



MEMORANDUM

City of Johnston, Iowa

DATE: June 2, 2003

TO: Mayor O'Hollearn and City Council Members

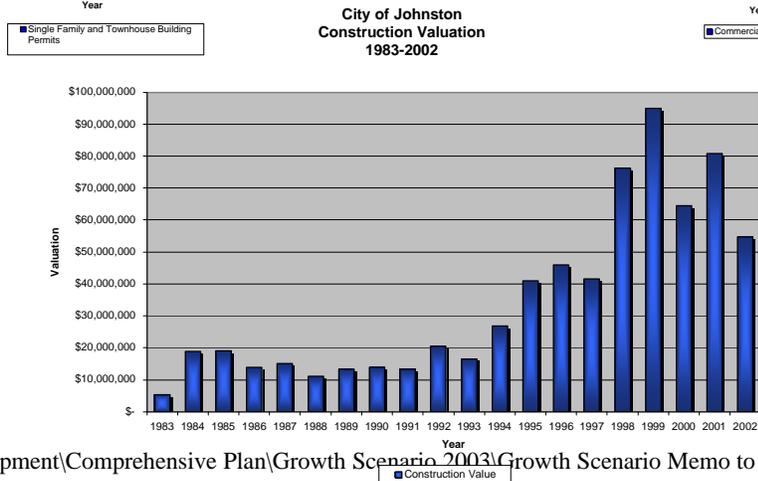
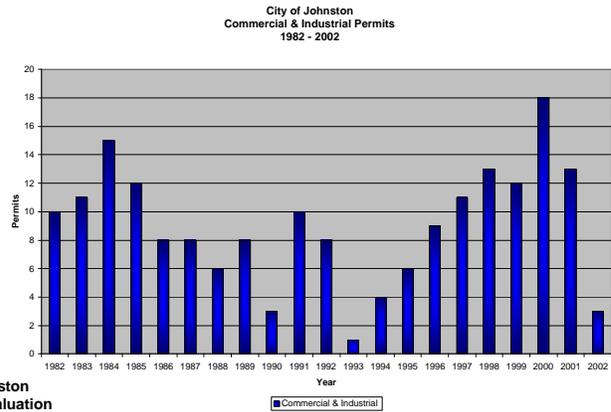
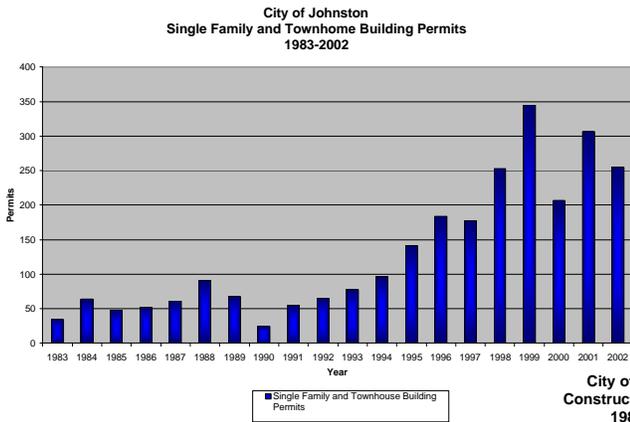
FROM: Community Development Department

RE: **GROWTH SCENARIO**

The purpose of the overall growth scenario study is to determine the amount of future growth, the type of growth, and the location of growth in order to determine how that growth will impact the City's road network. Based upon the impacts and timing of the future growth, roadway improvement projects will be planned and programmed in the City's Capital Improvement Program. H.R. Green Company has been hired by the City to assist in review and development of the traffic analysis portion of this study, this study is nearly completed and H.R. Green Company will be present at the June 16, 2003, Council Worksession to present their findings.

Growth Trends:

The initial research of this project is a review of past development trends. The three charts below depict the number of single-family residential permits, commercial/industrial permits and total construction valuation issued from 1983 to 2002.



Based on the trends shown, it becomes apparent that the City has experienced a high rate of growth, which has leveled off over the past five years. In order to proceed in predicting the rate of future growth, the assumption has been made that the City will continue to experience growth at the rate it has the past five years. To assist in quantifying that assumption, the following table depicts number of dwelling units and square footage of development the past five years and the annual average:

Land Use	Development 1998 - 2002		Annual Average 1998 - 2002	
	Dwelling Units	Square Footage	Dwelling Units	Square Footage
Apartments	185		37	
Commercial		836,725		167,345
Industrial		354,705		70,941
Office		493,375		98,675
Single Family	960		192	
SF Attached	370		74	
Total:	1,515	1,684,805	303	336,961

The residential development rates are based upon the number of building permits issues from 1998-2002. The non-residential rates are based upon review of the site plans approved and constructed from 1998-2002. It should be noted that the actual amount of growth may be less than this amount, but it's quite unlikely that it will be more. Thus, using these assumptions should provide a worst-case scenario.

Development Capacity:

To determine the City's capacity for future growth, all developable (undeveloped and areas of redevelopment) areas within the Comprehensive Planning Boundaries were identified (except the area north and west of Camp Dodge, in the area where the Mile Long Bridge Road is being extended to Iowa 141, which will be studied separately). Please note that the undeveloped areas include lots that have been platted, but have not yet been built upon. Within this area, there are 3,698 acres of developable land. Using the Comprehensive Plan and the supplemental Action Development Plan as guides, land uses and densities were assigned to these developable areas to determine the number of dwelling units and square footage that could be constructed in these developable areas. The attached, "Growth Scenario – Future Land Use" map is attached, depicting the developable areas and future land use types. Based on the number of available acres and the land uses assigned to those acres, the table below identifies the amount of future growth and the number of years it would take to develop the future areas, assuming the rate of growth discussed above.

Land Use	Dwelling Units	Square Feet	Years to Buildout
Apartments	2,545		69
Commercial		1,894,077	11
Industrial		1,693,634	24
Office		2,315,119	23
Single Family	3,596		19
SF Attached	617		8
Total:	6,758	5,902,830	

To further break down where the future development will occur the City has been divided into six districts (the five park districts plus a new “Westridge” district northwest of the current corporate limits); see the attached “Growth Study Areas” map. The capacity for future development in each of those districts is as follows:

District	Single Family Dwelling Units	Single Family Attached Units	Apartment Dwelling Units	Industrial Sq. Ft.	Commercial Sq. Ft.	Office Sq. Ft.	Students
Central	1	30	192	0	177,001	461,127	0
East	494	72	0	557,801	471,831	62,100	0
North	186	0	206	178,988	130,911	100,765	0
Northridge	352	0	0	0	0	0	0
Northwest	1,131	159	610	0	545,344	333,565	0
Southwest	655	356	677	956,845	376,509	1,151,109	2,200
Westridge	777	0	860	0	192,481	206,453	0
	3,596	617	2,545	1,693,634	1,894,077	2,315,119	2,200

Growth Scenario:

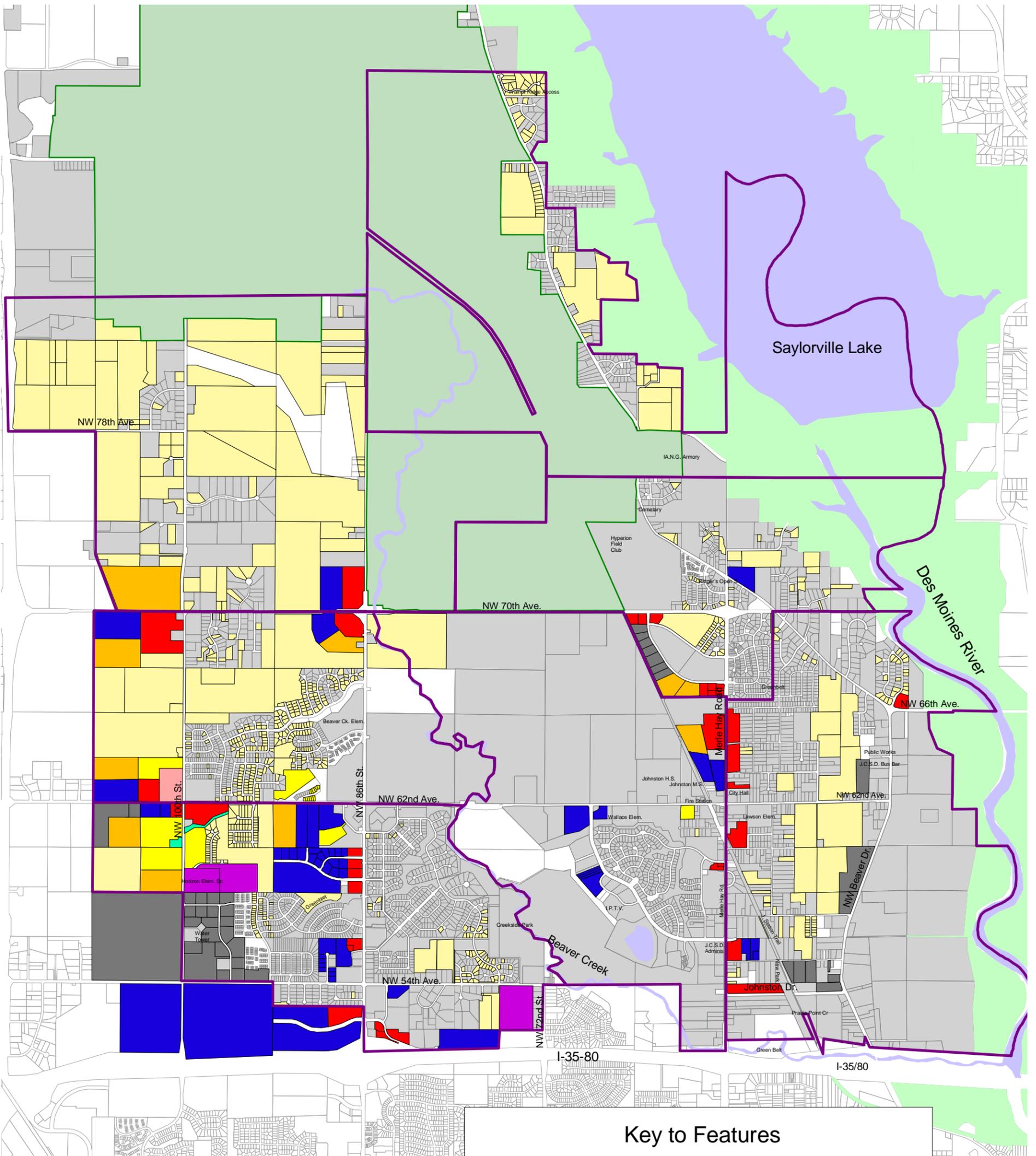
To provide H.R. Green with the necessary information to proceed with projecting future traffic, it is necessary to determine where the above-discussed growth will occur within 5-year increments. Based on a review of projects currently being developed, availability of services, the rate of growth previously discussed and other factors, City Staff made many assumptions on how much development would occur in each of the six districts in 5-year increments. The “Growth Scenario: Development By District” table is attached and identifies the amount of development by type within each of the six districts in the five year study increments, 2003-2007, 2008-2012, 2013-2017 and 2018-2022. This information is also depicted on the attached maps “Future Growth – 5 Year Increments” the maps identify the future growth by land use type.

As previously mentioned, most of the information identified above is based on assumptions and predictions based on the information discussed.

This information was forwarded to H.R. Green, who used the growth information to predict future traffic. H.R. Green studied current traffic and capacities on the City’s street network, and used the growth scenario to add additional traffic to the network to model how the street network will function with the future growth. This analysis will identified, the types and locations of needed improvements in five year increments based on the predicted future traffic volumes.

City of Johnston, Iowa Future Land Use - March 2003

Prepared by Community Development Department



Future Land Uses

Future Land Uses	D.U.'s	Sq. Ft.
Apartments	2,545	
Commercial		1,893,177
Industrial		1,693,634
Office		2,315,119
Single Family	3,596	
Single Family Attached	617	
Total	6,758	5,901,930

Key to Features

Key to Features		Future Land Uses	
	Growth Study Areas		Apartments
	Corporate Limit		Church
	Camp Dodge		Commercial
	Water Features		Industrial
	Developed Property		Office
			Park
			Single Family
			Single Family Attached
			Schools





Growth Study Areas

