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## 2005 plan predicts fewer people

By Vicki Ruhgs

In the year 2005, Lincoln will probably have more dwelling units, yet fewer people per unit, according to Veri Borg, a Lincoln comprehensive planner.

Borg and other planning department staff members explained "Forecasts for the Year 2005 and Generalized Land Use Plans" to the public at an open house Thursday and Friday at the Auld Recreation Center in Antelope Park.

Borg said the 2005 plans updates the 1977 Regional Comprehensive Plan, which had made forecasts for the year 2000.

The main change from the 1977 forecast is a predicted population decrease and an increase in the number of single households, he said.

"There was a drop in the birth rate," Borg said. "We

also have changing social patterns, especially in the area of female households."

Another change was the forecast for industrial expansion, Borg said.

"In 1977 we predicted a tremendous industrial expansion out here because of industrial breakups in the Eastern part of the country," Borg said. "We didn't get as much of a migration of industry because of the recession, drop in birth rate and a variety of other things."

In the retail area, Borg said, a shopping center concept will be implemented, rather than a strip of retail stores along a street. Although downtown Lincoln showed a slight decrease in retail areas this year, Borg said the plan calls for the area to be strengthened with new downtown department stores in vacant and possibly new buildings. There will also be larger, but fewer, neighborhood shopping centers.

Borg said comprehensive plans are updated every five years. Reports are done almost every year, but they are not as extensive.

The Lincoln City Council uses the Regional Comprehensive Plan for zoning and growth decisions, but Borg said the council is not obligated to stick to the plan.

The Regional Comprehensive Plan updating process has two steps. Phase I was to update goals and policies. Borg said this was done last year at open committee meetings that the public was invited to attend. Public hearings with the planning commission, city council and the county board were also conducted, he said.

Borg said last week's open house was the beginning of Phase II. After gathering comments and ideas about the proposals, the planning commission, city council, county board and mayor will meet to discuss the forecasts and proposed land use plan. The plan will then undergo more evaluation, testing and refinement before it is finalized, he said.

Garner Stoll, director of the open house, said that public response to the Generalized Land Use Plan has been fairly positive.

"Most people are expecting what we are predicting," he said.



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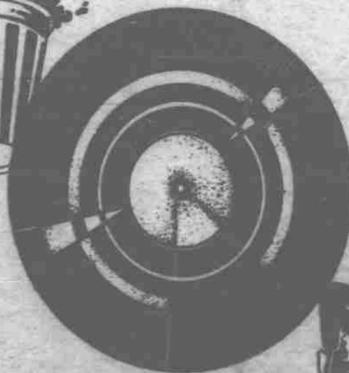
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