

# HICKMAN, NEBRASKA

## Comprehensive Plan



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**Ordinance: 2016-27**



JEO CONSULTING GROUP INC.

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View looking northeast

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# ACKNOWLEDGMENTS

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# 1

## Introduction Hickman

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# Introduction



[section 1.1]

## OVERVIEW

### History of Hickman

*Prior to 1866 the place where our town is now located was open prairie in what was then Clay County. The few families who lived here had a difficult time of it since the closest market for selling things and purchasing supplies and lumber was Nebraska City. One of the early settlers, Rev. C. H. Heckman, lived near Salt Creek. As time went on, he purchased the adjoining 80 acres. This later became our town.*

*A post office, established in 1868 south of the present city, was given the name "South Pass." When the Atchison & Nebraska Railroad built its line from Rulo to Lincoln, Rev. Heckman was successful in procuring a station. The post office was moved to its present location, and the name changed to correspond with that approved for the new town, "Heckman." A plat was filed by Heckman and Samuel Egger in Lancaster County. However, in recording the procedures, the spelling of the name was recorded as "Hickman." It has remained so to this day.*

*Hickman was incorporated in 1885. There was a thriving business district, which included a bank, a furniture store, an elevator, a blacksmith, and a newspaper, "The Hickman Enterprise." A school was built, as well as several churches.*

*Soon after the turn of the century a hotel was built. There was also a harness shop, a saloon, a pool hall, a grocery store, a barber shop, a mercantile, and both a doctor and a dentist. The Hickman Telephone Company also was in business. The population in 1910 was 478.*

*Hickman, located near Salt Creek, has had many floods. A severe one was recorded in 1908. A flood in 1947, followed closely by a larger flood in 1950, did great damage to the town. Another in 1958 prompted serious consideration of two watershed dams. Completed by 1980, the dams helped the flooding problem, but did not control all the water that fell in 1982. Other perilous storms included a tornado that did considerable damage in 1967. In times of need, the community pulls together to repair the damage.*

*The Southern Lancaster County Fair was held in Hickman Park in 1894. The first Old Settlers' Picnic was held on August 8, 1899. The community has maintained the tradition of this celebration each summer since.*

*In the 1930's a water tower was erected, and a fire department organized. During that decade a new school was dedicated, as was the Legion Hall, and a library. In 1968 a new fire barn was needed*



*downtown. The department quickly outgrew that location so in 1987 a larger station was built on 68th and Hickman Road.*

*One of the biggest changes in our town took place in 1964, when schools from several communities reorganized to become Norris School District 160.*

*The 1970 census lists Hickman's population at 470. In 1972 a sanitary improvement district was established and an improvement project added approximately 40 new homes to the east side of town, called the Wagon Train Addition. In 1987 the Village of Hickman annexed the homes in this area, which increased the population of the town to over 1,000. At this time, we became a city!*



*A celebration was held. Attorney General Robert Spire officiated at the special ceremony in the park. A special election was held as we changed over to a mayor-city council form of government, and the new members were sworn into office in June 1988.*

*The Hickman of today is very different from the settlement that was established in 1871, however, it still has a congenial community spirit. While many of our residents are descendants of original homesteaders, there are also many new people who have discovered our town. Many of them are employed in Lincoln, but enjoy the small-town atmosphere we have to offer. New homes are being built every year, and young families are happy to find older, affordable homes in which to raise their families. This makes the future look as interesting and vital as the past for our town, Hickman.*

By Linda Bryant of "The Voice", and Nancy Votta, Hickman, NE 68372.  
[http://www.casde.unl.edu/history/search\\_frame.html](http://www.casde.unl.edu/history/search_frame.html)

## GOVERNMENTAL AND JURISDICTIONAL ORGANIZATION

The Hickman City Council, which is elected officials, performs the governmental functions for the City. The City Council consists of six members and the Mayor. The form of government in Hickman is known as a strong Mayor concept. This concept has the Mayor as the chief elected official and the Mayor only votes on issues when there is a tie amongst the council members.

The planning and zoning jurisdiction of Hickman, pursuant to Neb. Rev. Stat. § 17-1001 (Reissue 1997), includes all of the incorporated portion of the City, including the established one-mile extraterritorial jurisdiction as allowed under Nebraska law.

## THE COMPREHENSIVE PLAN

The Hickman Comprehensive Plan is a legal document that addresses Hickman's land use and is designed to promote orderly growth and development. This document's purpose is to "promote health, safety, morals, and the general welfare of the community". The Comprehensive Plan presents data from multiple sources, such as public input, stakeholder meetings, and the United States Census Bureau to provide policy guidelines for elected officials to make informed decisions.

A comprehensive plan acts as a tool to develop a road map, or blueprint, that guides the community through change as it occurs over time.

The Hickman Comprehensive Plan aims to provide guidelines for the locations of any future development within the planning jurisdiction of Hickman. This update will assist in evaluating the impacts of development and encourage appropriate land utilization throughout Hickman's extraterritorial jurisdiction.

The Hickman Comprehensive Plan helps the city address private sector interests. Planned and orderly growth will help Hickman prepare for its own management of resources. The City of Hickman strives to maintain a high standard of living and quality of life when serving its residents and managing future growth and resources.

Comprehensive Planning begins with the data collection phase. The Profile Chapter depicts historical and current data that represents demographic information from the American Community Survey estimates and bicentennial Census from the United States Census Bureau. Additional data is collected from city staff, state and county agencies, stakeholder input, and field data collection. Analysis of data provides the basis for developing forecasts for future land-use demands in the city.

The second phase, Envision, of the planning process is the development of general goals and potential projects based on the issues facing the city, and prioritized by public input. These are practical guidelines for improving existing conditions and guiding future growth. The Comprehensive Plan is a vision presented with text, graphics, tables, and maps that represent the desires of the city moving forward.

The Comprehensive Plan contains recommendations that, when implemented, will be of value to the City of Hickman and its residents. The Achieve Chapter contains a broad range of development policies required to implement the vision of the Comprehensive Plan. Followed by the Implementation Chapter, the last two chapters will be the blueprint designed to identify, assess, and develop actions and policies necessary to realize the community's vision.

[section 1.4]

## THE PLANNING PROCESS

The Hickman Comprehensive Plan was prepared under the direction of the Comprehensive Plan Steering Committee. The steering committee was composed of members of city staff, city council, the planning commission, community stakeholders, and residents. This committee helped guide and prioritize the recommendations of this comprehensive plan. Ultimately, the plan will have been reviewed and recommended for approval by the Hickman Planning Commission and adopted by the City Council.

A general recommendation is that the Hickman Comprehensive Plan is based on a vision and recommendations with an approximate 20-year planning horizon. However, the rate of Hickman's growth will likely necessitate an annual review and an approximate 5-year window for an update. Updating the Comprehensive Plan will allow the city to incorporate ideas and developments that were not known at the time of the present planning process.





# 2

## Profile Hickman

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# Profile

# 2

[section 2.1]

## INTRODUCTION

Profile Hickman is the foundation of the community's effort to achieve its physical, social and economic goals. The Profile Chapter includes data regarding Hickman's demographics, housing, local economy, public facilities and utilities, energy consumption, natural and environmental conditions, existing land use, and transportation infrastructure.

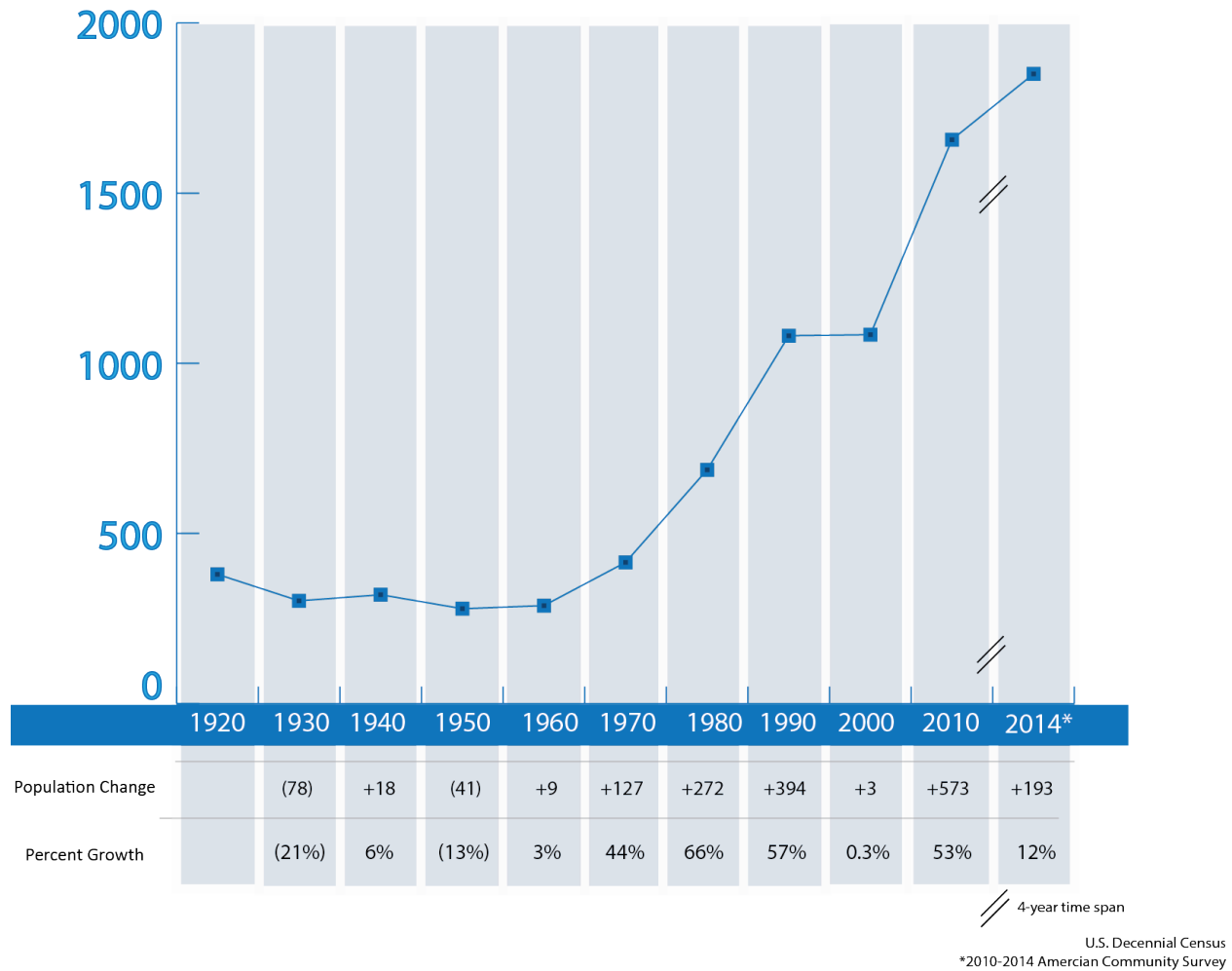


[section 2.2]

## DEMOGRAPHIC PROFILE

The Demographics section examines trends that have affected Hickman's development. The city's population is influenced by multiple factors. These factors include its historical growth trend, population age structure, migration patterns, and racial characteristics. The current composition of a community also affects its future growth potential. Population is heavily influenced by housing and economic opportunities. Population growth is necessitated by a growing local economy and corresponding housing opportunities.

Figure 1: Hickman Historic Population



## Population Trends

Population trends allow a community to understand how it has grown. The relationship between a community's recent growth with how it has historically grown is an important facet of population projections. More recent trends influence immediate needs and future decisions. The relationship between historic growth and recent trends assists in long-term decision making.

Over the past 50 years, Hickman has seen nothing short of rapid growth. The growth of the "baby boomer" generation around the 1970's began a period of tremendous growth for the community. This growth has been fueled by the community's location within the Lincoln Metropolitan Statistical Area. The spike in growth during the early 2000's is largely attributed to the growth and annexation of subdivision developments in the northern portion of the community. A small community and school system is a gravitational draw for a commuting population. The main goal of the comprehensive planning process will be to provide Hickman leaders the appropriate tools to manage this level of growth in the future.

Figure 2: Hickman Historic Growth Comparisons

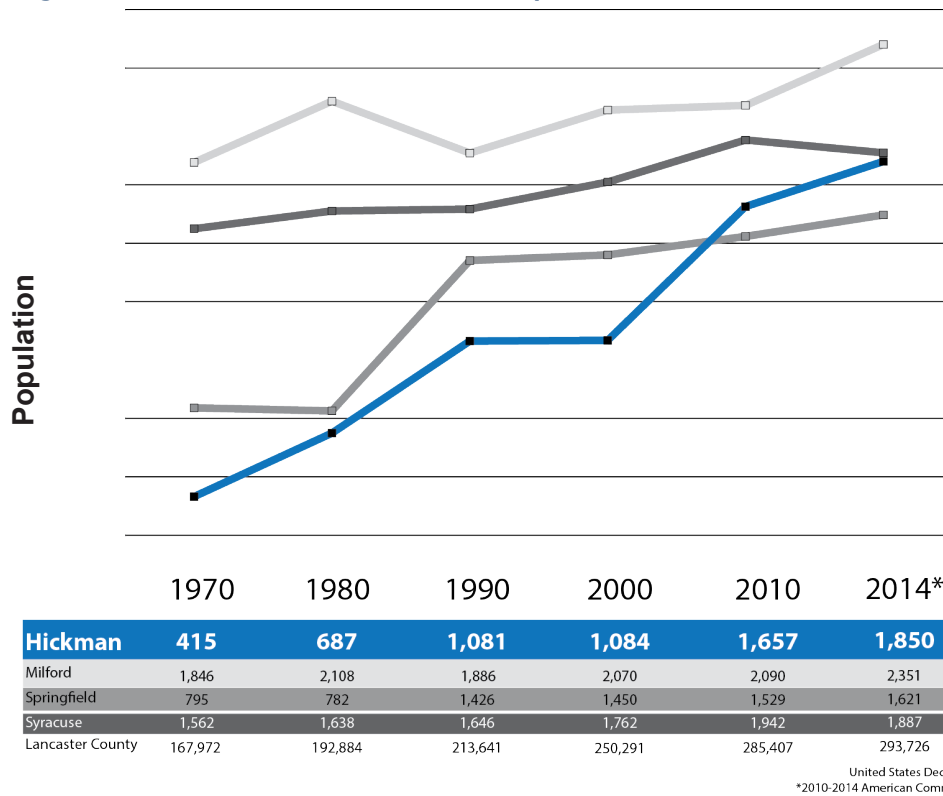
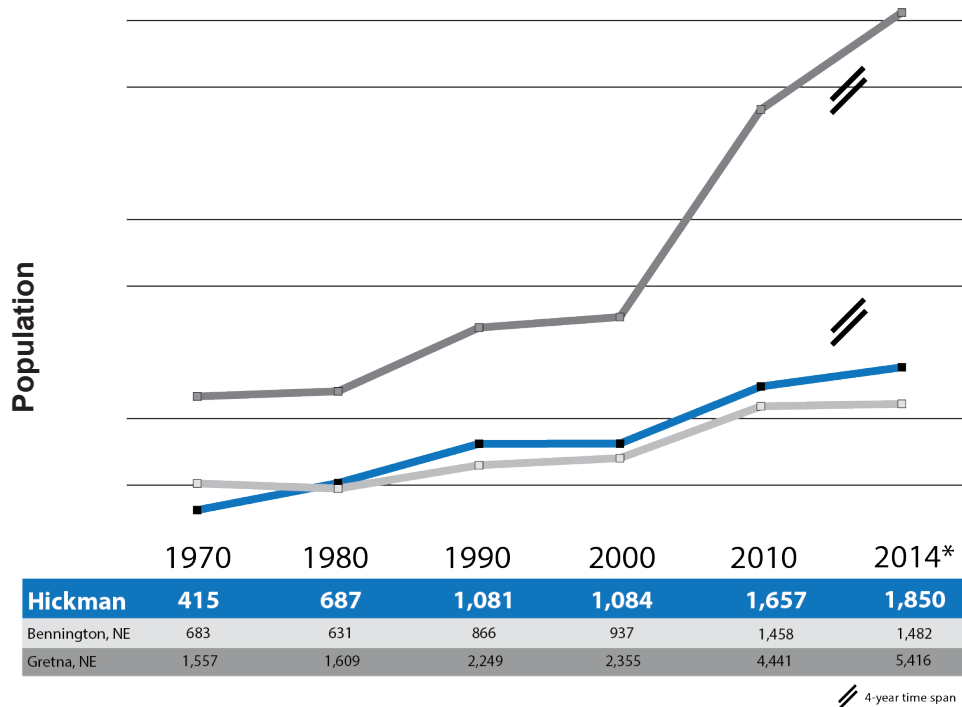
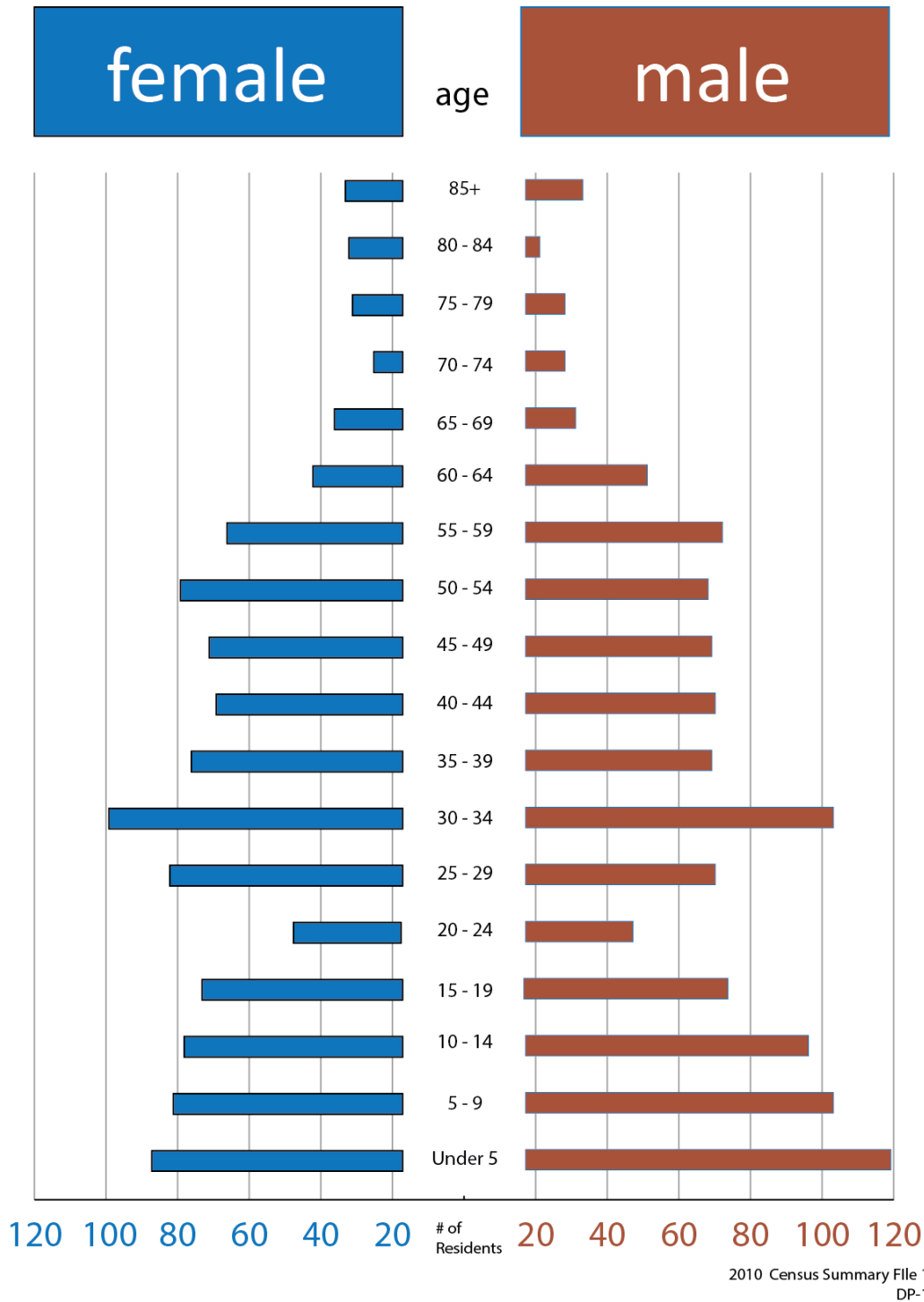


Figure 3: Hickman Historic Growth Comparisons - Rapid Growth Cities



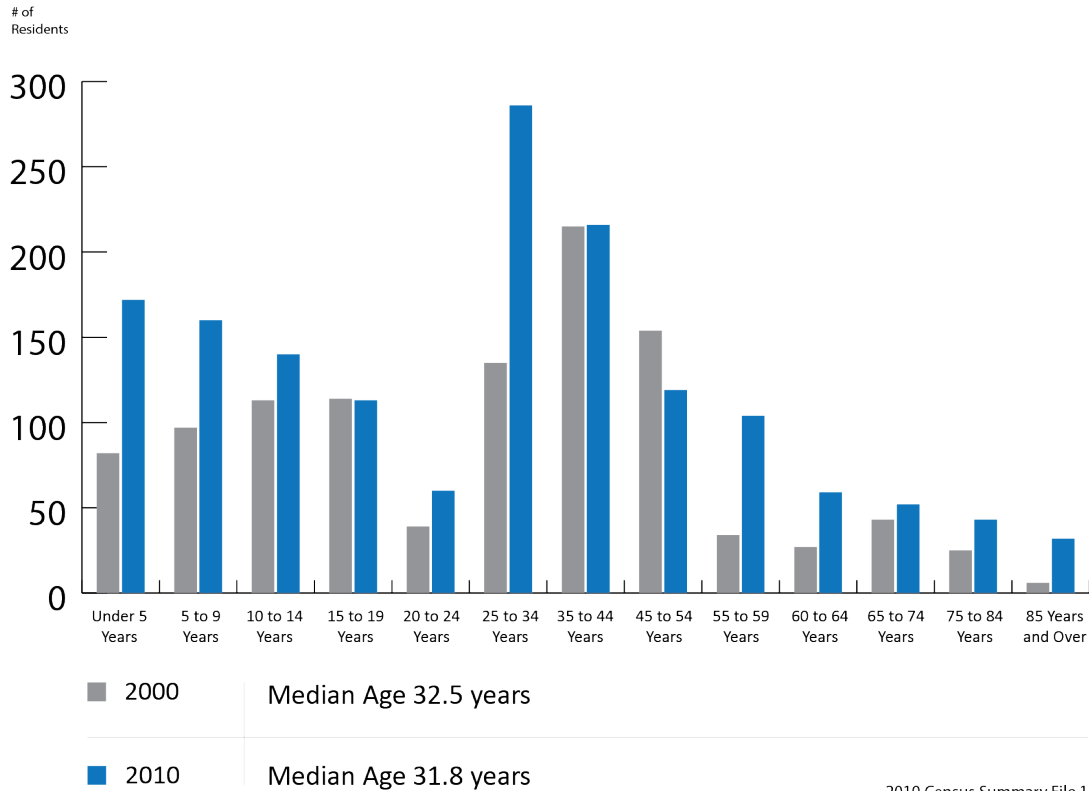
The population growth comparisons depicted in Figures 2 and 3, provide context to the rapid growth Hickman has experienced over the past 50 years. Figure 2 provides a regional growth trend while Figure 3 is a comparison with some of the more rapid growing communities in the state. Bennington and Gretna, respectively have a similar geographic situation as Hickman. Both communities have experienced growth as a result of their proximity to a larger Metro city. This type of context can be an important distinction as Hickman seeks to manage its growth, learning from best-practices and “growing pains” of other Nebraska communities in similar situations.

Figure 4: Hickman Age Cohort



Age structure analysis portrays a snapshot of the current population of a community by age groups and gender. It also serves as a baseline for future population projections by allowing the forecasting of age groups through time weighed against area birth, mortality, and migration rates. With peak population points in young adult and children age groups, Hickman is positioned to see continued natural population growth through time. The attraction of these age groups is largely based on the excellent performance of the Norris School District. Population growth will continue to increase demand on both the community and school district. An annual evaluation of the capacity in these areas will help maintain a positive attraction from young families to the Hickman area.

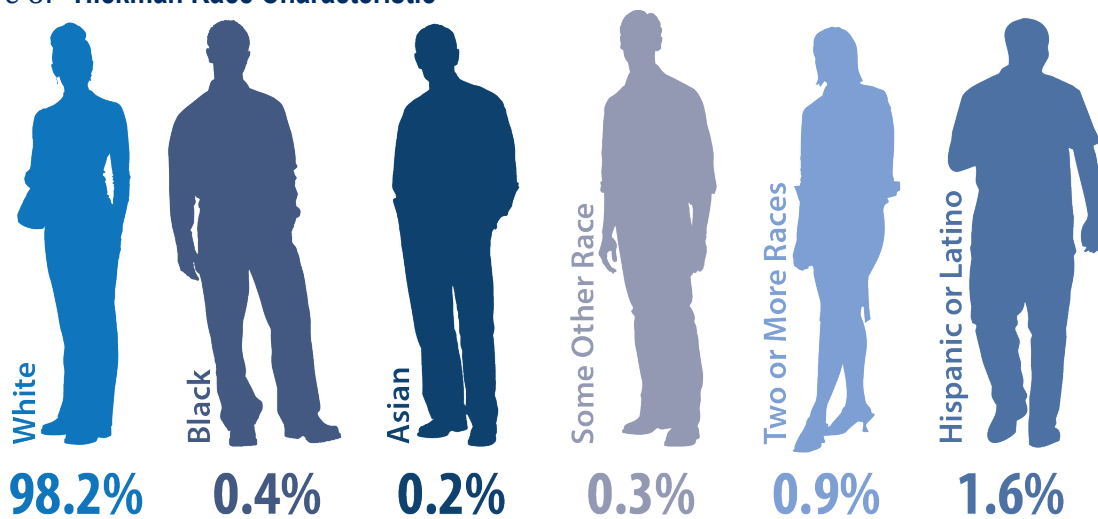
Figure 5: Hickman Age Cohort Trends



2010 Census Summary File 1  
DP-1

Hickman's growth in specific age demographics is largely fueling its growth. Young families have been attracted to the Norris School District and move to the Hickman area while commuting to Lincoln for employment. In order to maintain this level of growth while providing a high quality of life for residents, Hickman will need to focus on quality of life amenities targeted towards school-aged children and young adults alike.

Figure 6: Hickman Race Characteristic



2010 Population (US Census)  
1,657

In terms of racial and ethnic diversity, Hickman has not seen significant growth of minority populations. The 2010 Census reports that 98.2% of the community's population was white. This number remained constant since the 2000 Census, with 98.2% of the population reported as White. No other racial group amounts to greater than 1% of the total population. However, the Hispanic ethnic group was reported to be 1.6% of the population in Hickman, up from 1.0% in 2000.



[section 2.3]

# HOUSING PROFILE

Housing is a key component to the continued growth and development within and around Hickman. With a direct gravitational pull for population growth from Lincoln, Hickman's ability to grow will be predicated by its ability to support new population with adequate housing. A current snapshot of Hickman's housing stock is dominated by detached single-family housing. Providing more diversity in local housing choice will enable Hickman to cater to a diverse set of demographics.

Figure 7: Hickman Land Use Allocation

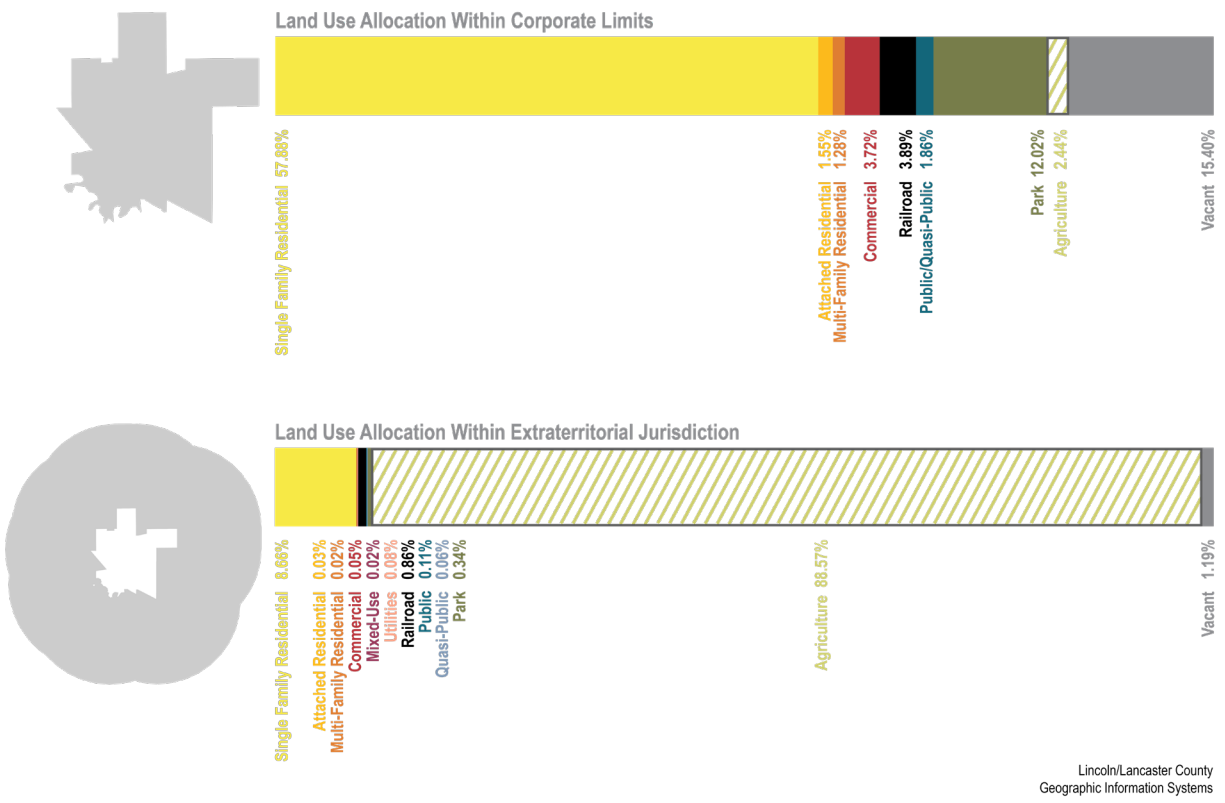
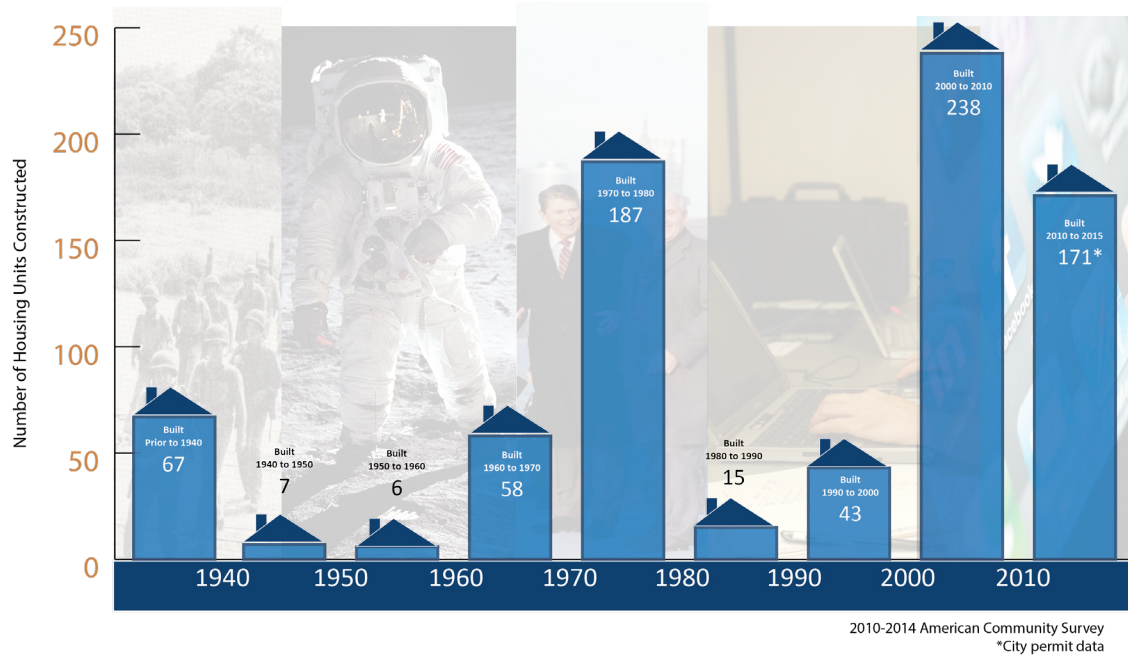


Figure 8: Hickman Housing Stock Ages



Coinciding with Hickman’s historic patterns of population growth is the development of its housing stock. Relative to other Nebraska communities, Hickman offers a very new and modern housing stock, with over 52% of its households constructed after 2000. A new housing stock is very attractive to young families seeking modern housing amenities as construction styles. However, new housing development should be balanced with measures and policies to preserve and enhance the existing housing stock in the city’s core.



Figure 9: Hickman Housing Trends 1990-2010

	1990	2000	2010	2014*
Persons in Households	1,081	1,084	1,657	1,850
Persons per Household - Owner	--	3.04	3.04	3.06
Persons per Household - Renter	--	1.94	1.93	2.87
Persons per Household	2.89	2.85	2.82	3.01
Family Households	--	294	463	482
Family Household Percentage	--	77.2%	78.9%	78.5%
Family Average Size	--	3.27	3.22	3.47

## HOUSEHOLDS

Total Housing Units	368	404	609	646
Occupied Housing Units	364	381	587	614
Owner-Occupied Units	291	313	473	451
Renter-Occupied Units	73	68	114	163
Vacant Housing Units	4	23	22	32
Owner-Occupied Vacancy Rate	1.4%	1.9%	1.9%	4.2%
Renter-occupied Vacancy Rate	8.8%	13.9%	6.5%	0%

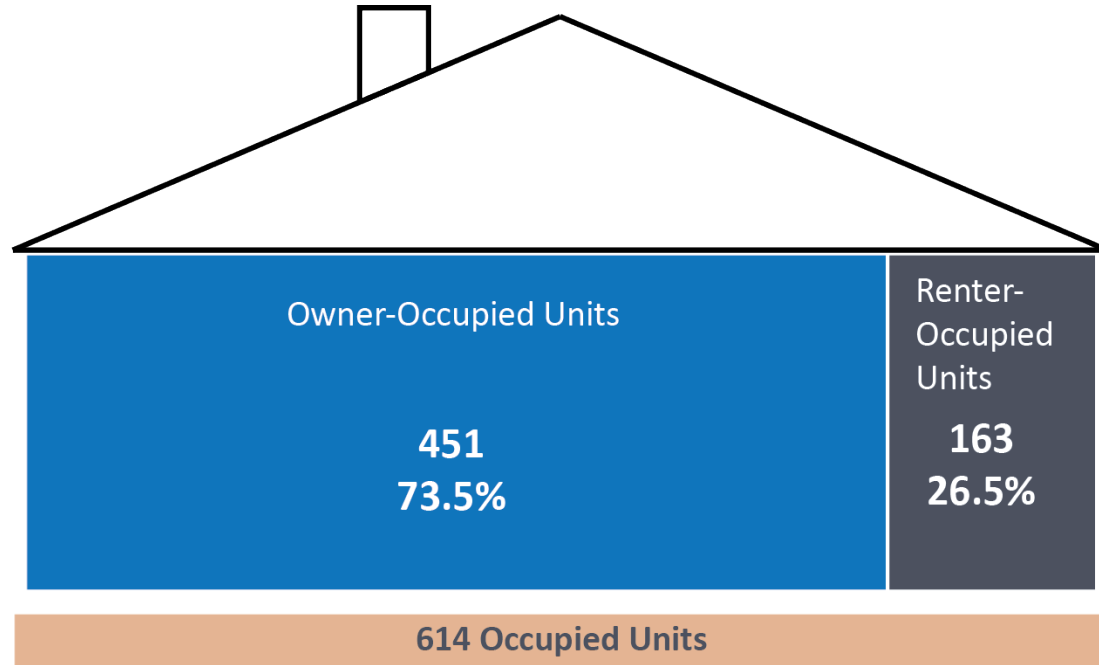
## UNITS

U.S. Decennial Census  
\*2010-2014 American Community Survey

Select housing characteristics showcase trends forming in the local market. These trends assist in housing demand projections and the housing stock's ability to serve a growing population. Figure 9 displays select characteristics in which trends and assumptions can be made.

Hickman's household size has remained steady over the most recent Census decade, where data is available. Vacancy rates have also remained extremely low for both owner and renter-occupied units. These trends showcase the level of demand for owner housing from young families in the Hickman area.

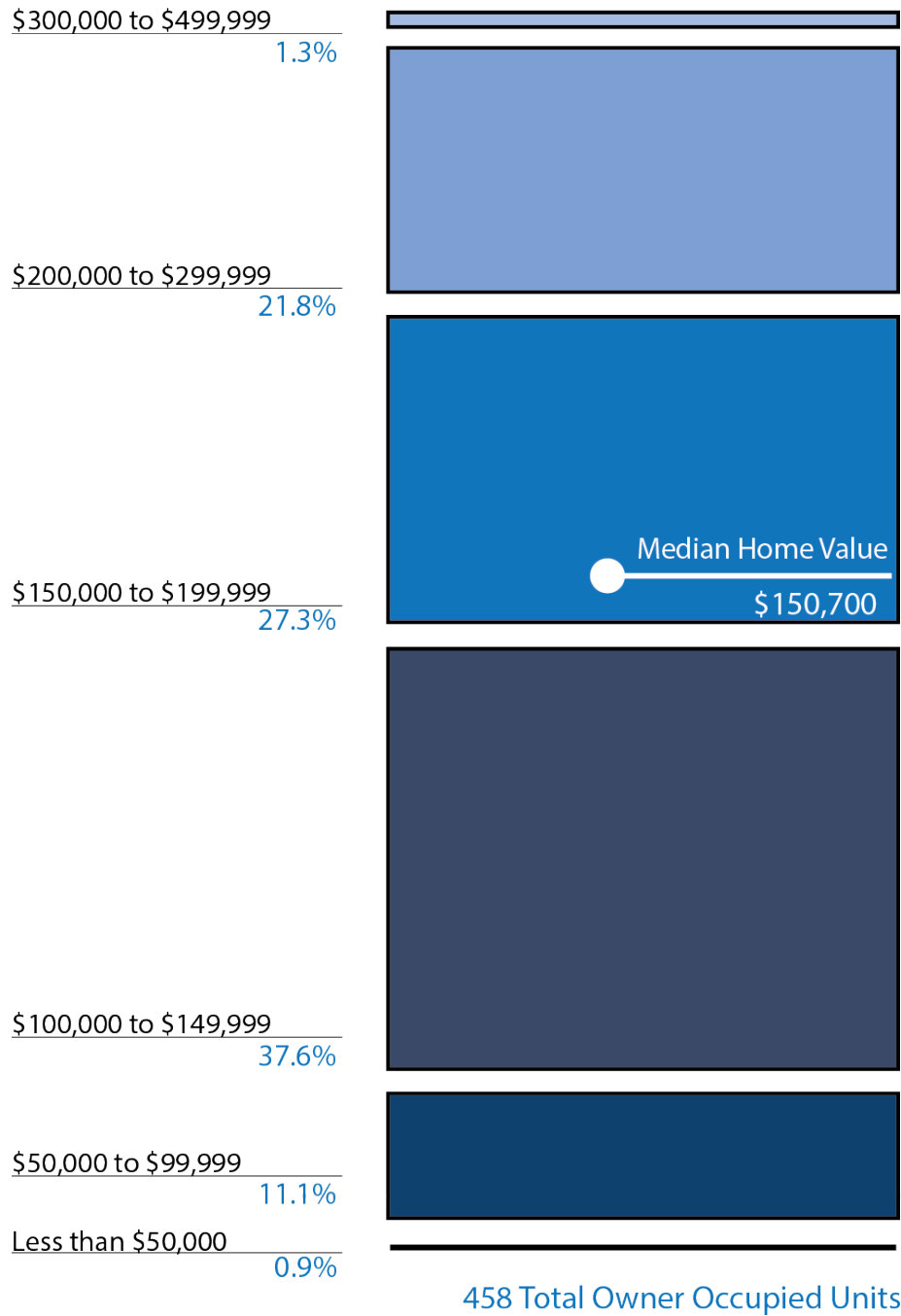
Figure 10: Hickman Housing Occupancy Tenure



2010-2014 American Community Survey

The demand and market for owner-occupied housing units is further detailed in Figure 10. Where most communities have a home-ownership rate in between 60 to 70 percent, Hickman's rate is above 70%. The estimated statewide average in 2014 was 67%. Maintaining a balance of ownership and rental opportunities is important to a sustainable housing market and community growth. Establishing additional quality and affordable rental opportunities is recommended to provide a diverse housing supply, catering to a wider demographic.

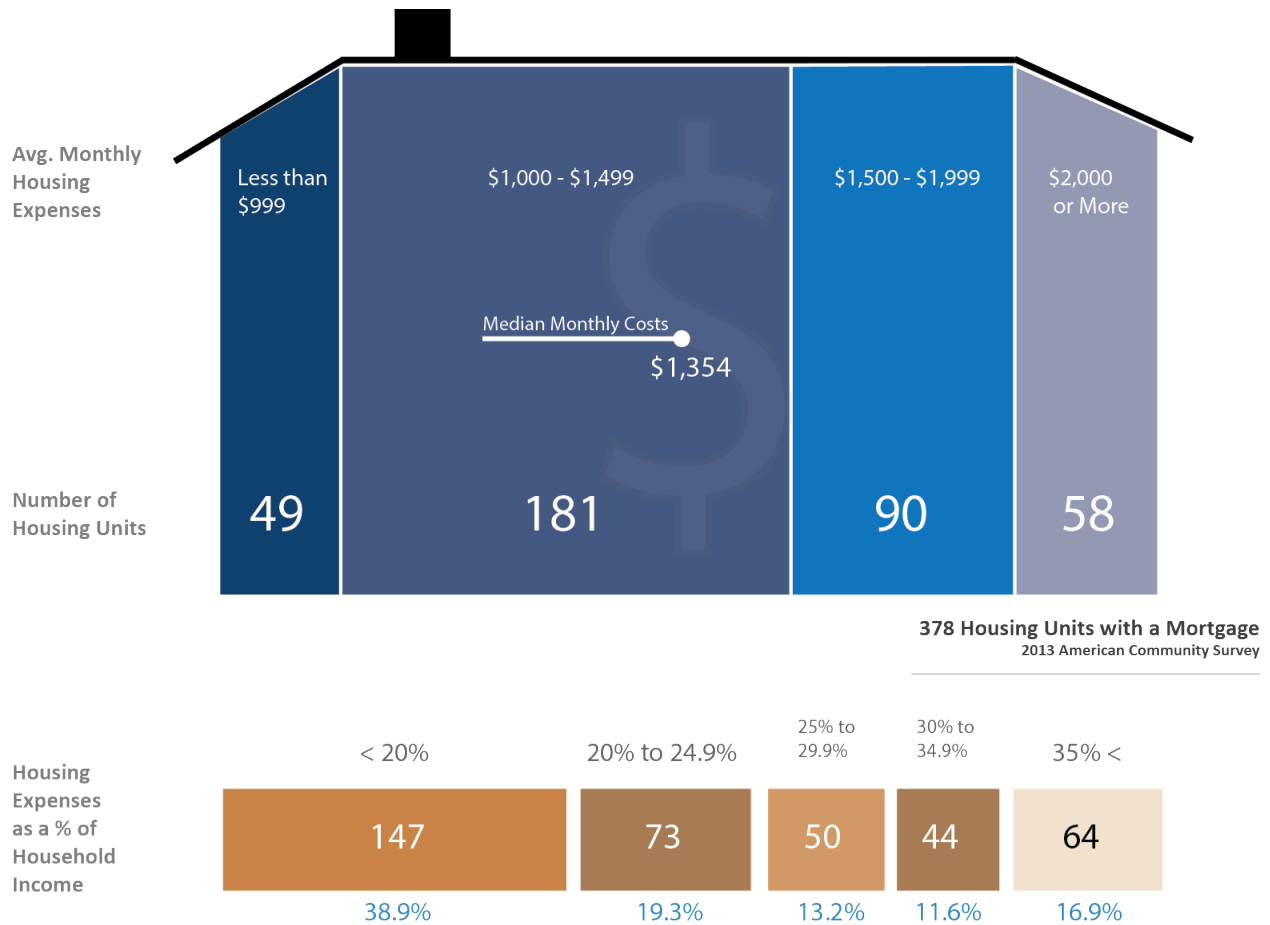
Figure 11: Hickman Owner-Occupied Unit Value



2013 American Community Survey

Rapid population growth and housing demand have kept home values high in Hickman. The estimated median home value in Hickman in 2013 was just over \$150,000. The statewide 2013 median value was \$128,000.

Figure 12: Hickman Owner Housing Costs

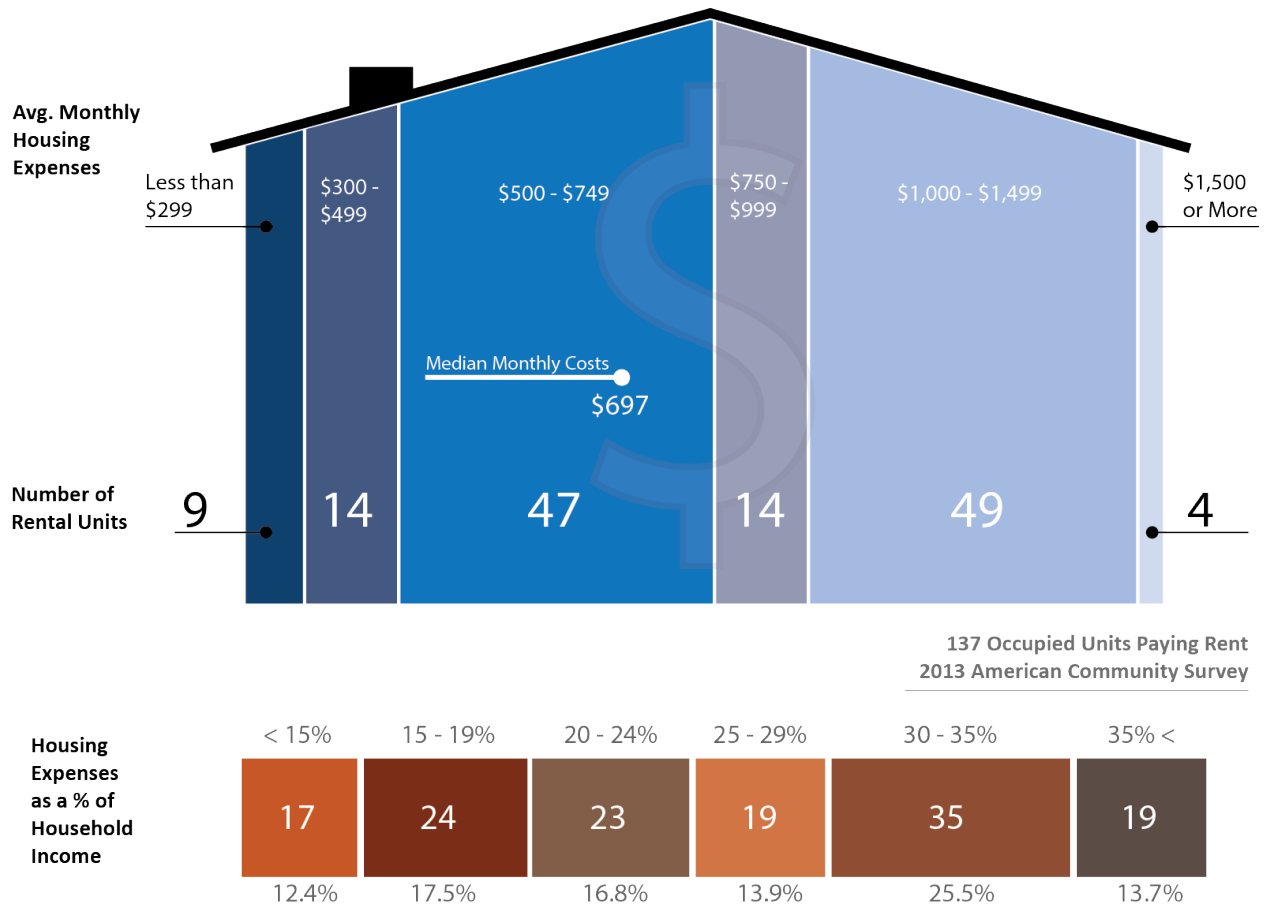


The relationship between income and housing is further explored in Figures 12 and 13. The U.S. Census defines monthly housing costs as the total cost of owning or renting a home; mortgage (rent), taxes, insurance, and utility costs. A monthly housing cost in excess of 35% of household median income is considered to be a burden to the household.

Of homeowners, the estimated median monthly cost of ownership was \$1,354 in 2013. This represents 25.7% of the monthly median household income in the same year. 58.2% of Hickman households pay less than 25% of their household income on housing costs. Any additional household income is beneficial to the community. Income not spent on housing can be applied towards savings, investment back into the home, and other discretionary income. A high percentage of households below the housing burden threshold is a positive indicator for the economic potential of the community.



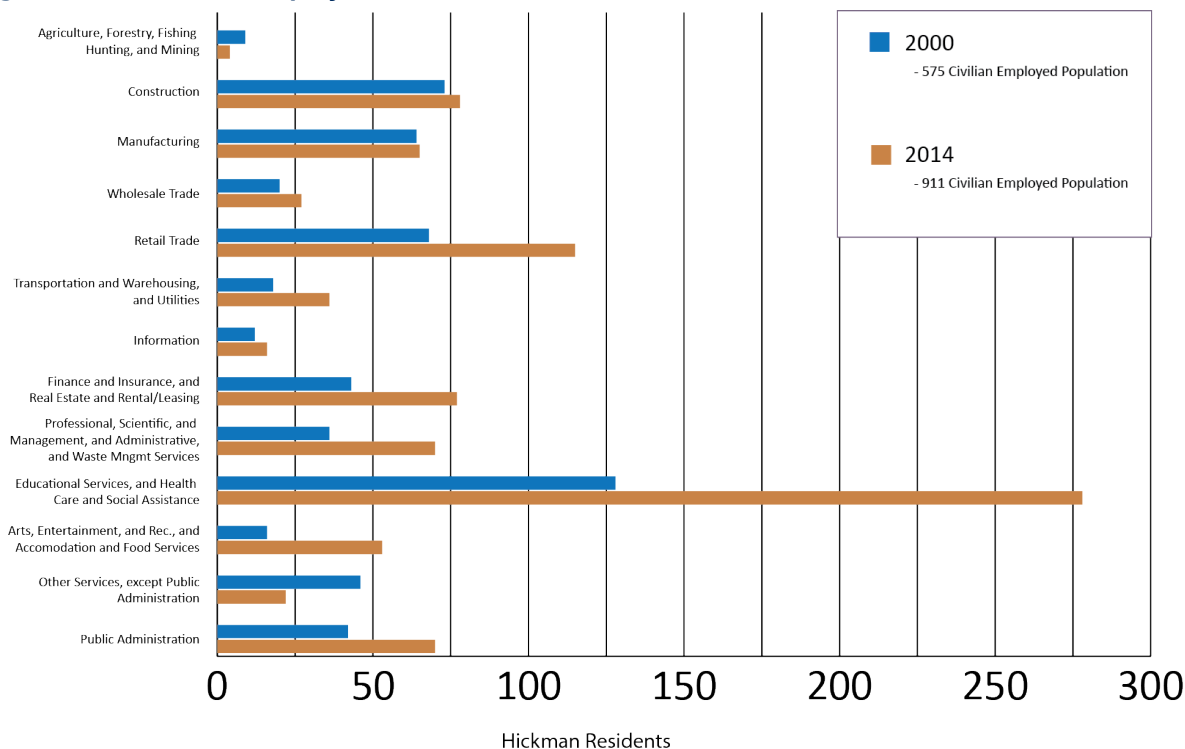
Figure 13: Hickman Renter Housing Costs



The costs of renting a home in Hickman is a sharp contrast to that of owning a home. Over 43% of renters in Hickman are above the housing burden threshold of 35% of household income dedicated towards housing costs. Ideally, rental households in a community should be committing less of their income on housing expenses. Such a high ratio of housing expenses compared to household income makes the potential transition from rental to ownership difficult. A lack of discretionary income makes affording a down payment on a home difficult. Quality and affordable rental opportunities can be a large asset for a community. On average, the estimated median monthly housing costs for renters was nearly \$700 in 2013.

## ECONOMIC AND EMPLOYMENT

Figure 14: Hickman Employment

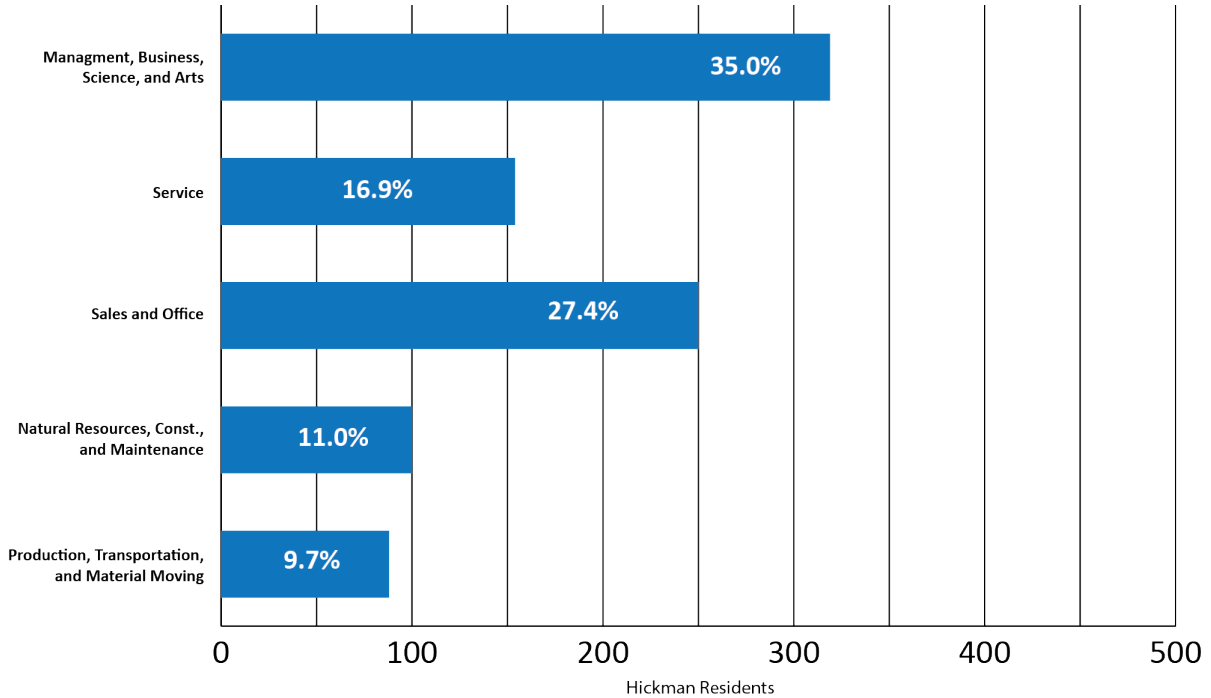


2010-2014 American Community Survey

The connectivity to, and within, the Lincoln Metropolitan Statistical Area creates a wide range of employment opportunities to Hickman residents. The predominant employment sector in 2014 was in Educational Services, and Health Care and Social Assistance. This sector also experienced the most growth from the previous Census in 2000. The community's presence in the comparatively large Norris School District is a source for a high ratio of employment in this sector. Hickman's direct connectivity to Lincoln, and its post-secondary education facilities, also contributes to this number.

Nearly all other employment sectors saw growth over the 10+ year period from the 2000 Census to the most recent ACS estimates. The Retail Trade and Finance and Insurance..., sectors experienced significant growth. These numbers can largely be attributed to a commuting population, as the employment opportunities in these sectors are limited directly in Hickman.

Figure 15: Hickman Occupation Type

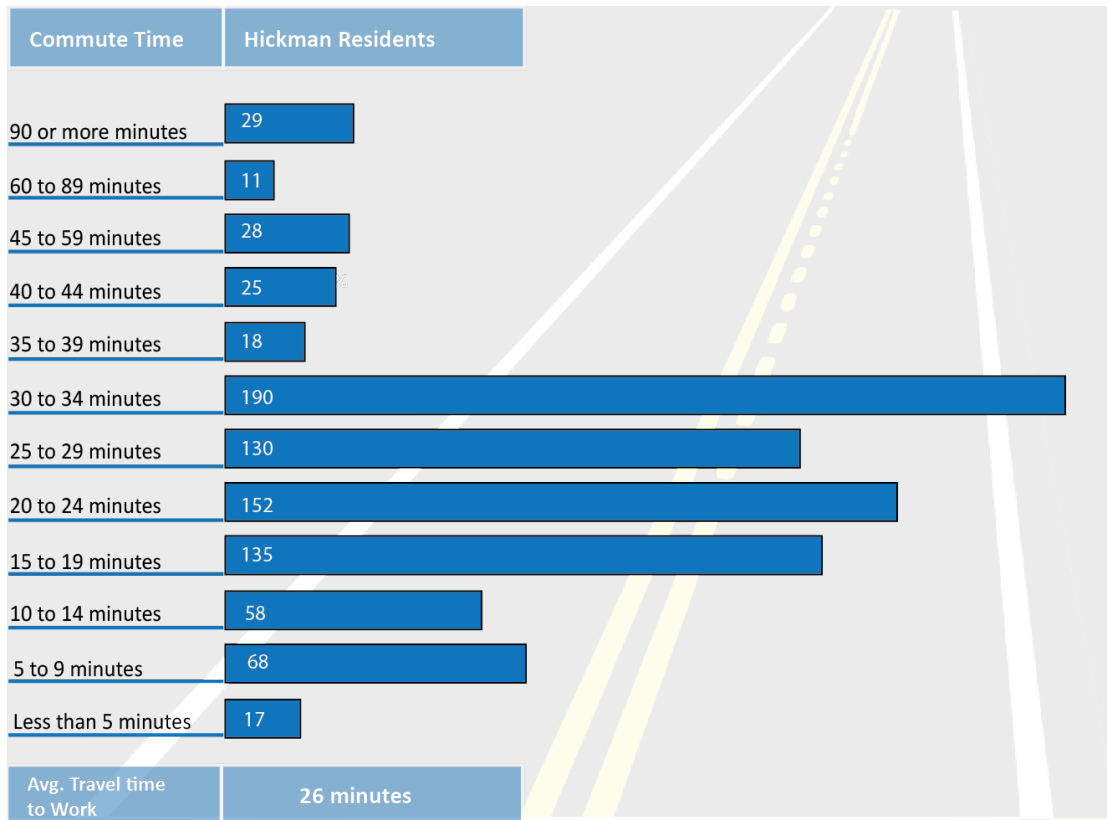


**911 Civilian Employed  
Aged 16 Years and Over**

2010-2014 American Community Survey

Figure 15 illustrates the types of jobs currently held by Hickman residents. The employment by occupation type is largely centered on Management, Business, Science, Arts as well as the Sales and Office categories. The large majority of Hickman residents work in professional, office settings. A smaller segment of the population is employed in trades positions such as construction, manufacturing, and/or logistics.

Figure 16: **Hickman Commuting Times**

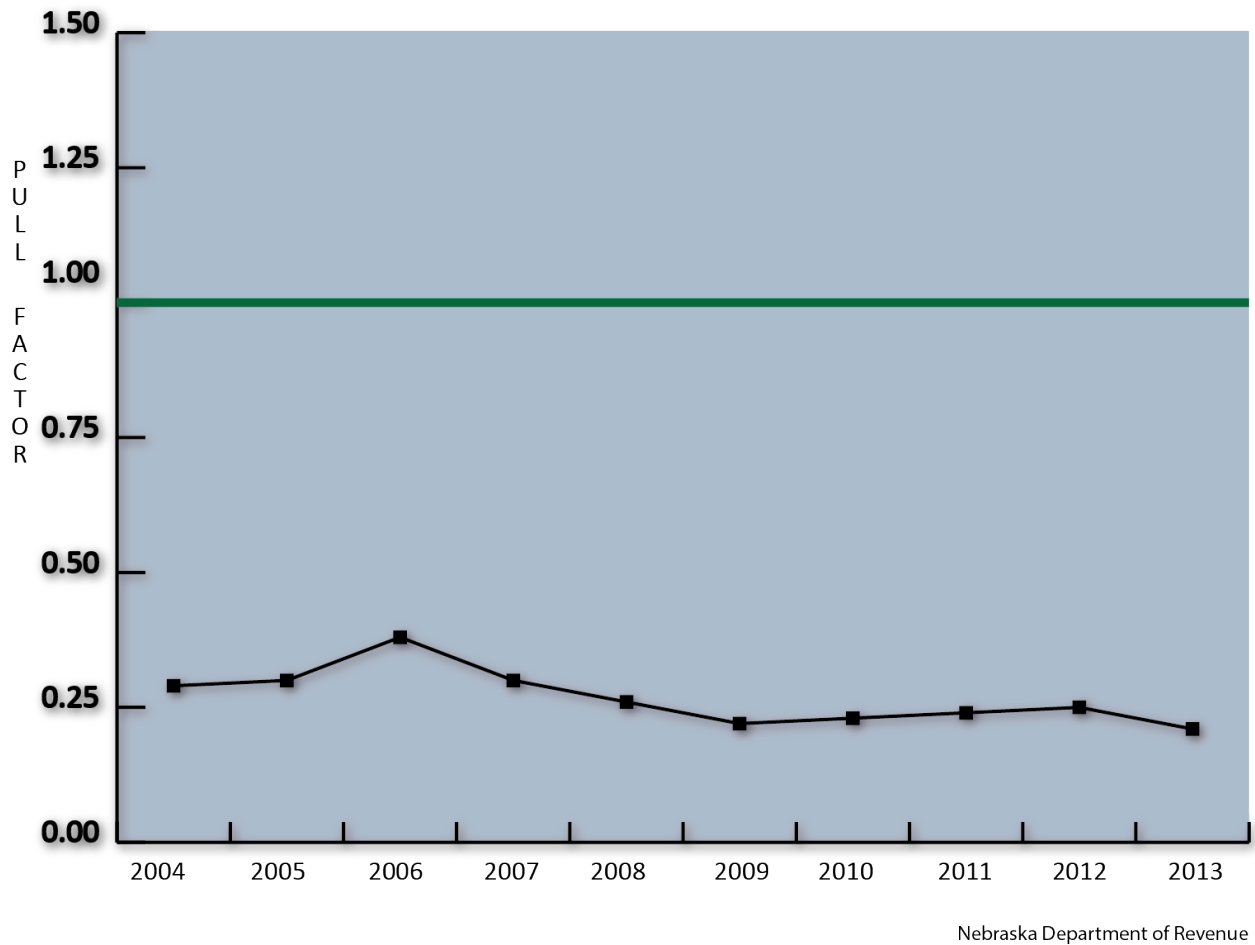


2010-2014 American Community Survey

The location of Hickman within the Lincoln Metropolitan Statistical Area influences the commuting pattern of Hickman's workforce. The majority of the working population commutes over 15 minutes to work. The average commuting time for Hickman residents is 26 minutes. The assumption can be made that the majority of Hickman's workforce is commuting to Lincoln to work.

The commuting relationship between Hickman and Lincoln has benefits and drawbacks. The greatest benefit is that it allows Hickman residents to maximize their earning potential with access to many more employment opportunities than could be supported by Hickman alone. The greatest drawback of a commuting population is the loss of retail dollars to the larger city. Commuting allows a population to spend a greater portion of their income outside of their resident community.

Figure 17: Hickman Pull Factor



A city's pull factor is a measure of the dollars being spent within the city compared to being spent outside of the city – whether by residents or visitors of that city. The pull factor is a comparison of the overall market a city owns compared to other opportunities in the region. A pull factor of 1.0 means an equal amount is being spent within city limits as outside of it. A pull factor greater than 1.0, or positive pull, indicates that more dollars are being spent within the city than outside of it. A pull factor of less than 1.0, or a negative pull, indicates a leakage of dollars to outside opportunities.

Figure 17 indicates the 10-year trend line of Hickman's pull factor. During this period, Hickman's pull factor has consistently been around 0.25. Significantly more dollars are being spent outside of Hickman than spent inside city limits. This is a representation of an overall retail leakage. This leakage can largely be attributed to the large commuting population in Hickman. With recent commercial developments in Hickman, these statistics are expected to change. Additional local retail opportunities should be pursued. This provides an opportunity for an additional tax revenue stream as well as provide quality of life and convenience amenities locally for Hickman residents.



# COMMUNITY FACILITIES AND UTILITIES

## Public Facilities and Utilities

State and local governments provide a number of services for their residents. The people, buildings, equipment, and land utilized in the process of providing these services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are provided and maintained by the different levels of government. These facilities are provided to ensure the safety, well-being, and enjoyment by the residents of a jurisdiction. Facilities and services provide city residents with cultural, educational, and recreational opportunities as well as emergency responders to meet the public need. It is important for all levels of government to anticipate the future demand for their services if they are to remain an asset to the population.

This section will begin to evaluate the ability of the city to meet existing and future demand while determining the level of services that will need to be provided. The analyses of existing facilities as well as the future demand for services are contained in this section. Alternatively, in some instances, a number of services are not provided by the local or state governments but are provided by non-governmental, private or non-profit organizations of the community. These organizations are equally important providers of services to the community and therefore should not be overlooked.

## Community Facilities

The Community Facilities component of the Hickman Comprehensive Plan reviews present capacities of all public and private facilities and services. This section considers the current demands and accepted standards to determine whether capacity is adequate, as well as determine what level of service is required to meet future demands within the planning period. Finally, recommended improvements for community facilities and services that are not adequate for present or future needs are provided.

The Community Facilities for Hickman are divided into the following categories:

- Parks and Recreation Facilities
- Educational Facilities
- Fire and Police Protection
- City Buildings
- Communication facilities
- Public Utilities
- Health Facilities

### Parks and Recreation Facilities

The City of Hickman has a total of 40.93 acres of dedicated parkland within the corporate limits. The space is utilized in six park facilities and a trail system. The following park facilities are within Hickman:

- **Main Park**
- **Olde Towne Park**
- **Prairie Park**
- **Linear Park**
- **Prairie View Park**
- **Downtown Pocket Park**

## Existing Park Conditions

The existing parks in Hickman were analyzed, inventoried, and evaluated. Most parks in Hickman are considered to be mini or neighborhood parks while Hickman Main Park is considered to be a community park. Parks and open space classifications project a general description of the size, amenities, and service of park provisions.

A mini park is utilized to address limited, isolated, or unique recreational needs. It has a surface area radius of less than  $\frac{1}{4}$  mile and is generally between 2,500 sq. ft. and one acre in size.

A neighborhood park is a basic unit of the park system that serves as the recreational and social focus of the adjacent neighborhood. The focus of a neighborhood park is on informal and passive recreation and is generally between 5 and 10 acres in size.

A community park serves a broader purpose than a neighborhood park. Its focus is on meeting community-based recreation needs and preserving unique landscapes and open spaces.



### Prairie View Park

Prairie View Park is considered a neighborhood park but does not offer any parking or restrooms. The S-shaped park is located west of Sunflower Drive and Lakespur Drive in the northeast corner of Hickman. Amenities to the park include picnic tables, play set, a full-court basketball surface, a pond, and trail/sidewalk access.



### Prairie Park

Located east off of 4th Street Circle on the east edge of Hickman, Prairie Park offers neighborhood recreational amenities and open space. While considered a neighborhood park, it does not have parking, restrooms, or a shelter. The park can be developed further to the east as the area is platted and further developed. Existing features in Prairie Park include a swing set, picnic table, play set, dome-shaped climber, trash cans, and trail/sidewalk access.





### Main Park

The Main Park is located in the southwest corner of Hickman west of the railroad tracks on West 2nd Street. This community park is located in the floodway and 100-year floodplain. Park features include three ball fields, a full court basketball surface, play sets, swing sets, slides, climber, monkey bars, trail system, dog friendly park, parking, picnic shelters, restrooms, concessions, and a city maintenance building. Main Park is also the location of the community recycling center drop-off and a brush pile deposit site.

Main Park is very susceptible to flooding and water drainage is identified to be a large issue in maintaining athletic fields for games and practices.



### Olde Towne Park

Olde Towne Park is located at 3rd and Main Streets, northwest of Downtown Hickman. Olde Towne Park is an open-space park with no other structures or amenities. The park features indirect access to the existing city trail system; running adjacent to the park to the north across the drainage basin and the Main Street Bridge. There are current plans to develop a children-friendly skate-park in this area.





### **Linear Park**

Linear Park lies on the west side of Hickman along the old Missouri Pacific Railroad right-of-way. Linear Park provides direct trail access to Hickman Linear Trail. With no programmed amenities or parking, Linear Park is considered to be a mini park.



### **Downtown Pocket Park**

Downtown Pocket Park is a small landscaped area located along Linear Park at the entrance to Main Park at 2nd and Main Streets. The area features planting space, a drinking fountain, and sitting benches in the shade.

## **Park Analysis**

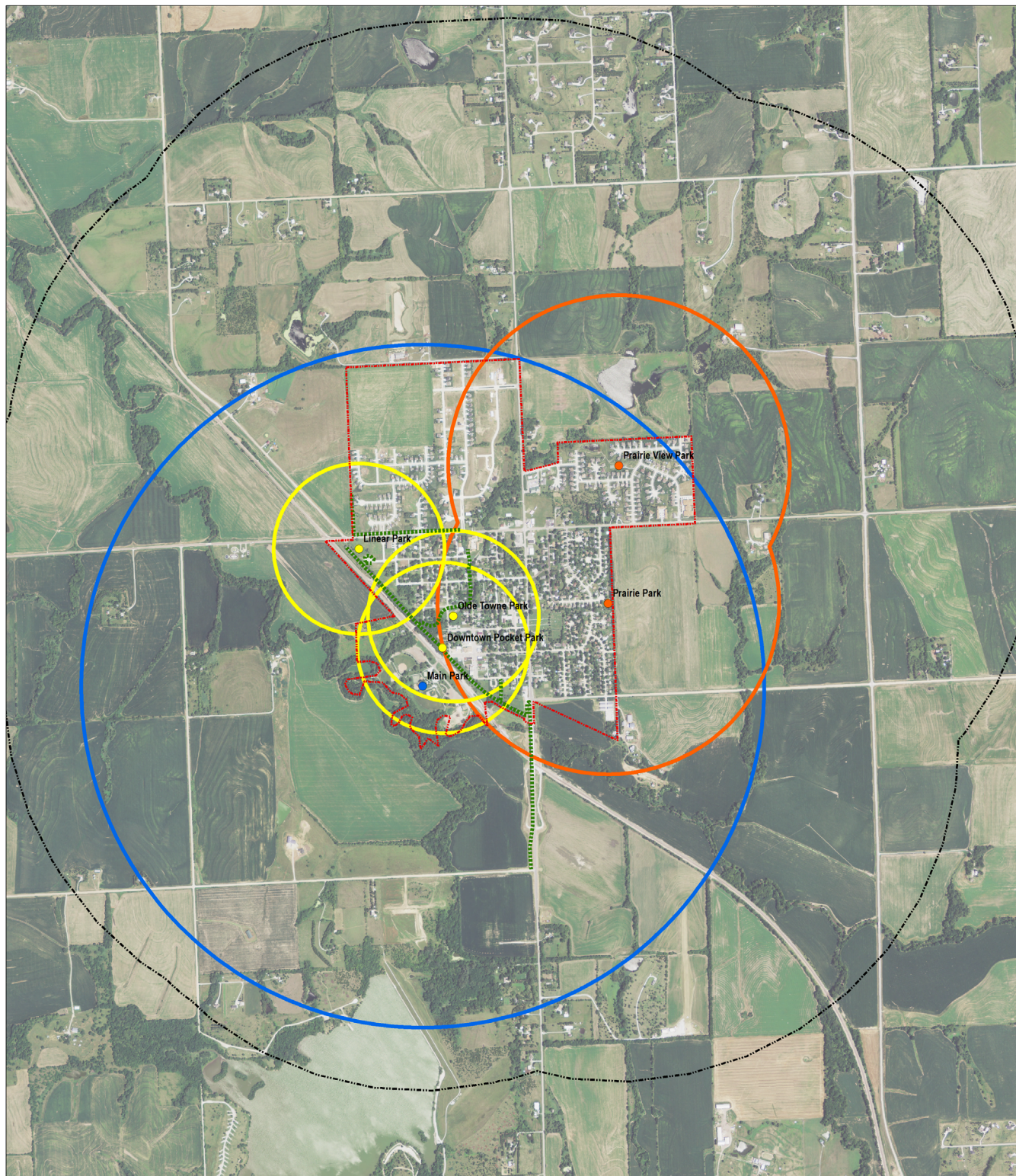
In sum, Hickman has approximately 40 acres of dedicated parks space within its corporate limits. Standards determine that 2.5 acres of park land be dedicated for every 100 persons in a community's population. Hickman's estimated 2014 population of 1,850 would require approximately 46 acres in dedicated park space.

While Hickman finds itself just under the standard for park space for its 2014 Census population, as development occurs in the growing community, park space should be added accordingly. Furthermore, improvements are necessary on connecting available park space to residential neighborhoods. New residential developments in the northwest portion of the community are under-served by park space. In lieu of dedicated park space directly in the area, park access can be improved with connectivity to existing parks. Additional park development will be further necessitated by the community's rapid growth rate.

Park connectivity can be vastly improved with dedicated trails throughout the community. The Hickman Trails Master Plan provides guidance for connecting community facilities and other assets; as well as providing regional trail connections. It's recommended that these connections be implemented. Policies need to be set requiring new developments to either provide trail connections or access as well as dedicated park space. Development fees, in lieu of either of these amenities, should be required.

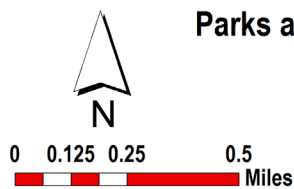


Map 1: Hickman Parks and Park Service Areas



### Legend

- |  |  |
|--|--|
| <span style="border: 1px dashed red; padding: 2px;"> </span> Corporate Limits                | <span style="border: 2px solid yellow; padding: 2px;"> </span> 1/4 mile Mini Park Service Area         |
| <span style="border: 1px dashed black; padding: 2px;"> </span> Extraterritorial Jurisdiction | <span style="border: 2px solid orange; padding: 2px;"> </span> 1/2 mile Neighborhood Park Service Area |
| <span style="color: yellow;">●</span> Mini Park  | <span style="border: 2px solid blue; padding: 2px;"> </span> 1 mile Community Park Service Area        |
| <span style="color: orange;">●</span> Neighborhood Park                                      | <span style="color: green;">----</span> Hickman Trails   |
| <span style="color: blue;">●</span> Community Park   |  |



### Parks and Park Service Areas Hickman, Nebraska

Created by: TC  
Date: April, 2016  
Revised: October, 2016  
Software: ArcGIS 10.2  
File: 121147.00  
This map was prepared and generated from source drawings supplied by J&E and/or other applicable city, county, federal, or public or private entities. J&E does not guarantee the accuracy of the map or the information depicted herein from maps. This is not a scaled plan.





The 2010 Hickman Regional Recreational and Event Complex Master Plan studies the potential for a future regional recreation park and event complex to meet the needs of the community and surrounding area. This study identified recreational opportunities based on the current park spaces and services offered in Hickman and explored options for meetings future recreation needs. The final concept took into account proposed a complex of approximately 100 acres in a manner that can be phased as funding and needs arise. The concept and potential sites for the complex are identified in the following graphics.

Figure 18: Proposed Recreation Complex Layout

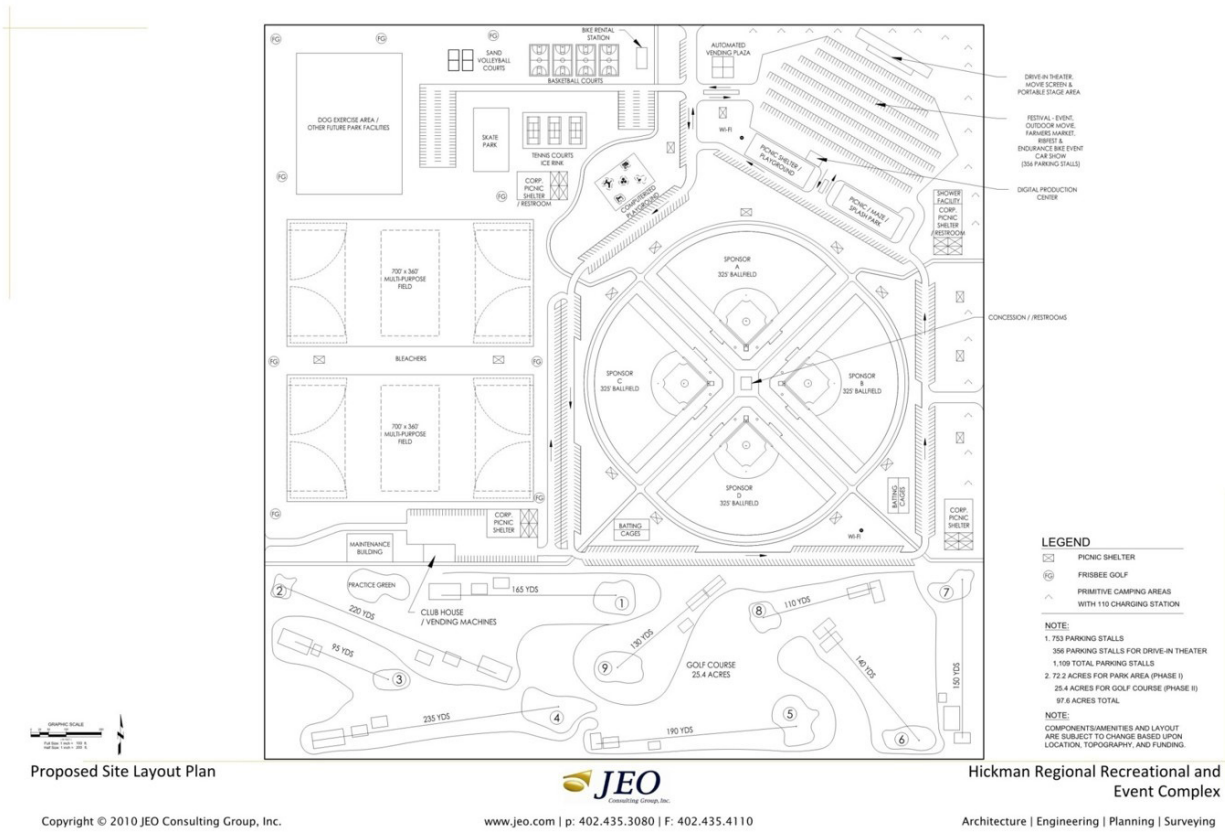
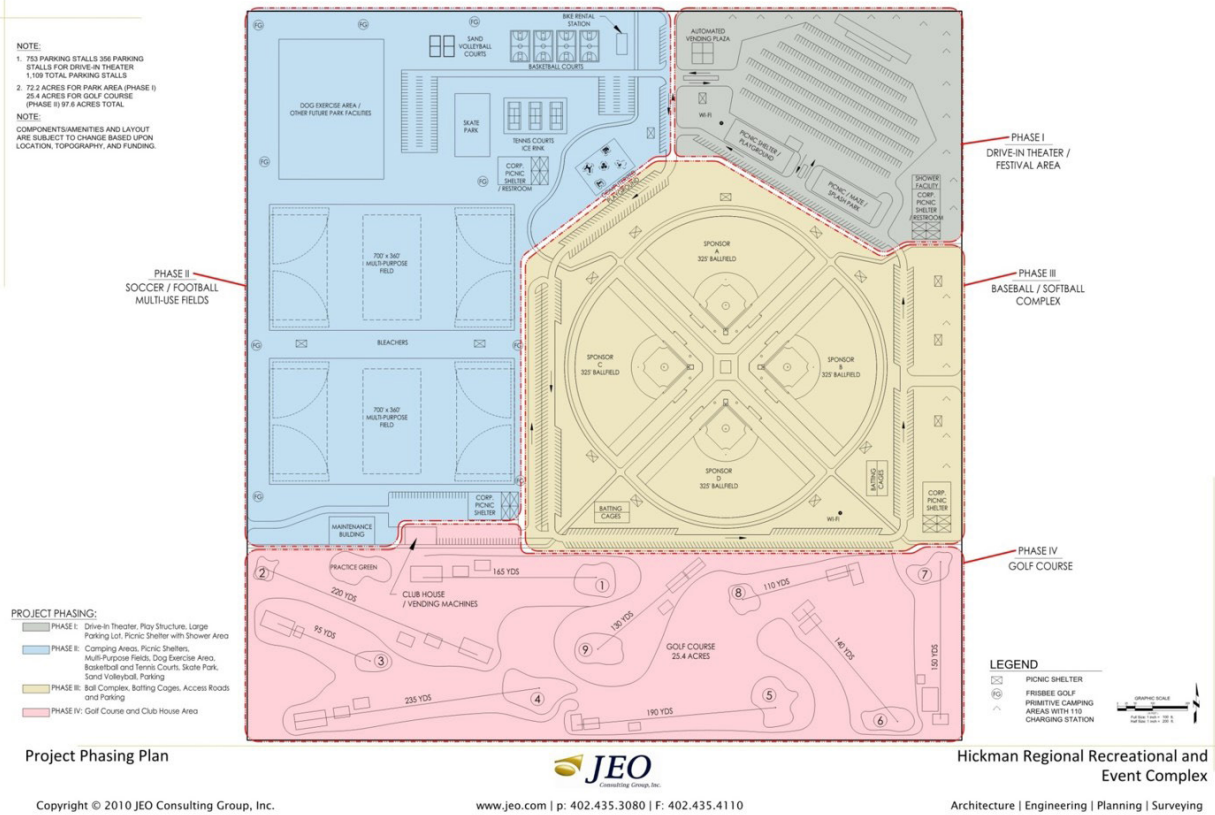
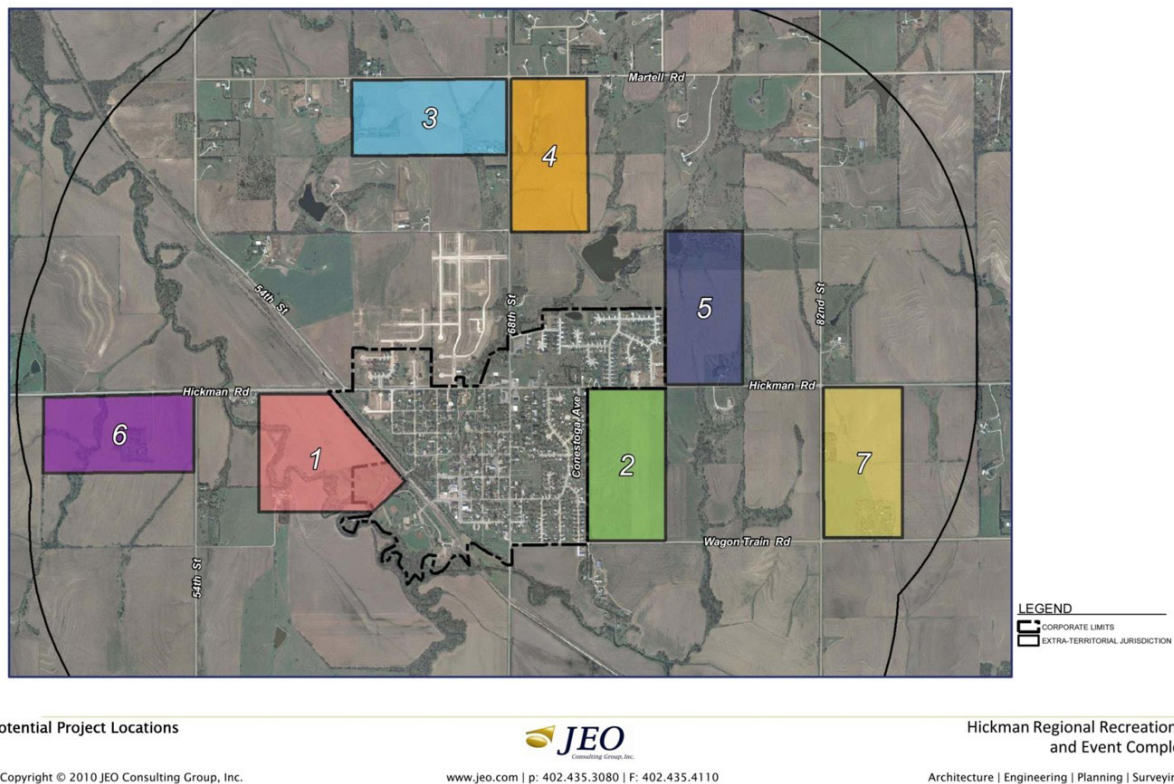


Figure 19: Proposed Recreation Complex Detail



Map 2: Proposed Recreation Complex Potential Locations



## State Recreation Parks

Two designated State Recreation Areas are found in the immediate vicinity of Hickman and provide a tremendous recreation option for residents. Wagon Train State Recreation Area and Stagecoach State Recreation Area both provide a draw to the Hickman area from surrounding populations.

### Wagon Train State Recreation Area

Wagon Train Recreation Area comprises 746 acres of land and a 315-acre lake two miles east of Hickman. The area offers boating, fishing, picnicking and a swimming beach and a one mile trail for hiking and biking.

Wagon Train offers 28 camping pads with 20-, 30-, and 50- amp electrical hookups and 80 non-pad sites without electricity. Water, vault toilets and a dump station are available to campers.

### Stagecoach State Recreation Area

Stagecoach State Recreation Area is a 195-acre lake surrounded by 607 acres of land one mile southwest of Hickman. Stagecoach offers fishing, boating, picnicking, and camping opportunities. A 412-acre area is open to hunting in season. The area offers good opportunities for pheasant, quail, and dove hunting, among other species.

Stagecoach offers 22 camping pads with 20-, 30-, and 50- amp electrical hookups, as well as 50 non pad sites without electricity. Water and vault-toilets are available to campers.

## Educational Facilities

### Public Schools<sup>1</sup>

The Norris School Districts consists of approximately 230 square miles in Gage, Otoe, and Lancaster Counties. As of 2016, the district is the 21st largest in the state among nearly 250 public school systems in Nebraska. The state of Nebraska rates Norris as a “GREAT” school district based on the state classification system, AQUESST.

Nine small communities are within the boundaries of the Norris School District;

- Roca
- Hickman
- Firth
- Cortland
- Panama
- Princeton
- Holland
- Cheney
- Rokeby

Norris School District 160 is named after Senator George Norris and was formed as a result of the merger of the Roca, Hickman, and Firth School Districts in 1964. Three more districts (Cortland, Panama, and Princeton) joined Norris the following year. In 2006, portions of the Rokeby and Cheney Class I Districts officially became part of the Norris School District.

The Norris School Campus is located south of Hickman off of the intersection of S. 68th Street and Princeton Road. The district is governed by a six-member Board of Education which has annually earned recognition as an Outstanding Board winner from the Nebraska Association of School Boards. The district boasts one of the highest student achievement indices in the state and one of the most efficient per-pupil costs. The district’s bonds enjoy a strong rating of Aa3 from Moody’s Investor Service rating scale, based on a very healthy economy and tax base, with a value per capita that far exceeds the U.S. median.

<sup>1</sup><http://www.norris160.org/district>



The 160-acre campus consists of Norris Schools District Administration Offices, Norris Elementary, Intermediate, Middle, and High Schools; along with athletic facilities. Norris is the single largest, unified PK-12 campus in the state. All campus schools boast secure access entrances and video surveillance. The high school west side was also renovated in 2012-13 including expansion of industrial technology, agriculture, and instrumental music spaces.

### **Norris Elementary School**

Norris Elementary School includes grades preschool through second grade. The school has a Title I program in reading and mathematics, a special education program, and opportunities for high ability learners. Approximately 600 students attend Norris Elementary.

### **Norris Intermediate School**

Norris Intermediate School consists of grades three through five. Approximately 500 students attend Norris Intermediate School.

### **Norris Middle School**

Norris Middle school consists of grades six through eight. The school operates on a modified, intensive block schedule. In addition to core classes, numerous elective and exploratory classes are offered at each grade level. The Middle School embraces a developmentally appropriate and research-based methodology to promote attainment of individual learning goals for all students. Enrollment at Norris Middle School is approximately 650 students.

### **Norris High School**

Norris High School is a Nebraska Class B School for grades nine through twelve with an enrollment approaching 700. The high school has recently undergone renovation to create an expanded Fitness Center.

In addition to core courses, the high school offers advanced placement (AP) and college credit coursework in various subject areas through partnership agreements with Southeast Community College, Nebraska Wesleyan University, and Peru State. District ACT scores and percentage of student body meeting college ready benchmarks strongly surpass state and national averages. In addition, Norris High School includes an extensive co- and extra-curricular program. Nearly 90% of Norris graduates go on to immediately enroll in post-secondary programs, with four-year college and university enrollment being the most common destination of graduates.



## Fire and Police Protection Facilities

### Hickman Rural Fire and Rescue

Hickman Rural Fire and Rescue is a volunteer department consisting of 25 volunteer firefighter and EMT's. The Department is located at 630 Chestnut Street near the intersection of S. 68th Street and Hickman Road. The growing district is in need of a new facility.

### Lancaster County Sheriff

By contract with the City of Hickman, the Lancaster County Sheriff's office provides law enforcement for the Hickman community. The Lancaster County Sheriff's Office is responsible for a full range of law enforcement and court-related duties. The Sheriff's Office is staffed by 102 employees including 77 commissioned deputies. The majority of deputies are assigned to the Patrol Division and respond to emergency and routine calls for service in addition to conducting self-initiated prevention and detection of law violations, investigate criminal activity and traffic accidents, and perform coroner's duties. The rest perform more specialized duties such as major crime investigation, service of civil process, drug offense investigation, D.A.R.E., crime prevention and education, training, court security, and the extradition of prisoners from other states.

## City Buildings

### City Hall

Hickman City Hall is currently located in a temporary facility at 114 Locust Street in Downtown Hickman. A permanent facility is under construction at the shared location of the new Hickman Community Center at 115 Locust Street. City Hall consists of the following services:

- City Clerk/ Treasurer
- Public Works and Parks Department
- Lancaster County Sheriff Substation
- City Administrator
- City Zoning Administrator

### Hickman Reading Centre

The Hickman Reading Centre is comprised of traditional library services along with the Lincoln City Libraries' Bookmobile service. The Reading Centre is temporarily located at 103 Locust Street and will be a prominent part of the new Community Center.

### Hickman Community Center

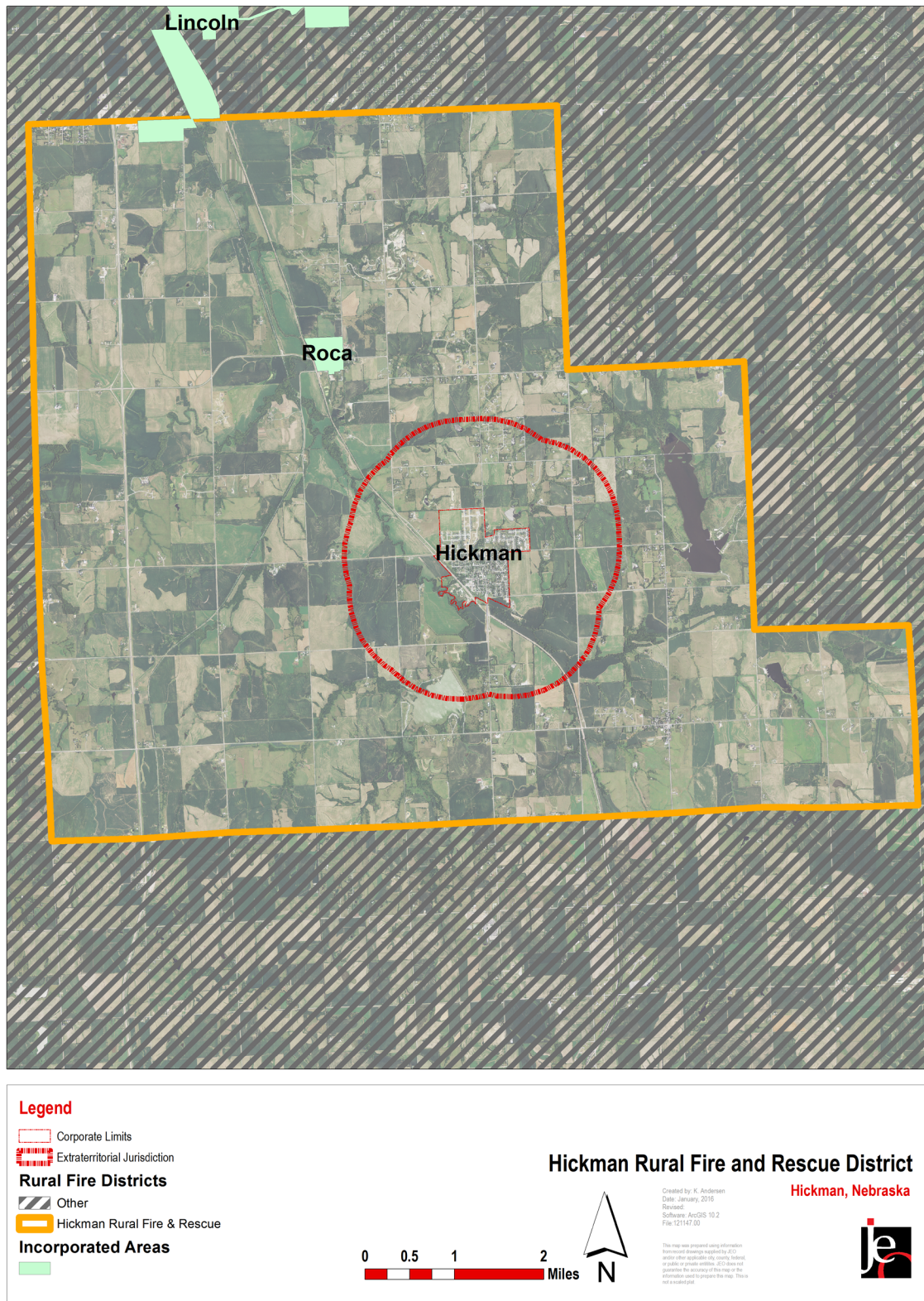
The new Hickman Community Center is currently under construction at 115 Locust Street in Downtown Hickman. The nearly 20,000 square foot facility will consist of 8,500 square feet of multi-purpose space with 8,400 square feet of office and meeting space and over 2,000 square feet of second floor storage. The facility will share office space with the City of Hickman and feature a full kitchen and athletic facilities. The Community Center will also be the location of the Hickman Reading Centre.

### City Maintenance Facilities

Hickman City Maintenance facilities are located within several buildings throughout the community. The main utility building is located at 5th and Walnut Streets in Hickman. The majority of city maintenance equipment is stored in this building. A parks and recreation maintenance building is located within Hickman City Park, near 2nd and Main Streets.



Map 3: Hickman Rural Fire and Rescue District





## Public Utilities

The following public utility services are available in Hickman. Residents are encouraged to contact City Hall for a current listing of utility providers in the area.

- Natural gas
- Electric
- Cable/Satellite Television
- Telephone (Cellular and Landline)
- Internet
- Water
- Sewer
- Garbage pickup
- Recycling drop-off

## Health Facilities

### Hospital

While no full-service hospitals are available in Hickman, the community's close proximity to the City of Lincoln provides several options for hospital care and service within a short distance.

### LifePointe Urgent Care Center

LifePointe Urgent Care Center is located at 7501 S. 27th Street in Lincoln. A service of the Bryan LGH medical system, LifePoint provides a medically-based approach to health and wellness for guidance, counseling and training as well as urgent care services.

### BryanLGH East Campus

The Bryan East Campus offers a range of clinical services, inpatient and outpatient health services, and an emergency department. The Bryan East Campus is located at 1600 S. 48th Street in Lincoln.

### BryanLGH West Campus

Located in Lincoln at 2300 S. 16th Street, Bryan West offers a range of clinical services, inpatient and outpatient care, rehabilitation services, and an emergency department.

### CHI Health - Saint Elizabeth Regional Medical Center

Saint Elizabeth's is located in Lincoln at 555 S. 70th Street. As a full-service medical center, the facility offers inpatient and outpatient care, clinic offices, and an emergency department.

### Nebraska Heart Institute

The Nebraska Heart Institute, at 7440 S. 91st Street in Lincoln, offers a comprehensive program of cardiology and heart-related services. The institute is a clinical and surgical center focused on heart-health.

### **Assisted Living Centers**

Haven Manor, at 730 Larkspur Drive in Hickman offers independent and assisted living opportunities for area Seniors utilizing 32 living units and full-service dining and entertainment facilities. Beyond living services, Haven Manor also offers short-term care, adult day care, memory care, and hospice care services.

### **Dental**

Dental services available in Hickman include:

- Family First Dental – 650 Chestnut Street, #2
- Ronald D Ogden, PC – 323 Walnut Street

### **Chiropractic**

Complete Chiropractic and Wellness Center offers chiropractic services at 637 Village View in Hickman. Massage therapy is also offered at this location.

### **Physical Therapy**

Physical therapy services available in Hickman include:

- Hickman Physical Therapy - 18780 S. 68th Street
- Peak Physical Therapy - 101 Locust Street

## **Public Works**

The purpose of the Public Works Department is to promote and oversee the operation, construction, and maintenance of the city's infrastructure. The City of Hickman currently provides the following public services to its residents:

- Water treatment, distribution, and storage
- Sanitary sewer collection and treatment
- Street maintenance
- Electrical distribution

### **Water System**

A new water treatment plant was completed in 2010. A second water tower will be added to help service the city's growing population. Water utilities are billed monthly and operated by the city of Hickman. A utility payment drop box is located at the front of the City Office for making non-cash utility bill payments after hours.

The Hickman water system has a rated capacity of 0.351 mgd (million gallons per day) with an average daily use of 0.160 mgd. The water supply is served by wells located 3.5 miles south of the community. The distribution system has been built in stages and ranges in size from 4" to 10" diameter distribution mains. The storage facility is a 300,000 gallon water tower, built in 1977. Plans for an additional water tower are currently underway.

### **Wastewater System**

A new sewage treatment plant was completed in 2008. An ultraviolet filtration system was added in 2013. Electric, water and sewer utilities are billed monthly and operated by the City of Hickman. Bills are sent on the last business day of each month. Meters are read on or near the 20th of the month. There is a Utility Service Application process and a meter deposit on approved utility accounts before service is put into a customer's name.

Hickman's Sanitary Sewer System has a rated capacity of 0.630 mgd with a peak demand of 0.215 mgd and average daily flow of .300 mgd. This flow rate is higher than average for a community the size of Hickman. The above-average flows are likely due to infill and infiltration issues. It is estimated that the current system has the capacity to serve a population of 5,000 in Hickman. A replacement or additional wastewater clarifier is a needed investment to the current treatment facility.

A 2016 Wastewater Collection System Evaluation was adopted prior to the adoption of this Comprehensive Plan. The recommendations of this study determine needed investments to serve expanding development on the periphery of the community. One initial result of the study is recommendation for inflow and infiltration improvements and stormwater management to ease demands on the wastewater system.

### **Electrical Distribution System**

Hickman has interconnects with two major public power districts; Norris Public Power District and Nebraska Public Power District. The electrical distribution system, water and sewer utilities are billed monthly and operated by the City of Hickman. The system serves approximately 800 customers with a peak demand of 1,770 kW with a total generation capacity of 11 MW.

## **[section 2.6]**

# **EXISTING LAND USE**

The purpose of examining the current land use of a community is to establish an understanding of its previous growth and development while analyzing the compatibility of adjacent land uses. Existing land uses are defined by how a specific parcel of land is being utilized and does not take into account future land use or current land ownership.

## **Existing Land Use Categories**

### **Single Family Residential**

A parcel of land with a residential structure occupied by one family, such as a traditional home on its own lot, surrounded by yards on all sides.

### **Attached Residential**

A parcel of land containing a structure being utilized by two adjoining households sharing a similar structure.

### **Multi-Family Residential**

A parcel of land containing a singular structure being utilized by more than two households and may be characterized by shared common space.

### **Commercial**

A parcel of land containing a commercial business use which may sell a good or service.

### **Industrial**

A parcel of land containing a commercial use involved in manufacturing, packing, storage, or assembly of products.

### **Public/Quasi-Public**

A parcel of land owned, maintained, or controlled by a federal, state, or local governmental entity, which may be available for public use. The parcel may contain a use that is generally under the control of a private, religious, or non-profit entity that provides a social benefit to the community as a whole.

### **Agriculture**

A parcel of land that is not intended for development and is currently used for low intensity agricultural uses

### **Vacant**

A parcel of land that is undeveloped, whether by intention or environmentally restricted by hydrology, terrain, or access.

### **Park**

A parcel of land containing public or private land available for recreational, educational, cultural, or aesthetic use.

## **Existing Land Use Analysis**

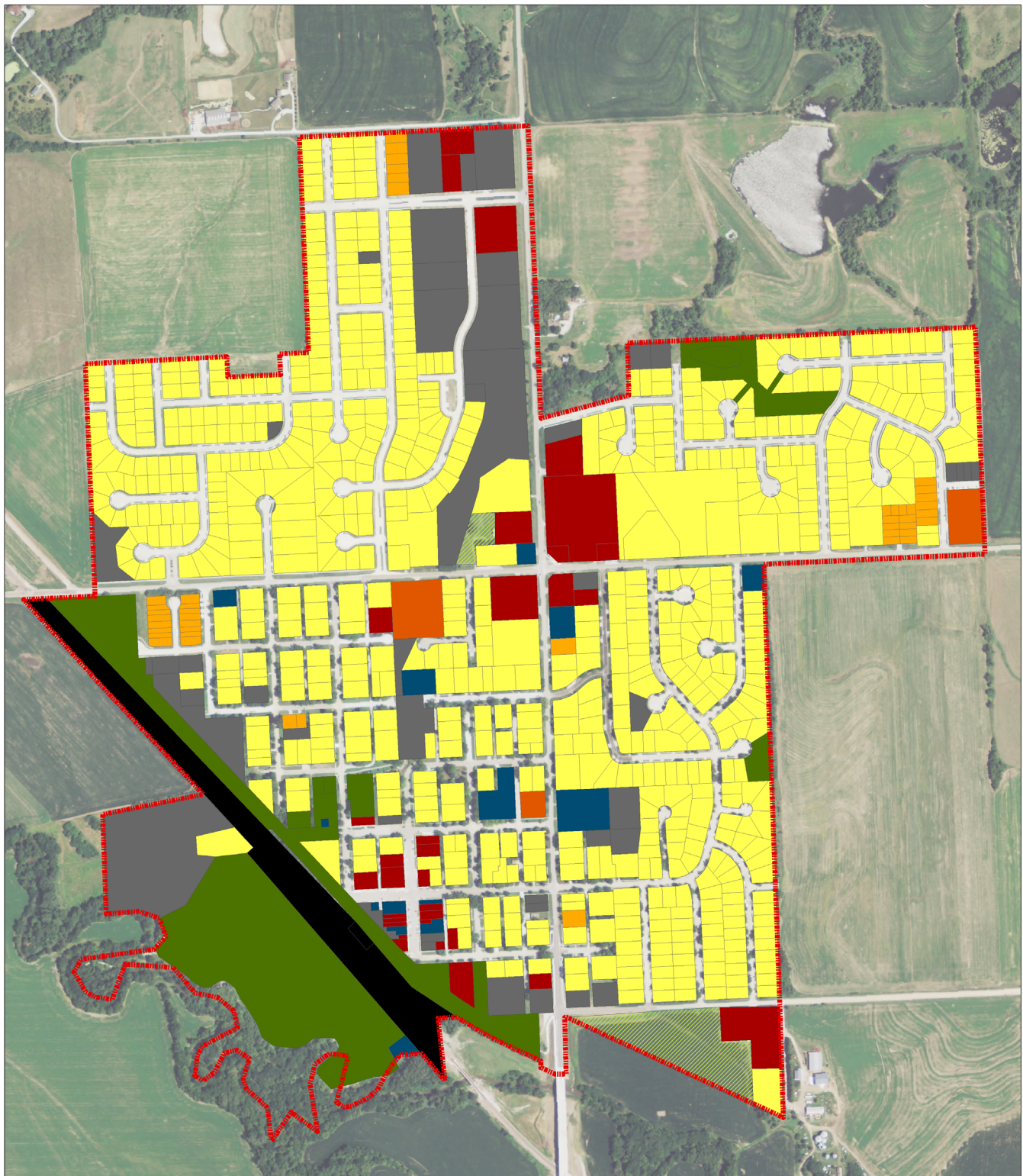
Like most communities, the vast majority of Hickman's land use is dedicated towards single-family residential parcels. However, as the community continues to grow, it must remain cognizant of the resources and infrastructure commitment that comes with continued development of single-family residences. In order to maintain Hickman as a compact, connected, walkable community, the community must facilitate redevelopment opportunities and innovative development patterns.

The most glaring issue is the lack of commercial and industrial land uses available in the community. As Hickman looks to establish more of a local economy, appropriate land uses must be identified in key corridors to accommodate any investment and growth in these areas. Multi-family residential opportunities are also scarce in Hickman's land utilization. For a community with a great need for housing development at diverse price points and styles, multi-family units can be an efficient investment; utilizing minimal land availability to achieve a high number of housing units.

Much of the over 11% of vacant land within Hickman's corporate limits are attributed to vacant lots and outlots in new subdivisions. Any vacant lots in Commercial or Industrial zoned areas should be prioritized for development in these fields.



Map 4: Hickman Existing Land Use, October 2016



### Legend

Corporate Limits

### Existing Land Use

- Single Family Residential
- Attached Residential
- Multi Family Residential
- Commercial
- Railroad

- Public/Quasi-Public
- Park
- Agriculture
- Vacant

0 0.05 0.1 0.2 Miles

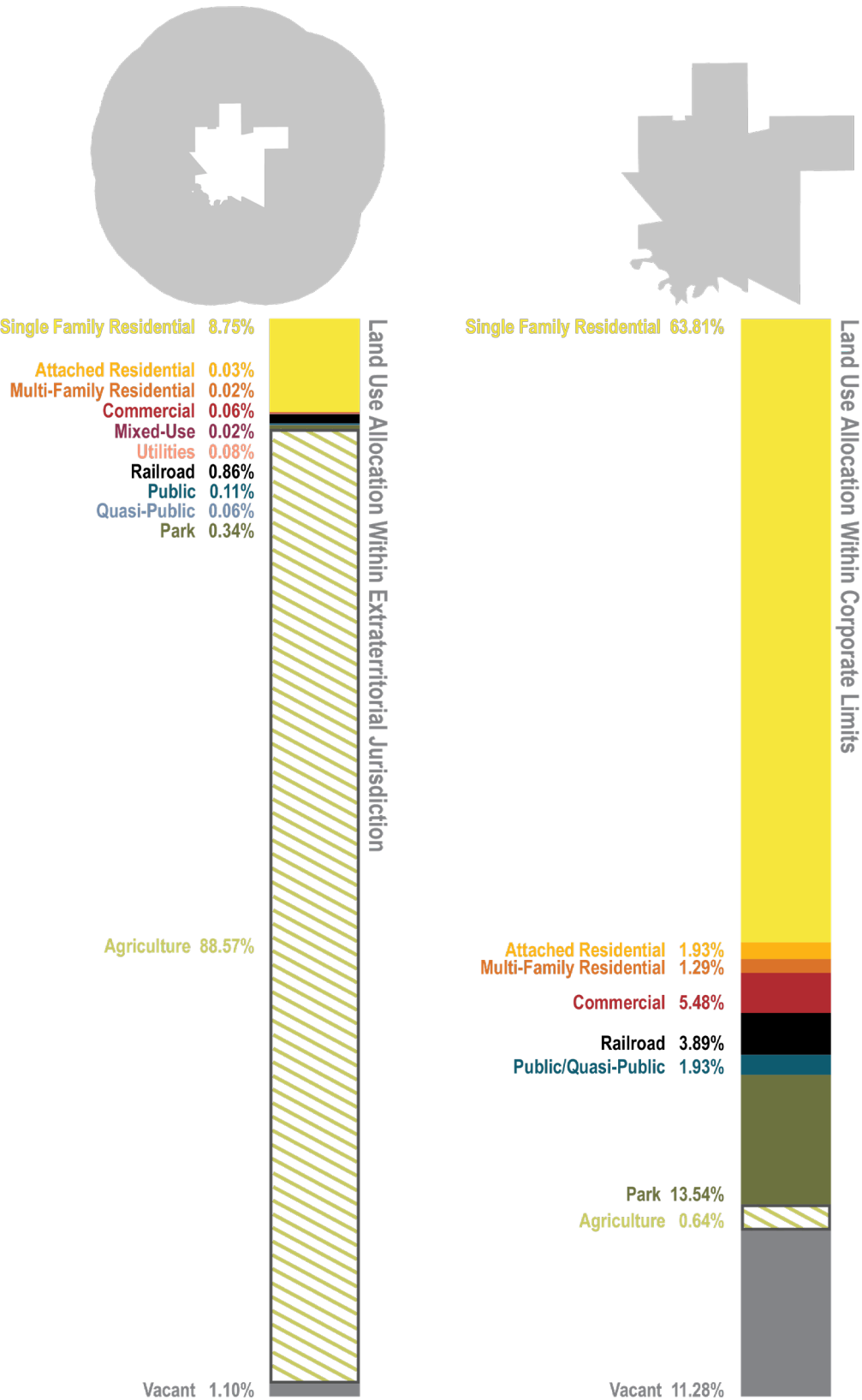


### Existing Land Use Hickman, Nebraska

Created by: TC  
Date: Month, 2015  
Revised: Month, 2015  
Software: ArcGIS 10.2  
File: 121147.00



Figure 20: Hickman Land Use Allocation



Lincoln/Lancaster County  
Geographic Information Systems



[section 2.7]

## ENVIRONMENTAL CONDITIONS

Environmental conditions can prove to be both a benefit or a constraint to community growth. In this section, the conditions impacting growth and development are identified and described.

### Wellhead Protection Areas

The Nebraska Department of Environmental Quality (NDEQ) regulates groundwater quality and quantity. NDEQ helps assist local municipalities with protecting their drinking water supply with the development of the Nebraska Wellhead Protection Act (WPA) Program. In 1998, Nebraska Legislature passed LB 1161 (Neb. Rev. Stat. §46-01501 to 16-1509) authorizing the Wellhead Protection Act.

Wellhead Protection Areas were delineated with community safety in mind. Both subdivision and municipal wells serve its populations and pose a larger threat to public safety if contaminated. The ultimate goal of the WHP Program is to protect land and groundwater surrounding public drinking water supply wells from contamination.

The WHP Program provides the following in accordance with federal laws:

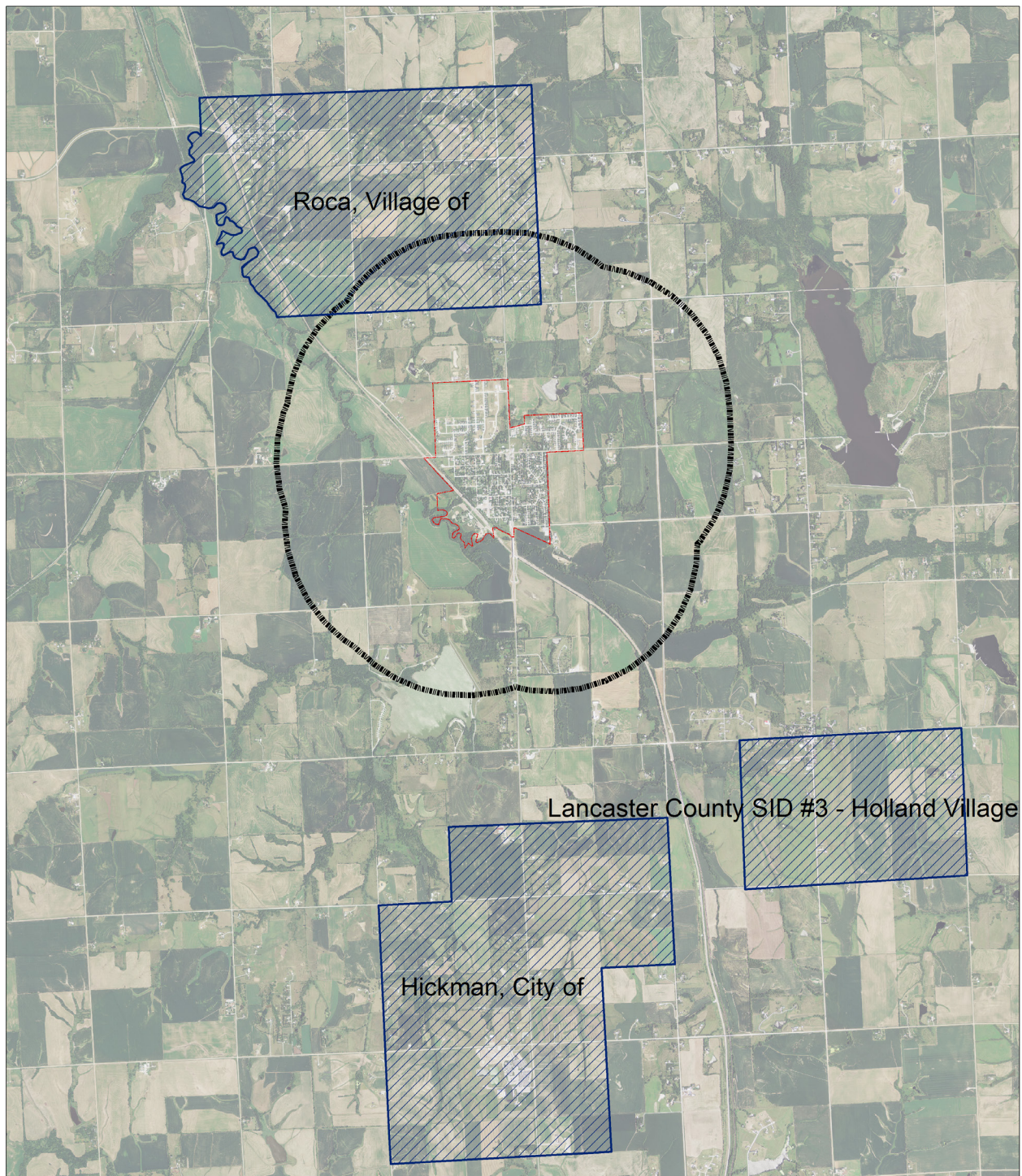
1. Duties of the governmental entities and utility districts
2. Determines protection area
3. Identifies contamination sources
4. Develop a containment source management program
5. Develop an alternative drinking water plan
6. Review contaminated sources in future wellhead areas
7. Involve the public

The approaches of Nebraska's WHP Program are to:

1. Prevent the location of new contamination sources in Wellhead Projection Areas through planning
2. Minimize the hazard of existing contamination sources through management
3. Provide early warning of existing contamination through ground water monitoring

The Wellhead Protection Area is a defined region with restrictive land use regulations to prevent potential contaminants from locating in sensitive areas. The boundaries are delineated by a time of travel cylindrical displacement calculation. The boundary is mapped by NDEQ so communities can apply zoning regulations to the district.

Map 5: Wellhead Protection Areas



## Legend

- Corporate Limits
- Extraterritorial Jurisdiction
- Wellhead Protection Areas

0 0.375 0.75 1.5  
Miles



## Wellhead Protection Areas

Created by: K. Anderson  
Date: January, 2016  
Revised:  
Software: ArcGIS 10.2  
File: 121147.00

Hickman, Nebraska

This map was prepared using information from aerial photography supplied by ACD and/or other applicable city, county, federal, or public or private entities. ACD does not guarantee the accuracy of this map or the information used to prepare the map. This is not a scaled plan.

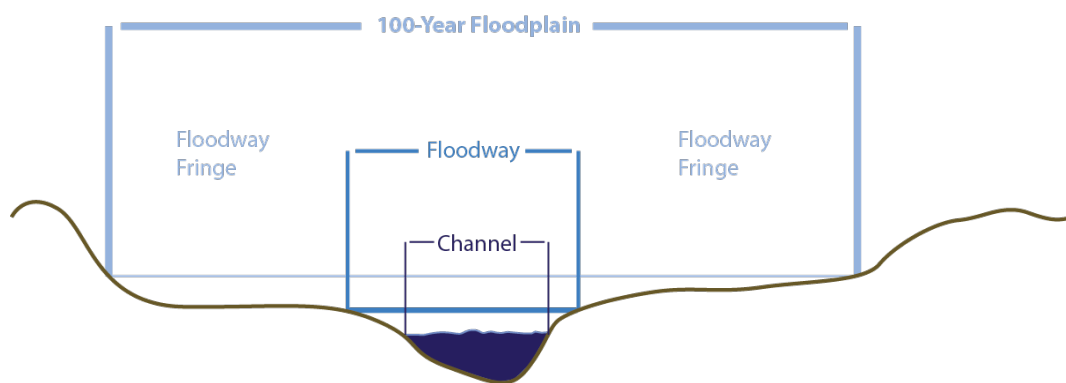




## 100-Year Floodplain

Hickman is significantly impacted by floodplain throughout and around the community. The drainage basin of the Hickman Branch of Salt Creek impacts the southwestern portion of the city's corporate limits and a significant portion of Hickman's zoning jurisdiction. A floodplain includes the floodway, a one (1.0) percent annual chance of flooding event (100-year floodplain), and 0.2 percent chance of flooding event (500-year floodplain). Through the Federal Emergency Management Agency's (FEMA) Flood Hazard Mapping Program (FHMP), and the Risk Mapping Assessment and Planning (MAP), FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.

Figure 21: Floodplain Diagram



### Floodway

As FEMA defines, a floodway is not only the existing water channel but also “other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevations more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations.”

### 1% Annual Chance of Flooding

The one percent chance of annual flooding is commonly known as the “100-year floodplain.” This describes an area where a one percent chance of flooding may occur annually within the boundary. This area is mapped by categories 1%-A and 1%-AE. Both are considered within the 100-year floodplain. 1%-AE areas are considered to be more precise, including Base Flood Elevations (BFE's), whereas 1%-A areas are determined using approximate methodologies.

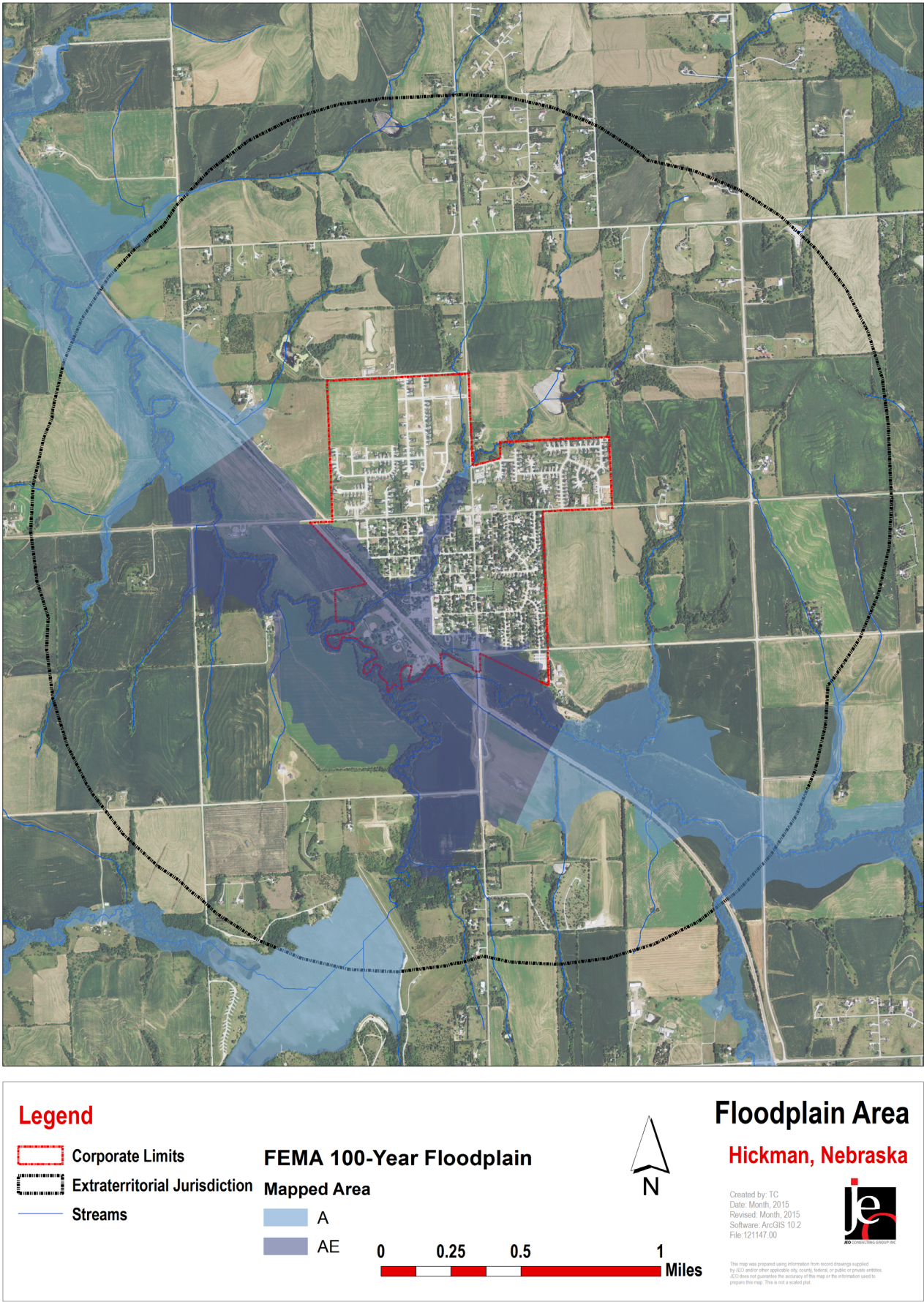
### 0.2% Annual Chance of Flooding

Two-tenths of one-percent chance of annual flooding is commonly known as the “500-year floodplain.” In these areas there lies a two-tenths of one-percent chance of flooding in any given year.

### Floodplain Map

A floodplain map is a dynamic document. The areas indicated are often updated as FEMA updates their studies. Amendments to hazard areas may not be represented on Map 6. Property owners within or near floodplain boundaries have options for removal or amendment of the designation. Owners may submit a Letter of Map Change if they believe their property has been inadvertently mapped in Special Flood Hazard Areas. Property owners near the boundaries may want to verify that their property is not within a special flood hazard area when developing or selling the property to avoid infringing upon the hazardous zones or affecting nearby properties.

Map 6: Hickman Floodplain Area





[section 2.8]

## ENERGY ELEMENT

The Energy Element is a required component of the Comprehensive Plan by State Statute. It allows the city to analyze its current energy use and explore opportunities for energy efficiency and the opportunity for renewable energy sources. Hickman's Energy Element was adopted in 2015 and has been incorporated into this Comprehensive Plan.

### Introduction

Energy plays a crucial role in nearly every aspect of our lives. It is used to grow our food, to move us from place to place, to light our homes, and to make the products we buy. The vast majority of our energy is currently supplied by fossil fuels, which are finite resources. Federal regulations are tightening emission rules for power plants, thus increasing the cost of using fossil fuels. By planning for energy, Hickman can save money, have a more resilient economy, conserve natural resources and the environment, and be better prepared for the future

### Acknowledgments

This energy element was created using data and graphics from the following sources:

The Nebraska Energy Office  
National Renewable  
Energy Laboratories (NREL)  
U.S. Department of Energy (DOE)  
Nebraska Public Power District (NPPD)  
Norris Public Power District (Norris PPD)  
Social Explorer  
AWS Truepower  
U.S. Energy Information Administration (EIA)  
American Wind Energy Association  
U.S. Environmental Protection Agency  
Eastern Interconnection States' Planning Council (EISPC)  
American Community Survey  
International Renewable Energy Agency

## Nebraska Energy Policy Overview

### Nebraska Legislation LB997

In 2010, Nebraska Legislators passed LB 997 requiring comprehensive plans to include an energy element. Energy elements are required to have three components:

1. Energy infrastructure and energy use by sector
2. Utilization of renewable energy sources
3. Energy conservation measures that benefit the community

The following energy element is included within Hickman's Comprehensive Plan in order to fulfill the requirement of LB 997.

#### Nebraska Energy Plan

The 2011 Nebraska Energy Plan outlines 14 strategies for the state to consider in meeting the following objectives:

1. Ensure access to affordable and reliable energy for Nebraskans to use responsibly
2. Advance implementation and innovation of renewable energy in the state
3. Reduce petroleum consumption in Nebraska's transportation sector.



These strategies include:

- Continue support of Nebraska's unique public power system
- Increase opportunities for demand-side energy management and energy efficiencies
- Maximize the investment in Nebraska's coal plants
- Expand Nebraska's nuclear power generation capacity
- Increase opportunities for industrial and municipal waste-to-energy projects
- Optimize the use of Nebraska's water resources for hydroelectric power generation
- Improve municipal water and wastewater management strategies and water quality
- Continue building Nebraska's wind energy through public-private partnerships
- Increase opportunities for methane recovery from agricultural and community biomass resources
- Increase opportunities for woody biomass in Nebraska
- Support distributed generation of renewable technologies
- Increase ethanol production, blended and delivered across Nebraska and to markets outside the state
- Increase development and use of other alternative fuels
- Diversify and expand opportunities for renewable diesel in Nebraska

### Energy Codes

Under §81-1608 to 81-1616, the State of Nebraska 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. If a community or county does not adopt an energy code, the Nebraska Energy Office will still enforce the Nebraska Energy Code in the jurisdiction. The purpose of the Code, under §81-1608, is to insure that newly built houses or buildings meet uniform energy efficiency standards. The statute finds that:

*there is a need to adopt the International Energy Conservation Code in order (1) to ensure that a minimum energy efficiency standard is maintained throughout the state, (2) to harmonize and clarify energy building code statutory references, (3) to ensure compliance with the National Energy Policy Act of 1992, (4) to increase energy savings for all Nebraska consumers, especially low-income Nebraskans, (5) to reduce the cost of state programs that provide assistance to low-income Nebraskans, (6) to reduce the amount of money expended to import energy, (7) to reduce the growth of energy consumption, (8) to lessen the need for new power plants, and (9) to provide training for local code officials and residential and commercial builders who implement the International Energy Conservation Code.*

The Code applies to all new buildings, as well as renovations of or additions to any existing buildings. Only those renovations that will cost more than 50 percent of the replacement cost of the building must comply with the Code. There are exceptions to the Nebraska Energy Code including: buildings that are neither heated nor cooled, buildings registered as a historic place, or buildings with very low average energy use. Visit the Nebraska Energy Office website to see all the rules, regulations, and exceptions regarding the Energy Code. Hickman should explore the opportunity of adopting an updated energy conservation code.

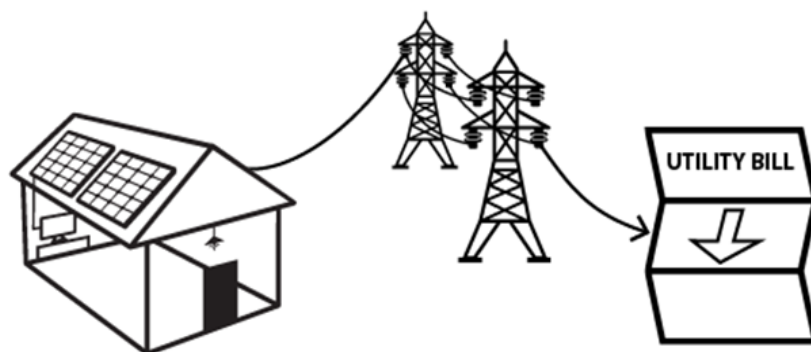
### Nebraska Legislation LB436 - Net Metering

The Nebraska Legislature passed LB436 which allows for net metering. Net metering is the process in which a citizen has the opportunity to generate their own energy and when they generate excess energy, that energy is fed back into the grid. The utility company then purchases the energy from the customer through "credits". Net metering was found to be in the public interest because it

encourages customer-owned renewable energy resources. It can also stimulate economic growth, encourage diversification of the energy resources used, and maintain the low-cost, reliable electric service for the State of Nebraska.

As of December 31, 2013, Hickman's electricity provider, Norris PPD has 20 net metering qualified facilities with total generating capacity of 163.23 kilowatts. The total estimated amount of energy produced by these customer generators in 2013 was 96,989 kilowatt-hours (kWh).

Figure 22: **Net Metering**



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

Nebraska's easement provisions allow property owners to create binding solar and wind easements in order to protect and maintain proper 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.

For summaries of additional programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website:

<http://www.dsireusa.org/incentives/index.cfm?re=0&ee=0&spv=0&st=0&srp=1&state=NE>

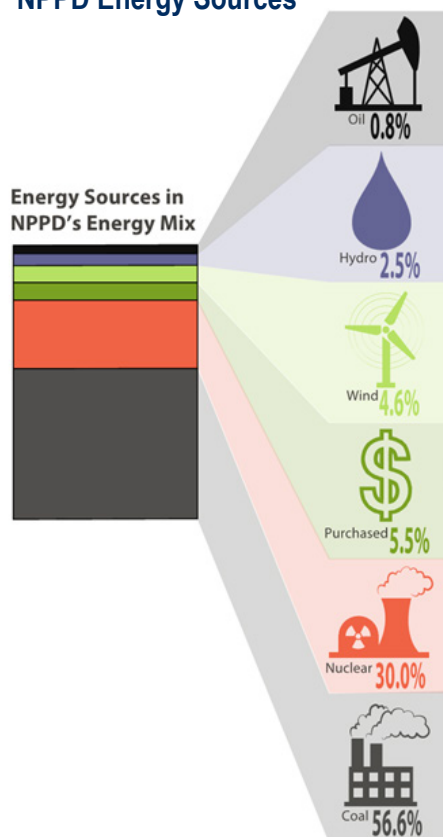
## **Energy Infrastructure**

### **Local Utility Providers**

The City of Hickman owns and operates its own electrical system. Hickman is supplied with wholesale electricity from Norris Public Power District (Norris PPD). Norris PPD is supplied by Nebraska Public Power District (NPPD).

As seen in figure 2, 56.6% of NPPD's electricity generation comes from coal. The emissions from coal and other fossil fuels have been linked with air pollution; despite this, coal will likely be a large part of NPPD's electricity equation for many years to come because it is cheap, reliable, and abundant. At least 37.1% of NPPD's electricity generation comes from sources that produce little to no carbon dioxide emissions (nuclear, wind, hydro). As concerns for air quality increase, there will likely be a push to rely more on these low carbon dioxide emitting technologies for energy.

Figure 23: NPPD Energy Sources



## Hickman Energy Use

Examining energy use data establishes a baseline from which to create goals and objectives. Table 1 shows Hickman's electricity consumption from 2010 to 2013. Total electricity consumption increased 5.33% from 2010-2013. This increase is consistent with the trend for the State of Nebraska. Electricity use is increasing statewide as population increases and more electronic devices become common in homes and businesses.

In 2013, the city began to include the consumption from streetlights into municipal use, which explains the large percentage change from 2010-2013. The City of Hickman should strive to set an example for its citizens by continuing to improve its energy efficiency. The City of Hickman and its residents can improve energy efficiency by following the goals and strategies described later in this energy element.

Table 1: Hickman Energy Use

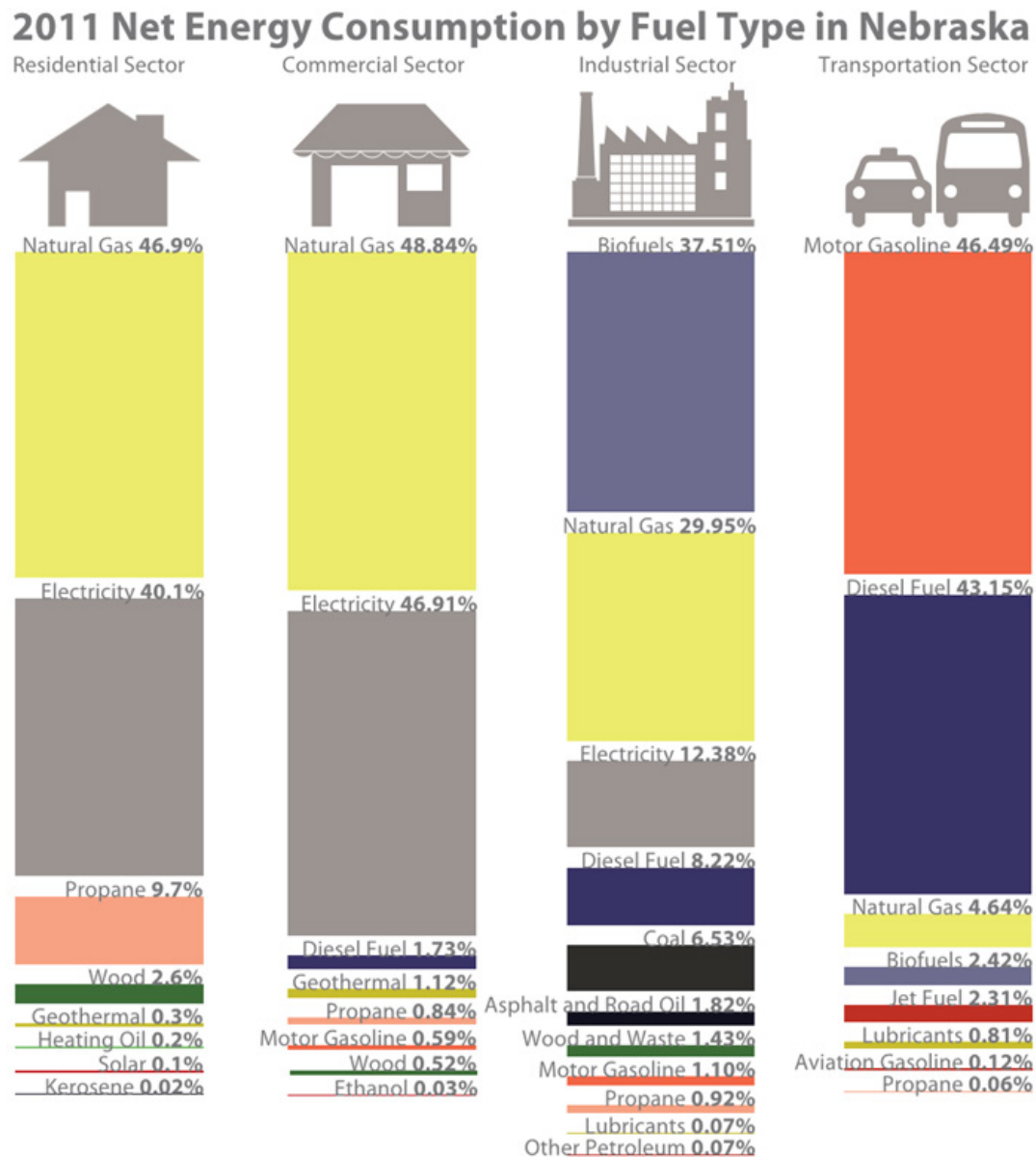
City of Hickman, Nebraska - Energy in kWh by Year and Sector					
Sector	2010	2011	2012	2013	% Change
Residential	8,715,367	8,681,120	8,461,325	9,213,443	5.71%
Commercial	1,180,521	1,148,343	1,177,692	1,203,093	1.91%
Industrial	925,280	889,520	867,360	901,920	-2.52%
Municipal	59,990	59,177	67,089	142,524	137.58%
Total	10,881,158	10,778,160	10,573,466	11,460,980	5.33%

Data for Table 1 provided by the City of Hickman

## Nebraska Energy Statistics

The following Nebraska energy consumption data is used as consumption data by fuel type was not available for Hickman. Figure 24 shows the net energy consumption by fuel type in the residential, commercial, industrial, and transportation sectors. A majority of the energy spent in the residential and commercial sectors in the form of natural gas and electricity is for heating, cooling, and lighting buildings. The industrial sector relies on biofuels for 37.51% of its energy consumption.

Figure 24: Nebraska Energy Consumption by Fuel Type

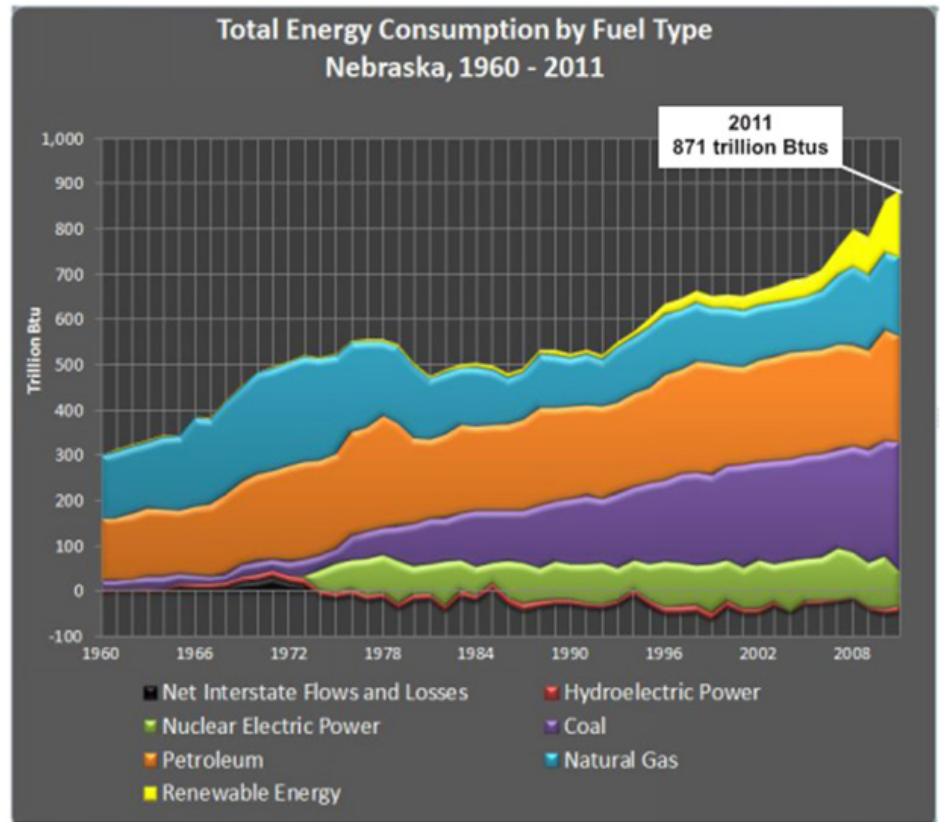


Data for Figure 24 is from the Nebraska Energy Office.



As shown in Figure 25, Nebraskans rely on fossil fuels for an overwhelming majority of their energy needs. Energy consumption continues to increase from year to year with Nebraskan’s consuming 871 trillion BTUs in 2011. Natural gas and renewable energy consumption are expected to increase in the future as concerns for emissions increase and as these sources become more economical.

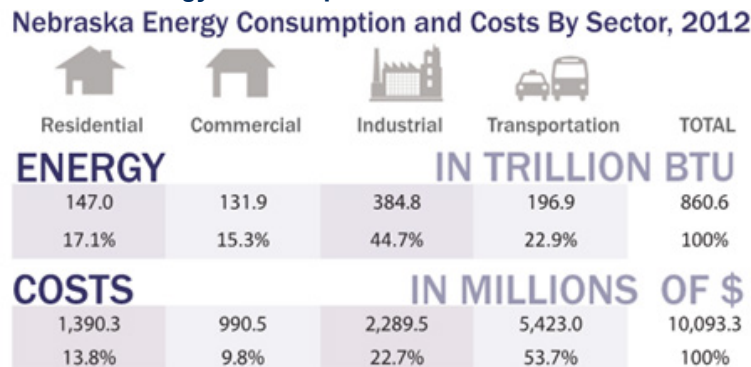
Figure 25: **Nebraska Historical Energy Consumption by Fuel Type**



Sources: State Energy Data Report. Energy Information Administration, Washington, DC.  
Nebraska Energy Office, Lincoln, NE.

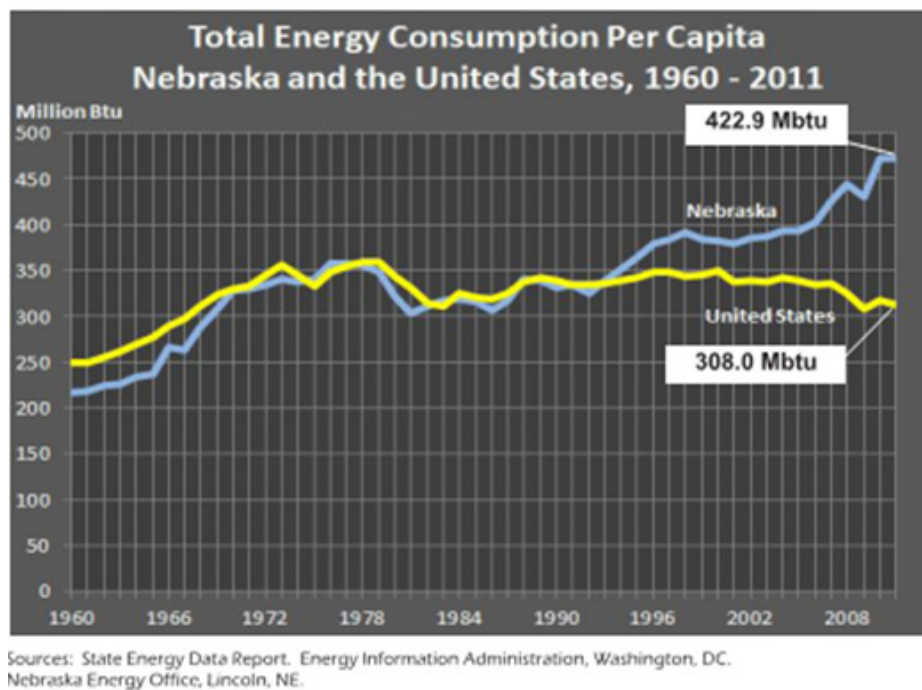
Figure 26 shows how much energy Nebraska consumed in 2012 and how much money Nebraska spent on energy in 2012. Total energy consumption decreased by 10 trillion BTUs from 2011 to 2012, or 1%. Even though transportation consumption was just under 23% of the total in 2012, Nebraska spent more money on transportation than residential, commercial and industrial energy uses combined. Hickman should look into strategies that will lower the consumption and cost of transportation because of the large expenditures of the state and the relatively long average commute time for the community.

Figure 26: **Nebraska Energy Consumption**



Prior to 1994, Nebraska and the U.S. were relatively parallel in per capita energy consumption, as seen in Figure 27. Between 1994 and 2011, Nebraska's per capita energy consumption continued to outpace that of the nation. One of the causes of this discrepancy was ethanol production. Ethanol facilities use considerable amounts of electricity and natural gas. In 1994, only 78.9 million gallons of ethanol were produced. In 2007, 1.282 billion gallons of ethanol were being produced in Nebraska.

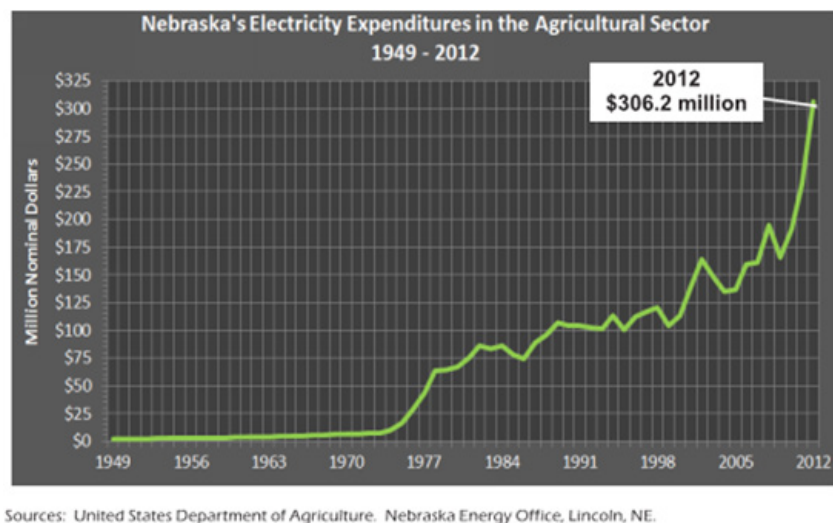
Figure 27: **National and State Energy Consumption**



The increase of ethanol production, along with other circumstances such as economics, led agricultural producers to change what was planted. From 2000-2010, Nebraska agricultural producers have routinely surpassed the billion bushel mark for corn harvested, reaching more than 1.469 billion bushels of corn for grain production in 2010. Irrigated corn is a more energy intensive crop than soybeans, wheat or grain sorghum. Another cause of this increase is that many agricultural producers have switched from diesel to electricity to power irrigation systems. Figure 28 below shows the rapid increase of electricity use in the agricultural sector.

Hickman should encourage the use of conservation methods and renewable energy within agricultural production. For example, a solar assisted center pivot irrigation system was installed in 2013 at the Beller family farm near Lindsay, Nebraska. This was the first solar system utilized for agriculture machinery in Nebraska.

Figure 28: **Nebraska Agricultural Energy Expenditures**



## **Opportunities for Energy Conservation**

### **Efficiency Improvements**

Energy efficiency is the easiest and most economical method to prepare for the energy future. There are many efficiency improvements that can be made in homes and businesses in order to conserve energy. Although many homes in Hickman are relatively new and energy efficient, according to the 2012 American Community Survey, just over 20% of the houses in Hickman were built before 1970. In homes or businesses, improvements in areas such as insulation, windows, appliances, and lighting can cause them to be significantly more energy efficient and lower the owner's utility bills. Links to resources that describe the many possible efficiency improvements are provided in the Education section below. Additional strategies to improve efficiencies may include adapting an energy conservation code and having certain efficiency requirements in new subdivision developments.

### **Transportation**

According to the American Community Survey and Social Explorer, the average commute time for the Hickman area is 26 minutes. Hickman residents are spending money and energy commuting almost an hour each work day to and from work. The Corporate Average Fuel Economy standards will nearly double vehicle fuel economy by 2025 to 54.5 miles per gallon. Without any action this will lower fuel consumption per capita in Hickman. Finding strategies to reduce fuel consumption will result in further energy conservation and more disposable income for Hickman residents. Possible strategies for reducing transportation energy use may include: encouraging carpooling, encouraging multi-modal transportation, and investing in trails and other pedestrian/bicycle infrastructure. Future commercial areas should have proper pedestrian infrastructure to allow shoppers and employees to access businesses through multiple forms of transportation.

### **Landscaping**

A well-designed landscape not only improves the aesthetics of a home or business, it can reduce water use and lower energy bills. According to the Nebraska Energy Office, a well-designed landscape saves enough energy to pay for itself in less than eight years. For example, when planted in the right spot, trees can provide shade from the sun in the summer and block the cold wind in the winter.

Hickman should also explore water conservation best practices from around the state, including rain barrels, bio-retention, and other green infrastructure.

### **Recycling and Composting**

Recycling and composting preserves energy by reducing the energy needed to extract raw materials. These practices also reduce the amount of solid waste that is dumped in a landfill. Hickman should explore expanding recycling through the identification of potential recycling sites and future subdivision requirements. Recycling drop offs are available at Main park near downtown Hickman.

### **Local Food**

Food takes energy to grow, harvest, process and transport. Conditions such as the distance from where the food is grown to our table affect how much energy is used to produce our food. Supporting locally grown food reduces the energy needed for food production. Hickman should identify the potential locations of future farmers' markets.

## Opportunities for Renewable Energy

Nebraska is the only state in the U.S. that is 100% public power. Since they are not seeking profits, public power districts have been able to maintain some of the lowest electricity prices in the nation. The low cost of energy is one of the reasons that Nebraska has not fully taken advantage of its renewable energy potential. Unlike places such as California, where electricity prices are high, renewable energy systems have historically not been economical for Nebraska.

With new proposed federal regulations, power plants will have to lower their carbon emissions by 30% by 2030. This means that heavy carbon emitters such as coal power plants will require retrofits or improvements in order to meet that goal. Since a large amount of the electrical energy consumed in Hickman comes from coal, this will most likely affect the price of electricity coming from these power plants. Therefore, it would be in Hickman's best economic interest to decrease per capita energy consumption and increase the amount of renewable energy produced in Hickman. The following sections are a summary of potential renewable energy options for Hickman. All sources of renewable energy should be considered in the future for their feasibility, including wind, hydro, solar, geothermal and biomass.

### 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. Nebraska currently ranks 20th in total MW installed with 735 MW. According to the National Renewable Energy Laboratory, Nebraska's wind potential at 80 meters hub height is 917,999 MW. Wind Power is capable of meeting more than 118 times the state's current electricity needs. Figure 29 shows the recent rapid increase in wind generation installations within the state of Nebraska.

As Figure 30 indicates, Hickman and the rest of Lancaster County have average wind resources. Hickman and the surrounding areas have an average wind power density of 300-400 watts per square meter. Electricity produced through wind power will be most cost effective on the utility/commercial scale. Small scale wind systems for homes and businesses may not be as cost effective, but they should not be discouraged.

Figure 29: Wind Capacity Additions

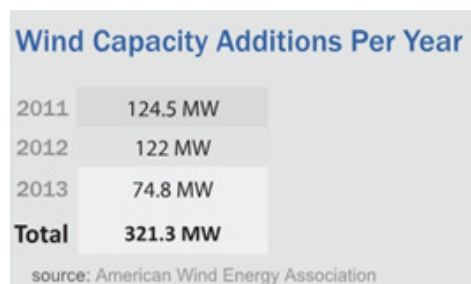


Figure 30: Wind Power Density

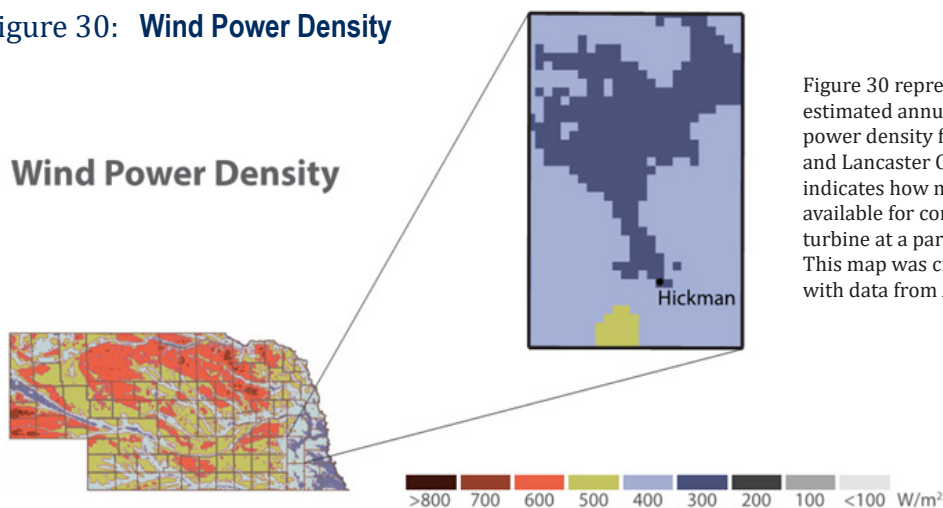


Figure 30 represents the gross estimated annual average wind power density for Nebraska and Lancaster County. This data indicates how much energy is available for conversion by a wind turbine at a particular location. This map was created by the EISPC with data from AWS Truepower.



Hydro Power

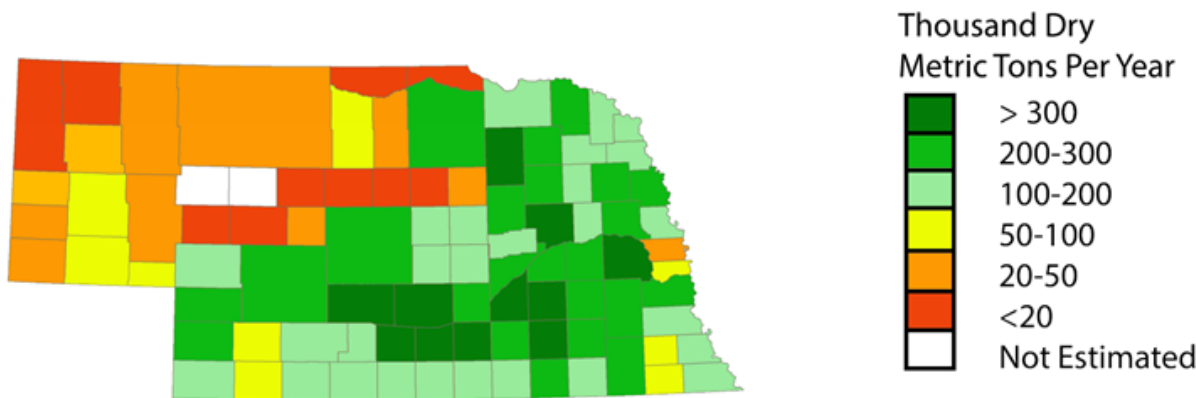
The electricity from hydropower consumed in Nebraska comes from the 11 dams in or on the border of the state and purchases from Western Area Power Administration. The amount of electricity produced from hydropower is relatively the same every year, unless affected by drought or an offline facility. According to the Nebraska Energy Office, studies conducted in 1981 and 1997 concluded that nearly all of the potential hydro resources had been developed, and that even under the most optimistic scenarios, less than 150 MW of additional power could be produced from existing or new hydro resources. Despite this, there are indications that micro-hydroelectric dams would be feasible in a number of settings across the state.

Biomass

Biomass (biodiesel, ethanol, landfill gas, methane, wood and wood waste) accounted for 81.7% of all renewable energy generated in Nebraska in 2011. Hickman may want to consider the feasibility of renewable energy generation from biomass because of the agriculture located in proximity of the City. Nebraska’s biomass resources from crop residues are displayed in Figure 31. Lancaster County has excellent crop residues with 200-300 thousand dry metric tons per year.

Figure 31: Nebraska Biomass Resources

Biomass Resources in Nebraska  
Crop Residues



Data for Figure 31 came from National Renewable Energy Laboratories (NREL).

Direct-fired System

Most biomass plants that generate electricity use direct-fired systems. Simply, these plants burn biomass feedstock directly to produce steam. This steam turns a turbine, which turns a generator that converts the power into electricity. The feedstock for direct systems can be a number of things: wood and wood waste, agricultural residues, municipal solid waste, or industrial waste. Wood fueled systems currently provide energy for a number of manufacturing facilities, two colleges, and other buildings across Nebraska. Wood fueled energy systems have the potential to create significant energy savings versus traditional fossil fuels. The Nebraska Forest Service currently has a grant program to help with the up-front costs of converting to a wood energy system.

## Biodiesel

The two current Nebraska commercial scale plants have the estimated production capacity of 5.4 million gallons per year, but both closed in the late 2000s due to the price of soybeans used for feedstock. A joint venture between Flint Hills Resources and Benefuel, Inc. has retrofitted a biodiesel plant in Beatrice, beginning operation of the 50 million gallon per year plant in the summer of 2015.

## Ethanol

Ethanol produced from corn and grain sorghum is a growing energy resource in Nebraska. According to the Renewable Fuels Association, Nebraska has the second largest ethanol production capacity in the nation and the second largest current operating production in the nation. Approximately 14% of the nation's ethanol capacity is in Nebraska's ethanol plants. The closest ethanol plant to Hickman is E-Energy Adams, near Adams in Gage County. This plant produces 50 million gallon per year.

91% of Nebraska's ethanol production goes to U.S. domestic markets, 5% is exported to other countries, and 4% is used by Nebraskans. The state's Ethanol Board estimates that 40% of Nebraska's corn crop and 75% of the state's grain sorghum crop are used in the production of ethanol.

Ethanol consumption is mainly in the form of blended gasoline. Ethanol production and consumption is expected to continue to increase as national legislation continues to affect state policies. The Renewable Fuel Standard, established in 2005 as a part of the Energy Policy Act, requires a minimum of 36 billion gallons of renewable fuel to be used in the nation's gasoline supply by 2022. In 2013, 87 octane fuel without ethanol began to be phased out and replaced with an ethanol-blended 87 octane gas. By 2014, 87 octane fuel without ethanol has been phased out of most areas in Nebraska and Iowa.

## Biogas

Biogas is a product of the decomposition of manure, via anaerobic digestion, and is typically made of about 60% methane, and 40% carbon dioxide. Biogas can be used to generate electricity, as a boiler fuel for space or water heating, upgraded to natural gas pipeline quality, or other uses. After the production of biogas, the remaining effluent is low in odor and rich in nutrients. The byproducts of biogas production can be used as fertilizer, livestock bedding, soil amendments or biodegradable planting pots. For additional information about biogas visit:

<http://www.epa.gov/agstar/anaerobic/>

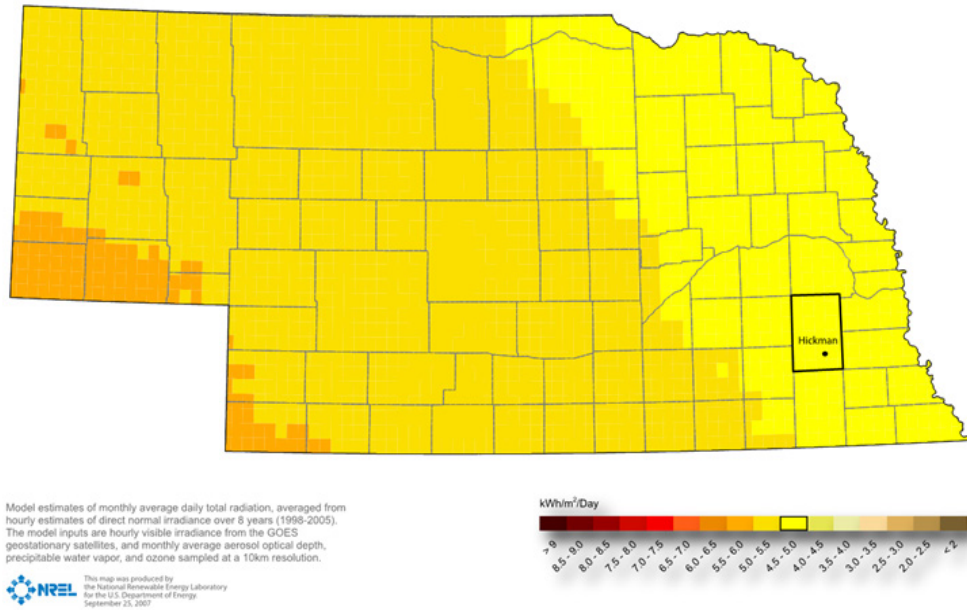
## Solar Power

According to the National Renewable Energy Laboratory, Nebraska is ranked 13th in solar energy potential. As seen in Figure 32 below, Hickman has an annual solar radiation of 4.5 – 5.0 kWh per square meter per day. 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.

According to the International Renewable Energy Agency, the cost of solar photovoltaic (PV) panels decreased 80% from 2009 to 2013. As the cost of solar panels continues to decrease, solar can be utilized at an individual home or business scale to help supplement electrical needs. Many utilities have incentives to help with the cost of solar, but additional steps should be taken to increase the amount of solar energy generated in Hickman.

Figure 32: **Nebraska Solar Potential**

**Global Solar Radiation at Latitude Tilt - Annual**



### Passive Solar

Passive solar design takes advantage of a building's site, climate, and materials to minimize energy use. A well-designed passive solar home first reduces energy use for heating and cooling through energy-efficiency strategies and then meets the reduced need in whole or part with solar energy. In simple terms, a passive solar home collects heat as the sun shines through south-facing windows and retains it in materials that store heat, known as thermal mass.

### Geothermal

The geothermal application that is most practical and economical for the residents of Hickman 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 money savings while also reducing air pollution. There are many state and utility level incentives to help with the initial cost of geothermal energy.

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 a 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.

## Education

Hickman will not be able to achieve its energy goals without the help of its citizens. Hickman should educate the public on the benefits of energy efficiency and the most feasible renewable energy systems. In the following subsections there are resources provided that Hickman can use to raise awareness regarding energy efficiency and renewable energy systems.

### Energy Saving Tips

The Nebraska Energy Office has listed ways to save money on energy bills for the home, farm, business, or vehicle. Options for energy savings are listed on the Nebraska Energy Office's website at <http://www.neo.ne.gov/tips/tips.htm>.

The U.S. Department of Energy created the Energy Saver Guide that explains tips on saving money and energy at home:

[http://energy.gov/sites/prod/files/2014/05/f16/Energy\\_Saver\\_Guide\\_PhaseI\\_Final.pdf](http://energy.gov/sites/prod/files/2014/05/f16/Energy_Saver_Guide_PhaseI_Final.pdf).

On their homepage, [www.nppd.com](http://www.nppd.com) Nebraska Public Power District has a Save Energy Section which has more informational energy tips and incentives for your home and business.

Norris Public Power District offers a number of tools on their website to assist homeowners in reducing their energy consumption: <http://www.norrisppd.com/audits/>.

### Jobs and Economic Development Impact Models (JEDI)

Developed for the National Renewable Energy Laboratory, the JEDI models were created to demonstrate the economic benefits associated with renewable energy systems in the United States. This model can be used by anyone: government officials, decision makers, or citizens. The model is simple, the user enters information about the project and it will generate economic impact data such as jobs, local sales tax revenue, etc.

## Funding

Nebraska has a number of financial incentives for renewable energy production and energy efficiency. These include:

- Renewable Energy Tax Credit (Corporate)
- Renewable Energy Tax Credit (Personal)
- Property Tax Exemption for Wind Energy Generation Facilities
- Sales and Use Tax Exemption for Community Wind Projects
- Sales and Use Tax Exemption for Renewable Energy Property
- Dollar and Energy Savings Loans (State Loan Program)

Many utility companies have rebate programs for energy efficiency or renewable energy systems. For summaries of additional programs, incentives and policies in Nebraska visit the Database of State Incentives for Renewables & Efficiency (DSIRE) website:

<http://www.dsireusa.org/incentives/index.cfm?re=0&ee=0&spv=0&st=0&srp=1&state=NE>



### **Norris Public Power District Incentives**

The City of Hickman and its residents should take advantage of Norris Public Power District's EnergyWise incentives. Visit their website for more information:

<http://www.norrisppd.com/residential/save/>

### **Energy Assistance Programs**

Residents wanting help paying their utility bills can visit this website with links to many programs in Nebraska:

<http://nebraskaenergyassistance.com/assistance/>

The Weatherization Assistance Program helps lower income families save on their utility bills by making their homes more energy efficient. The Nebraska Energy Office administers the federally-funded program. This website describes the program and how to apply:

<http://www.neo.ne.gov/wx/wxindex.htm>

### **Grants**

There are a number of grant opportunities from federal, state, and non-profit agencies that distribute funding for energy efficiency improvements and renewable energy. The city of Hickman should explore grant opportunities to help fund energy conservation or renewable energy projects.

### **Green Funds**

The city of Hickman could create a program to help fund municipal energy projects. One such program could be a revolving green fund. First, the city would establish a baseline year for municipal energy use. After making energy improvements, track the energy savings, and then use the money from the energy savings to create funding for continued energy improvements. A program such as this can help fund energy saving projects at the same cost as if the city did nothing. Many universities have created a green revolving fund such as this.

## **Definitions**

**LEED (Leadership in Energy Efficient Design):** Voluntary LEED certification provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Building to LEED standards does not require LEED certification.

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1988>

**ENERGY STAR:** An ENERGY STAR certified facility meets strict energy performance standards set by the U.S. Environmental Protection Agency and uses less energy, is less expensive to operate, and causes fewer greenhouse gas emissions than its peers. To qualify for the ENERGY STAR, a building or manufacturing plant must earn a 75 or higher on EPA's 100-point energy performance scale, indicating that the facility performs better than at least 75 percent of similar buildings nationwide. The ENERGY STAR energy performance scale accounts for differences in operating conditions, regional weather data, and other important considerations.

## Goals and Strategies

The following are goals and strategies suggested for Hickman:

1. Reduce energy use per capita in Hickman
  - a. Encourage Multi-Modal Transportation
    - i. Increase use of trails, walking, and bicycling as alternative modes of transportation
    - ii. Plan trails and sidewalks to connect neighborhoods and provide access to commercial areas and community facilities
  - b. Ensure efficient use of land resources
    - i. Encourage new development adjacent to existing development
    - ii. Encourage infill development
    - iii. Encourage mixed use development
  - c. Increase local jobs to decrease average commute time and energy use
  - d. Take advantage of programs and incentives offered by state agencies and Norris Public Power District
  - e. Increase the energy efficiency of buildings within Hickman
    - i. Educate homeowners regarding practical energy efficiency measures
    - ii. Encourage meeting current LEED standards for new buildings and renovations in Hickman
    - iii. Partner with utility companies to enhance Hickman understanding of energy use patterns, rates, programs, and incentives
    - iv. Encourage residential and commercial energy upgrades
    - v. Encourage energy conservation through the siting of development and landscaping
    - vi. Encourage the use of green roofing systems
    - vii. Discuss including additional energy efficiency requirements for new subdivisions
  - f. Educate citizens regarding energy element
    - i. Implement education, outreach and citizen engagement strategies
      1. Establish a webpage where the city can inform citizens of its energy related efforts, as well as provide energy saving tips
      2. Develop a demonstration project at a highly visible public facility
    - ii. Recognize local projects that support the goals and strategies of the energy element
    - iii. Encourage recycling in Hickman
2. Increase the amount of renewable energy generated in Hickman
  - a. Inform citizens about practical renewable energy options
  - b. Examine and remove unintended barriers for appropriate renewable energy generation
  - c. Explore feasible on-site renewable energy applications in appropriate city facilities and projects
  - d. Encourage renewable energy use in buildings

3. Increase the amount of local food that is consumed in Hickman
  - a. Review existing codes regarding composting
  - b. Support local food production
    - i. Support markets for local food such as farmers' markets
    - ii. Encourage community education regarding locally produced food
  
4. Reduce energy consumption within the City of Hickman's operations
  - a. Conduct building energy audits on priority city buildings to identify energy retrofit and improvement opportunities
  - b. Educate city staff regarding energy consumption
  - c. Educate city staff on latest trends, energy codes, and systems
  - d. Research funding opportunities to finance energy efficiency improvements
  - e. As city vehicles are decommissioned, consider replacing them with alternative fuel or fuel efficient vehicles
  - f. Work with public power districts to regularly review and evaluate distribution systems, and other energy infrastructure
  - g. Expand LED street lighting, including the replacement of current bulbs and subdivision regulations requirements







# 3

## Envision Hickman

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# Envision 3

[section 3.1]

## INTRODUCTION

The Envision portion of the planning process creates a “wish list” of items identified within the public input process. The development of a comprehensive plan is an on-going process of goal setting and problem solving. The desired results will encourage and enhance economic opportunities and quality of life. The planning process focuses on ways of solving existing issues within the community and providing a management tool enabling citizens to achieve their vision for the future.



Successful plans involve the community to represent their needs and vision for the future. The over-arching goal of the Envision Hickman process is to provide a variety of opportunities for the public to become involved in the decision making and prioritization process. Community members are well-informed and have intimate knowledge to make the most of Hickman’s potential.

The Envision Hickman public participation process consisted of a series of focus group and town hall meetings. Traditional, face-to-face meetings were complemented by Envision Hickman mySidewalk site. The mySidewalk platform is an online town hall forum, allowing for participation from the public throughout the planning process.

[section 3.2]

## FOCUS GROUP MEETINGS

A series of focus group meetings were conducted to discuss select topics of interest to the community. These meetings involved select stakeholders involved professionally or personally in the fields of housing, economic and business development, city staff, and parks and recreation.



### Housing Focus Group

The housing focus group consisted of community stakeholders, property owners, and professionals in the housing field; Realtors, developers, and builders. The aim of this discussion was to pinpoint the market needs and opportunities addressing housing development in the Hickman area.

### Community Assets

- Norris School District
- Proximity to Lincoln
- Lot prices in relation to South Lincoln
- Access to lake recreation
- Park system
- Access to post-secondary education institutions

### Barriers to Housing Development

- Housing price gap
  - Local wages lower than local housing prices
- Local retail opportunities
  - Hardware store
  - Larger grocery store
- Lack of civic engagement of commuter population
- Amenities for young families
  - Family restaurants
  - Swimming pool
  - Recreation center
- No viable location for multi-family housing
- Lack of public transit
- Availability and accessibility of sewerred land for development
- Floodplain
- Lack of local commercial development
  - Job centers
  - Retail centers
- Lack of pedestrian and bike paths to employment centers in Hickman

### Housing Market Needs

- Workforce Housing
  - \$125,000-\$180,000 price range
- Turn-key houses
- Mid-range rentals
  - \$500-\$1,000 per month rental rate
- Senior/ADA accessible housing



### Magic Wand

- Safe crossing of 68th Street
- Complete sidewalk network
  - Sidewalk/Trail on 68th and Hickman Roads
- Traffic light/traffic control on intersection of 68th and Hickman Road
- Comprehensive indoor recreation center
- Improved internet bandwidth
- Looped trail system
- Development of 82nd Street
- Wagon Train Road paved to 82nd Street



### Economic Development Focus Group

The economic development focus group consisted of community stakeholders, business owners, and professionals throughout Hickman. The aim of this discussion was to discuss the unique challenges of economic development and job creation in the localized Hickman area. The group consensus lies in that the community possesses opportunities, but needs a coordinated effort for marketing, promoting, and developing business ventures.

### Community Strengths

- Young community
- Norris School District
- Proximity to Lincoln
- Recreation amenities
  - Local park system
  - Lakes and state parks
- Community theater
- Progressive mindset
- Community size
- Friendly community

### Community Weaknesses

- Recreation amenities and activities for children and teenagers
- Traffic and safety on Hickman Road and 68th Street
- Lack of sidewalk connectivity
- Aged/obsolete infrastructure
- Community signage and wayfinding
- Lack of employment opportunities for teenagers
- Lack of awareness of events and opportunities downtown
- Lack of draw to downtown
- Lack of available commercial property
- Lack of commercial services and stores
- Community needs more business to support growing population
- Proximity to Lincoln hinders business growth
- Lack of civic follow-through on community plans
- Lack of property for development
- High property costs

### Community Betterment Opportunities

- Community wayfinding and branding
- Rebrand downtown Hickman
- Streetscaping elements
- Drive in movie theater
- Swimming Pool
- Year-round activity center
- Faster internet services

### Wanted Businesses

- Hardware store
- Equipment rental
- Destination or unique businesses
- Manufacturing employer
- Medical facilities
  - Pharmacy
  - Urgent Care
- Technology-based business incubator



### Parks and Recreation Focus Group

Local park facilities and recreation programming provide a fantastic community asset that directly contributes to the quality of life of local families. A focus group consisting of Hickman Parks and Recreation staff, board members, recreation organizations, and citizens was aimed at identifying the strengths, weaknesses, and opportunities for Hickman's Parks and Recreation system.

### Community Strengths

- Proximity to Lincoln
- Norris School District
- Small community
- Progressive, growth mentality
- Family-friendly park and recreation amenities
  - Youth T-ball
  - Youth soccer
  - Playground equipment
- Vibrant and friendly neighborhoods
- Community safety
- Hickman Community Center (in construction)

### Community Weaknesses

- Railroad noise and traffic
- Floodplain
  - Downtown influence
  - Parks/Ballfield influence
- Lack of local business and restaurants
- Lack of comprehensive trail system
- Traffic and safety on 68th Street

### Desired Recreation Amenities

- New, northwest park
- Tennis courts
- Aquatic center
  - Splash pad
  - Swimming pool
- Drive-in movie theater
- Golf course
- More trail connections in Hickman neighborhoods
- Lights on trail system
- City-purchased park land



### Magic Wand

- Multi-purpose skate park
- Aquatic Center
  - Swimming Pool
  - Splash pad
- Baseball complex
- Looped trail system
- Recreation programming
  - Fun-runs
  - 5k runs
  - Etc.
- Trail features
  - Lights
  - Benches
  - Landscaping/beautification
- Soccer fields

[section 3.3]



## TOWN HALL WORKSHOP

On November 12, 2015, a Town Hall Workshop was held to solicit input regarding key areas of the community from the public at-large. This input was aimed to guide the direction and recommendations of the Comprehensive Plan update and ongoing Master Trails Plan. Various stations were utilized to engage the public regarding topics associated with established community priorities. These stations included:

- Economic development
- Housing
- Parks and recreation
- Trail development

### Economic Development Station

#### Community Needs/Business Opportunities

- Medical practice
  - Pharmacy
  - Family clinic
- Auto repair shop(s)
- Hardware store
- Tool/Equipment rental
- Sporting goods and apparel
- School supplies
- Destination retail/entertainment
  - Top Golf, etc.
- Storm drainage along 68th Street
- Storm drainage in older part of community
  - Flood control in park
- Accessible and safe crossing of 68th
  - Pedestrian
  - Bike
- Athletic training facilities
- Swimming pool/Splash pad
- Speculative office space
- Data center
- High-end event center
- Adult recreation
  - Volleyball courts, etc.

#### Hickman's Economic Development Assets

- High Median Income
- Population base beyond city limits (330,000+ in county)
  - Larger labor pool
  - Larger potential customer base
- Education facilities
  - Norris School System
  - Proximity to post-secondary education
    - University of Nebraska - Lincoln
    - Nebraska Wesleyan University
    - Southeast Community College
    - Union College
    - Etc.



- Lack of existing business competition
  - “Opportunity for new business to capture local market”
  - “Community loyalty” (commitment to buy-local)
- “Hub” of southern Lancaster County

### **Hickman’s Economic Development Weaknesses**

- Lack of regional traffic
  - Highway 77 bypasses Hickman
- Commuting Population
  - Loss of retail dollars and corresponding sales tax revenues
- Small population
  - Low unemployment = “Lack of available labor”
- Few sites for industrial/commercial development
- Cost of extending utility infrastructure to the west



## **Housing Station**

### **Needed Housing Types**

- Rentals (\$800 - \$1,400 / month : 2-3 bedrooms)
  - Multi-family
  - Single-family
- Single Family owner-occupied
  - Affordable and first-time homebuyer price points
    - \$100,000 - \$150,000 price range
    - \$150,000 - \$200,000 price range
- Diversity in housing stock
  - Condominiums
    - Duplex/Triplex/Townhomes
  - ADA Accessible/Senior independent

## Community Needs

- Faster internet
- Recycling program
- Additional quality of life amenities
- Local jobs
- Additional child daycare options
- 68th Street Development
  - Must be an aesthetic and welcoming corridor
  - Multi-modal transportation options
  - Commercial frontage
  - Multi-family buffer behind commercial development
- Downtown revitalization
  - Streetscaping
    - Façade improvements
    - Awnings
    - Signage
  - Infill of vacant lots

## Parks, Recreation and Trails Station

### Community Recreation Issues

- Crossing 68th Street
  - At-grade, overpass, or underpass?
- Crossing of Hickman Road
- Need more dedicated trails
  - New development
  - Outlots vs. easements

### Recreation Needs/Wants

- Dog park
- Splash pad
- Shooting range
- Golf
- Regional park
- Destination park bringing in economic development

### [section 3.4]

## IMAGINE HICKMAN MYSIDEWALK SITE

The MySidewalk site, [www.imaginehickman.mysidewalk.com](http://www.imaginehickman.mysidewalk.com), served as an on-line public forum to supplement the traditional public participation process. The platform facilitates community participation over the web to build upon input typically received during public meetings, town halls, and focus group meetings. The MySidewalk site operates as a convenient, and user-friendly process for citizens to utilize at their convenience, from the comfort of their homes or a mobile device. The Imagine Hickman site served as a virtual town hall, where users can respond to questions and polls, generate ideas, and discuss other users' ideas. The site generated 3,725 total page views and nearly 50 interactions to questions and ideas.

A series of questions were posted for public input and are summarized following:

## Q What is Hickman best known for?

14.7% HICKMAN HAY DAY

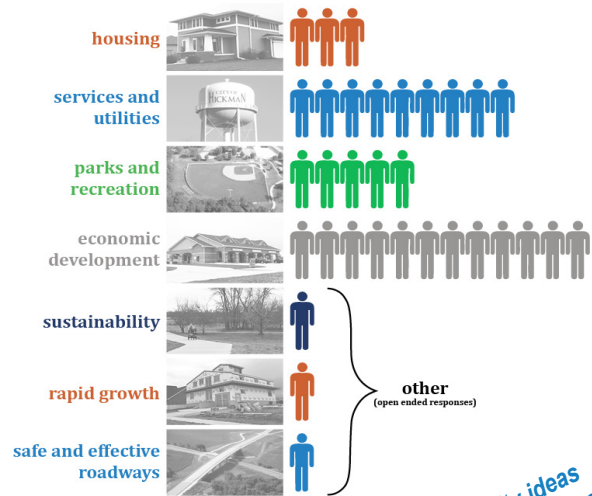
14.7% STATE PARKS (WAGONTRAIN & STAGECOACH)

8.8% LAKE ACCESS & RECREATION

53.0% QUALITY OF LIFE

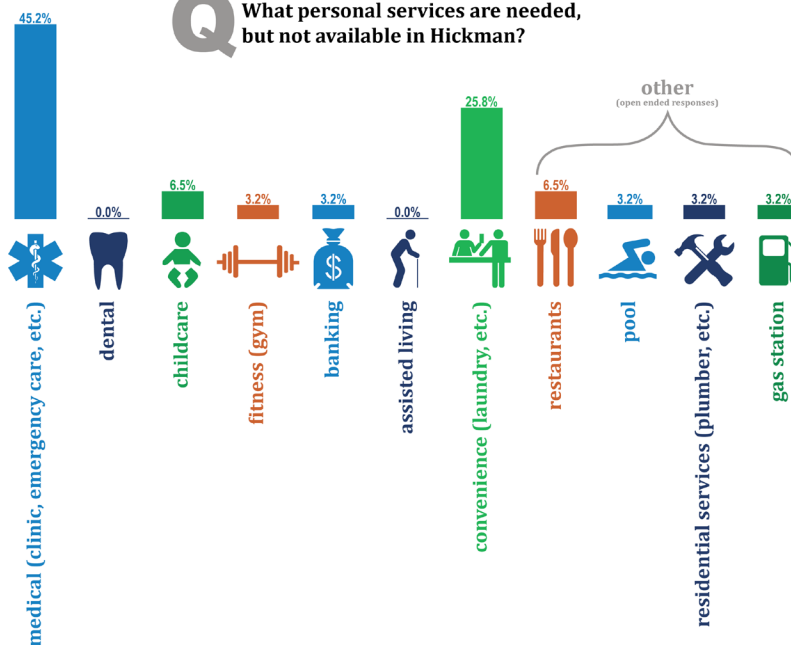
8.8% NORRIS SCHOOLS

## Q What is the most important current civic issue in Hickman?



Support for community ideas are indicated by the number of person-icons in the graphics!

## Q What personal services are needed, but not available in Hickman?



## Q What are some of the greatest barriers for growth in Hickman?



"The available talent for a potential employer is very limited due to very low unemployment..."



"Hickman is too close to Lincoln to be self-supportive. Small business has to compete with the box stores that are 8 miles away. Your business has to be unique, or a niche business to survive."

## Q What types of improvements would you like to see in Hickman city parks?



"With so many kids of all ages, I'd love to see more variety and easier access to the parks. Let's keep the kids near home and out of trouble with options. Summertime = pool time! This creates jobs for the teenagers and provides fun for all ages."



"Baseball and soccer fields that aren't subject to flooding"



"Swimming pool is a must for a growing community"

## Q What should the role of city government be for economic development?

Promoting and marketing the community

40%

Providing incentives for development

40%

Purchasing land and property for development

20%

## Q Where would you like to see commercial growth prioritized in Hickman?

South 68th corridor (north of town)



Intersection of 68th and Hickman Road



Hickman Road Corridor



Downtown



## Q What type of businesses would you like to see opened in Hickman?



"Small manufacturing..., community college or trade school, hospitality/event center 'retail', and farmer's market"



"Swimming pool and more places to eat"

## Q Please describe your housing situation:

We'd like to hear a little about the local housing market, and whether the current housing stock fits your needs.



Own a home in Hickman (less than 5 years)



Own a home in Hickman (more than 5 years)



Live Outside of Hickman







# 4

## Achieve Hickman

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# Achieve 4

[section 4.1]

## INTRODUCTION

The Achieve Chapter is a guide for the future direction of the community. This includes the analysis of the Profile Chapter and the dreams of the Envision Chapter. To promote a high quality of life while growing the population base, the main emphasis of the Hickman Comprehensive Plan is to provide an opportunity for new housing options, desirable job growth, and quality of life improvements.

Hickman's proximity and connectivity to the city of Lincoln provides unique opportunities and constraints. The opportunity to capitalize on the quality of life, housing opportunities, and the highly rated Norris School District have fueled Hickman's tremendous growth over the past several decades. However, an increase in commuting population has hindered any economic development growth coinciding with the community's population boom. This chapter will begin to address the community's strategy for capitalizing its unique opportunities and addressing any community constraints.

[section 4.2]

## POPULATION PROJECTIONS

While future population growth will certainly fluctuate based on trends outside of the community's control, population projections provide an important baseline to direct policy implementation. Population projections are important to plan for future needs of community infrastructure, employment, and housing. Planned and phased investments in these areas are a prerequisite for population growth.

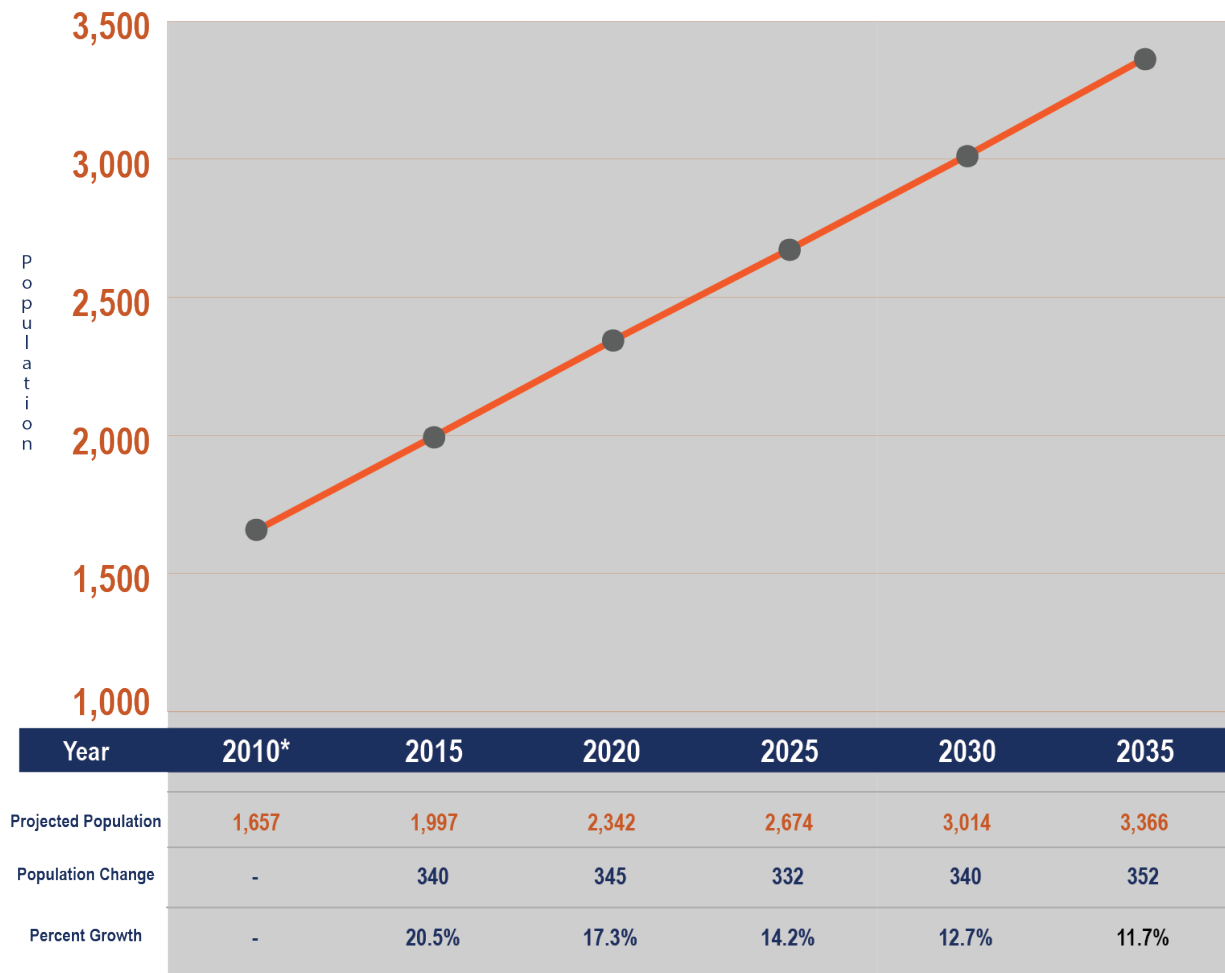
Projecting population growth can be a difficult task for a community that has seen as rapid and recent growth as Hickman. High rates of housing development and annexations make setting trend lines difficult. Hickman's ability to draw growth from the City of Lincoln creates external growth demands that most communities the size of Hickman do not experience. Because of this demand, Hickman's ability to grow is entirely contingent on its ability to provide adequate housing opportunities. For this reason, projecting Hickman's growth is primarily based on an Age Cohort Survival Projection.

## Cohort Survival Projection

Cohort survival projections are utilized to project an existing population's growth potential. A cohort survival projection uses local birth and death rates, combined with net migration rates, associated to each five-year cohort and gender. These formulas are utilized to comprise each cohort's growth or decline in each five-year span.

The age cohort survival projection shown in Figure 33 represents the results of this analysis. The analysis suggests that if current trends continue, Hickman would continue to experience steady, rapid growth. It is worth emphasizing again, that these growth trends are entirely dependent on the ability of the community to provide adequate housing options to meet demand.

Figure 33: Hickman Age Cohort Survival Projection



\* 2010 Decennial Census



Hickman can facilitate or manage its rate of growth by setting firm policies for how development is implemented within its zoning jurisdiction. Policies related to land use and growth management are detailed in this chapter.

To facilitate the growth demands of the age cohort survival analysis depicted in Figure 33, Hickman must supply just over 100 new owner-occupied units and over 30 renter-occupied units every five years. That is a similar construction rate as to what Hickman has experienced since the year 2000.

### Trend Line Analysis

Again, because of Hickman’s extremely rapid growth over the most recent Census decades, calculating trends can be very difficult. Hickman’s 53% growth from 2000 to 2010 equates an annual growth rate of 4.3%. Utilizing this figure as a baseline Hickman can be expected to reach a 2035 population of 4,747.

### Other Population Projections

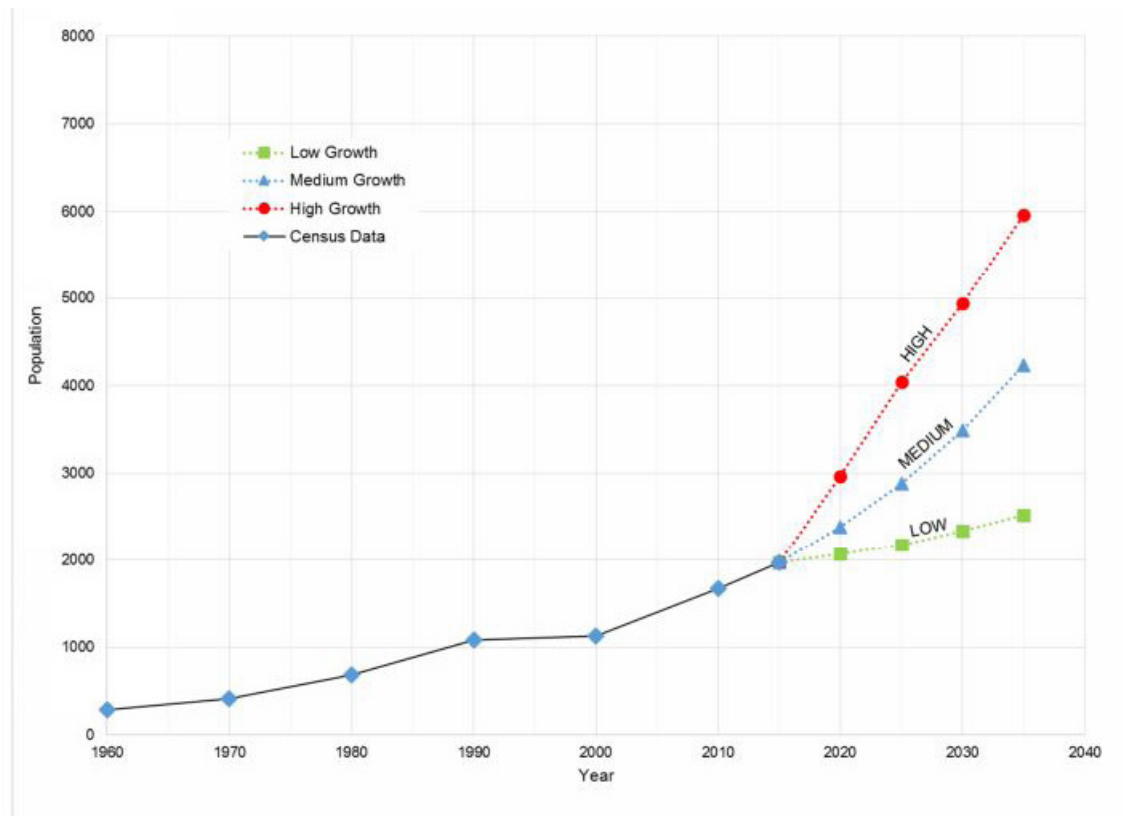
Table 2: Population Projection Comparison

	2015	2020	2025	2030	2035
Age Cohort Analysis Projection	1,997	2,342	2,674	3,014	3,366
Trend Line Projection (4.3%)	2,045	2,524	3,116	3,846	4,747

Population projections are a basis for the phasing and implementation of infrastructure improvements in a community. For this reason it is important to review projections utilized for specific infrastructure studies the community has undertaken. The 2016 Hickman Wastewater Collection System Evaluation is based on an expected population of 4,227 by 2035, based off the growth trends of the past 15 years. The study offers a low trend line of a 2035 population of 2,523 and a high trend line of 5,962.

The availability of sanitary sewer service is one of the largest determinants of development and growth for a community. For this reason the projection utilized for the 2016 Hickman Wastewater Collection System Evaluation are utilized in this Comprehensive Plan as well. It is important to maintain consistent projections for the planned expansions and extensions of sanitary sewer.

Figure 34: 2016 Hickman Wastewater Collection System Evaluation Population Projection



2016 Hickman Wastewater Collection System Evaluation - Olsson Associates

[section 4.3]

## HOUSING PROJECTIONS

The number of housing units required to house Hickman's projected population growth is calculated based off the current occupancy rate for each form of housing tenure. Owner-occupied and renter-occupied units make up the forms of housing utilization in a community. The ratio of owner to renter units, combined with the average household size for each form of tenure equate to the total number of owner and renter housing units required to house Hickman's projected population.

Table 3: Hickman Housing Projections

	2010*	2020	2025	2030	2035
Owner Population	1,437	1,989	2,257	2,531	2,814
Renter Population	220	353	417	483	552
Owner Units	473	680	780	883	989
Renter Units	114	179	211	244	277

\* 2010 Decennial Census

[section 4.4]

## COMMUNITY GOALS

The first step in developing the framework for implementing this Comprehensive Plan was the creation of general community goals. The Comprehensive Plan Steering Committee established these broad-based goals to structure the strategic plan of the Implementation Chapter and guide the growth of the community. These general goals were developed with the results stemmed from the input of the community in the Envision Hickman participatory process and any unfulfilled community priorities from previous planning processes.

A goal is a broad statement with various aspects of community development. A goal indicates the state or condition that the citizens of the community wish to attain over a period of time, typically several years to a decade.

An objective is a necessary and measurable achievement to be accomplished as a step or the step in fulfilling the stated goal. An objective is a subpart of a goal and is to be accomplished in a shorter time span. Objectives and specific action steps will be detailed in the Implementation chapter of the Hickman Comprehensive Plan.

Once a set of community goals are developed, they are intended to provide the basis for formulating local policies to be applied in the administrative and governing proves by the City Council, local government departments, the Planning Commission, and other boards and commissions representing the city of Hickman. Accordingly, the goals and objectives presented herein shall provide the framework upon which the remaining elements of the Comprehensive Plan are developed.

The primary aspects of community development which are dealt with in this planning effort and those which are best approached on the basis of the Hickman Comprehensive Plan are the framework for the structure of the Community Goals.

Categories of Community Goals include:

- Housing
- Economic Development
- Recreation
- Education
- Public Safety and Emergency Response
- Public Facilities and Utilities
- Environmental
- Plan Implementation

### Housing Goal

A diverse housing stock, including affordable housing and various housing types, should be densely distributed throughout each neighborhood to provide for a diverse population and economic base.

### Economic Development Goal

The city should develop activities that support the needs of present and future residents by making the local economy stable and diverse.

### **Recreation Goal**

The city should ensure prominent park and recreation opportunities for local residents and visitors. These facilities should combine the expansion and improvement of existing facilities and the establishment of newer facilities.

### **Education Goal**

Quality education is a vital component to Hickman's growth. The City will support and partner with educational facilities to ensure attainment of future educational needs for Hickman residents.

### **Public Safety and Emergency Response Goal**

The city will support health care, fire protection, and law enforcement programs with policies and services that improve public safety and well-being.

### **Public Facilities and Utilities Goal**

As the population of Hickman grows, the expansion of public facilities is the major factor in directing development. The expansion of public facilities will be conducted to support diverse and contiguous growth, and ensure the efficient utilization of services without adversely affecting their delivery.

### **Environmental Goal**

The city will grow and develop in a manner that conserves the natural resources; minimizes potential conflicts between rural/urban residents; promotes compatible land uses; encourages compact development and provides efficient provision of services.

### **Plan Implementation Goal**

Maintain and utilize the Comprehensive Plan as the primary tool for making community decisions regarding physical and social development of the City of Hickman and its respective planning jurisdiction.

## **Policies**

Policies give more detail and describe the actions needed to achieve the desired goals of the community. Policies are part of the value system linking goals with action and define the broader goals with more actionable or detailed descriptions. The adopted policies synthesize the information from the existing profile of the community and the public input from the visioning component of this comprehensive plan. Policies are a means to achieve the goals established by the community and they imply a clear commitment to Hickman's future development.

### **Housing Goal**

Hickman should facilitate diverse housing developments that provide various housing types and price points to provide for a diverse population and economic base.

- H-1 Provide different housing types and choices, including affordable and workforce housing, throughout each neighborhood to provide for a diverse population and economic base.
- H-2 Create housing opportunities for residents with special needs, including elderly housing options, throughout the city that are compatible with residential neighborhoods.
- H-3 Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards.



- H-4 Encourage a mix of housing types including, but limited not to;
- Single Family
  - Townhouses
  - Condominiums
  - Live/Work Units
  - Apartments, and
  - Elderly
- These mixes should be distributed throughout individual developments. Similar housing types should face each other with changes occurring at the rear of lots. This should include the development of housing that varies in size, density, and location.
- H-5 Pedestrian oriented design should be considered in new development of residential and commercial to include shorter block lengths and ADA accessible sidewalks on the frontages of all streets.
- H-6 Housing stock constructed in Hickman should be of a standard that will protect the general health safety and welfare of residents while also protecting property values and investments made by existing residents.
- H-7 Promote the preservation, maintenance, and renovation of existing housing and neighborhoods throughout the city, with special emphasis on low and moderate income neighborhoods. The city shall maintain and enhance infrastructure and services in existing neighborhoods.
- H-8 New and existing residential development should be separated from more intensive uses, such as industrial development, by the use of setbacks, buffer zones, or impact easements.
- H-9 The city shall develop and maintain subdivision regulations that provide for a quality living environment while avoiding inefficient and expensive public infrastructure expansions.
- H-10 The city shall encourage the creation of new residential subdivisions accompanied by home-owners associations and covenants to provide for the maintenance of common areas, easements and drainage, unless the city expressly desires to own and maintain these areas.
- H-11 The city shall encourage the establishment of rehabilitation programs to maintain and improve the existing housing stock.
- H-12 The development of elderly housing options is a priority for Hickman.
- H-13 The city shall accommodate, wherever possible, any alternative or innovative housing development concepts provided they are consistent with and do not compromise the established disposition of land use plans or the goals and policies of this Comprehensive Plan.

## Economic Development Goal

The city should develop activities that support the needs of present and future residents by making the local economy stable and diverse.

- |        |  |
|--------|--|
| ECON-1 | Promote recreation as a continuing means of economic development for Hickman.  |
| ECON-2 | Expand recreational assets to allow for the continued promotion for the community's quality of life and lifestyle.   |
| ECON-3 | The youth of Hickman should be encouraged to remain in Hickman or return to the community after completion of their post-secondary education. As a bedroom community, Hickman has an opportunity to draw young residents back to the community. Youth of the community should be involved in the identification and development of community projects. |
| ECON-4 | Encourage, promote, and develop economic development partnerships between local entities and private companies to assist existing and expanding business enterprises.  |
| ECON-5 | Encourage and promote the development of home-based businesses and telecommuting based upon high technology communication infrastructure.  |
| ECON-6 | Expand efforts within the community to further build retail and services that cater to the lake visitors.  |
| ECON-7 | Develop zoning and subdivision regulations that will provide for quality design and aesthetics for new commercial and industrial developments.   |

## Recreation Goal

The city should ensure prominent park and recreation opportunities for local residents and visitors. These facilities should be a combination of the expansion and improvement of existing facilities and the establishment of newer facilities.

- |       |  |
|-------|--|
| REC-1 | Develop parks and recreation space in conformance with the criteria found in the Facilities Section of the Profile Hickman Chapter.  |
| REC-2 | Design to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.     |
| REC-3 | Preserve natural attributes of both the floodplain and floodway to avoid loss of life and property while providing open space.   |
| REC-4 | Encourage private developers to actively contribute to the city's park, recreation and open space system and encourage the development to supplement those provided by the city. |
| REC-5 | Expand recreational assets to allow for the continued promotion for the community's quality of life and lifestyle.   |

- REC-6 Acquire or otherwise preserve future park areas, recreation areas, and open space sites within growth areas prior to extensive new development to ensure adequate land is available and to avoid prohibitive acquisition costs.
- REC-7 Expand the recreational trail system utilizing floodplain land, easements, and parklands into areas not currently served, including both developing and established areas of the city.
- REC-8 Set standards requiring the dedication of parks and open space.
- REC-9 Develop recreational amenities offering year round use.
- REC-10 Work with developers of future rural subdivisions to create conservation areas through cluster subdivisions and conservation easements. These conservation areas should be connected within subdivisions whenever possible.
- REC-11 Develop trail connections to area state parks and regional trail systems.
- REC-12 Cooperate with all governmental agencies within the region to identify open space and scenic resources, to determine resident and non-residential recreation needs, and to formulate and implement measures for open space preservation and use.
- REC-13 Develop and expand youth and adult recreation opportunities in the future. These may include:
  - An aquatic center
  - A comprehensive youth and adult wellness/recreation center

### Education Goal

The city should support and partner with area educational facilities to expand the opportunity for educational attainment for Hickman residents.

- EDU-1 Cooperate with educational entities/agencies in expanding public uses of city and future facilities.
- EDU-2 The school district should be informed of all new development proposed within the zoning jurisdiction of Hickman to accommodate future school populations.

### Public Safety and Emergency Response Goal

The city will support health care, fire protection, and law enforcement programs with policies and services that improve public safety and well-being.

- SAFE-1 Clean and regulate poorly maintained and nuisance properties based on an adopted nuisance abatement program and property maintenance code.
- SAFE-2 Establish regulations protecting Hickman residents from the secondary effects of adult entertainment.

SAFE-3	Continually analyze the cost effectiveness and patrol rates of providing law enforcement through the Lancaster County Sherriff's Office vs. the cost and benefits of locally funded and maintained police department.
SAFE-5	Work to construct safe, at grade, pedestrian crossings at all street, trail, and sidewalk intersections of the railroad tracks.
SAFE-6	Work with the Nebraska Department of Roads and Lancaster County to identify key locations for health safety and general welfare of the public such as the installation of traffic control devices, lighting, electronics, and markings at pedestrian crossings.
SAFE-7	Prioritize the widening of existing arterial streets to allow for turn lanes, shoulders and pedestrian pathways. Maintain road classification descriptions that are utilized in subdivision regulations that enact minimum standards for each applicable road classification.
SAFE-8	Prioritize safety measures and infrastructure at pedestrian crossings on arterial streets.
SAFE-9	Explore walking bridges over arterial streets and explore under-the street tunnels as an option for safe crossings.
SAFE-10	Continually monitor emergency response (Police, Fire, EMT) reports and response times to ensure that public safety is not compromised by rapid growth in and around Hickman.

### **Public Facilities and Utilities Goal**

The expansion of public infrastructure will be conducted in a manner that supports diverse and contiguous growth to ensure the efficient utilization of services without adversely affecting their delivery.

PUB-1	Continue to expand and upgrade the water, stormwater, and sanitary sewer system in a manner that will guide growth in a systematic and responsible manner without creating large shortfalls for the city to meet demand.
PUB-2	Upgrade and expand the electrical system in the community. Continually look for investments in underground opportunities to provide opportunity to "bury" electrical transmission lines where applicable.
PUB-3	Strategically locate public facilities within Hickman in order to provide cost-effective, efficient, and timely service to all residents.
PUB-4	Locate public facilities, such as maintenance buildings, in key areas of the city. Facility locations must always be outside of a 100-year floodplain.
PUB-5	Provide services to the public in an efficient and cost effective manner by utilizing a cost/benefit ratio in evaluating whether to contract for services or to utilize city personnel and resources.



PUB-6	Encourage the dedication of major drainage ways such as wetlands, intermittent creek basins and roadside depressions for the purpose of stormwater collection.
PUB-7	Locate an appropriate site and work to construct a permanent facility for the Senior Center
PUB-8	Work with the United States Postal Service, when appropriate, to site/relocate or expand the existing postal facility in Hickman.

### Environmental Goal

The city will grow and develop in a manner that conserves the natural resources; minimizes potential conflicts between rural/urban residents; promotes compatible land uses; encourages compact development and an efficient provision of services.

ENVIRO-1	Zoning regulations and design standards should be created to protect the environmental and natural resources of Hickman through the encouragement of preservation and conservation practices.
ENVIRO-2	Federal requirements and regulations relating to natural resources and environmentally sensitive areas shall be followed when land use regulations are developed. Hickman's regulations should, at a minimum, be as strict as federal standards, and where appropriate, enforced in a manner stricter than federal guidelines.
ENVIRO-3	Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development demonstrating an adverse impact on surface or ground water supplies shall not be allowed.
ENVIRO-4	The conservation of natural resources is a priority in Hickman. Zoning and subdivision standards shall reflect conservation by allowing compact, mixed-use development and utilizing Conservation Easements and other regulatory tools.
ENVIRO-5	Continue participation in the FEMA National Flood Insurance Program to prevent flood-caused loss of life and property, by applying identified mapped areas showing the floodplain and floodway.
ENVIRO-6	Discourage development within the identified 100-year floodplain to avoid property loss during flood-events.
ENVIRO-7	Cooperate on a regional level regarding stormwater management structures and control.
ENVIRO-8	Enforce and monitor the requirements for stormwater management under the National Pollutant Discharge Elimination System (NPDES) Phase II program.
ENVIRO-9	The city will, in making land use decisions relative to industrial or other uses likely to pose a threat to air quality, consider proximity of the proposed use to residential areas and meteorological factors such as prevailing wind direction and velocity.

ENVIRO-10	Promote the planting of desired species of trees recommended by the standards of the Nebraska Forest Service. All trees planted on city-owned property will comply with the recommendations.
ENVIRO-11	Enforce standards for landscaping and plant materials via subdivision regulations.
ENVIRO-12	Encourage rain barrels and the conservation or containment of stormwater runoff. The scale and context of rain barrels shall be addressed in design standards or neighborhood covenants.
ENVIRO-13	Promote the development of bioswales in areas as a means to contain stormwater runoff at the neighborhood and property levels.
ENVIRO-14	Promote recycling in Hickman and continually evaluate public recycling programs and services.
ENVIRO-15	Energy efficiency and conservation shall be a priority in the investment in community facilities. The City of Hickman shall lead this effort by policy and practice.
ENVIRO-16	The city shall identify and promote energy efficiency incentives and education offered by city owned or partnered utility providers.
ENVIRO-17	Development should not occur within the established 100-year floodplain

#### [section 4.5]

## FUTURE LAND USE

The Future Land Use component focuses on the development of Hickman as it expands and redevelops within the corporate limits as well as its extraterritorial jurisdiction. The existing land use conditions and analysis were covered in the previous Profile chapter of the Comprehensive Plan.

Coinciding with potential development outside the corporate limits, Hickman must focus on maximizing opportunities within its boundaries via infill developments. The objective to supply alternative housing options is consistent within the nationwide changes found in household and population demographics. Additional housing options will assist the city in facilitating a growing and diverse population and ease residential demand and backlog.

Comprehensive Plans generally project into a twenty year time period with Future Land Use as an important component of the document. Future Land Use resembles the desires, wishes, and collective ideas of participating citizens. The Future Land Use Map (Map 7) resembles those intentions with a long-range view and will be used as a guide for best land use choices. Variables and unforeseen changes may change this map.

The Future Land Use Plan was developed to recognize the growth pressures in the Hickman area. The plan was established to encourage development contiguous to the city's corporate limits. It is anticipated that transportation corridor improvements will be developed to serve an external

population. As these improvements occur, development demand will naturally gravitate to these corridors. As Hickman grows and extends its corporate limits through annexation, the Future Land Use should be evaluated and updated to take advantage of additional opportunities for development that may benefit the community.

The Future Land Use Plan assists the community in determining the type, direction, and timing of future growth. The criteria established in the Plan reflect the following:

- Current use of land within and around the community
- Desired types of growth, including location of growth
- Physical characteristics, as well as strengths and constraints of future growth
- Current population and economic trends affecting the community

The Future Land Use designations are based upon Hickman's current land uses within the desired intentions of the community. Future Land Use plans apply a best-use strategy that includes natural and man-made limitations. A simple example is identifying the floodplain boundaries and using this land with low impact uses, like agricultural, open space, or park designations.

There are nine general land use categories used to define different use types, characteristics, and densities. These categories have been chosen to reflect the basic use and intensity to which land in the city and its jurisdiction is proposed to be developed. While the categories define land uses, they are intended to do so in a very general way; these land use categories are the basis for the zoning districts, but they are not the same as zoning districts. Any number of zoning districts may be appropriate in a single land use category.

The Future Land Use Categories Include:

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

## Commercial

Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices, to more intensive uses such as gas stations, restaurants, grocery stores, or automobile sales/repair. Parking lots are usually shared by adjacent uses. Areas designated as general commercial in the land use plan may not be appropriate for every commercial zoning district. The appropriateness of a commercial district for a particular piece of property will depend on a review of all the elements of the Comprehensive Plan. Characteristics of the Commercial category include:

- Located throughout town, the intensity of particular uses suited to the character of the surrounding area.
- Larger, more intense commercial developments located nearer to major streets.

- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby citizens.
- Commercial businesses of all types and sizes should design at the pedestrian scale. Commercial areas shall be connected to residential neighborhoods by sidewalks and/or community trails.
- The design and exterior surface treatments should reinforce existing development patterns. In newly developing areas design themes should strengthen the overall image of the development consistent with the character of Hickman.
- Landscaping, berms, fences, and setbacks should be used to visually screen and buffer commercial uses from residential uses, however should also provide opportunity for connectivity with adjacent residential areas.
- Typical zoning includes: Limited Commercial (C-1), General Commercial, (C-2) Community Center Mixed Use (C-3), Flex Space Mixed Use (FS-1), and Clustered/Mixed Use (CMD).

## Industrial

The Industrial land use area focuses on the light and heavy industrial designation. Location is important, as proximity to major streets and highways can help ensure heavy traffic avoids residential areas and prominent pedestrian activity centers. Careful consideration shall be given before designation of any industrial uses so as not to encroach upon, or conflict with, less intensive uses, or detract from important new corridors. The Industrial land use area is intended to accommodate smaller, less intensive industrial uses. Characteristics of the Industrial designation include:

- Locations that cater to the specific needs of the user, providing a level of water, sewer, and electrical capacity, proximity to major transportation routes, and lot sizes necessary to accommodate initial development and potential future expansions.
- Significant landscaping and buffering should be used to screen industrial uses from view of adjacent, non-industrial land uses as well as transportation and view corridors.
- The design and exterior surface treatments should reinforce existing development patterns of neighboring improved areas. In newly developing areas, design themes should strengthen the overall image of the development consistent with the character of Hickman.
- Strict control over signage, landscaping, and design is necessary for site design to provide adequate buffer from adjacent land uses and transportation corridors.
- Uses within this areas include warehousing, distribution, manufacturing, assembly, production companies, employment centers, self-storage facilities, etc.
- Typical zoning includes: Light Industrial (I-1)



## Mixed-Use

The Mixed-Use land use areas encompass all retail, office, service uses, business park, educational, and medium to high density residential areas. Commercial uses may vary in their intensity of use and impact, varying from low intensity offices to medium intensive use such as convenience stores, restaurants, and other forms of retail. Characteristics of the Mixed-Use category include:

- Located throughout the city and in the one-mile zoning jurisdiction along arterial and collector transportation routes.
- Location where uses can serve as a transition between lower density residential areas and more intensive commercial areas, or major arterial roadways.
- Neighborhoods should be served by small-scale commercial developments, providing uses that serve the convenience and daily needs of nearby residents.
- Areas are developed as an overall site plan where interaction of uses are appropriate.
- Large-scale commercial developments should provide a mix of use types, including residential uses above the first floor, where appropriate.
- Consideration should be given to diversity of uses at intersections so competition of uses and redundancy is eliminated.
- Pedestrian scale and orientation will be an important design consideration for commercial and residential projects of all sizes.
- Pedestrian connectivity within and between developments shall be required through the use of public sidewalk and trail systems. Such pedestrian opportunities will compensate for the density of development.
- The design and exterior surface treatments should reinforce existing development patterns; in newly developing areas design themes should strengthen the overall image of the development consistent with the character of Hickman.
- Landscaping, berms, fences, and setbacks should be utilized to screen and buffer commercial uses and parking lots from residential uses and transportation corridors; the scale of which should be appropriate to the relationship between the uses.
- Buildings shall be oriented along corridors so that parking and loading docks are directed away from public right-of-ways.
- Opportunities for outdoor recreation and open space will be an important design element and public/quasi-public uses shall be allowed.
- Typical zoning includes: High Density Residential (R-3), Limited Commercial (C-1), General Commercial (C-2), Community Center Mixed Use (C-3), Clustered/Mixed Use (CMD), Design Corridor Overlay (HO).

## Parks and Recreation

The Parks and Recreation land use area accommodates those undeveloped properties that are intended to benefit the public by remaining undeveloped as open space or parks. However, many of the areas identified tend to be already developed within uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents.

In addition, not all existing or proposed parks, recreation, and open space land uses are identified by way of Parks and Recreation Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of the Parks and Recreation category include:

- Locations that are dispersed throughout the community for easy access, or are important and appropriate to the function served.
- Uses within this area include parks, passive and active recreation areas, athletic fields, trails and natural areas, as well as drainage and flood control structures such as detention or retention facilities, drainage swales, and floodplain areas.
- All zoning districts may apply.

## Public/Quasi-Public

The Public/Quasi-Public land use areas are intended to provide easy, convenient access for common activities of residents. However, the areas identified on the map tend to be already developed within uses specific to this category. The reason for this is that speculation with respect to future public and quasi-public uses can artificially inflate the underlying land value to the detriment of the city finances and community residents. In addition, not all existing or proposed public and/or quasi-public land uses are identified by way of Public/Quasi-Public Land Use designation since these uses are typically allowed outright or by conditional use in varying residential and commercial zoning districts. Characteristics of this category include:

- Locations dispersed throughout the community, near activity centers and major streets.
- Locations that provide an opportunity to share facilities between uses, such as library, park community center, or post office.
- Uses within this are include public facilities, municipal properties, hospitals, and schools.
- Structures should model appropriate architectural design elements, high quality construction techniques, and appropriate materials and finishes.
- All zoning districts may apply.

## RESIDENTIAL

### Low Density Residential

The Low Density Residential land use is intended to accommodate continued agricultural uses while allowing for residential acreages with lower intensity land uses. This designation is applied to determine that the land is best suited as productive farmland and less than ideal locations for city infrastructure and improvements. As current conditions provide, these less demanding land uses are best served by individual septic and water wells. Characteristics of the Low Density Residential category include:

- Location of Agricultural land is found surrounding the outer limits of contiguous urban land use and typically less accessible to the transportation network. These areas may be near the transportation network but have additional financial difficulties being supplied with city services.
- Accessory buildings are at a larger scale than in residential districts.
- Uses within this area include agricultural uses (with the exception of livestock feeding operations), wineries, single-family residential, parks and recreation, open space, and associated accessory uses.

### Medium Density Residential

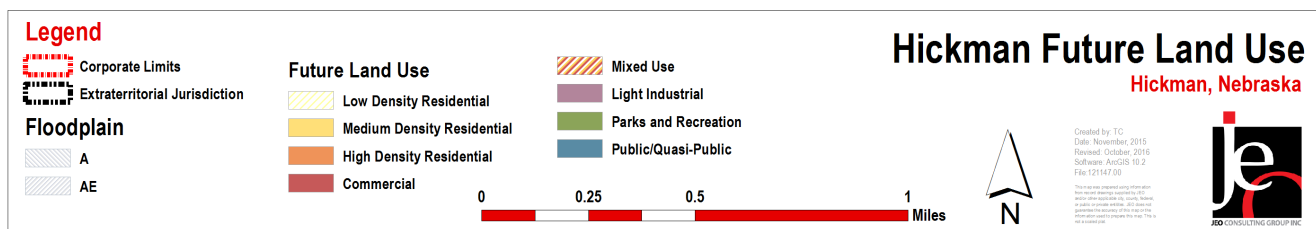
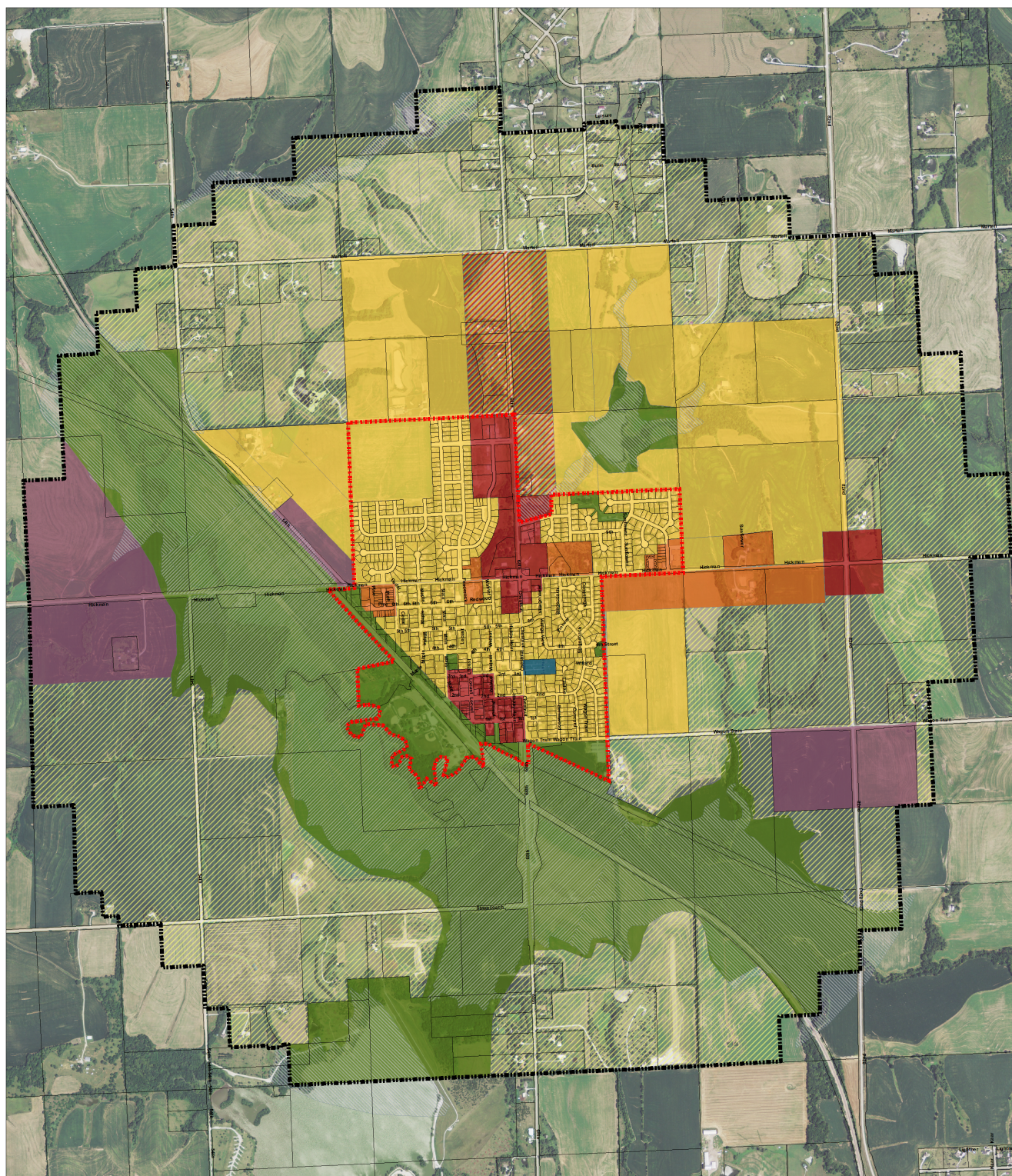
The Medium Density Residential land use area is intended to provide higher residential densities commonly found within urban and suburban neighborhoods. Most the existing housing and lot size in Hickman represent this density. In this land use, Hickman may choose to combine lots and build larger homes similar to low density residential.

### High Density Residential

The Multi-Family Density Residential land use are is intended to accommodate denser residential development. This area would support attached multi-family units such as apartment complexes, townhomes, condominiums, and row-housing. The location of this area is intended to act as a buffer between more intensive commercial uses and lower density residential uses. This density can be found throughout the community, and is intended to be placed with high access to transportation corridors.



Map 7: Hickman Future Land Use





# TRANSPORTATION SYSTEM PLAN

## Transportation Relationship to Land Uses

The Future Transportation Plan is the collective result of the intentions and predictions of where Hickman will develop and logical areas for city investment. The Future Land Use is the basis for developing the future transportation network in and around Hickman. The success and viability of development in Hickman is dependent on the connectivity of land uses both within the community and on a regional basis.

Commercial uses and activities are most sensitive to accessibility since their survival often depends upon the ease with which potential customers can identify and access their location. The availability of convenient parking is also a concern and demand of potential customers. Therefore, commercial land uses are generally located along transportation corridors, key intersections, and clustered within a business district. Clustering commercial uses is an advantage, allowing for traffic control, shared parking, and pedestrian connectivity.

Residential uses are very sensitive to traffic patterns. Commercial and industrial traffic should not travel through residential areas in order to access their destination. In residential areas, speeds are slower, and roads are typically narrower to encourage safer driving habits. Pedestrian safety is a priority when planning transportation routes through residential areas.

Industrial uses are highly dependent on transportation access. While visibility is not as critical for an industrial business, such uses often need access to more specialized transportation facilities such as railroad lines, highways, and reinforced roadways built for heavy truck traffic. Surrounding land uses must not be adversely affected by the heavy-duty and intense traffic circulation of service and delivery vehicles.

Public uses, such as city offices and parks, also require efficient and clear access routes. The public should be able to locate and utilize public services and facilities without difficulty. Facilities such as schools, community centers, and regional parks may generate significant traffic loads, especially during events, and need to be located near arterial streets. Trail and pedestrian accessibility to these public uses is also very important and trails should be designed to connect such uses to residential areas of the community.

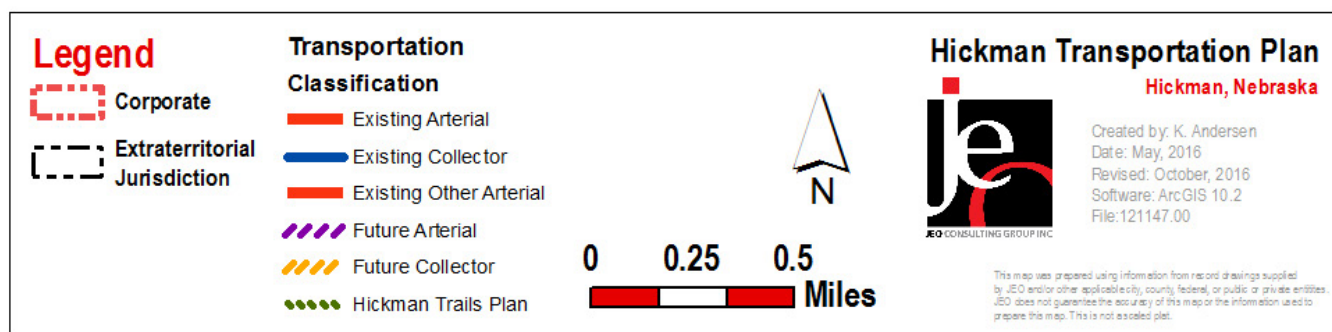
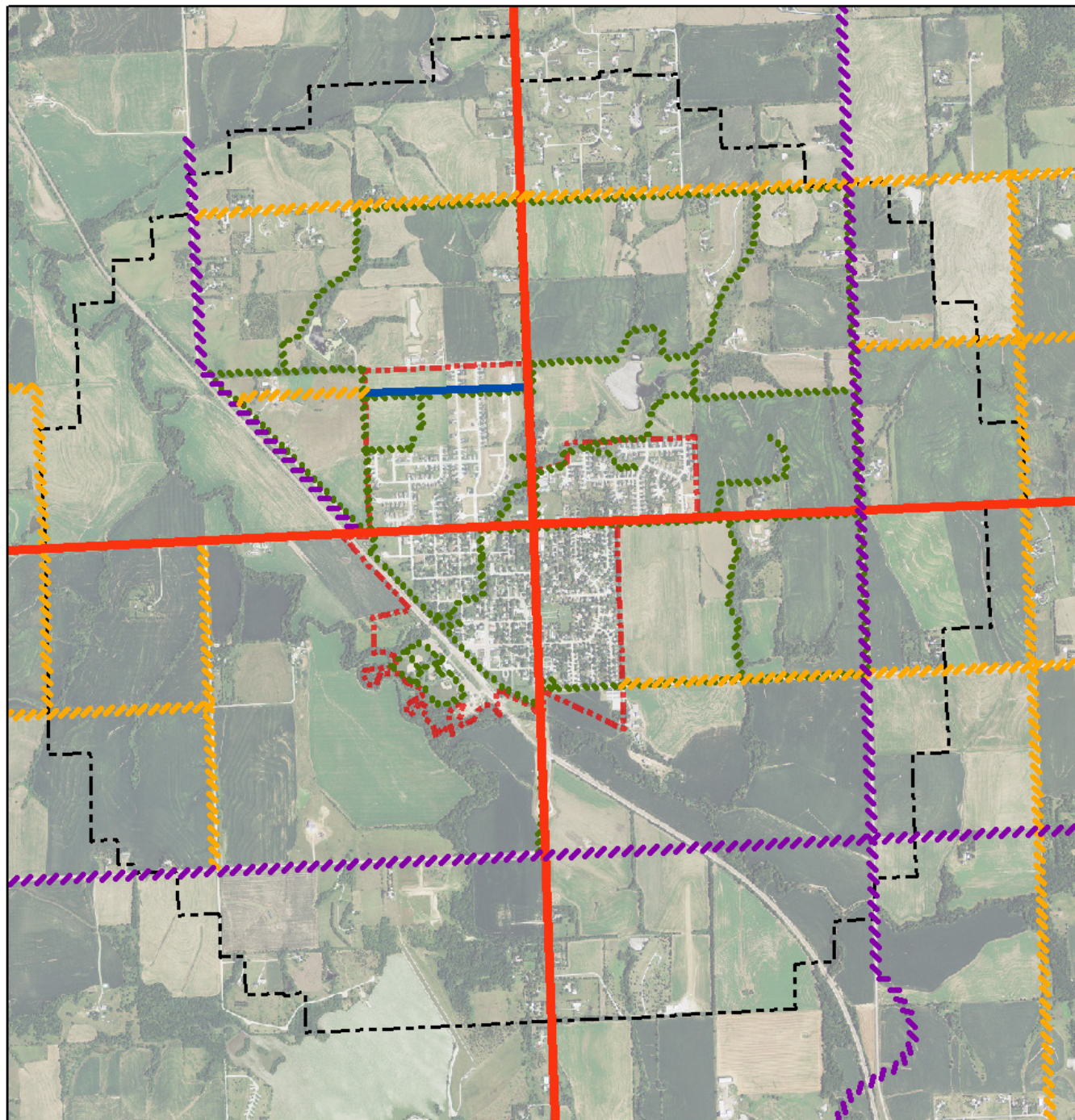
## Future Street Classifications

Streets are classified based upon the function they serve. All streets fall within one of four classifications. Utilizing street classifications allows a community to examine their transportation system and identify weaknesses. Using a hierarchical classification system, street facilities and improvements can be planned to address existing and future transportation needs as well as influence land use patterns. As an alternative transportation option, trails are also identified within the Proposed Transportation Plan.

### Arterials

Arterial classified streets permit traffic flow through urban areas and between major destinations. Generally planned and maintained by the Nebraska Department of Roads, Highway Arterials are regulated outside of the city's jurisdiction, which can limit access and activity within the Right-of-Way. Highway Arterials are characterized by heavy traffic volumes and higher travel speeds.

Map 8: Hickman Future Transportation Map





### Hickman's Arterial Streets

68th Street

Hickman Road

### **Collector Streets**

These streets serve as a link between local streets and the arterial system. Collectors provide both access and traffic circulation within residential, commercial, and industrial areas. Collector streets also provide more direct routes through neighborhoods for use by transit, pedestrians, and cyclists. Moderate to low traffic volumes are characteristic of these streets.

### Hickman's Collector Streets

Woodland Boulevard

### **Local Streets**

Local streets are composed of all lower order facilities that essentially serve as a conduit between abutting properties and higher order streets. Local streets provide the lowest level of mobility in terms of vehicular speeds, and generally exhibit the lowest traffic volumes.

### **Local Right-of-Way Considerations**

As Hickman develops and grows, it will be important to plan for the necessary street improvements to support the development. To facilitate these street improvements, the appropriate right-of-way will need to be acquired. Right-of-way will be obtained through purchase, either outright or through condemnation. However, when land subdivision projects are proposed along routes identified for future improvement, the city can require the dedication of the right-of-way necessary to support the improvement.

The required right-of-way width will vary according to the classification of the street being developed or improved, the nature of any public utilities that will share the right-of-way with the street, and any sidewalk and trail requirements along the corridor. Additional right-of-way may be needed for boulevards where landscaping is required or encouraged. Future right-of-way on proposed road classifications should be protected through corridor protection overlays and increased setbacks should be implemented to reduce potential conflicts.

As the cities of Lincoln and Hickman grow together, it is important to maintain standard requirements for right-of-way. Lincoln and Lancaster County has established specific right-of-way requirements for arterial streets based on their lane widths. By policy, that criteria will be followed and are listed below:

**Table 4: Future Arterial Streets**

<b>Number of Lanes</b>	<b>Right-of-Way Required</b>
Three lanes (2+1)	120 feet
Four lanes	120 feet
Five lanes (4+1)	120 feet
Seven lanes	140 feet

The following standards are not identified by Lincoln and Lancaster County, but shall be the standard for collector streets in Hickman:

**Table 5: Future Collector Streets**

Number of Lanes	Right-of-Way Required
Two lanes	66 feet to 80 feet
Three lanes (2+1)	80 feet to 100 feet

## Thoroughfares and Signage

The regulation of signs along major thoroughfares can have a tremendous impact on how the street appears to the public. The policy recommended in this plan is to control signage to the point that only ground monument signs are allowed in commercial developments and at the entrances of residential neighborhoods. The size of these signs should be guided by the distance the sign is from the driving surface of the nearest traffic lane. These standards are established and maintained in the City's Zoning Regulations.

## Connectivity of Transportation System

Connectivity is the concept of connecting one development to another over time. The importance of connectivity is to maintain a continuous flow of traffic throughout the community. In the process of suburban development, one subdivision would be designed and built, and then the land adjacent would go through a similar process. Often the two subdivisions were never connected via the street system of the independently designed developments, thus, creating a non-contiguous means of vehicular movement. The city of Hickman should address this issue as new areas develop adjacent to the community.

The Transportation Map works to provide land uses with graduated levels of roadway function and capacity. Specific design standards for the City's Transportation System would also benefit the community's effort in serving growth. The following transportation policies represent the process of controlling access points along roadways in and around Hickman. The overall goal of these policies is to better integrate future development with existing and planned development in Hickman and the surrounding area.

### Development Section

**A section shall generally be considered a development of a one square-mile area. This may be a combination of two or more independently developed neighborhoods.**

### Policy 1: Three through-routes per section policy

As seen in Figure 35, three through-routes per section would require subdivisions within the same section to connect local streets to create standard access points and better internal traffic flow. These route access points should fall as close as possible to the  $\frac{1}{4}$ ,  $\frac{1}{2}$ , and  $\frac{3}{4}$  mile marks along each section. This would create a standard road network, eliminating confusion while traveling through neighborhoods, limit dead ends, and better traffic flow along adjacent arterial and collector



streets. These identified through-routes are encouraged to be contiguous throughout the section and implement traffic calming measures to discourage high-speed cut-through traffic. Minimal offsets of roadway design may also be implemented.

### Policy 2: Access Point Policy

This transportation policy builds upon the three through routes per section concept and the corresponding access criteria. This policy is illustrated in Figure 36. Full access points (A) are recommended every quarter-mile within a section. Full access points are entrances into subdivisions allowing full turns in all directions, both right and left. In addition to these full access points, intermediate access points (B) are allowed at eight mile points with limited access. Limited access allows for only right-in, -right-out traffic movement.

### Policy 3: Intersection Policy

Intersections along section lines should not be offset, but meet directly at recommended access points. In addition to relieving traffic congestion along roadways, turn lanes should be installed at both full access points and intermediate access points.

Figure 35: Through Routes Policy

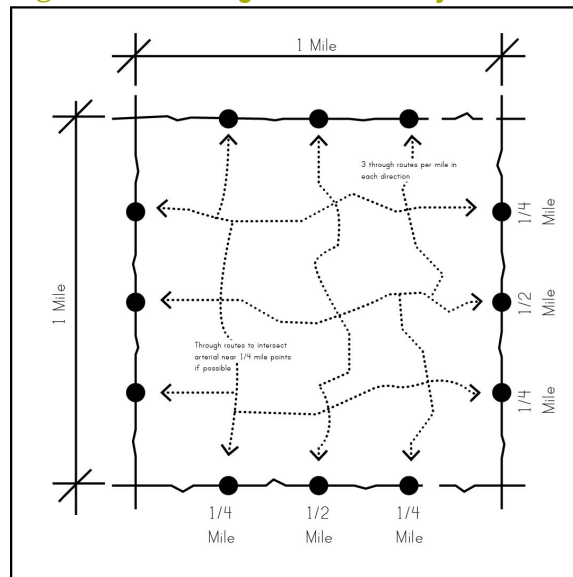
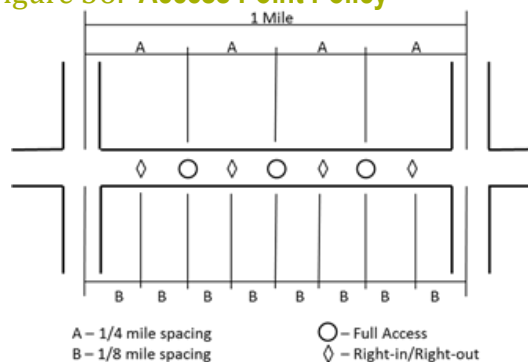


Figure 36: Access Point Policy



## Hickman's One- and Six-year Plans (2016-2021)

At the beginning of each year, the Nebraska Department of Roads (NDOR), municipalities, and counties must submit a one-and six-year transportation plan to the Board of Public Roads Classifications and Standards. This plan identifies the transportation projects to be completed within the following six years. The one-year transportation plan is created and budgeted for specific projects to be completed within that fiscal year. The long term projects also have specific intentions and procedures addressed but are subject to priority or budgeting changes. The long range plans help coordinate municipalities, counties, and NDOR "based on priority of needs and calculated to contribute to the orderly development of an integrated statewide system of highways, roads, and streets." §39-2155

The City of Hickman should review the transportation plan when developing the one and six-year plan so that the two remain consistent. Copies of the current One- and Six-year Plan can be obtained at the Hickman City Office.

## Air Service

The Hickman area is currently served by the Lincoln Airport (LNK) located approximately 20 miles from Hickman at 2400 W. Adams Street in Lincoln, NE. The commercial airport serves regional partner airlines of United and Delta, providing daily connections to Chicago, Denver, Minneapolis, and Atlanta. The airport is home to Duncan Aviation, a family-owned aircraft maintenance and refurbishing company.

Other public airfields in the area include Beatrice Municipal Airport (BIE) in Beatrice, Nebraska and Crete Municipal Airport (CEK) in Crete, Nebraska.

Area private use airstrips are located in Denton (NE40), Milford (NE65), and Mueller Field Airport (NE79) in Roca.

## Railroad

Burlington Northern San Francisco (BNSF) operates a rail line that passes through Hickman. No access points are available in Hickman's jurisdiction for business purposes.

## Public Transit

Lancaster County Public Rural Transit (LCPRT) provides door-to-door public rural transportation to the entire Lancaster County area and other surrounding communities. Wheelchair accessible service is available.

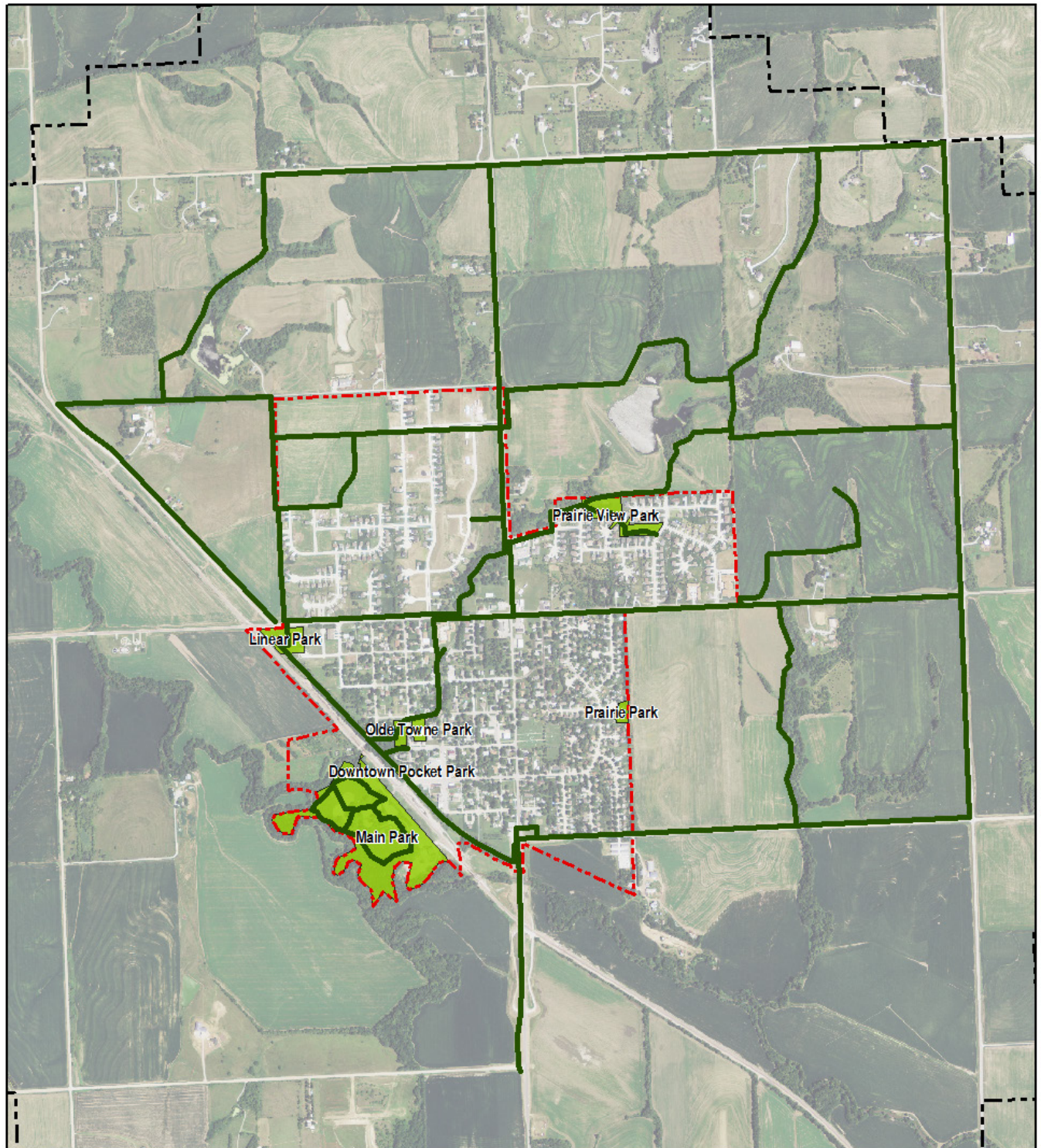
StarTran is the transit service provider of the City of Lincoln. The nearest accessible StarTran stops are located at SouthPointe Pavilions Mall at 27th and Pine Lake Road and near the Nebraska Heart Institute at approximately 91st and Pine Lake Road in Lincoln.

## Trails


Trail development has been a strong feature in Hickman in the past and will continue into the future. Trail development, as a strong recreation asset for the community, also yield tremendous economic development potential by connecting Hickman to regional assets. The city has begun the development of a continuous network of transportation and recreational trails throughout Hickman. Developed by Olsson Associates, the City has adopted the 2016 Trail Master Plan to guide investment in a comprehensive trail system. This plan is depicted in Map 9 in this document. Locally, trails should continue to connect and link all parks and recreation assets and other key areas of the community. Regionally, Hickman's network should connect the community to the Lincoln Metro and provide linkages to area state parks and recreation areas.



Map 9: Hickman Future Trails Map




## Legend

 Hickman Trails Plan

 Hickman Parks

 Corporate Limits

 Extraterritorial Jurisdiction

0 0.125 0.25 0.5 Miles



## Hickman Trails Plan Hickman, Nebraska

Created by: K. Andersen  
(Trails data provided by Olsson Associates)  
Date: May, 2016  
Revised:  
Software: ArcGIS 10.2  
File: 121147.00

This map was prepared using information from maps and drawings supplied by the City of Hickman, Nebraska, and is not to be used for any other purpose without the express written consent of the City of Hickman, Nebraska. The City of Hickman, Nebraska, is not responsible for any errors or omissions on this map and the information is provided as is.









# 5

## Implement Hickman

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# Implement

# 5

[section 5.1]

## INTRODUCTION

Implementation refers to the objectives and actions that have been identified to carry out the vision of this comprehensive plan update. Actions were designed to improve the long-range planning process, strengthen links between the plan and capital improvement budgeting, establish a process reporting system to monitor the progress and schedule for updating and amending the plan in the future.

The success of this Comprehensive Plan will be supported by the implementation of the goals and objectives identified in this section. While the role of the Planning Commission is to ensure the orderly growth of the community by adherence to the Comprehensive Plan, it is up to the community stakeholders in Hickman for implementation of envisioned projects. What happens with the plan, how it is used in day-to-day decision making, and the extent to which it is followed over time will influence the plan's success. This plan is a living guidance document meant to reflect the current and future vision of the community as it evolves. It is not the end of the planning process, but the beginning of a coordinated effort to direct growth and development in ways that are important to the citizens of Hickman.

[section 5.2]

## VISION IMPLEMENTATION PLAN

The Vision Implementation Plan is intended to provide the guidance to Hickman's political leaders and local stakeholders to help make the Comprehensive Plan a reality. This section is a strategic plan for implementing specific projects or initiatives derived directly from input from the public and the Comprehensive Plan Steering Committee. These projects should be viewed as an extension of the Goals and Policies established in the Achieve Chapter. As a result, the relating policy for each project identified in the Vision Implementation Plan is identified, where applicable. The idea being that the manifestation of each of the following projects will result in progress towards achieving the over-arching Goals of this Comprehensive Plan via the specific policies identified in Achieve Chapter.

### Housing

*Boasting a highly reviewed school district, high quality of life, and a short commute to the Lincoln area; Hickman is an attractive community for population growth. The further development of key transit corridors is expected to be an even greater major draw to a commuting population. The community could see rapid growth in its immediate future.*



*One challenge for the Hickman community will be to balance any anticipated growth on the community's periphery with infill development and improvements to its existing housing stock.*

### **Housing Goal:**

**Hickman should facilitate diverse housing developments that provide various housing types and price points to provide for a diverse population and economic base.**

### **Housing Objectives and Action Steps:**

#### **HOUSING OBJECTIVE 1**

**Facilitate population growth with infill development.**

##### **ACTION STEPS**

- Review existing zoning and building codes and analyze based on the potential for redevelopment and reuse of individual properties.
- Review and package financing incentives for housing affordability, i.e. down-payment assistance; prioritizing older and blighted segments of the community for implementation.

##### **Responsible Group/Agency**

City Administrator, Zoning Administrator, Planning Commission, NEDED

##### **Potential Resources**

DED, USDA-RD, NIFA, General Funds

#### **HOUSING OBJECTIVE 2**

**Diversify the housing stock in Hickman to provide housing options at multiple price points to serve families of all economic backgrounds.**

##### **ACTION STEPS**

- Review existing zoning and building codes to ensure flexibility to develop diverse housing options, including: townhomes, condominiums, cottage homes, ADA accessible, corporate housing, etc.
- Market opportunities in Hickman to developers specializing in special-needs, and affordable housing, i.e. Habitat for Humanity, elderly, disabled veterans, modular, etc.
- Review and package financial incentives for housing rehabilitation, i.e. owner-occupied rehabilitation, rental rehabilitation; prioritize older and blighted housing stock for implementation.
- Consider utilizing tax increment financing (TIF) to incentivize and stimulate under-served housing development, prioritizing affordability and special needs housing (senior, ADA accessible, etc.).

##### **Responsible Group/Agency**

City Administrator, Zoning Administrator, City Council, Planning Commission, Habitat for Humanity

##### **Potential Resources**

NEDED, USDA-RD, NIFA, TIF



### HOUSING OBJECTIVE 3

Facilitate population stability in Hickman's core by renovating and repairing the existing housing stock.

#### ACTION STEPS

- Utilize numerous methods, including self-reporting, nuisance complaints, surveys, and foreclosures, identify the number of existing housing units needing rehabilitation.
- Package available funding including; state and federal resources, lending funds, and property owners' equity.
- Implement systematic improvements according to funding agencies' guidelines
- Establish a volunteer-labor pool to assist in voluntary home improvements for low-income, elderly, or handicapped homeowners.
- Develop and maintain nuisance and abatement programs that include a third-party review of properties and assesses property owners for cleanup and improvements.
- Continue to secure grants and financial assistance to develop both owner and renter housing rehabilitation/repair programs for low and moderate income households to upgrade their homes to minimum housing quality standards.
- Promote maximum energy efficiency housing standards and promote utility partner incentives for implementation of energy efficiency improvements.
- Amend zoning regulations to allow more flexibility for the inclusion of alternative housing and mixed-use development in the city.

#### Responsible Group/Agency

City Administrator, Zoning Administrator, Lincoln/Lancaster County Habitat for Humanity, Churches and Faith Community

#### Potential Resources

NEDED, USDA-RD, NIFA, Nebraska Energy Office, General Funds

### Economic Development

*Hickman's proximity to Lincoln is a great community asset, yet it is equally a hindrance to the development and sustainability of business and industry. Increasing the community's tax base through business and economic development has been established as a community priority.*

*The challenge for the Hickman community will be to balance any anticipated growth with its ability to maintain the high quality of life and services to its residents. Any growth will also be dependent on the ability to provide adequate housing options and infrastructure.*

#### Economic Development Goal:

The city should develop activities that support the needs of present and future residents by making the local economy stable and diverse.

#### Economic Development Objectives and Action Steps:

### ECONOMIC DEVELOPMENT OBJECTIVE 1

Improve the appearance and long-term viability of Downtown Hickman.

#### ACTION STEPS

- Identify and appoint local stakeholders to serve on a downtown revitalization committee. This committee will oversee and coordinate revitalization efforts while

providing recommendations to city leadership for consultant contracting and implementation.

- Meet with business-owners to evaluate the future needs of the downtown area, including parking, public infrastructure, patron and delivery accessibility, floodplain mitigation, wayfinding signage, landscaping, and street lighting.
- Procure the services of a professional engineering and architecture firm to inspect the physical condition and capacity of the area, including, but not limited to building conditions, streets, sidewalks, lighting, landscaping, grade changes, parking, surface drainage, and underground utilities, and floodplain mitigation.
- Facilitate a public meeting, including key stakeholders, to foster cooperation and communication. Gather information of the needs, thoughts, and desires for downtown Hickman.
- Identify and package local programs and measure to incentivize downtown property-owners to renovate storefront facades, demolish dilapidated structures, and/or structural improvements to properties.
- Develop general cost opinions for implementing long-term capital improvements
- Develop a Downtown Revitalization Master Plan that reflects public and stakeholders' vision and guides future investment for the area.

#### **Responsible Group/Agency**

City Administrator, Downtown Businesses, City Engineer, Downtown Revitalization Committee

#### **Potential Resources**

NEDED, General Funds, Special Assessment, Business Improvement District, Business Community

### **Policy ECON-2**

#### **ECONOMIC DEVELOPMENT OBJECTIVE 2**

**Develop and promote businesses and activities that will add to the quality of life in Hickman.**

##### **ACTION STEPS**

- Create a marketing plan for the community.
- Recruit businesses consistent with the marketing plan.
- Identify and package incentive programs for entrepreneurship and business startups consistent with the needs of Hickman.
- Encourage civic events and programming to locate in Hickman.

#### **Responsible Group/Agency**

City Administrator, Business Community, Hickman Area Economic Development Association (HAEDA)

#### **Potential Resources**

General Funds, Business Community

### **Policy ECON-4**

#### **ECONOMIC DEVELOPMENT OBJECTIVE 3**

**Increase the availability of retail businesses in Hickman.**

##### **ACTION STEPS**

- Establish a broad-based Retail and Service Industrial Committee or Trade Group.
- Hold focus group sessions with local business leaders to identify a five-year trend in the business community (business failures, expansions, or relocations).
- Review economic indicators (housing starts, primary employment/unemployment, per capita income, net taxable sales, etc.).

- Survey local retailers to gather information on products/services, employees, city SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis.
- Survey the community to gather information on pertinent demographics, income, commuting patterns, purchasing characteristics, and community economic development needs.
- Consider external influences that may affect future retail development; projected growth in Hickman, commuting population base, retail leakages, etc.
- Consider the capacity of existing public infrastructure and utilities to support future development.
- Evaluate available redevelopment sites downtown and prioritize the area for retail investment.
- Develop strategies for promoting/fostering retail development; identify financial and technical assistance partners, promote local successful businesses.
- Package the findings and results of these studies for marketing at trade shows, franchise opportunities, and through the Lincoln Area Partnership for Economic Development.

#### **Responsible Group/Agency**

Identified Stakeholders, Hickman Businesses

#### **Potential Resources**

General Funds, Private Fundraising

### **ECONOMIC DEVELOPMENT OBJECTIVE 4**

**Design and implement aesthetic corridors drawing traffic along arterial streets into commercial areas of Hickman.**

#### **ACTION STEPS**

- Acquire rights to utilize property along arterial streets for signage and landscaping improvements (acquisition/permitting).
- Contract or utilize local talent for site design; incorporate any community branding efforts and logo into the design and site plan.
- Develop cost opinions for the signage sites.
- Secure necessary resources (funds, materials, in-kind, etc.) to implement designs.
- Install signs and landscaping improvements.
- Dedicate sufficient resources for ongoing operation and maintenance of grounds.
- Establish a Downtown Business Improvement District (BID) to finance improvements in the immediate downtown area as well as the downtown connections of Main Street and 2nd Street.
- Utilizing BID proceeds, finance the improvement of sidewalks, lighting, and landscaping through the Main Street and 2nd Street corridors to improve the appearance and functionality of these streets as extensions of downtown Hickman.

#### **Responsible Group/Agency**

City Administration, City Council, Property Owners, Business Community,

#### **Potential Resources**

General Funds, Private Fundraising, Business Improvement District, Sidewalk Improvement District, DED Downtown Revitalization Grant.

## Recreation

*The high quality of life found in Hickman is the primary catalyst for the community's recent growth. One challenge for the City of Hickman will be to keep pace with population growth with continual investments in Park and Recreation facilities and programming. Public health has been established as a community priority and can be fostered through active recreation programming and the provision of park amenities.*

### Recreation Goal:

**The city should ensure prominent recreation opportunities for local residents and visitors. These facilities should be a combination of the expansion and improvement of existing facilities, plus the establishment of additional facilities.**

### Recreation Objectives and Action Steps:

#### Policy REC-5

### RECREATION OBJECTIVE 1

**Construct an additional park/sports complex in Hickman.**

#### ACTION STEPS

- Establish an athletics committee, comprised of parents, Norris school representative(s), coaches, and players.
- Outline organized programs and facilities that are currently offered in Hickman.
- Evaluate the usage of current fields and facilities taking note of scheduling conflicts and demand; prioritizing local teams over non-local teams.
- Hold a town hall meeting to discuss how residents plan to utilize athletic fields.
- Develop a phased athletic field plan with cost opinions for improvements based on the 2010 Hickman Regional Recreational and Event Complex Master Plan.
- Inventory available land in the area that meet the spatial needs of the facilities.
- Conduct local fundraising activities pursuing public/private funds to offset construction costs.
- Implement phased facility improvements based on highest need and priority.

#### Responsible Group/Agency

City Administrator, Parks and Recreation Department, Identified Steering Committee, Residents, Businesses, Norris Public Schools

#### Potential Resources

Municipal Bonds, Local Option Sales Tax, Fundraising, USDA-RD, CDBG, CDAA, Keno Funds, Usage Fees

#### Policy REC-9

### RECREATION OBJECTIVE 2

**Explore recreational amenities including an aquatic center, wellness center, senior center, etc.**

#### ACTION STEPS

- Form a steering committee to explore options for development of a future multi-purpose recreation center.
- Identify the future usage of the facility including special demands and needs for physical amenities.
- Inventory centers recently built in the region. Visit with local officials to determine lessons learned.



- Present the physical needs and expectations to City Council and the public.
- Procure the services of a licensed architecture firm to assist in assessing all potential options for the center.
- Inventory available land or buildings within the community that meet the spatial needs of the facility.
- Prepare architectural rendering and opinion of costs for renovating potential structures for the construction of a new facility, emphasizing energy efficiency and accessibility.
- Present the renderings and opinion of costs to the public for review and comment; modifying as necessary.
- Determine the long-term ownership and operational structure of the facility.
- Identify potential resources for the construction financing of the center.
- Utilize the architect to develop final plans and specifications for the project as well as construction management services.
- Construction Activity.

#### **Responsible Group/Agency**

City Administrator, Parks and Recreation Department, Identified Committee, Residents

#### **Potential Resources**

Municipal Bonds, Local Option Sales Tax, Fundraising, USDA-RD, Civic and Community Center Financing Fund, Community Development Assistance Act (CDAA), Keno Funds, Usage Fees

### **RECREATION OBJECTIVE 3**

**Develop more trails in Hickman and connect them to regional trails, local parks, and state recreation areas.**

#### **ACTION STEPS**

- Update subdivision regulations with provisions for programming trails into developments and/or development fees for community trail system.
- Utilizing the Trails Master Plan, dedicate necessary rights-of way or easements for trails.
- Utilize the City Engineer to develop plans and specifications for trails.
- Package funds for the construction and implementation of prioritized trail sections; placing priority in utilizing available resources to connect the existing trail sections to one another.
- Bid phase to include advertising, letting, and contract award.
- Begin construction activity.

#### **Responsible Group/Agency**

City Administrator, Parks and Recreation Department, Public Works Department, City Engineer, Landowners

#### **Potential Resources**

General Funds, Capital Improvements Budget, Developer Fees, Municipal Bonds, Local Option Sales Tax, Fundraising, Nebraska Game and Parks Commission, CDAA, Nebraska Department of Roads (NDOR), Keno Funds

**RECREATION OBJECTIVE 4**

**Increase the number of sporting events in the community (i.e. 5K runs, bike races, etc.).**

**ACTION STEPS**

- Develop a planning committee with a cross section of stakeholders interested in attracting events to Hickman.
- Identify the types of events the community seeks to attract.
- Conduct a facility assessment to identify the needs or gaps required to host events.
- Utilize the planning committee to attract, create, and promote annual events based on the availability of facilities.

**Responsible Group/Agency**

Parks and Recreation Department, Identified Committee, Residents, Businesses, Public Works Department, School Administration

**Potential Resources**

General Funds, Tourism Grants, Fundraising, Sponsorships

**RECREATION OBJECTIVE 5**

**Ensure future planning of all City parks is ADA compliant.**

**ACTION STEPS**

- Establish an inventory of needed improvements based on ADA park standards.
- Working with equipment suppliers and installers, develop cost estimates for required improvements.
- Add necessary investments to the Capital Improvements Plan, and develop fundraising campaigns to offset public costs.
- As packaged funds become available, install required improvements utilizing city staff and volunteers.

**Responsible Group/Agency**

Parks and Recreation Department, Public Works Department

**Potential Resources**

General Funds, Fundraising, Sponsorships, Community Development Assistance Act, Health and Human Services

**Education**

*Hickman's proximity to the City of Lincoln provides a large draw for housing and population growth for the smaller community. This proximity allows excess mobility and choice of lifestyle for a commuting population. For this reason, the Norris School District provides one of Hickman's greatest assets. As a highly rated school system, Norris has been the gravitational pull for much of Hickman's recent population growth. Supporting a quality education not only assists in residential growth, but provides an opportunity for workforce development as well.*

**Education Goal:**

**The city should support and partner with area educational facilities to expand the opportunity for advancing educational attainment for Hickman residents.**

## Education Objectives and Action Steps:

### EDUCATION OBJECTIVE 1

**Cooperate with educational entities and agencies in expanding the public uses of city's current and future facilities.**

#### ACTION STEPS

- Create channels of communication to coordinate with the school district public events that may benefit from the use of Hickman's facilities and public areas.
- Consider the use of joint public agency funding mechanisms for collaborative facilities.

#### Responsible Group/Agency

Norris School Board or Education, School Administration, City Administration, City Council

#### Potential Resources

Nebraska Joint Public Agency funding mechanism, School and City Bonding Authority, Sales Tax proceeds, Keno funds, General Fund, Private Donations, Community Development Assistance Act, Civic and Community Center Financing Fund

### EDUCATION OBJECTIVE 2

**Explore opportunities to expand technology and communication infrastructure for public use.**

#### ACTION STEPS

- Implement and maintain a Capital Improvements Plan that allows for the coordination of any subterranean utility upgrades. Private utility upgrades can be coordinated with public projects to reduce the investment cost and make Hickman an attractive investment area for communications service providers and satellite education opportunities.
- Engage the services of the City Engineer to prepare a Utility Assessment Report
- Update the Capital Improvements Plan to coordinate any utility upgrades with projected population and economic development needs as well as the potential to coordinate the timing of any subterranean utility improvements to minimize costs.
- Identify local, state, and federal resources for fiber upgrades.
- Secure appropriate funding to make long-term improvements to the subterranean system upgrades affordable to households.
- Authorize the City Engineer to proceed with plans and specifications for implementation.
- Construction-related activities.

#### Responsible Group/Agency

City Administration, Public Works, Businesses, City Engineer, Utility Providers

#### Potential Resources

General Funds, USDA - Rural Development, Utility Providers, Usage Fees

## Public Safety

*Fire protection, law enforcement, general public safety and emergency response are fundamental elements to a community's quality of life. In order to foster a high quality of life in Hickman, the city must support and prioritize public health and safety.*

**Public Safety Goal:**

The city will support health care, fire protection, and law enforcement programs with policies and services to improve public safety and well-being.

**Public Safety Objectives and Action Steps:****PUBLIC SAFETY OBJECTIVE 1**

**Improve the functionality and safety of arterial streets in Hickman with widening projects allowing for turn lanes, shoulders, and pedestrian pathways.**

**ACTION STEPS**

- Engage the services of the City Engineer to conduct an analysis of current and future arterial streets to determine the viability of widening projects. Analysis should include the existence of necessary right-of-way for vehicular and parallel pedestrian/bike corridors.
- Coordinate with Lancaster County on plans for the widening of 68th Street outside of Hickman's jurisdiction to extend widening efforts in a timely and cost-effective manner.
- Provide cross-sections of various alternatives for widening with options for turn lanes, pedestrian/bike trails for corridors and intersections. Include public review.
- Provide opinion of cost for preferred corridor cross-sections.
- Determine the City's ability to finance priority street improvements and potential ROW acquisition. Consult the Capital Improvement Plan and package all financial resources for maximum public benefit.
- Procure the City Engineer to prepare plans and specifications for street widening improvements.
- Undertake construction-related activities in a planned system manner, coordinated with Lancaster County projects.

**Responsible Group/Agency**

City Council, Hickman residents, City Engineer

**Potential Resources**

General Street Fund, General Obligation Bond, Local Option Sales Tax, and Special Assessment Districts, NDOR, Lancaster County

**PUBLIC SAFETY OBJECTIVE 2**

**Improve pedestrian safety with dedicated crossings on Hickman's arterial streets.**

**ACTION STEPS**

- Evaluate sidewalk conditions throughout Hickman. Rate sidewalk and curb/ramp conditions and note needed improvements.
- Prioritize sidewalks/curb ramps near key public facilities and at intersections of sidewalks along existing and future arterial streets. Map priorities to ensure the proper phasing of improvements.
- Explore the viability of an under/over pass of arterial streets with cost estimates and potential grant funding.
- Coordinate the improvements of crosswalks with any improvements and widening of existing arterial streets.
- Determine the City's ability to finance priority sidewalk improvements. Consult the



- Capital Improvement Plan and package all financial resources for maximum public benefit.
- Undertake long-term, priority sidewalk and crosswalk improvements, as funds permit.

#### **Responsible Group/Agency**

City Council, City staff, residents, City Engineer, and Fiscal Agent.

#### **Potential Resources**

General Street Fund, General Obligation Bond, Local Option Sales Tax, and Special Assessment Districts, NDOR, Lancaster County

## **Public Facilities and Infrastructure**

*Public facilities can provide a diverse set of services for residents of Hickman. From social interaction to everyday necessities, providing adequate public facilities are another element to a community's quality of life.*

#### **Public Facilities Goal:**

**The expansion of public infrastructure will be conducted in a manner that supports diverse and contiguous growth to ensure the efficient utilization of services without adversely affecting their delivery.**

#### **Public Facilities Objectives and Action Steps:**

### **PUBLIC FACILITIES OBJECTIVE 1**

**Maintain a coordinated plan for maintenance, improvement, and future locations of all streets, roads, highways, trails, sidewalks, and bridges in the community; including paving, curbs, gutters, street lighting, curb cuts, replacement, etc.**

#### **ACTION STEPS**

- Maintain design standards and policies for various classifications of streets, roads, highways, and bridges to enhance the function and safety of the roadway and street system in Hickman.
- Continually monitor traffic throughout the community and include traffic counts and figures in any updates to the Comprehensive Plan.

#### **Responsible Group/Agency**

City Administrator, City Engineer, Public Works Department, NDOR

#### **Potential Resources**

General Funds, Capital Improvement Budget, NDOR

### **PUBLIC FACILITIES OBJECTIVE 2**

**In accordance with the 2016 Sanitary Sewer Study, expand the trunk line along Hickman Road to the treatment facility and provide for planned improvements and future growth.**

## Policy PUB-1

**ACTION STEPS**

- Identify and package local, state, and federal resources for wastewater system upgrades.
- Consult the Capital Improvements Plan to coordinate other needed subterranean or roadway improvements.
- Analyze and adjust user rates to make the wastewater system financially supportive.
- Authorize the City Engineer to prepare plans and specifications for the project.
- Undertake construction related activities

**Responsible Group/Agency**

City Administrator, City Engineer, Public Works Department, City Council, Utility partners

**Potential Resources**

General Funds, Capital Improvement Plan Budget, User Fees, Municipal Bonds

**PUBLIC FACILITIES OBJECTIVE 3**

**Undertake long-term improvements and expansions to the electrical system in the community.**

**ACTION STEPS**

- Utilize the City Engineer to evaluate the physical condition and capacity of the electrical utility system in Hickman.
- Meet with major utility users in the service area to determine their future needs, concerns, and expectations.
- Calculate the impact of recommended upgrades on the projected utility rate.
- Utilize the Capital Improvement Plan to coordinate underground utility upgrades and establish subterranean utility priorities.
- Secure appropriate financing to make long-term improvements to the subterranean utility system, coordinating electric improvements with fiber-optic conduit and other utility upgrades.
- Authorize the City Engineer to proceed with plans and specifications for long-term improvements.

**Responsible Group/Agency**

City Administrator, City Engineer, Public Works Department, Norris Public Power, Public, Businesses

**Potential Resources**

General Funds, Capital Improvement Budget, Municipal Bonds, CDBG, USDA-RD

## Policy PUB-4

**PUBLIC FACILITIES OBJECTIVE 4**

**Explore the feasibility of flood control infrastructure to alleviate the prevalence of 100-year floodplain in downtown Hickman.**

**ACTION STEPS**

- Authorize the City Engineer to prepare alternatives and cost estimates for flood control infrastructure.
- Add the implementation of the most practical and cost-effective alternative to the Capital Improvements Plan for implementation as funds or grants are available.

**Responsible Group/Agency**

City Engineer, Public Works Department

**Potential Resources**

General Funds, Capital Improvement Plan Budget, Municipal Bonds, FEMA grants

**PUBLIC FACILITIES OBJECTIVE 5**

**Expand water storage and update the water distribution system.**

**ACTION STEPS**

- Identify and package local, state, and federal resources for water storage/distribution system upgrades.
- Consult the Capital Improvements Plan to coordinate other needed subterranean or roadway improvements.
- Analyze and adjust user rates to make the water system financially supportive.
- Authorize the City Engineer to prepare plans and specifications for the project.
- Undertake construction related activities

**Responsible Group/Agency**

City Administrator, City Engineer, Public Works Department, City Council, Utility partners

**Potential Resources**

General Funds, Capital Improvement Plan Budget, User Fees, Municipal Bonds

**Environmental**

*One of Hickman's draw is providing a rural setting with the connectivity to a larger metro area. In this manner, Hickman's interaction with the natural environment is a big community asset. Ensuring a proper relationship between the urbanized development of the community and its rural resources will help facilitate the community's continued growth. The balance of urban growth within a more rural setting will enhance local quality of life and overall community health.*

**Environmental Goal:**

**The city will grow and develop in a manner that conserves the natural resources; minimizes potential conflicts between rural/urban residents; promotes compatible land uses; encourages compact development and an efficient provision of services.**

**Environmental Objectives and Action Steps:****ENVIRONMENTAL OBJECTIVE 1**

**Encourage recycling in Hickman**

**ACTION STEPS**

- Design and incorporate an informational page on the city web site that informs citizens of local recycling options as well as encourages public input regarding expanding recycling services; additional drop off centers, at-home pickup, etc.
- Examine the costs of partnerships to expand city-wide cleanup days to include drop off points for electronics and hazardous waste.
- Update zoning and subdivision regulations to incentivize new subdivisions to provide and maintain recycling and composting sites available to residents.

**Responsible Group/Agency**

City Administration, Parks and Recreation Department, Residents, Businesses, Public Works Department,

#### **Potential Resources**

General Funds, Nebraska Department of Environmental Quality, Health and Human Services, Fundraising, Sponsorships

### **Policy ENVIRO-15**

#### **ENVIRONMENTAL OBJECTIVE 2**

**Increase the energy efficiency of buildings within Hickman.**

##### **ACTION STEPS**

- Educate homeowners regarding practical energy efficiency measures.
- Partner with Norris Public Power District and Nebraska Public Power District to enhance Hickman's understanding of energy use patterns, rates, programs, and incentives
- Encourage energy conservation through the siting of development and landscaping standards by updating the subdivision regulations.
- Review and update zoning and building codes to reflect the promotion of on-site renewable energy generation such as solar, wind, and geothermal.
- Explore opportunities within the Capital Improvements Plan to supplement public facilities investments with on-site renewable energy generation.

##### **Responsible Group/Agency**

City Administration, Businesses, Property Owners, Residents, Norris Public Power, Nebraska Public Power

##### **Potential Resources**

Private investments, Nebraska Department of Energy, Usage Fees, Utility Providers

### **Policy ENVIRO-16**

#### **ENVIRONMENTAL OBJECTIVE 3**

**Educate Hickman residents regarding the Comprehensive Plan Energy Element.**

##### **ACTION STEPS**

- Use the city website to inform citizens of the city's energy related efforts, as well as provide energy saving tips.
- Recognize local projects that support the goals and strategies of the energy element.
- Working with Norris Public Power, and other utility providers; package available energy efficiency incentives into an informational flyer/pamphlet for distribution to Hickman and area residents.
- Review the Energy Element on annual basis, coinciding with the Comprehensive Plan document as a whole, for updates and relevancy.

##### **Responsible Group/Agency**

City Administration, Residents

##### **Potential Resources**

General Funds, Sponsorships, Nebraska Department of Energy



## IMPLEMENTATION TOOLS

A single tool or category of tools is not sufficient to achieve the goals in a comprehensive plan. The steps toward each goal require the use of several tools and mechanisms in order to be obtained, realized, and sustained. The City of Hickman will need to continually develop its own set of implementation tools and strategies, recognizing that each has unique strengths and weaknesses. Implementation strategies can be separated into several distinct tool categories and programs, each with its distinct characteristics that make it suitable for specific goals and circumstances.

### Support Programs

Three programs will play a vital role in the success of the comprehensive plan implementation. These programs are:

#### Housing Improvements Financing

Locally designed and implemented housing improvement programs allow for the customized implementation of local or state/federal funding programs for housing improvements.

#### Capital Improvements Financing

A capital improvements plan provides an annual predictable investment plan that uses a one to six year horizon to schedule and fund projects integral to the plan's implementation.

#### Zoning Regulations

Zoning regulations update zoning districts and regulations, which may include design guidelines, to reflect the development goals of the comprehensive plan update to allow the city to provide direction for future growth.

#### Subdivision Regulations

Subdivision regulations establish criteria for environmental impact regulations and the division of land into building areas and public improvements. Implementing infrastructure investments is a primary function of subdivision regulations.

### Public Education

In addition to the identified programs, broad public support and involvement is crucial to the successful development and implementation of any broad-based policy or program. If adequate public support is to be developed, a program including and educating Hickman residents and stakeholders is paramount. Political leadership of Hickman should strive to implement an active public participation process by creating an educational process on land use and development issues. The city should continue to use its website and make the comprehensive plan and development regulations available online. Ongoing education and promotion will be an important factor in sustaining interest and motivation from community members.

Some of the objectives of the comprehensive plan cannot be achieved unless the actions of public private partnerships can be leveraged. Frequently, constraints prevent organizations from collaborating effectively (i.e. financial resources, legal authority, excess regulation, etc.). Efforts

should be made to identify and bridge these gaps with open communication, cooperation, and realization that issues at hand could benefit the health, safety, and general welfare of the residents and the business community of Hickman.

## Special Studies and Plans

Additional studies and plans can be helpful to further explore and define a vision of a certain area, corridor, or development site. Conducting studies and corresponding decisions as opportunities and challenges arise can ensure that investments are made in accordance with the comprehensive plan. Some examples of additional planning efforts that can further develop ideas expressed in the plan include:

- Housing Master Plan
- Facilities Management Plan
- Site Development Plans
- Blight and Substandard Determination Studies
- Etc.

## Land Use Suitability

One over-arching goal of the comprehensive plan is to guide the development of the community by:

- Describing the relationship between land uses,
- Minimizing land use conflicts between neighboring parcels and neighborhoods,
- Establishing criteria or design standards new development must meet,
- Create consistent characteristics within each land use district.

## Land Use Transition

Development projects should provide, if needed, screening, buffers, or additional setback requirements when located next to existing uses. Screening or buffers may be plant material, earthen berms, fencing, or a combination of the listed. Boundaries between land uses should occur along streets, alleys, natural features (streams, railroads, etc.) and lot lines whenever possible.

## Community Entrances

First impressions of the community are made at the entrance corridors. These impressions are critical to a community's overall image. Redevelopment should have higher landscaping standards when located at any of the boundaries or entrances to the city. Entryway design was a major feature identified as a priority in the Envision chapter. These improvements along with appropriate sign regulations along the corridor overlay district for arterial streets into the community will promote design that reflects the high quality of life in Hickman. Hickman's corridor overlay district design standards will continually help guide development to ensure a welcoming and aesthetically pleasing entrance into the community.

[section 5.4]

## ANNEXATION

Typically, communities grow their size, area, and population by annexing areas that are urban in nature and adjacent and contiguous to the corporate limits of the city. A proactive approach to housing development pressures in the Hickman area will be contingent on a firm annexation policy and its implementation.

The State of Nebraska has established a process for communities to extend their corporate limits into urban or suburban areas situated contiguous to an existing community, provided the criteria for such action is justified. Two distinct processes exist by which annexation actions can be taken:

- Land that has been requested to be annexed by the property owner(s), or
- Any contiguous and adjacent lands, lots, tracts, streets, or highways, which are urban or suburban in character for which the city wishes to bring into corporate limits.

Landowners that desire annexation of land must submit a plat by a licensed surveyor. This plat must be approved by the City Engineer and filed with the City Clerk along with a written request signed by all owner(s) of record within the proposed annexation area.

Following the Planning Commission's recommendation and three separate readings of the ordinance, a majority of affirmative votes by City Council in favor of an annexation is required at each reading to pass the annexation. The certified map is then filed with the County Register of Deeds, Clerk, and Assessor with a certified copy of the annexation ordinance. The City has one year to develop a plan to address the delivery of services of residents within the annexed area.

With regard to annexation, the city should explore the feasibility of establishing subdivision improvement agreements and non-contested annexation agreements with future Sanitary Improvement Districts (SID's). This agreement gives the SID a possible financing vehicle, the city approves an agreement that states that the SID can be annexed, at the discretion of the city, and the SID will not contest the annexation action.

### Potential Annexation Areas

There are no current developments, urban or suburban in nature, adjacent and contiguous to the Corporate Limits of Hickman. At the time of adoption of the Comprehensive Plan, no clear areas of development are available. However, a preliminary plat for the Terrace View subdivision to the northwest of 82nd and Hickman Road has been approved.

The City of Hickman must coordinate Capital Improvements Planning and Subdivision Regulations to provide clear policy on the financing for infrastructure improvements for new subdivisions. By policy, the city annexes subdivisions at the time of connection to public utilities. With rapid growth and development pressures, the extension of utility infrastructure and subsequent annexation must be adequately phased to provide a sustainable growth model. Growth in Hickman must be coordinated in a manner that ensures the proper maintenance and capacity improvements to public utilities.

## [section 5.5]

## PLAN MAINTENANCE

The Comprehensive Plan Update is the community's collective vision, yet change is inevitable. Major technologies and new community needs will arise during the planning period, which were not foreseen during the plan's development. Jobs, housing, transportation, goods and services will evolve over time. The amendment process to the Comprehensive Plan must accommodate and help manage the inevitable change in a way that best promotes, and does not compromise, the community's core values, health and well-being. The plan amendment process must be an open and fair process, utilizing sound planning, economic, social and ecological principals.

If new, significant development opportunities arise which impact several elements of the plan, and are determined to be of importance, a plan amendment may be proposed and considered separately from the annual review and other proposed plan amendments. The Planning Commission shall compile a list of proposed amendments received during a year in preparation for a report to provide pertinent information on each proposal, and recommend action on the proposed amendments to the City Council. The comprehensive plan amendment process should adhere to the adoption process specified by the Nebraska State Statutes and should provide for organized participation and involvement of interested citizens and stakeholders.

Since this plan is a living, breathing document, monitoring must occur for continued relevancy. Although the plan uses a 20-year planning time period, intervening time points should be utilized to measure progress toward long term goals, to make adjustments based on changed conditions or preferences, and to provide short and mid-term guidance for land use decisions. Through this process, the ultimate planning time period will move as well, constantly evolving to keep the plan current and relevant.

Approximately every five years, the Comprehensive Plan should undergo a major update. Five years is recommended as the appropriate time interval for major updates for several reasons. More frequent updates creates a burden on city staff and resources. Less frequent updates risks the relevancy of the plan. Finally, federal census data is available every decade, making a five-year review period the midpoint between census updates. Common elements of a five-year update include reviewing and extending growth projections, reviewing community goals, and analyzing amendments.

### Annual Review of the Plan

A relevant, up-to-date plan is critical for on-going planning success. To maintain confidence and buy-in of both the public and private sectors, and to incorporate updates, the plan must remain current. An annual review should occur where the Planning Commission, with City Staff, discusses the accuracy and relevance of the community profile and goals within the Comprehensive Plan.

After adoption of the Comprehensive Plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. The annual review process needs to involve regularly monitoring trends and changes in the local, regional, state, and federal landscape. Such trends and changes may include changes in development activity and use, trends in development regulation amendments, and changes in planning and zoning law. At the beginning of each year at the annual review, a report should be prepared by City Staff and the Planning Commission that provides information and recommendations on whether the plan is current in respect to population and economic changes, and if the recommended policies are still valid for the city and its long-term growth.



The Planning Commission should hold a public hearing on this report to:

- Provide citizens or developers with an opportunity to comment and/or present possible changes to the plan, and
- Identify any changes in the status of projects or action items called for in the plan, and
- Bring forth any issues, or identify any changes in conditions which may impact the validity of the plan.

If the Commission finds major policy issues or major changes in basic assumptions or conditions have arisen which could necessitate revisions to the plan, the Planning Commission should recommend changes or further study of those changes.

## Conditions of Plan Amendment

Comprehensive Plan amendment procedures are necessary to determine what constitutes conformity or non-conformity with the plan. It is impossible to set hard and fast rules for such decisions but consistent criteria should be used when making this determination. The following criteria are recommended:

- Land use request involving minor differences from those shown in the plan should be considered in conformity with the plan.
- Requests for variations or changes in the alignment of designated roadways should be considered in conformity if the continuity of the roadway is maintained, the alignment does not result in traffic safety issues or reductions in needed capacity, does not constrain the proper development of contiguous properties; and does not conflict with or preempt other planned uses or facilities.
- Requests to deviate from plan-specific requirements such as open space and traffic reduction measures generally should not be permitted in order to ensure equitable treatment of all property owners and to avoid arbitrary decisions which would undermine the legal foundation of the plan. If changes are to be made, they should be done through a plan amendment process.
- The final criteria must always be whether the request, whatever its nature, will set a precedent for cumulative changes which are not consistent with the plan. Therefore, in those instances where the implications of the request are not easily observed or detected a written request for a plan amendment should be submitted to the City Office.

## Evaluating Land Developments

The interpretation of the plan should be comprised of a continuous and related series of analyses, with references to the goals and objectives/policies, the overall land use plan, and specific land use policies. When considering specific proposed developments, interpretation of the plan should include a thorough review of all sections of the plan.

If a development proposal is not consistently supported by the Comprehensive Plan, serious consideration should be given to making modifications to the proposal, or the following criteria should be used to determine if a Comprehensive Plan amendment would be justified:

- Character of the adjacent parcels or neighborhoods.
- Zoning and uses on nearby properties.
- Suitability of the property for the uses allowed under the current zoning designation.
- The type and extent of positive or negative impact that may affect adjacent properties, or the city at large, if the request is approved.
- Impact of the proposal on public utilities and facilities.
- Length of time that the subject and adjacent properties have been utilized for their current uses.
- Benefits of the proposal to the public health, safety, and welfare compared to the hardship imposed on the applicant if the request is not allowed.
- Comparison between the existing land use plan and the proposed change regarding the relative conformance to the goals and objectives/policies.
- Consideration of professional staff recommendations.

[section 5.6]

## PLAN FINANCING

The Vision Implementation Plan is a complement to the Goals and Policies identified in this plan. To accomplish the tasks proposed in the Comprehensive Plan, the City will need to develop partnerships with a number of individuals, stakeholders, and other jurisdictions to provide financing and avenues to address issues and fund development projects. The Vision Implementation Plan provides potential funding sources for each objective established to accomplish community goals.

The sources of funding and their respective programming are continually evolving and re-prioritizing. It is important for the City of Hickman to develop and maintain relationships with funding sources to establish awareness of external funding sources that can be leveraged to ensure project success while minimizing the use of limited local funds. The role of the City Administrator and/or the City Economic Development Director shall be charged with identifying external resources to assist in project implementation.