan identifies annexations that include Sanitary and Improvement Districts (SIDs) and other major tracts of land; miscellaneous lots and other tracts of land and rights-of-way may not be identified until a detailed annexation study is performed. The details of the provision of services and other provisions of State law which must be followed in annexing properties will also be identified in a detailed annexation study.

Included in this plan narrative is a spreadsheet which primarily summarizes the cost and benefit of each area, organized by a tentative annexation timeframe; and a map of the City's corporate limits, ETJ and future growth area which graphically identifies the annexation boundaries by timeframe.

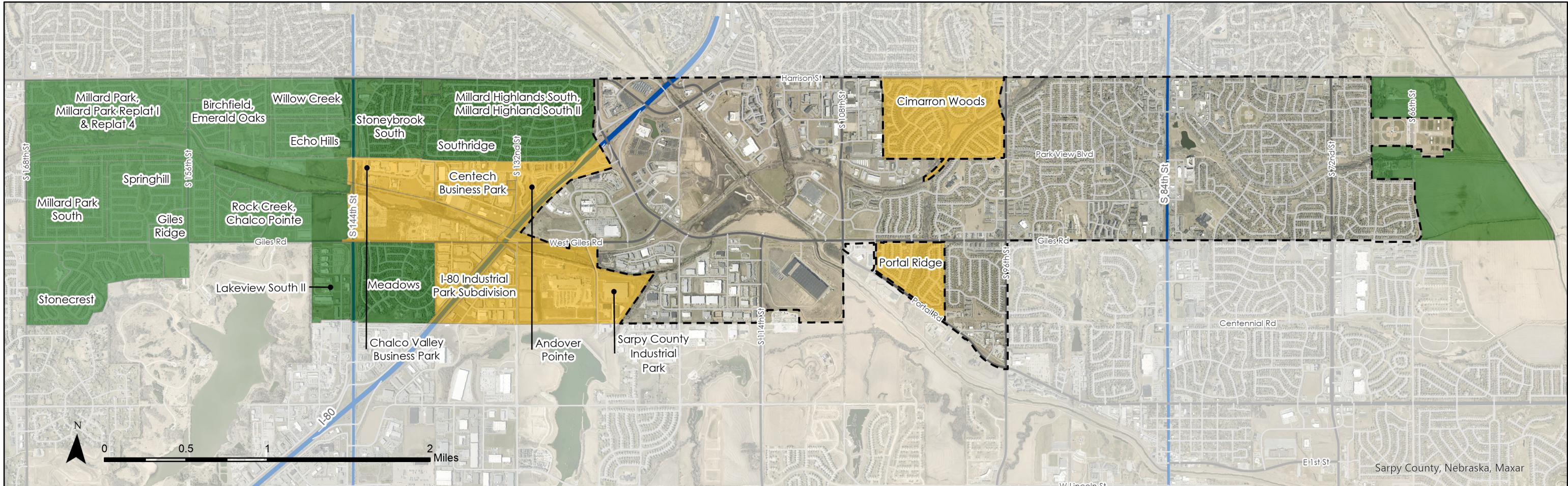
## ANNEXATION STUDY PROCESS

The City must satisfy applicable requirements of State Statutes, including without limitation Neb. Rev. Stat. § 16-117 through 16-130. Applicable Statutes in effect at the time of a proposed annexation will be reviewed and satisfied.

## CONCLUSION

The Annexation Plan has been developed to facilitate the process of annexation decision-making. The provided information is intended to ensure compliance with state law and assist the city in making well-informed decisions regarding future annexations. The City's objective goal is to evaluate the above-mentioned policies to minimize the adverse impacts of annexation on the City and its residents, while readily identifying and applying the positive aspects and reasons for annexation may be more easily identified and applied to future decisions concerning city growth.

# Annexation



## LEGEND

Annexation Areas Municipal Boundary

- 1-5 Years
- 5-10 Years
- 10-15 Years
- 15+ Years

General Description	Jurisdiction	Year Platted	SID #	SID Tax Levy/ \$100	Other Levies	Total Levy	2023/24 Valuation
	La Vista			0.540000	1.592820	2.132820	2,284,893,092
<b>5-10 Year</b>							
96th & Harrison	Cimarron Woods	2004	237	0.550023	1.730820	2.280843	197,805,650
100th & Giles	Portal Ridge	2006	276	0.540012	1.730820	2.270832	87,159,427
132nd & Chandler	Andover Pointe				1.696320	1.696320	47,137,215
126th & West Giles	Sarpy Industrial Park	2013			1.696320	1.696320	21,532,408
132nd & Giles	Claas	Unplatted			1.696320	1.696320	12,343,017
126th & West Giles	Sarpy Industrial Park-Phase 2	1998			1.696320	1.696320	125,184
136th & Chandler	Centech Business Park	1995	172	0.142810	1.644482	1.787292	83,756,408
136th & Chandler	Centech NON-SID	1995			1.644482	1.644482	143,966
144th & Chandler	Chalco Valley Business Park	1991			1.644482	1.644482	18,376,563
136th & Giles	Interstate Industrial Park	1990			1.644482	1.644482	14,155,000
I-80 & Giles	I-80 Industrial Park	1993	163	0.023695	1.644482	1.668177	96,632,102
							579,166,940
<b>15+ Years</b>							
66th Street	All Purpose UT				1.730820	1.730820	1,736,885
SE 132nd & Harrison	Millard Highlands South	1976	104	0.250000	1.644482	1.894482	205,599,450
SE 138th & Harrison	Southridge	1985	133	0.545000	1.644482	2.189482	63,027,850
SE Hwy 50 & Harrison	Stonybrook South	1977	111	0.270000	1.644482	1.914482	101,192,946
E of Hwy 50 S of Giles	The Meadows	1972	65	0.613000	1.644482	2.257482	103,043,273
144th & Giles	Lakeview South II				1.644482	1.644482	10,148,548
144th & Giles	Woodhouse Place Lots 1&2	2018			1.644482	1.644482	18,810,000
Hwy 50 & Harrison	Willow Creek	1974	96	0.126962	1.644482	1.771444	63,522,858
SW 144th & Harrison	Echo Hills	1975	68	0.182075	1.644482	1.826557	76,084,102
156th & Harrison	Emerald Oaks/Birchfield	1992	156	0.430000	1.644482	2.074482	104,690,033
Kearny Ave&Chandler	Chalco Industrial Park/Other	1887			1.644482	1.644482	4,663,843
NE 156th & Giles	Rock Creek	1974	92	0.148683	1.644482	1.793165	51,097,303
NE 156th & Giles	Rock Creek Non-SID	2000			1.644482	1.644482	56,195,156
156th & Giles	Chalco Point	1994	165	0.560000	1.644482	2.204482	30,154,184
156th & Giles	Giles Ridge	2001	225	0.400000	1.644482	2.044482	53,832,928
159th & Giles	Springhill	2003	233	0.460000	1.644482	2.104482	139,651,344
159th & Giles	Springhill Ridge NON-SID	2003			1.644482	1.644482	31,525,000
SW 156th & Harrison	Millard Park	1994	162	0.500000	1.644482	2.144482	219,826,799
SE 168th & Harrison	Millard Park South	2000	216	0.370000	1.644482	2.014482	162,112,223
168th & Giles	Stonecrest/Meridian Park	2004	257	0.560000	1.644482	2.204482	159,972,795
168th & Giles	Meridian Marketplace	2007			1.644482	1.644482	3,197,950
							1,660,085,470
<b>Total Valuation</b>							4,524,145,502

General Description	Jurisdiction	Tax Revenue Generated	SID Operating Expenses (5-10 yr only)	Long-Term Debt FY23 Audit Principal Only	Debt to Valuation Ratio	Tax Revenue at COLV Levy	Current Population	Build-Out Population	Cash On-Hand
La Vista		12,338,423		87,280,000	3.82%	12,338,423	17,883		20,000
<b>5-10 Year</b>									
96th & Harrison	Cimarron Woods	1,087,931	1,438,183	2,172,960	1.10%	1,068,151	1473	1754	709,000
100th & Giles	Portal Ridge	470,671	427,144	1,540,000	1.77%	470,661	670	670	375,819
132nd & Chandler	Andover Pointe					254,541			
126th & West Giles	Sarpy Industrial Park					10,849			
132nd & Giles	Claas					66,652			
126th & West Giles	Sarpy Industrial Park-Ph 2					676			
136th & Chandler	Centech Business Park	119,613	212,180	93,452	0.11%	452,285			67,864
136th & Chandler	Centech NON-SID					777			
144th & Chandler	Chalco Valley Bus. Park					99,233			
136th & Giles	Interstate Industrial Park					76,437			
I-80 & Giles	I-80 Industrial Park	22,902	25,450	190,000	0.20%	521,813			161
						1,228,722			
<b>15+ Years</b>									
66th Street	All Purpose UT					9,379			
SE 132nd & Harrison	Millard Highland South	513,999		0	0.00%	1,110,237	2690	2690	170,883
SE 138th & Harrison	Southridge	343,502		765,000	1.21%	340,350	792	792	5,230
SE Hwy 50 & Harrison	Stonybrook South	273,221		713214	0.70%	546,442	920	920	106,144
E of Hwy 50 S of Giles	The Meadows	631,655		3435000	3.33%	556,434	1585	1585	100,221
144th & Giles	Lakeview South II					54,802			
144th & Giles	Woodhouse Place					101,574			
Hwy 50 & Harrison	Willow Creek	80,650		0	0.00%	343,023	1039	1039	49,684
SW 144th & Harrison	Echo Hills	174,993		565,000	0.74%	410,854	579	579	39,636
156th & Harrison	Emerald Oaks/Birchfield	450,167		2,500,000	2.39%	565,326	1097	1097	205,926
Kearny Ave&Chandler	Chalco Ind. Park/Other					25,185	50	50	
NE 156th & Giles	Rock Creek	75,973		0	0.00%	275,925	651	651	78,269
NE 156th & Giles	Rock Creek Non-SID					303,454	1123	1123	
156th & Giles	Chalco Point	168,863		860,000	2.85%	162,833	366	366	78,883
156th & Giles	Giles Ridge	215,332		1,505,000	2.80%	290,698	482	488	205,070
159th & Giles	Springhill Ridge	642,396		3,400,000	2.43%	754,117	1698	1698	297,025
159th & Giles	Springhill Ridge NON-SID					170,235	2821	2821	
SW 156th & Harrison	Millard Park	1,099,134		2,935,000	1.34%	1,187,065	1914	1914	664,715
SE 168th & Harrison	Millard Park South	599,815		3,350,000	2.07%	875,406	1377	1499	603,677
168th & Giles	Stonecrest	895,848		8,085,000	5.05%	863,853	1413	1449	288,230
168th & Giles	Meridian Park					17,269			
						8,964,462			
<b>Total Debt in SID's</b>				32,109,626					
<b>Total Revenue at La Vista's Levy</b>						22,531,606			
<b>Total Population</b>							40,623	43,185	



## ENERGY PLANNING

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Energy powers La Vista. It lights our streets, keeps our businesses moving, and warms our homes. Ensuring that the City has access to reliable and sufficient energy resources is vital to attract economic investment and keep La Vista moving forward. This section will provide an overview of energy infrastructure, energy usage, utilization of renewable energy sources, and promotion of conservation measures. By understanding where La Vista gets its energy and how it uses it, the community can plan for future growth and advocate

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for sustainable energy practices.

## ENERGY PLANNING

The city should advocate for the incorporation of energy saving technologies into new construction, increase education efforts regarding energy saving measures, and look to improve the efficiency of city-owned property. At the heart of it all La Vista needs to plan to manage future demands with limited resources. This will require planning on how we can all reduce energy consumption, increase efficiency, and transition to renewable sources.

## ENERGY POLICY IN NEBRASKA

In order for La Vista to develop and achieve energy goals, it will help to understand the parameters of the statewide energy policy.

### Nebraska Legislation LB 997 – Comprehensive Plan Energy Element

Nebraska Legislators passed LB 997 in 2010 requiring all municipalities and counties to adopt an energy element into their comprehensive plan. Energy elements are required to have three sections:

- Energy infrastructure and energy use by sector
- Utilization of renewable energy sources
- Energy conservation measures that benefit the community

### Nebraska Energy Plan

The 2011 Nebraska Energy Plan outlines 14 strategies which focus on increasing energy production from Nebraska's natural resources, increasing use of alternative fuels, diversifying energy production and improving energy security and reliability. La Vista can use this plan to help achieve its own goals.

### Sarpy County Energy Element

Sarpy County's first energy element was adopted in 2012, and has recently been updated in their new comprehensive plan adopted in 2017. This section of the county's plan provides the goals and strategies for the county's energy future. As an important city within Sarpy County, La Vista can look to the strategies laid out in the county plan to help us craft our part of this energy policy.

### Energy Codes

Under Neb. Rev. Statutes 81-1608 to 81-1616, the state has adopted the International Energy Conservation Code as the Nebraska Energy Code. Any community or county may adopt and enforce the Nebraska Energy Code or an equivalent energy code. La Vista adopted and enforces the International Energy Conservation Code to match the state code. The code applies to all new buildings, as well as renovations of or additions to any existing buildings. Renovations that cost more than 50 percent of the replacement cost of the building must comply with the code. Enforcing the energy code will result in energy savings for residents and business owners.

## **Nebraska Legislation LB 436 – Net Metering**

In 2009, Nebraska Legislators passed LB 436 which allows for net metering. The legislation permits citizens to generate their own energy and use this generated energy to save on their energy bills as well as accrue credits if and when the generated energy is purchased back by the local utility company. On-site energy generation can create cost savings for consumers as well as promote renewable energy sources and diversification. By promoting on-site energy generation and supplementing electric bills through credits, La Vista residents and businesses can save money and alleviate pressure on the utility grid. The types and applications of these energy generation devices is regulated by the zoning code and requires review based on the type of device proposed.

The Omaha Public Power District (OPPD) has offered metering since 2009. OPPD allows net metering for any consumer that has a qualified generator using methane, wind, solar, biomass, hydropower or geothermal energy with a total capacity of 25 kilowatts or less. OPPD had 80 qualified facilities with total generating capacity of 538 kilowatts as of 2016. The total estimated amount of energy produced by these customer-generators was 755,406 kilowatt-hours, and the net received from them was 32,857 kilowatt-hours in 2016.

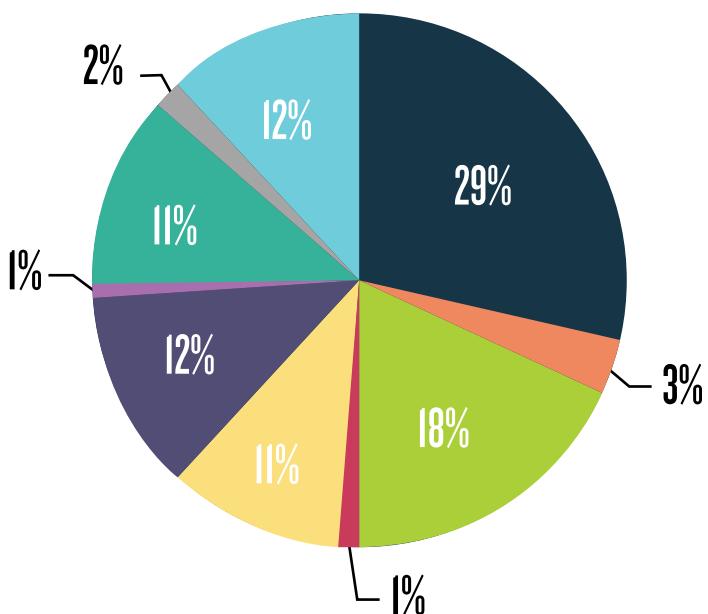
## **Solar and Wind Easements and Local Option Rights Laws**

Nebraska's solar and wind easement provisions allow property owners to create binding solar and wind easements in order to protect and maintain property access to sunlight and wind. Counties and municipalities are allowed to develop zoning regulations, ordinances, or development plans that protect access to solar and wind energy resources. Local governing bodies may also grant zoning variances to solar and wind energy systems that would be restricted under existing regulations, so long as the variance is not substantially detrimental to the public good.

The Omaha Public Power District, state of Nebraska, and United States government offer a variety of grant programs, tax incentives, and resources. More information on these programs can be found on the Database of State Incentives for Renewables & Efficiency (DSIRE) website.

## CHART 23: Nebraska Energy Consumption Estimates By Fuel Type (2015)

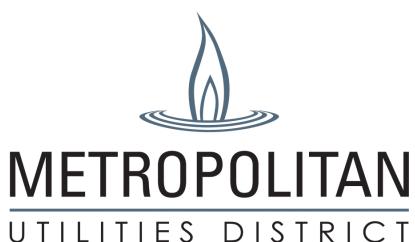
- Coal
- Other Renewables
- Natural Gas
- LPG
- Motor Gasoline excl. Ethanol
- Distillate Fuel Oil
- Jet Fuel
- Nuclear Electric Power
- Hydroelectric Power
- Biomass



## LOCAL UTILITY PROVIDERS

Electric service to La Vista is provided by Omaha Public Power District (OPPD), which distributes electricity over a 5,000 square mile area crossing 13 counties. OPPD's current fuel sources for generation are comprised of low-sulfur coal, wind, landfill gas, natural gas and fuel oil, and hydroelectric, as well as renewable energy through purchase agreements with several Nebraska windfarms and solar-powered generation. OPPD is increasing its renewable energy portfolio, and by 2018 expects to provide 30% of electricity for retail sales from renewable sources.

Black Hills Energy and Metropolitan Utilities District (MUD) provide natural gas for areas of La Vista and the 2-mile jurisdiction. Black Hills Energy, headquartered out of South Dakota, operates natural gas and electric utilities and serves 1.2 million customers in eight states.



# ENERGY EFFICIENCY

In addition to using a larger percentage of renewable energy sources, the community can position themselves to reduce consumption of energy.

Lower cost investments for household ratepayers include:

- Conservation education, tip sheets
- Use of compact fluorescent light bulbs or Light Emitting Diode (LED) bulbs
- Insulation and weatherproofing
- Digital/programmable thermostats
- More efficient furnaces, water heaters, air conditioners, and Energy Star appliances

Higher cost investments for household ratepayers include:

- Thermal pane windows
- Turning down water heaters and limiting heating and air conditioning use
- Geothermal heating/cooling systems
- Photovoltaic (solar) heating and electric systems
- Micro-turbines (wind)
- Co-generation (CHP) units (heat producing industrial uses)
- Electric vehicles

Measures the City can take/has taken include:

- Promotion of compact, walkable, and mixed use neighborhoods
- Preferential parking set-asides for hybrid and electric vehicle (EV) drivers
- LEED certified public buildings
- Energy awareness programs led by local schools
- Hybrid or natural gas-fueled fleet vehicles
- Solar powered traffic signals and street lights
- Exploration of Property Assessed Clean Energy (PACE), which is a means of financing energy efficiency upgrades or renewable energy installations for residential, commercial and industrial property owners.

## LA VISTA DRIVING RATES

One area that can be overlooked in regards to energy usage is commuting. Vehicle miles travelled (VMT) and fuel efficiency of the vehicles on the road affect how much energy is used to transport people and goods across the city.

We can decrease VMT per capita through a variety of actions which will not only decrease energy usage, but also decrease carbon emissions and money spent on gas. This will leave more money in the pockets of businesses and individuals, prolong the life of our roads, and even increase public health by promoting biking and walking as an attractive alternative to driving. To accomplish this, we should evaluate more dense and walkable development, evaluate investments in public transit, provide trails connecting neighborhoods to major employers and community facilities, and encourage infill development.

# RENEWABLE ENERGY SOURCES

Nebraska is the only state that is 100% public power. Public power districts have been able to maintain some of the lowest electricity prices in the nation. The low cost of energy is beneficial for consumers, but it is one of the reasons that Nebraska has not fully invested into its renewable energy potential.

Below is a summary of potential renewable energy options for consumers, although not all sources of renewable energy are feasible in an urban context.

## Wind

According to the American Wind Energy Association, Nebraska has one of the best wind resources in the United States; 92% of Nebraska has the adequate wind speeds for a utility-scale wind farm. Nebraska ranks 3rd in the U.S. in gigawatt hour (GWh) wind generation potential, but has been slow in utilizing this resource compared to other states. Wind power is capable of meeting more than 118 times the state's current electricity needs. However, La Vista has some of the lowest wind energy potential in the state. Since La Vista is land-locked and located in an urban area there is no space available for traditional-style wind turbines; however with the increase in commercially available wind turbines that are smaller in scale and designed for urban environments, opportunities for wind energy generation may increase.

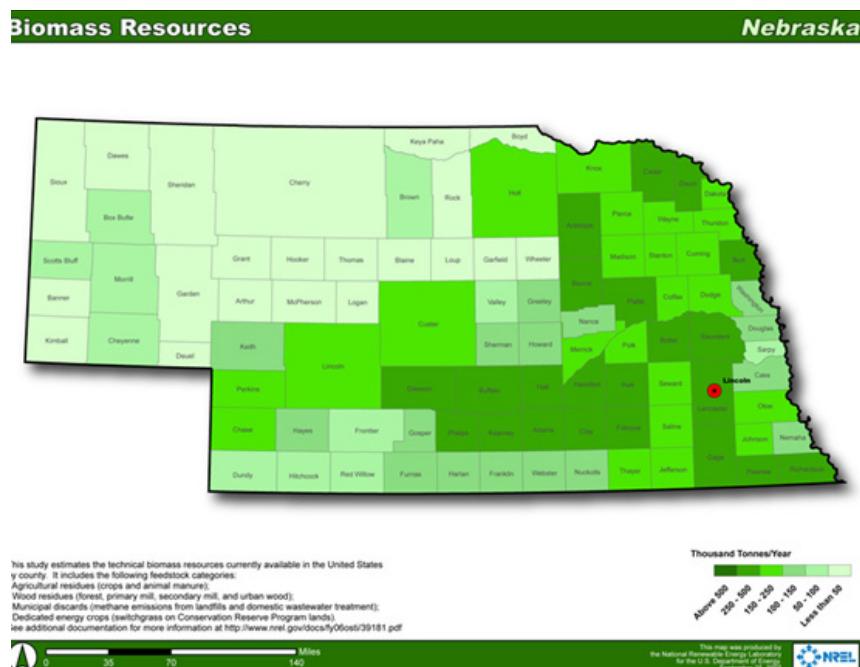
## Hydro Power

The electricity from hydropower consumed in Nebraska comes from the 11 dams in or on the border of the State and purchases from Western Area Power Administration. According to the Nebraska Energy Office, studies conducted in 1981 and 1997 concluded that nearly all of the potential hydro resources had been developed. There are indications that micro-hydroelectric dams would be feasible in a number of settings across the state, however La Vista is not a realistic option.



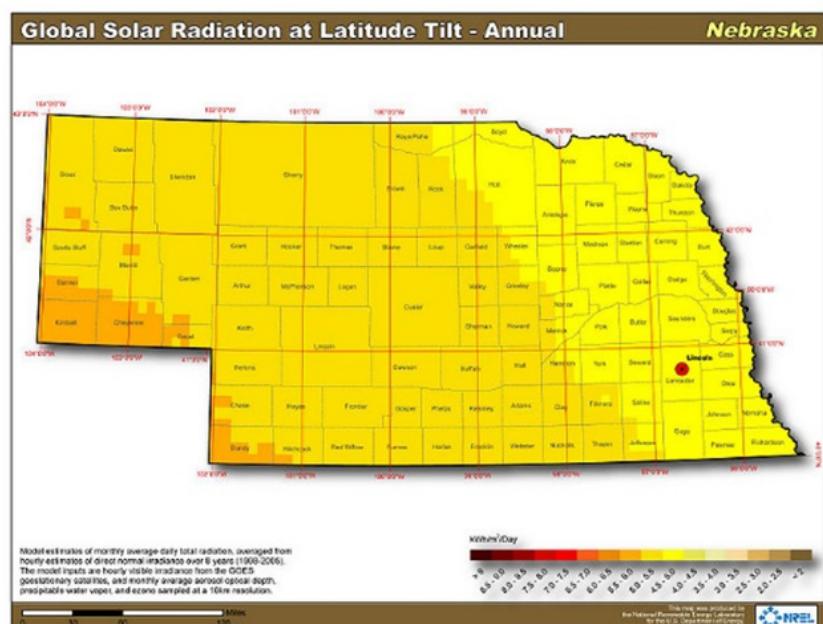
## Biomass

Since 2002 Nebraska has steadily increased its Biomass Energy generation each year. Biomass (biodiesel, ethanol, landfill gas, methane, wood and wood waste) accounted for 81.7% of all renewable energy generated in Nebraska in 2011. While Sarpy County contains fewer Biomass resources than its neighboring counties, biomass can still serve as an alternative and cost saving fuel source for smaller scale uses such as heating with wood or used oil.



## Solar Power

According to the National Renewable Energy Laboratory, Nebraska is ranked 13th in solar energy potential. Currently, solar technologies are marginally used in Nebraska because it has historically been difficult for solar technologies to compete with the State's low electric rates. As of 2013, Nebraska has solar panel facilities at three sites: NPPD Norfolk Operations Center, OPPD Elkhorn Service Center, and LES Hyde Observatory. As a result of the decreasing cost of solar panels, an increasing number of homes and businesses have gained access to utilize solar energy to help supplement electrical needs.



## **Geothermal**

There are three geothermal resource applications: electricity production, direct use, and heat pumps.

### *Electricity Production*

Generating electricity from geothermal resources requires drilling a well into an underground reservoir of water that can be as hot as 700 degrees Fahrenheit. The trapped steam is brought to the surface to turn a turbine that produces electricity. This resource can also be utilized on the surface of hot springs or geysers.

### *Direct Use*

These systems have a well drilled into a geothermal reservoir to provide a steady stream of hot water. Water is brought up through the well, and a system of piping, heat exchanger, and controls deliver the heat directly for its intended use. A disposal system either injects the cooled water underground or disposes of it on the surface. Geothermal hot water has many applications. Current uses that require heat include: buildings, raising plants in greenhouses, and several industrial processes.

### *Heat Pumps*

The type of geothermal application that is most practical and economical for the residents of La Vista is the use of geothermal heat pumps. Geothermal heat pumps are slowly becoming a popular method of heating and cooling buildings. Heat pumps use much less energy than traditional heating and cooling systems. This translates into energy and financial savings while reducing air pollution. There are many state and utility level incentives to help with the initial cost of geothermal energy.

There are two different types of heat pumps: closed loop systems and open loop systems also known as “pump and dump.” Closed loop systems move fluids through continuous pipeline loops that are buried underground at depths where the temperature does not fluctuate much. Heat picked up by the circulating fluid is delivered to the building through a traditional duct system. Geothermal heat pumps discharge waste heat into the ground in the summer months and extract heat from the ground in the winter months.

Although not in use in La Vista, open loop systems require an ample source of ground water. An open loop system pumps water directly from a ground water source into the building for heating and cooling purposes. The used water is either deposited on the surface or a water source such as a pond or river.

The Omaha Public Power District, state of Nebraska, and United States government offer a variety of grant programs, tax incentives, and resources. More information on these programs can be found on the Database of State Incentives for Renewables & Efficiency (DSIRE) website.

## ENERGY EDUCATION

By providing educational resources we can inform the public on the benefits of energy efficiency and help them make practical changes. Education does not have to be limited to home and business owners. In order to promote energy efficiency as a lifestyle practice, we can look for opportunities to provide appropriate information to elementary and high school students. On the following page is an example of informational handouts as provided by OPPD.



# the RoadMap TO ENERGY SAVINGS

## Energy saving projects, from little to large

Follow the map below for suggestions on how to start saving energy without spending a lot of your money. See the checklists on the reverse side of this map for specific actions.

### Map Key



OMBB Energy Usage Tool and Calculator can be used during this step - [oppd.com/energytool](http://oppd.com/energytool).



Video tutorial available for this step - [oppd.com/video](http://oppd.com/video).

### 1 No Cost Improvements

You don't have to spend a lot to save a lot. For example, lowering your water heater thermostat from 140 to 120 degrees could cut energy usage by 3-5%.

This is also a good time to get a grip on your energy usage. Watch How to Read Your Electric Meter and Evaluating Your Energy Use from the Energy Efficiency Video Library found on [oppd.com](http://oppd.com) and complete the Step 1 checklist found on the back of this map.

### 2 Seal Air Leaks

Don't let the air you paid to heat and cool go out the windows! Caulk and weather-strip around doors and windows, install wall outlet covers, and use spray foams to seal air leaks throughout your home.

**Step 2 is extremely important. It has a great return on investment in terms of energy savings, and may impact future steps, that require a larger investment.**



Use caution when purchasing CFL and LED bulbs. The cheapest bulbs may not live up to their life expectancy projections. Look for the ENERGY STAR logo on packaging for longer lasting options.



Now that you've completed steps 1 through 4, it may be a good time to get an energy analysis performed by a Certified Energy Rater. Visit [oppd.com/analysis](http://oppd.com/analysis).

### 7 Space Heating and Cooling Upgrades

There's a lot to consider when purchasing new heating and cooling equipment. Did you know OPPD offers a lower winter electric rate to customers with a qualifying heat pump? Consider geothermal heat pumps as a renewable source of heating and cooling.

If you're looking to purchase a new heating and cooling system and have not done steps 2 and 3, be sure to air seal and upgrade your insulation first. Making those improvements BEFORE purchasing a new heating and cooling system will help your HVAC dealer right-size your system. An over-sized system will operate less efficiently.



### 3 Add Insulation

Proper insulation in walls and ceilings is essential for a healthy, efficient home. But did you know that insulation can also be used on pipes and water heaters to save energy?

### 4 Lighting Improvements

Lighting has changed drastically in recent years in terms of efficiency. Do you know what a Lumen is? Do you know how long LEDs last? Refer to the Step 4 checklist on the reverse side for more information. Next time an old, incandescent bulb burns out in your home, reach for a long-lasting LED or CFL.

### 5 Electronic Appliance Efficiency Upgrades

Did you know your electronics still use energy when not in use? Purchase power-rated plug-ins to alleviate this problem. Also, consider a programmable thermostat for your home.



# the RoadMap TO ENERGY SAVINGS

See reverse side for Step-by-Step Checklists



[oppd.com](http://oppd.com)



### 6 Energy Efficiency Appliance Upgrades

As you begin replacing old electronics and appliances, look for the ENERGY STAR label. While they may require a larger initial investment, they will help you save energy and money down the line.



### 8 Window and Door Replacement

When it's time to replace your windows or doors, consider energy-efficient brands. These often have energy efficient features, such as multiple panes of glass, Low E-coating and more.

# ENERGY GOALS AND STRATEGIES

The degree of municipal engagement in advancing energy efficiency/renewable energy goals varies by region, community size, and regional attitudes. Energy programs generally fall into three categories:

- 1. Those that reduce energy demand**
- 2. Those that increase energy efficiency**
- 3. Those that transition consumption towards renewables**

The City will continue to research, educate on, advocate for, and implement, when appropriate, policies that fall into the above categories. In order to do this La Vista will look to goals that have been previously stated in Chapter 2 in addition to others. Examples of these goals are included below:

## 1. Those that reduce energy demand

- a. LIVE-3.4:** Provide a high-quality pedestrian environment, bicycle facilities, and frequent transit service to encourage active transportation in this emerging city center.
- b. LIVE-4.1:** Enhance connections between neighborhoods, commercial centers, parks, and community services with complete streets, underpasses, trail connections, and intersection improvements that provide access for pedestrians, cyclists, and the disabled.
- c. LIVE-4.2:** Integrate public buildings and facilities into adjacent neighborhoods to help create a more walkable, active, and healthier community.
- d. MOVE-1.1:** Provide an on-street and off-street, multi-use trail system that connects residential neighborhoods, commercial centers, places of employment, schools, and parks to encourage and facilitate access and active transportation.
- e. MOVE-1.2:** Designate green streets that provide connections between parks, schools, and the trail system, and incorporate wider sidewalks, ample landscaping, and street furniture along these streets.

## 2. Those that increase energy efficiency

- a. PROSPER-1.1:** Ensure new development provides “green” infrastructure improvements necessary to protect the environment, such as reduced impervious coverage.
- b. PROSPER-1.2:** Integrate “green” infrastructure elements such as tree planting, gardens, stormwater treatment and infiltration systems, and green streets into the urban design of the City.

## 3. Those that transition consumption towards renewables

- a. PROSPER-1.10:** Reduce energy consumption and waste generation in all public buildings, and investigate renewable sources (such as solar and wind).



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The City currently uses 12 zoning districts and 3 zoning overlay districts to regulate land uses and to ensure consistency and reliability in development standards.

The most prevalent zoning category is Single-Family Residential, which encompasses 36% of the land area within the City and the planning jurisdiction. The Light and Heavy Industrial areas together count for another 30%, and are generally found west of 108th Street. Commercial centers are highlighted in shades of red and are generally located along major arterials or key intersections. The least developed land is found within the Transitional Agriculture areas, due to floodplain restrictions on development.

Sources on “best practices” in planning suggest that a minimum of 15% of a community’s land inventory should be preserved for employment purposes; La Vista has double that recommended ratio. Whereas flexibility is imperative in any land use plan, public officials must evaluate all land use requests in the context of not only the individual property owners’ interests, but the impact of these requests on the community.

The Gateway Corridor Overlay District covers land uses on most of La Vista’s major north-south arterials, including 72nd Street, 84th Street, 144th Street, and the I-80 Interchange at Southport. A sub-area secondary overlay along 96th and Giles is indicated as the Special Corridor. These Overlays are intended to provide additional guidance to the appearance of buildings, landscaping, signs and level of maintenance.

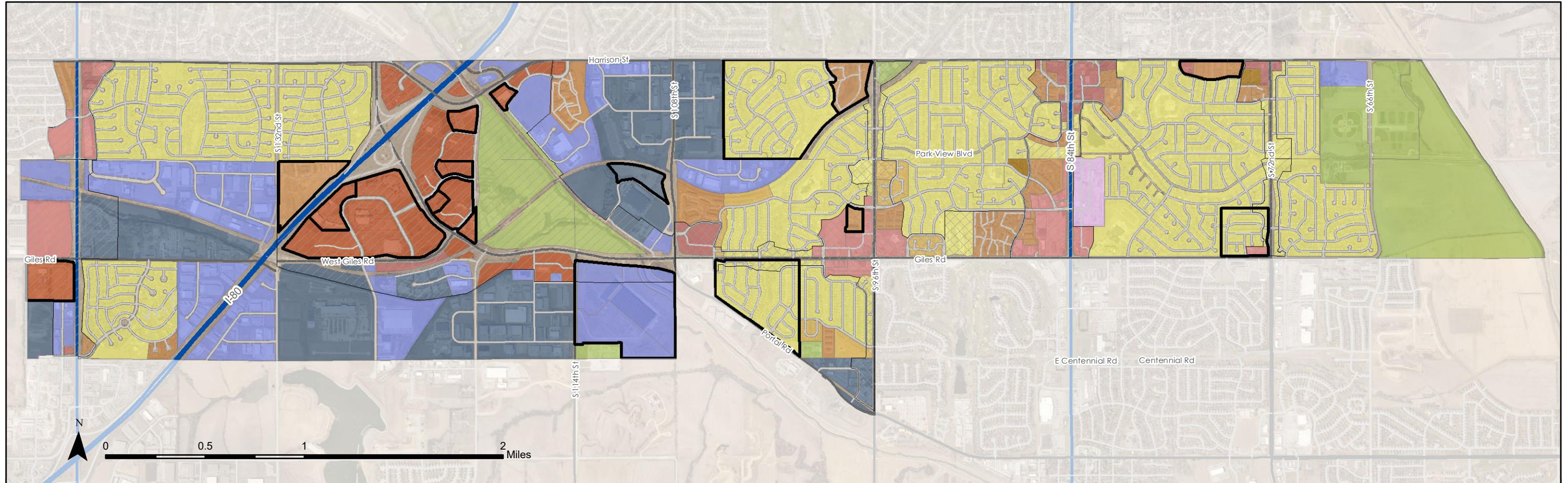
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### Highlights

- Medium-density residential is the City’s most dominant land use.
- 84th Street and Civic Center Park remain a major focus of City efforts to revitalize a declining commercial area into a higher-density, mixed-use district with a vibrant pedestrian environment.
- There are still 237 acres of commercial land available for development.



# Zoning Districts and Overlays



## LEGEND

### Zoning District

- TA - Transitional Agriculture
- I-1 - Light Industrial
- I-2 - Heavy Industrial

- C-1 Commercial
- C-2 Commercial
- C-3 Commercial
- MU-CC - Mixes Use City Centre

- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- R-4 - Condominium Residential

### PUD

- Gateway Corridor Overlay District
- Special Design Corridor



# FUTURE LAND USE PLAN

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The Future Land Use Plan represents the long-term vision for growth based on the character and location of existing development and the community's desired future. The plan maximizes relationships among residential, commercial, industrial, public facilities, and parks and recreation amenities. To protect La Vista's high quality of life, the plan proposes a diversified mix of uses that is supported by the market and responsive to changes in demographics and economic opportunities.

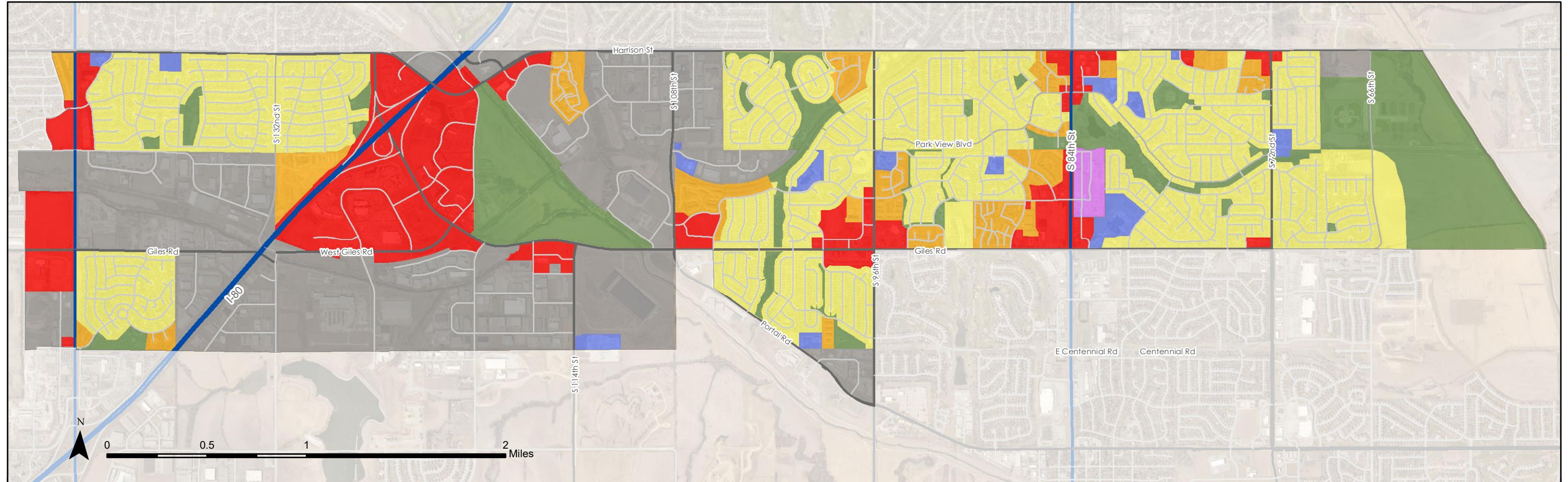
## LAND USE PLAN VS. ZONING

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The Future Land Use Map and descriptions in this chapter, as well as the goals and policy statements, help direct development patterns and infrastructure improvements citywide to achieve the vision.

Zoning refers to land use entitlements and requirements that regulate appropriate use, bulk, height, density, and other characteristics appropriate for a specific site. The general recommendations of the future land use plan form the basis for specific zoning and land development code regulations.

# Future Land Use Map



## LEGEND

Medium Density Residential	Industrial
High Density Residential	Public
Mixed-Use	Parks and Recreation
Commercial	

The Future Land Use Plan covers the entire La Vista planning jurisdiction in anticipation of build-out in approximately 25 years. It is advisory – not regulatory – yet it forms the basis for the City's zoning code and is the primary means of implementing the plan. Zoning governs property entitlements such as densities and allowable uses, while the Future Land Use Plan presents a desired future condition. The plan encompasses six land use categories and three overlay districts.

Land Use Type	Sq. Ft.	Acres	%
Commercial/MU	37,033,481	850	14%
Industrial	75,273,326	1,728	29%
Residential	105,790,856	2,429	41%
Parks/Rec.	36,591,894	840	14%
Public	4,817,072	111	2%

Cross-Cutting Principles: Mix land uses; concentrate development	
<b>Practice 1</b>	Keep vehicle miles of travel (VMT) below the area average.
<b>Practice 2</b>	Contribute to the area's jobs-housing balance.
<b>Practice 3</b>	Mix land uses at the finest grain the market will bear and include civic uses in the mix.
<b>Practice 4</b>	Develop in clusters and keep the clusters small.
<b>Practice 5</b>	Place higher density housing near commercial centers, transit lines and parks.
<b>Practice 6</b>	Phase convenience shopping and recreational opportunities to keep pace with housing.
<b>Practice 7</b>	Make subdivisions into neighborhoods with well-defined centers and edges.
<b>Practice 8</b>	Reserve school sites and donate them if necessary to attract new schools.
<b>Practice 9</b>	Concentrate commercial development in compact centers or districts.
<b>Practice 10</b>	Make shopping centers and business parks into all-purpose activity centers.
<b>Practice 11</b>	Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses.

# LAND USE CATEGORIES

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## GATEWAY CORRIDOR OVERLAY

The Gateway Corridor Overlay covers important corridors that require additional design and siting guidelines. New construction and modifications to existing buildings, including the structure and the surrounding property, are required to have compliance reviewed through the design review process.

## SPECIAL CORRIDOR OVERLAY

The Special Corridor Overlay is a sub-area secondary overlay area within the Gateway Corridor. This area occurs within all developments that front on the 96th Street and Giles Road corridors, and requires a higher level of design and development review.

## COMMERCIAL

Commercial is an appropriate designation for areas with retail, employment, commercial / service, and office uses. These areas should offer high-quality design, attractive architecture, and landscaping with visual interest and should be compatible with existing and proposed surrounding uses. They should be designed and developed / redeveloped to support multimodal transportation and offer attractive gathering spaces (public and private) to enhance the working environment and add value to the community.

## MIXED USE

The Mixed Use category is intended to promote a wide range of land uses, including retail, office, live-work related businesses, and medium and higher density residential. The intent is to create an environment that has employment and shopping opportunities, a range of housing types and parks, open space and civic uses, if appropriate. Mixed Use areas should be developed in an integrated, pedestrian friendly manner and should not be overly dominated by any one land use type or housing type.

## INDUSTRIAL

Industrial areas are characterized by light and heavy industrial, office, manufacturing, research and development, warehousing, and some limited commercial uses. These areas are generally located close to regional transportation networks. Industrial uses should be adequately buffered from incompatible uses.

## HIGH DENSITY RESIDENTIAL

High Density Residential areas encompass neighborhoods covering a mix of housing types to meet both current and future residents' changing needs and conditions. This primarily includes multifamily units, and senior communities. Residential areas should have access to recreation, education, and community facilities, as well as paved paths connecting to these facilities and the local and regional trail system.

# LAND USE CATEGORIES

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## MEDIUM DENSITY RESIDENTIAL

Medium Density Residential areas include the majority of La Vista's traditional neighborhoods. The mix of housing types is dominated by single-family units. Residential areas should have access to recreation, education, and community facilities, as well as paved paths connecting to these facilities and the local and regional trail system.

## PUBLIC / QUASI-PUBLIC

Public uses include government offices, service centers, utility infrastructure, community and senior centers, libraries, fire stations, schools, hospitals, churches, and other large public / quasi-public facilities.

## PARKS & RECREATION

Parks & Recreation are those public and private lands acquired or preserved in the public interest. They serve a variety of functions including conserving and protecting natural, cultural, historic or scenic resources; providing opportunities for recreation; and shaping the pattern of growth and development.



