

CHAPTER 1: INTRODUCTION

Why We Plan

Comprehensive plans are long-range and visionary documents that are intended to aid in decision-making for growth and development in a community. These plans cover a wide variety of topics to ensure all components of a city operations are considered.

Legal Basis for Comprehensive Plans + Future Land Use Plans

The State of Nebraska, under Nebraska Revised Statutes § 19-903, requires municipalities to have a comprehensive plan, as the basis for zoning ordinances and other regulations, ensuring that development aligns with community goals and needs. This comprehensive plan must also include a Future Land Use Plan. One of the primary uses of the Plans is to serve as support document for all rezoning requests within city limits and any land wishing to be annexed into city limits. All requests for rezonings should be

reviewed for conformity with the Comprehensive and Future Land Use Plans.

Supporting Plan Documents

The following adopted plans are integrated into the City's Comprehensive Plan as guiding documents for future growth and infrastructure coordination:

- SCCWWA Growth Management Plan
- SCCWWA Master Plan
- WE-STEP Transportation Plan
- Safe Streets and Roads for All (SS4A) MPO
- Papio NRD Hazard Mitigation Plan
- Platteview Road Corridor Study

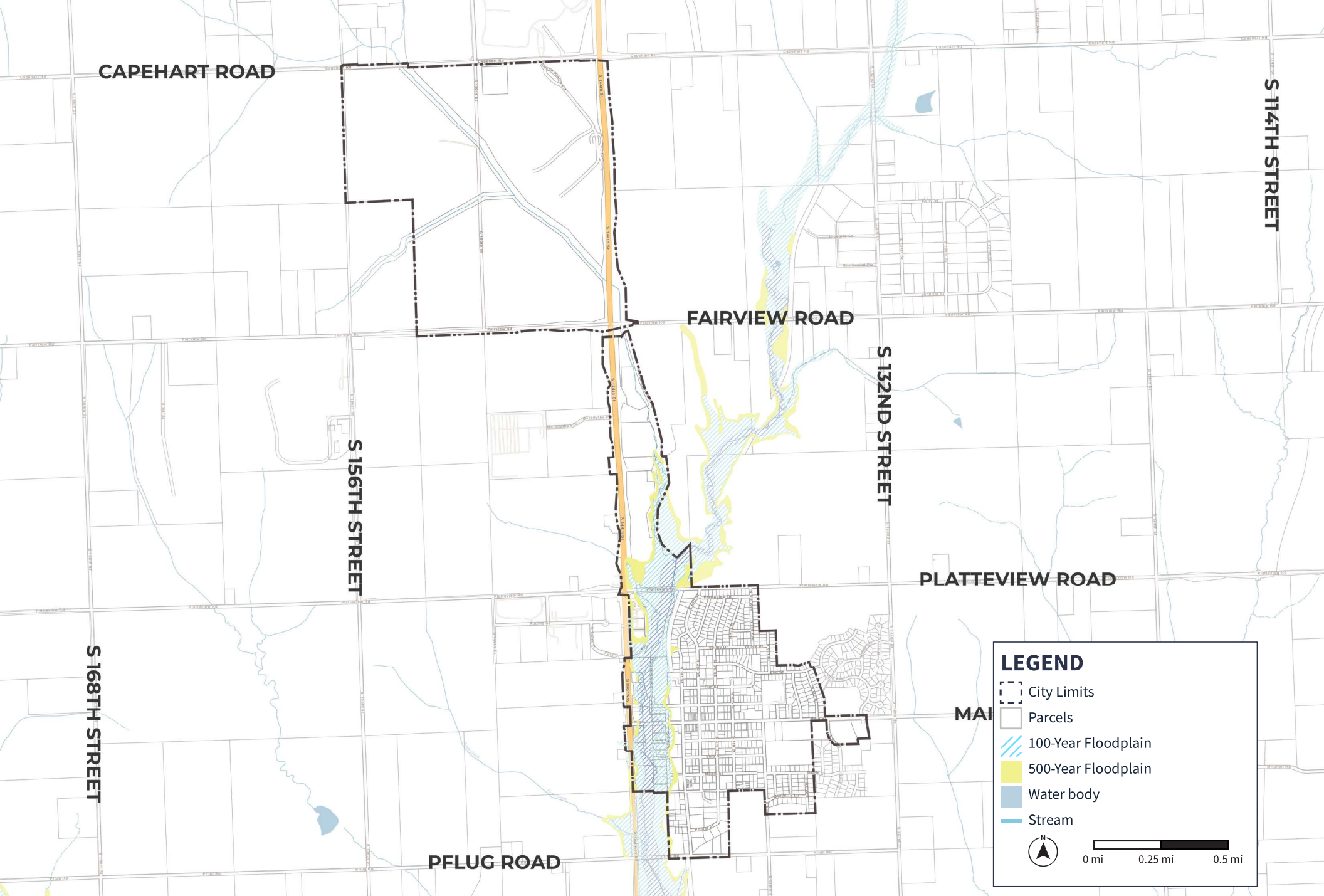


FIGURE 1.1 // EXISTING SPRINGFIELD CITY LIMITS MAP

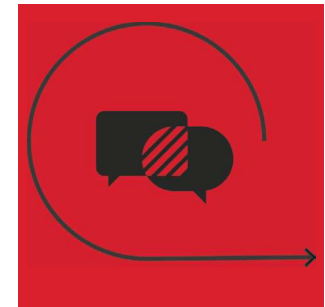
PROJECT SCOPE OVERVIEW

Project scope

The Springfield Comprehensive Plan was completed in four phases. Figure 1.2 details each phase throughout the process and Figure 1.3 summarizes the project schedule.



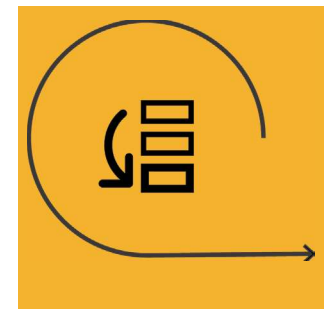
Phase 1: Project Kick-Off, Research and Analysis



Phase 2: Vision, Input and Direction

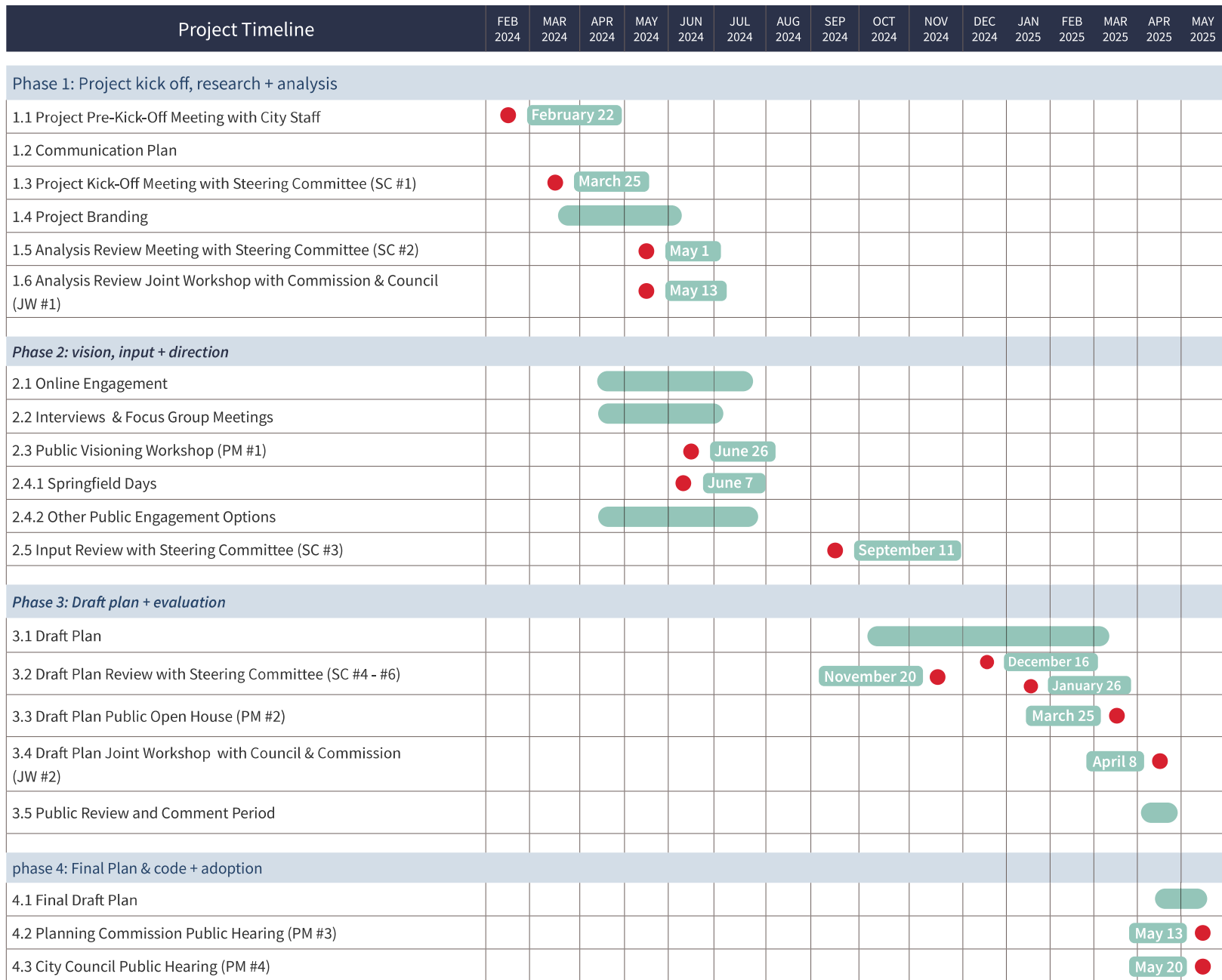


Phase 3: Draft Plan and Code



Phase 4: Final Plan and Code Adoption

FIGURE 1.2 // PROJECT PHASES



All dates after the public open house are tentative

FIGURE 1.3 // PROJECT SCOPE AND SCHEDULE

EXISTING CONDITIONS

Overview

The information discussed in Existing Conditions highlights the findings from Phase 1 of this planning process. Data related to demographics, household characteristics, land uses, jobs and the economy, and natural resources are covered in detail.

Demographics in Springfield

This section will detail a variety of datasets to summarize existing demographics impacting Springfield today. Components of this analysis will include:

- Population trends
- Population by age groups
- Housing tenure
- Median household income by housing tenure
- Average household sizes by housing tenure

Land Use Analysis

The land use analysis completed in Phase 1 examined current land uses to better understand the composition of Springfield today. Residential, commercial, industrial, public, and park lands were identified and categorized throughout the city limits. Additional industry and commuter trends are presented in the section to help highlight key industries and employment hubs in and around Springfield today. Further insight into land composition and uses are presented on the following pages.

Population Trends

Springfield has experienced a steady increase in population since the 1970s from 795 residents to an estimated 2,000 residents today. This estimate is inclusive of the SIDs that are located adjacent to city limits.

Population by Age Cohorts

The age pyramid, shown in Figure 1.4, highlights the share of age cohorts broken down by male and female in Springfield and Sarpy County. These trend lines indicate that there are more professionals (30-39 years old) compared to the County. There are some significant differences for young adults (20-29, adults (40-44), and seniors (60-64) compared to the County's shares.

Springfield has a median age of 35.6 years, which is comparable to the Sarpy County median age of 36.0 years.

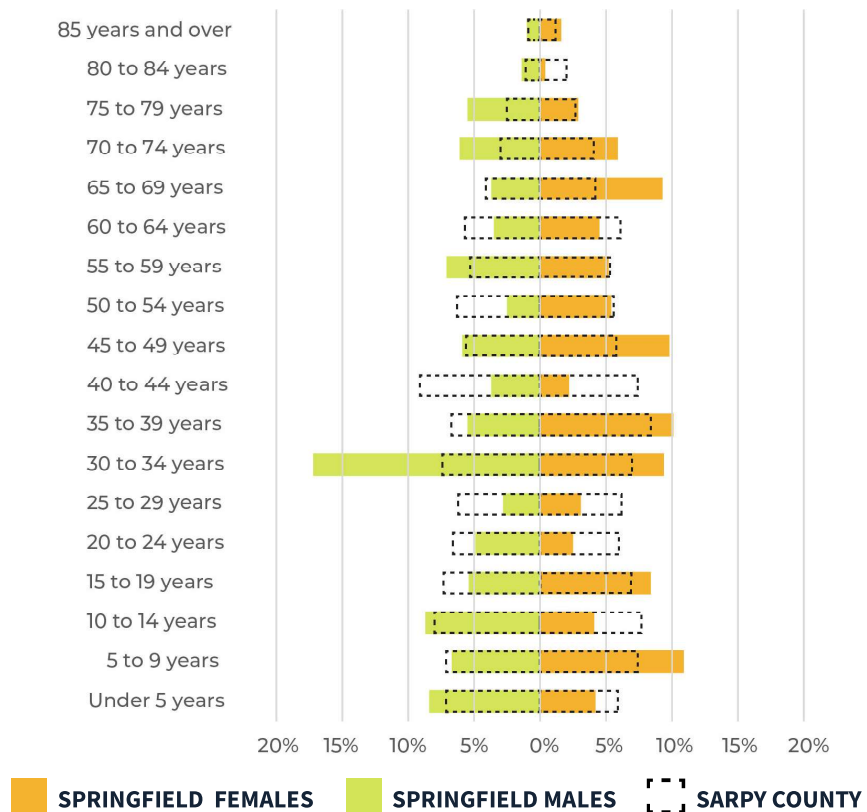


FIGURE 1.4// POPULATION BY AGE GROUPS

SOURCE: U.S. CENSUS BUREAU ACS 5-YR 2022 ESTIMATES

HOUSEHOLD CHARACTERISTICS

Household Characteristics

Housing Tenure

Housing tenure describes the composition of renter versus owner-occupied households in an area. The graph presented in Figure 1.5 presents the housing tenure estimates for Springfield. These statistics demonstrate an owner-occupied dominance in the community, which is further reflected in the existing land use map. This trend with more owner-occupied homes is higher than national trends, however, it is not atypical for rural communities, such as Springfield.

Household Sizes, Incomes + Values

Springfield has an average household size of 2.45 persons. Examination of both owner and renter-occupied households indicate most households have more than two people in each unit.

Household incomes in Springfield are fairly strong and support most residents in obtaining affordable housing. Cost-burdened households are further examined on the following pages.

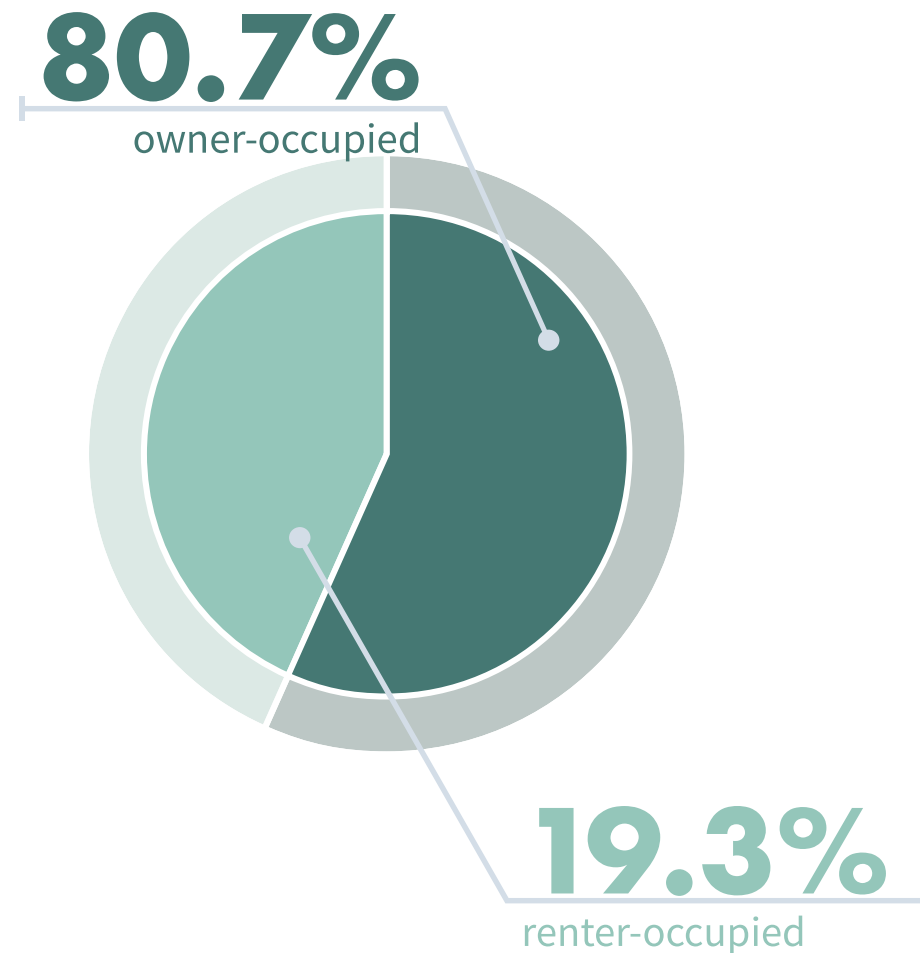
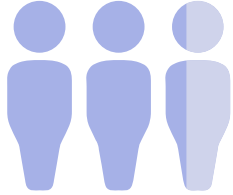


FIGURE 1.5 // HOUSING TENURE

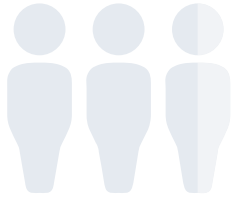
SOURCE: U.S. CENSUS BUREAU ACS 5-YR 2022 ESTIMATES

**SPRINGFIELD AVERAGE
HOUSEHOLD SIZE**



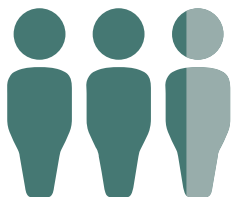
2.45 PERSONS

**HOMEOWNER AVERAGE
HOUSEHOLD SIZE**



2.51 PERSONS

**RENTER AVERAGE
HOUSEHOLD SIZE**



2.22 PERSONS

**SPRINGFIELD MEDIAN
HOUSEHOLD INCOME**



\$92,153

**HOMEOWNER MEDIAN
HOUSEHOLD INCOME**



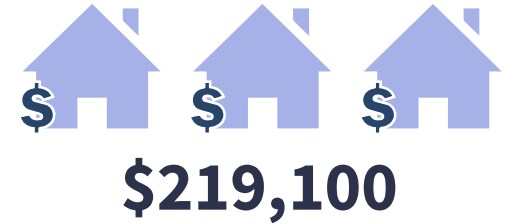
\$98,971

**RENTER MEDIAN
HOUSEHOLD INCOME**



\$44,792

**SPRINGFIELD MEDIAN
HOME VALUE**



\$219,100

**HOMEOWNER MEDIAN
MORTGAGE COST**



\$1,539

**RENTER MEDIAN
GROSS RENT**



\$933

SOURCE: U.S. CENSUS BUREAU ACS 5-YR 2022 ESTIMATES

HOUSEHOLD CHARACTERISTICS

Cost-Burdened Households in Springfield

The Department of Housing and Urban Development (HUD) defines cost burdened households as those spending more than 30% or more of their gross income on housing. The graphs below present the cost-burdened renter- and owner-occupied households for Columbus.

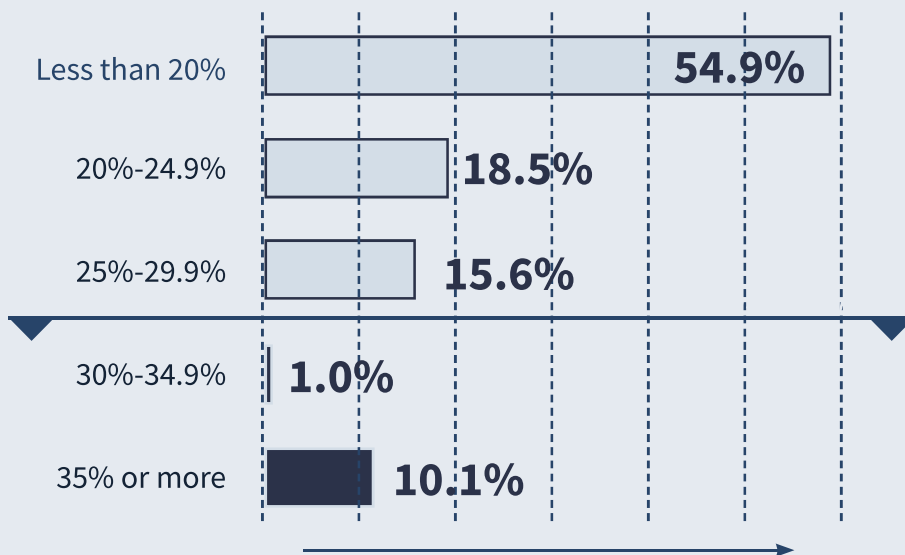
Owner-Occupied Household Analysis

Most homeowners spend less than 20% of their income on housing; however, an estimated 11.1% are cost burdened. With new owner-occupied homes, especially in those outside of city limits, it will be important to track price points and income ranges in the community to ensure there is an affordability factor considered.

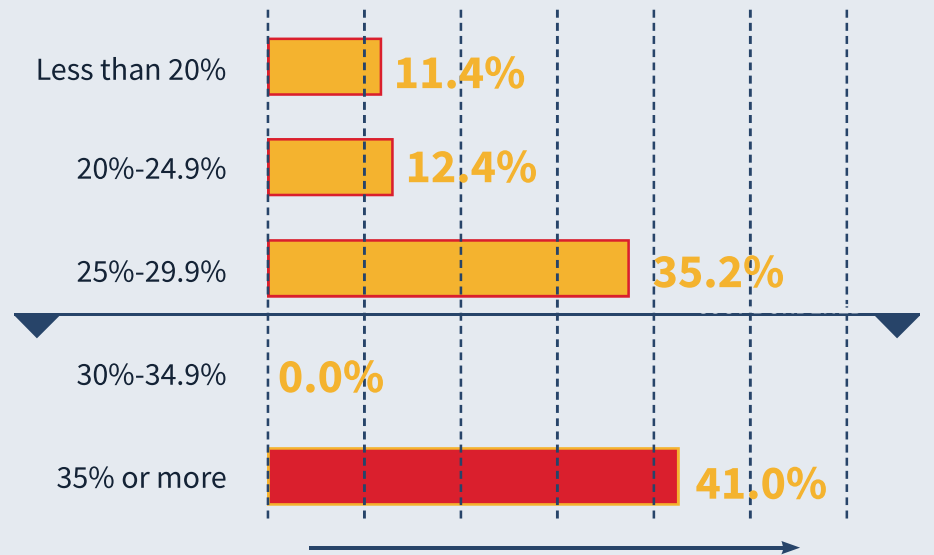
Renter-Occupied Household Analysis

41% of the renters in Springfield are cost burdened. This statistic highlights the increased housing demand with limited stock to support resident's needs as renters are spending far above their affordable limit to obtain housing to live in Springfield.

OWNER-OCCUPIED HOUSEHOLDS



RENTER-OCCUPIED HOUSEHOLDS



SOURCE: U.S. CENSUS BUREAU ACS 5-YEAR 2022 ESTIMATES

EXISTING LAND USES

Existing Land Uses in Springfield

The Existing Land Use Map in Figure 1.7 shows the distribution of land uses in Springfield today. Commercial land has the largest share of land uses at 52.4%, while 21.4% is low-density residential. This distribution of land uses supports the local tax base and opportunities for quality of life investments in Springfield. Due to the presence of the 100-year floodplain, there are expansive areas for recreation and open space located along Highway 50. Other land in Springfield is a mix of civic, medium-density residential, and industrial zones, providing a diverse range of uses.

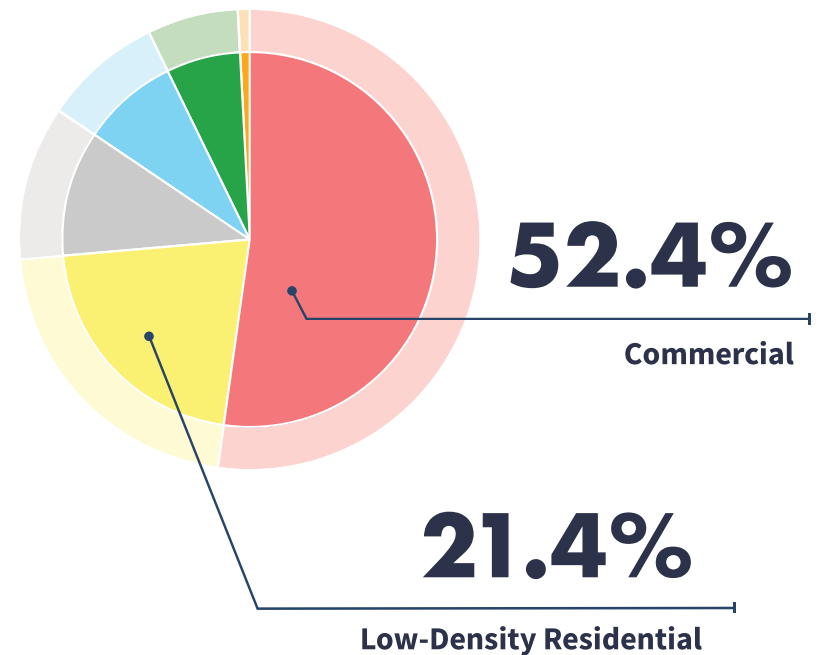


FIGURE 1.6 // EXISTING LAND USE SHARES

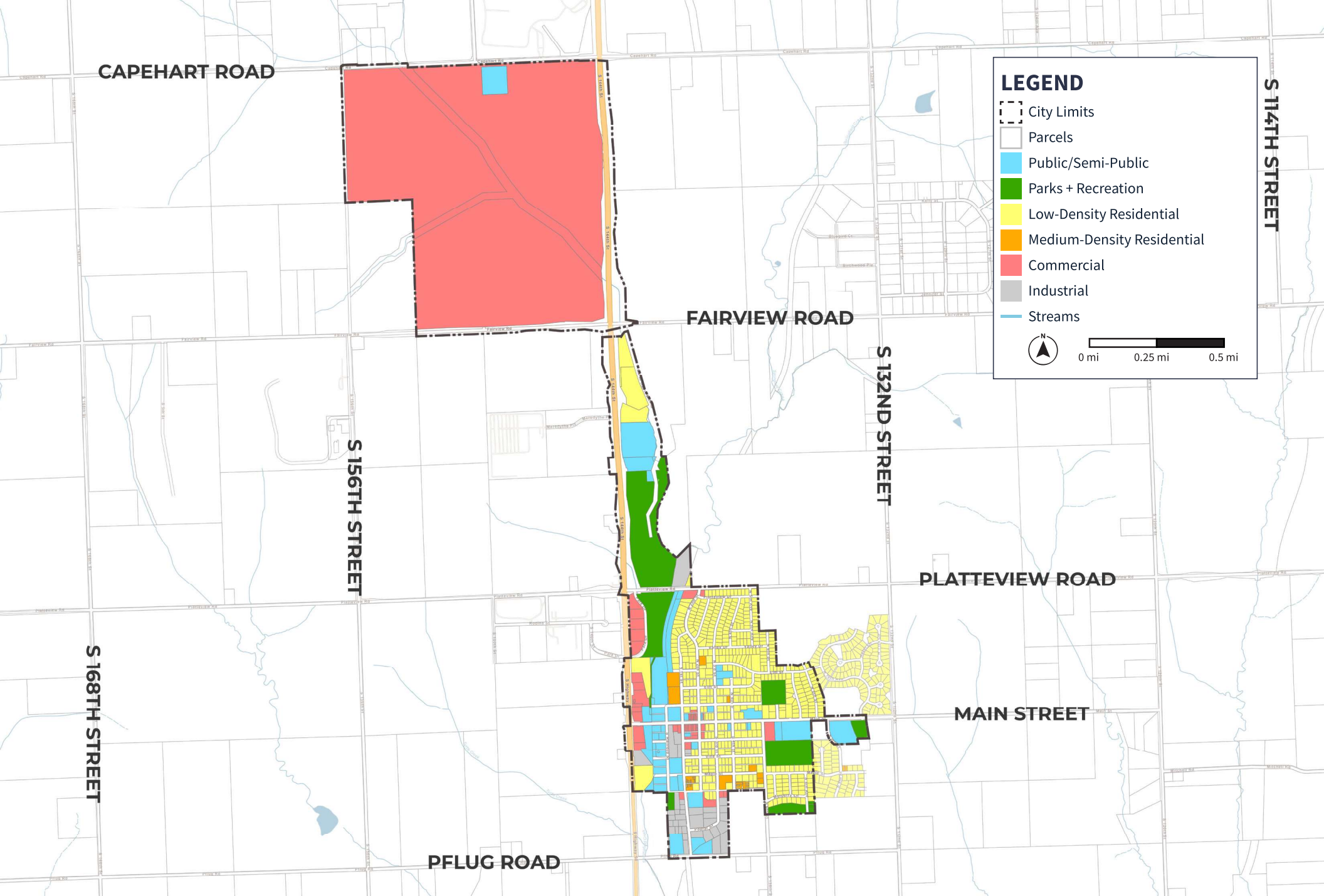


FIGURE 1.7 // EXISTING LAND USE MAP

EXISTING RESIDENTIAL LAND USES

Residential Land Uses

Figure 1.8 illustrates the types and locations of residential land uses in Springfield today. Low-density residential is the dominant residential land use type at 94.9% of the stock. Medium-density types comprise only 5.1% of the total stock.

The public input indicated a strong desire to maintain the low-density dominance, though there was some support for medium-density and senior housing. These preferred housing types are discussed more in Chapter 3: Housing.

Land Use Category		Acres	Share
	Low-Density Residential	158.1	94.9%
	Medium-Density Residential	8.5	5.1%
TOTAL		166.6	100.0%

TABLE 1.1 // RESIDENTIAL LAND USES, ACRES + SHARES

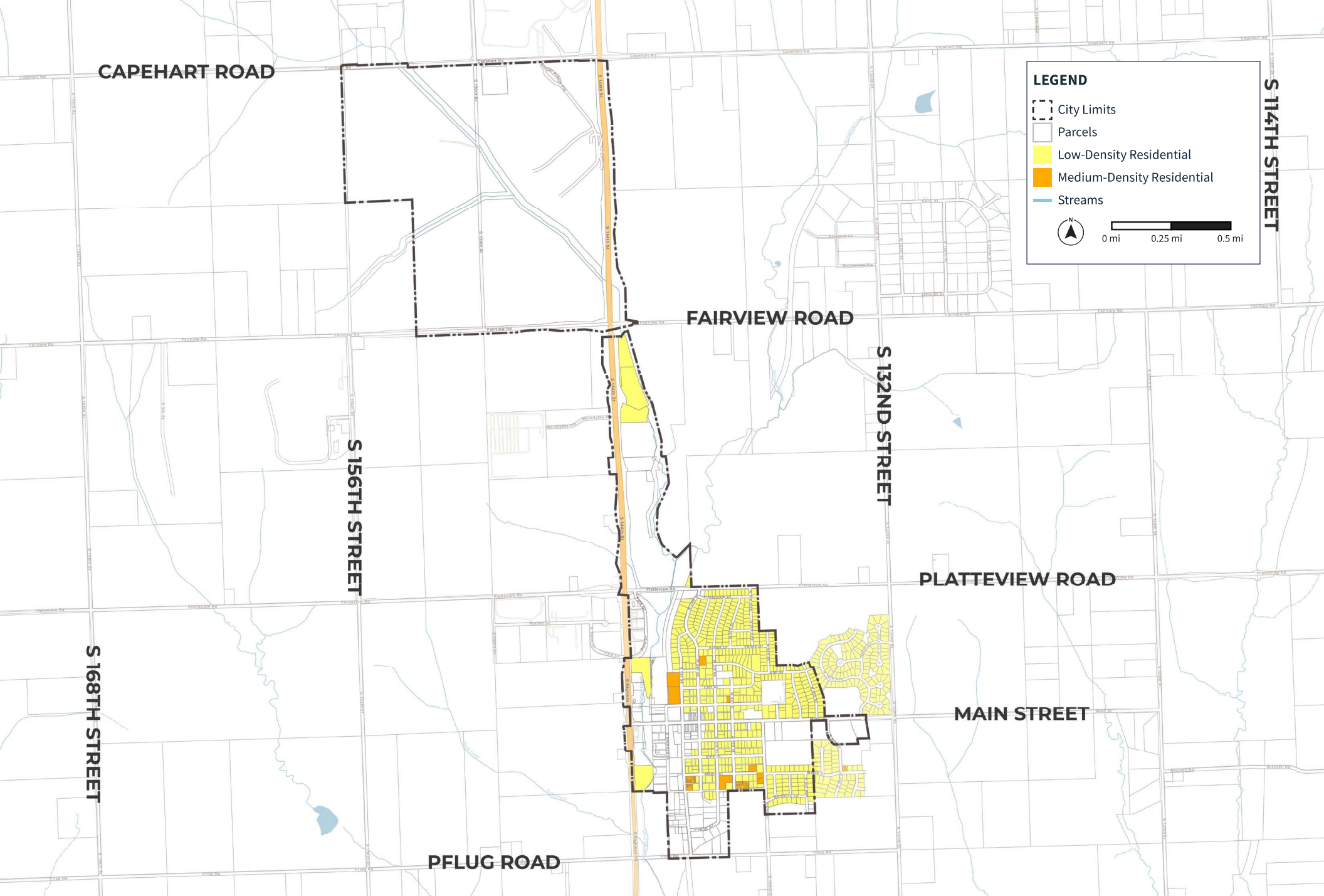


FIGURE 1.8 // EXISTING RESIDENTIAL LAND USE MAP

EXISTING RESIDENTIAL YEAR BUILT + VALUE

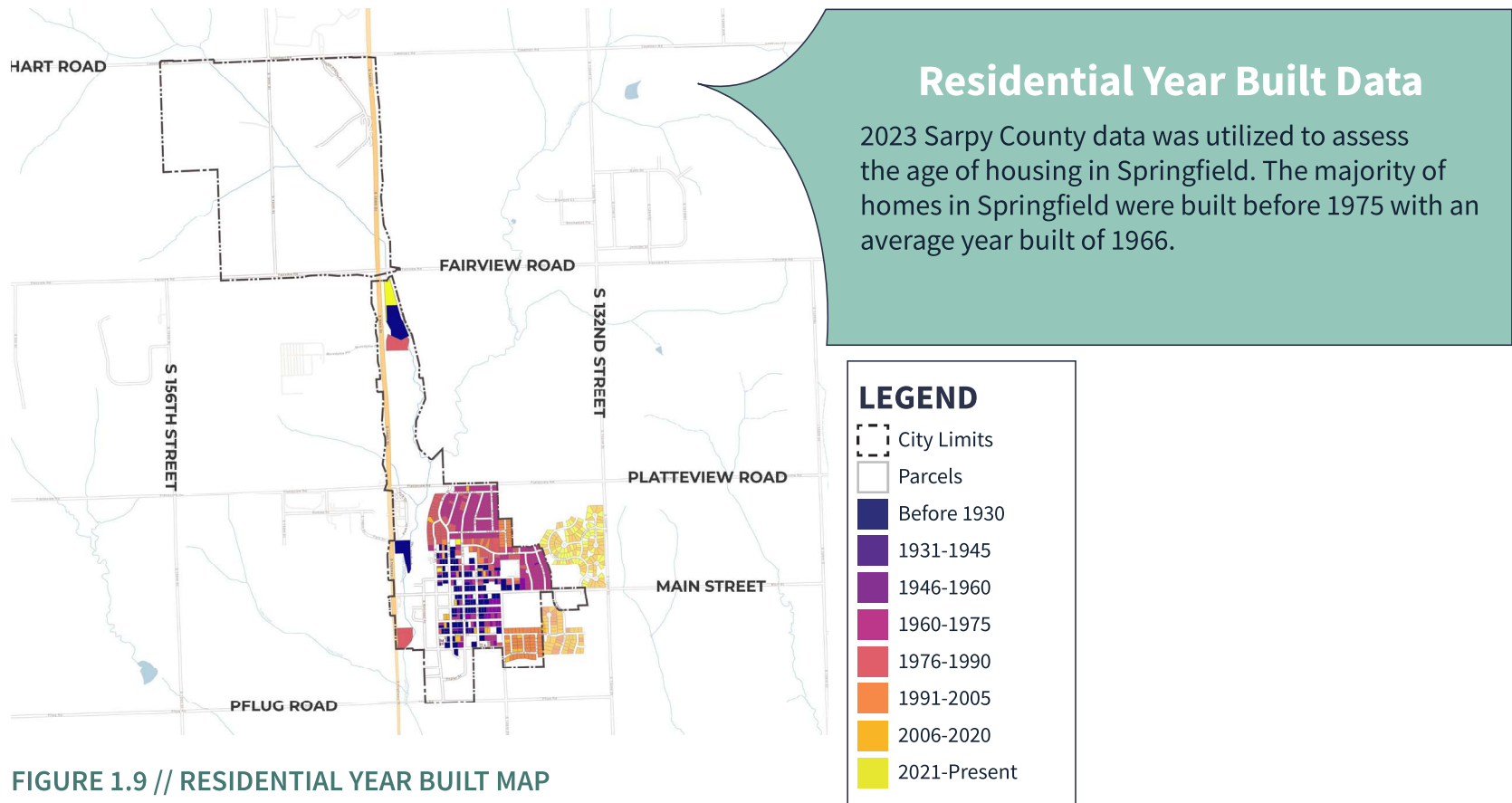


FIGURE 1.9 // RESIDENTIAL YEAR BUILT MAP
SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE

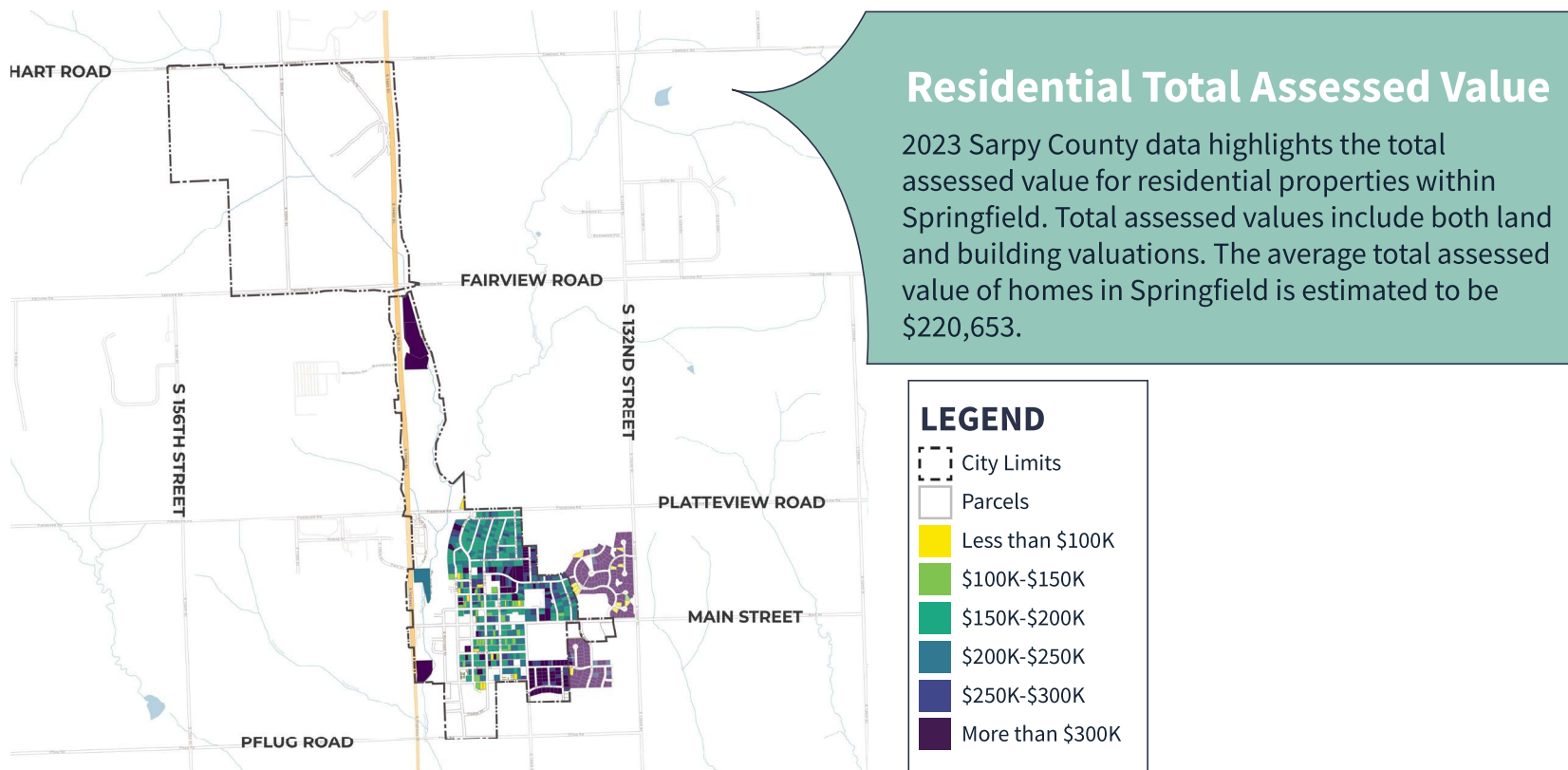


FIGURE 1.10 // RESIDENTIAL TOTAL ASSESSED VALUE MAP
 SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE

EXISTING PARKS

The items below help provide additional definition to each parkland type, in terms of size and their uses.



NEIGHBORHOOD / MINI PARKS

Neighborhood parks generally range in size from 2 acres up to 15 acres, though some may be smaller or larger depending on the community and neighborhood in which they reside. These types of parks act as social and recreational areas for nearby residents and are one of the most basic units of a park system. City Park and Pines' Park are considered neighborhood parks. Urban Park is considered a mini park due to its size.



COMMUNITY PARKS

Community parks are designed to service the entire community. The service to the community can come from their size, their function, or a combination of features. They range in size from 16 to 100 acres with a service area of 1-mile, depending on the park amenities. Community parks will often have on-site parking options. Community parks in Springfield include Buffalo Park.



SPECIAL USE PARKS

Special Use Parks are areas in which a specialized or single-purpose activity takes place. The areas may be golf courses, amphitheaters, sports fields, or historical areas. Since the designation is based on use and not size, there are no set acreage minimums or maximums, as these numbers will vary considerably. Special use parks in Springfield include the Springfield Soccer Complex.



GREENWAY

A Greenway consists of areas that preserve open space and may include share-use pathway systems to create a local or regional trail system. Greenways in Springfield includes the Springfield Trail and Recreational Area near Platteview Road and Springfield Creek.

EXISTING PARKS

Buffalo Park

Community Park

Buffalo Park provides a variety of playful recreational activities that can be enjoyed by people of all ages and abilities. Amenities at this park include a nine-hole disc golf course, a baseball field which is home to the Springfield Platteview High School Baseball Team and Springfield Legion Baseball Team.



AMENITIES

- Parking
- Splash Pad
- Disc Golf (9-hole)
- Baseball Field, Bleachers, and Concessions with RR
- Playground Equipment
- Walking Trail — Asphalt Paved Trail
- Pavilions — Two with Picnic Tables
- Open Grass Area
- Batting Cages
- Memorial

City Park

Neighborhood / Mini Park

Springfield's City Park is home to a variety of recreational opportunities, providing tennis, basketball and softball to visitors and athletes. The park also contains a playground, and is equipped with picnic shelters, public restrooms, concessions, and parking.

AMENITIES

- Softball Field with Dugouts and Bleachers
- Tennis Court (1)
- Basketball Court (1)
- Playground Equipment
- Picnic Shelter — One with Two Tables
- Restroom
- Concessions
- Parking
- Open Grass Area



EXISTING PARKS

Urban Park

Neighborhood / Mini Park

Urban Park is the spirit of Springfield, as special events and fun small-town activities are hosted here. The park hosts a variety of events and festivals, including the Annual Parade of Lights and Tree Lighting. Urban Park is also located near the Springfield Community Center.



AMENITIES

- Open Green Space
- Concrete Retaining Wall/Seating
- Stairs and Railings
- On-Street Parking
- ADA Parking Space Off-Street
- Festivals + Christmas Tree Location



Springfield Trail + Recreation Area

Greenway

The Springfield Trail and Recreation Area is a greenway with recreational amenities and educational opportunities. The greenway is home to a trail head for the Springfield Creek Trail and the MoPac Connection Trail. The MoPac Trail traverses the former Missouri Pacific Railroad Line. The trail segment is considered part of the Great American Rail Trail, a national trail providing a 3,700-mile route from Washington to Washington D.C.

The multi-purpose trail and recreational area is equipped with bike racks and repair stations and parking. The area also provides educational opportunities including an arboretum with tree identification and native plantings.



AMENITIES

- Trail head for the Springfield Creek Trail and MoPAC Connection
- Tree Identification and Arboretum
- Parking
- Bike Rack and Repair Station
- Signage and Benches
- Some Open Area
- Native Plantings
- Bridges

EXISTING PARKS

Soccer Complex

Special Use Park

The Springfield Soccer Complex is the largest recreational facility within the city and contains natural, outdoor soccer fields with concession stands and parking. The site also contains a trail and walking path which connects to the Springfield Trail and Recreation Area, via an underpass.

AMENITIES

- Soccer Fields (Natural)
- Large parking lot with parking lot island trees that make up grade change
- Concessions and Storage
- Trail and Walking Path, Connected to Springfield Trail and Recreation Area via Underpass



Pines Park

Neighborhood / Mini Park

Pines Park is located just outside of Springfield's City Limits, within the Springfield Pines Subdivision. The park contains a small walking path/trail, with picnic shelters and tables.



AMENITIES

- Walking Path and Trail
- Shelter
- Picnic Tables
- Trees



EXISTING PARKS

Springfield Elementary School

Springfield Elementary School provides a shared park facility to the community at the local school grounds. The facility provides softball and baseball fields, as well as a public playground and an open lawn for outdoor activities. The school is connected to the regional trail system, offering a safe route to school for young students that walk or bike to the school.

AMENITIES

- Softball and Baseball Field
- Playgrounds
- Open Lawn
- Connected to Trail System





JOBS AND ECONOMY OVERVIEW

Commuter Trends

Commuter trends leveraging Census OnTheMap datasets are shown in Figure 1.11. The trends are broken down into:

- In-Commuters
- Interior Jobs
- Out-Commuters

There is a fairly even balance between in-commuters and out-commuters in Springfield, which is a positive trend to see in this dataset. There is a fairly small cohort of residents that both live and work in Springfield, likely due to limited industry located here. The expansion of the Meta Data Center and other prospective industries will likely grow this number in years to come. This dataset does not currently account for work-from-home residents due to limited data tracking on this work place practices. Due to this, it is unclear just how many residents in Springfield today work from home and should be factored into this discussion as we examine the economy and industry.

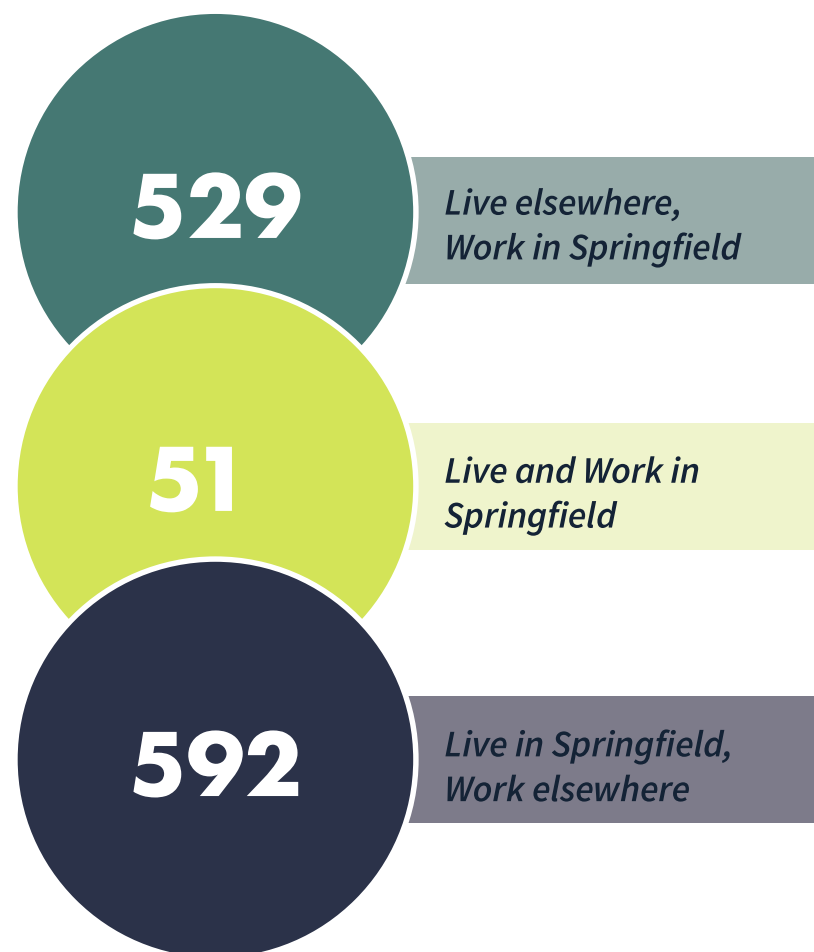


FIGURE 1.11 // COMMUTER PATTERNS

SOURCE: U.S. CENSUS BUREAU CENTER FOR ECONOMIC STUDIES, LEHD 2021

Job + Industry Trends

Figure 1.12 presents the jobs located in Springfield in purple and jobs held by Springfield residents in dark blue.

■ The largest industries for jobs located in Springfield include:

- Construction (37.0%)
- Professional, Scientific, and Technical Services (18.2%)
- Accommodation and Food Services (11.7%)

■ The largest industries for jobs held by Springfield residents include:

- Retail Trade (12.1%)
- Construction (11.5%)
- Educational Services (10.9%)

These trends and key industries are discussed more on the following page as the location quotient is explored.

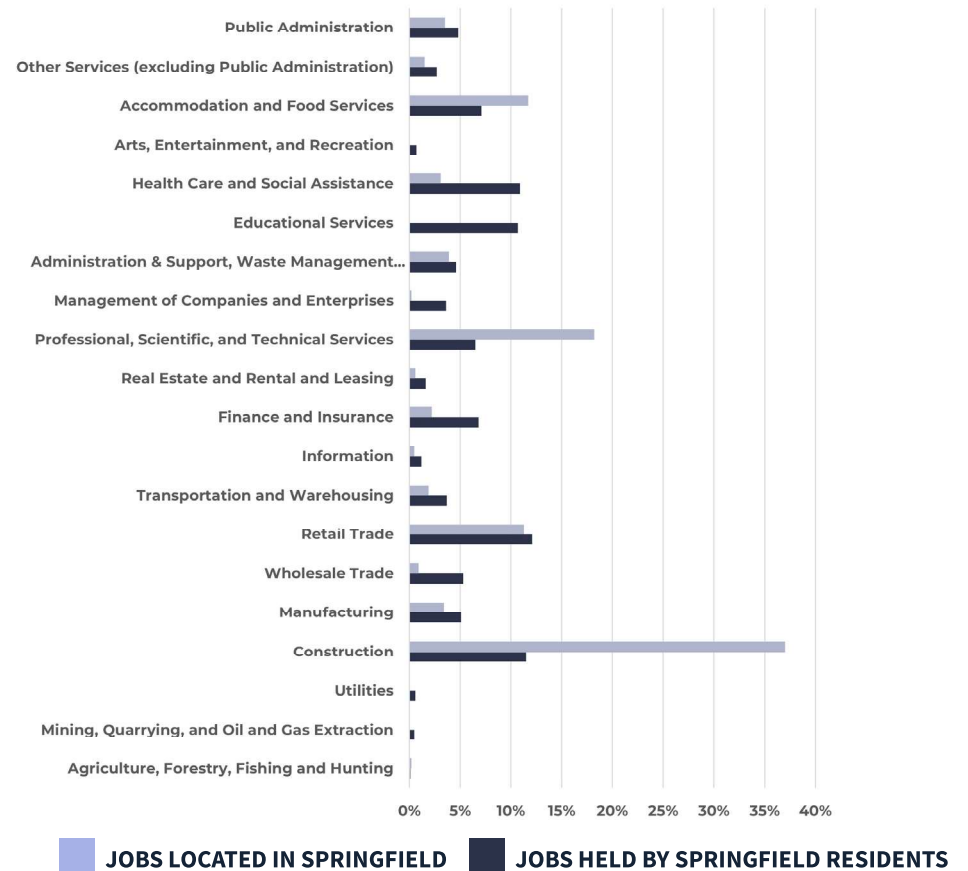


FIGURE 1.12 // TOTAL EMPLOYMENT BY INDUSTRY

SOURCE: U.S. CENSUS BUREAU CENTER FOR ECONOMIC STUDIES, LEHD 2021

JOBS AND ECONOMY OVERVIEW

Location Quotient Analysis

What is a Location Quotient?

A location quotient (LQ) is an analysis method to quantify the concentration of industry in a given area. Typically, the LQ compares the region's industry shares to the nation's or state's industry shares. This helps to illustrate industries where the study area is more or less specialized. More specialized industries have a LQ greater than 1, whereas a less specialized industry is any market under 1.

Figure 1.13 highlights the LQ analysis for Springfield. The competitive and specialized industries in Springfield today are:

- Construction (6.38)
- Professional, Scientific, and Technical Services (3.57)
- Accommodation and Food Services (1.63)
- Retail Trade (1.04)

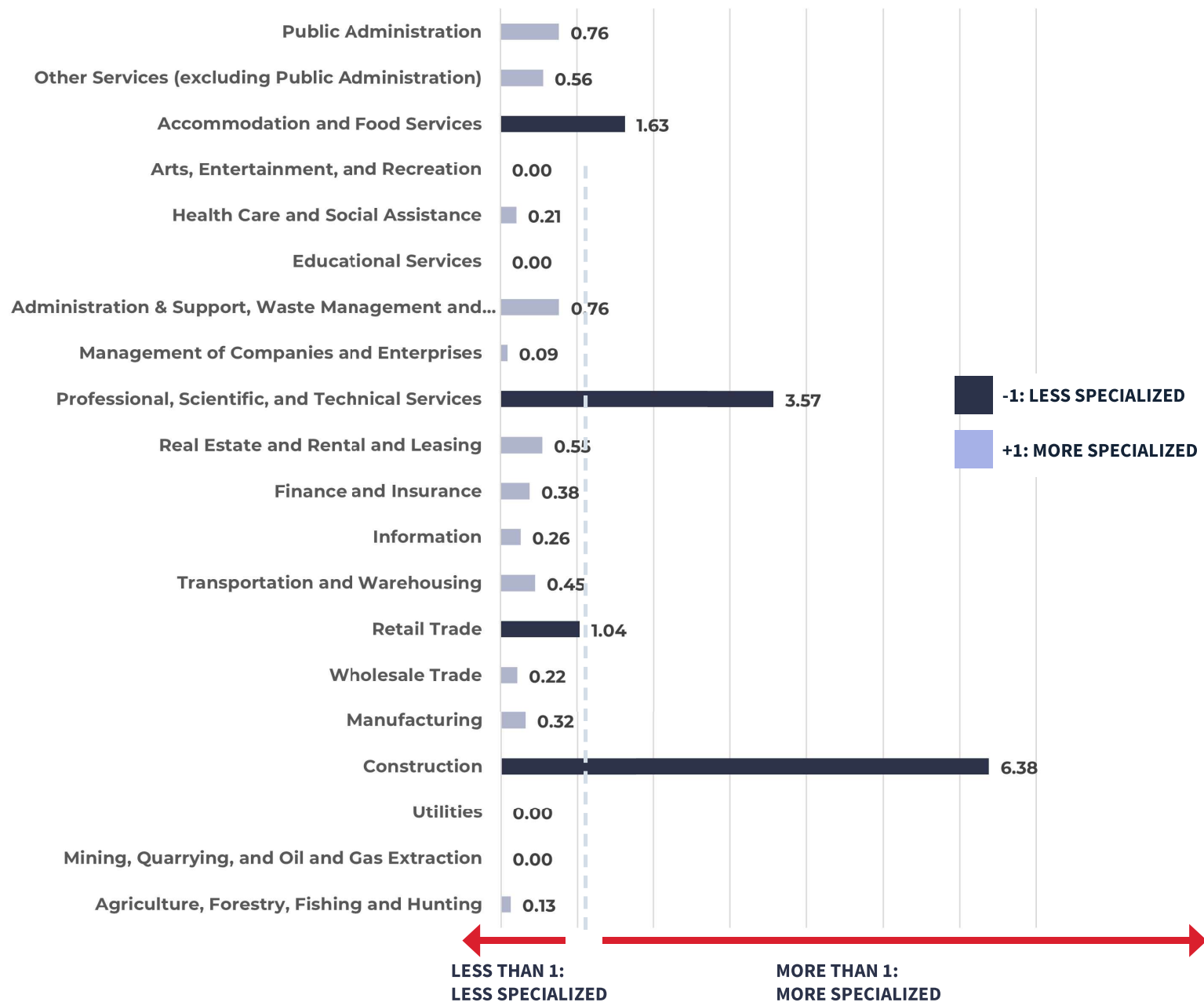


FIGURE 1.13 // LOCATION QUOTIENT ANALYSIS

SOURCE: U.S. CENSUS BUREAU CENTER FOR ECONOMIC STUDIES, LEHD 2021

EXISTING NATURAL RESOURCES

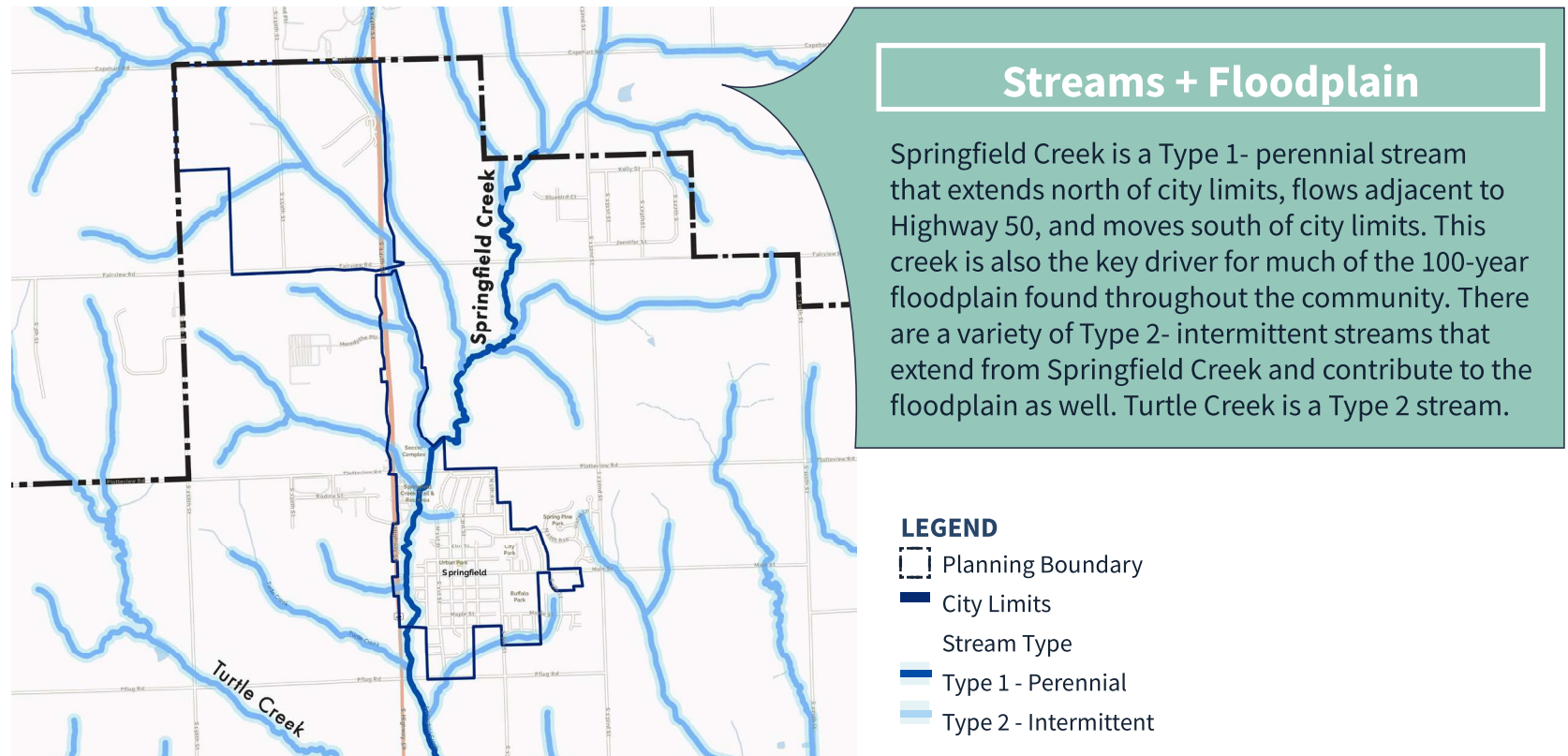
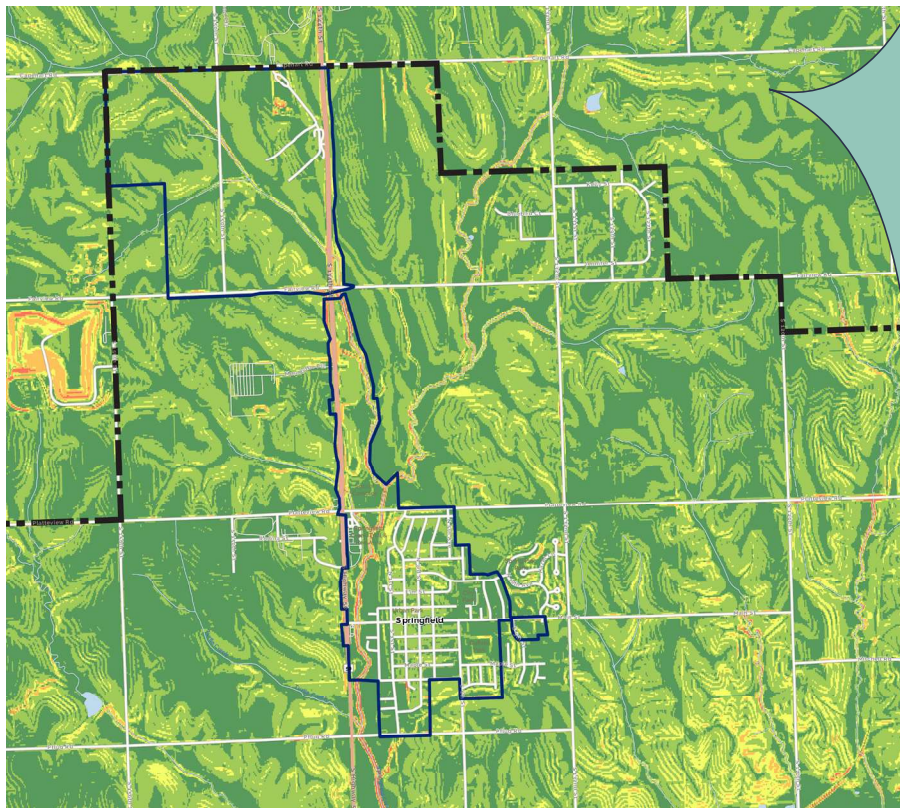


FIGURE 1.14 // STREAMS + FLOODPLAIN MAP
SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE



Slope Analysis

The slope map shown to the left highlights where there are areas of low-lying land (green) and steep topography (oranges and reds). Generally, the topography in Springfield is quite unique and reflects the numerous stream paths running through and around Springfield. Steep slopes are primarily found along Springfield Creek.

legend

City Limits

Low Slope

High Slope

FIGURE 1.15 // SLOPE ANALYSIS MAP

SOURCE: SARPY COUNTY WITH INPUTS FROM CONFLUENCE

COMMUNITY INPUT SUMMARY

Overview

Throughout the drafting of the comprehensive plan, there have been multiple opportunities for engagement from the community. The knowledge gained from community engagement has been incorporated into the comprehensive plan to create vision for Springfield that truly embodies the community's goals and aspirations for the future growth of their city. Engagement opportunities for the community have included:

- Online Voting Activities
- Stakeholder Interviews
- Springfield Days Mapping Exercises
- Public Workshop Presentation and Activities
- Public Open House Draft Review



197

Online Visitors



11

Total
Stakeholder
Interviews



30+

Visitors at Springfield Days



20+

Attendees at the Public Workshop



35+

Participants at the Public Open House



STAKEHOLDER INTERVIEWS

Stakeholder Interview

Stakeholder interviews were conducted over two days and highlighted multiple key themes to outline what residents want for the direction of growth in their city. These interviews included a wide array of different people.



ECONOMIC AND CULTURAL DEVELOPMENT

Cultural and Entertainment Hub: Downtown has potential to become a cultural and entertainment attraction, potentially with an arts district to spur commercial growth, additional trail connectivity, and fairgrounds activation.

Economic Development and Business Balance: Balancing business interests with community needs, learning from other communities to optimize infrastructural investments, and support higher density developments.

Tourism and Agritourism Development: Leveraging Springfield's proximity to major metros for agritourism opportunities like event centers, glamping, and cabins. Strengthen local partnerships to promote tourism.

INFRASTRUCTURE AND SAFETY

Infrastructure and Safety Improvements: Strategic infrastructure planning to support sustainable growth, including safety improvements for cyclists and pedestrians, and addressing higher traffic volumes with higher traffic speeds.

COMMUNITY AND QUALITY OF LIFE

Community Oriented / Small Town Feel: Emphasis on maintaining Springfield's unique small-town character and the community inclusiveness and pride.

High Quality of Life: Strategic planning to enhance community character and maintain pedestrian and bicycle connectivity to amenities and schools, ensuring a high quality of life.

Youth and Community Spaces: interest in creating more activities and community spaces, particularly for teenagers.

URBAN DEVELOPMENT AND HOUSING

Streamlined City Process: Focus on improving clarity and efficiency in zoning processes, including zoning districts, height restrictions and other regulations.

Diverse Housing Options and Affordability: Willingness to consider denser housing developments to address rising lot prices and housing affordability concerns. Interest in diverse options like condos, duplexes, and higher-end single-family homes.

Planning for Future Growth: Importance placed on long-term planning and having a comprehensive guidebook for future development to balance growth with community values and identity.

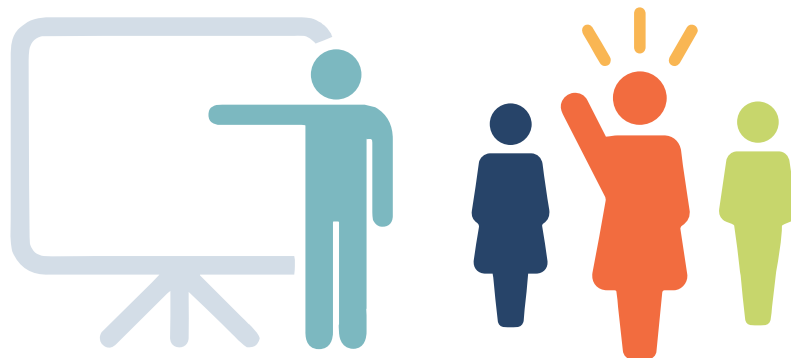
PUBLIC VISIONING WORKSHOP

Overview of the Public Visioning Workshop

45 min Presentation

Exercises

- Mentimeter (Survey)
- Priority Ranking
- Mapping
- One Word
- Preference Scales
- Image Voting



20+

Attendees at the Public Workshop on June 26th

VISIONING QUESTIONS

As part of the presentation at the Public Visioning Workshop and the online engagement exercises, a series of visioning questions were proposed to the attendees to gain additional insight into the strengths, challenges, and opportunities of Springfield.

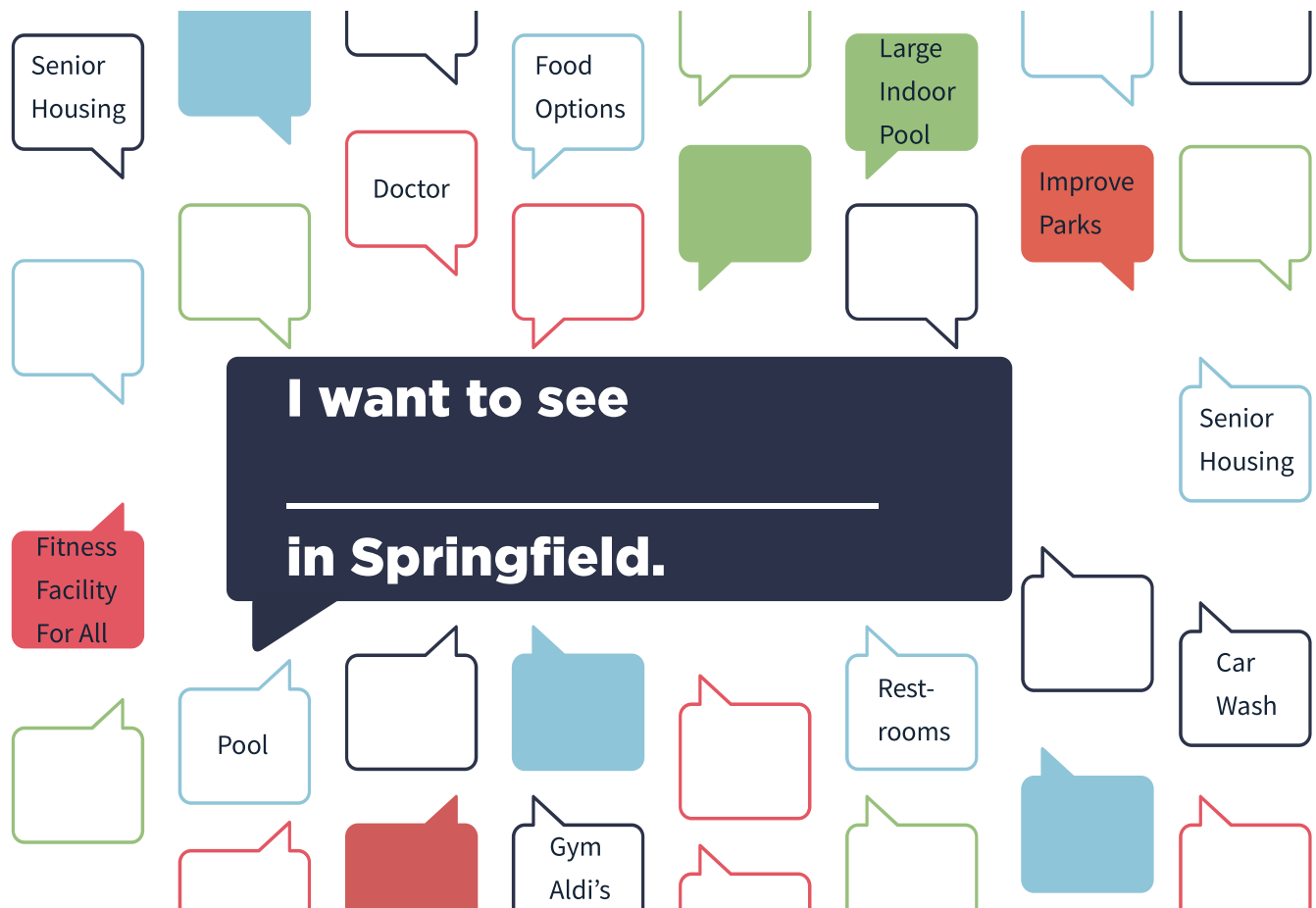
HOW WOULD YOU RATE THE QUALITY OF LIFE IN SPRINGFIELD TODAY?

1 BEING LOW, 10 BEING HIGH

8.6

I WANT TO SEE _____ IN SPRINGFIELD

The community was asked to provide one word or phrase that felt was important to them as Springfield grows by answering the statement “I want to see ____ in Springfield”



PUBLIC VISIONING WORKSHOP

WHAT ARE SPRINGFIELD'S
STRENGTHS?

WELCOMING
BUSINESS
RECOGNITION
HISTORIC
COMMUNITY LIFE
GOOD SCHOOLS
CLOSE TO
OMAHA

WHAT ARE SPRINGFIELD'S
WEAKNESSES?

NOT ENOUGH
RESTAURANTS
LACK OF A REC
CENTER/GYM
NOT ENOUGH TO DO
INDUSTRIAL
LACK OF
CHILDREN'S
ACTIVITIES
NO CENTRAL
GATHERING SPACE
TOO MANY COMMERCIAL
BUILDINGS

WHAT ARE THE BIGGEST

ADVANTAGES

IN SPRINGFIELD TODAY?

- Safe environment, especially for children walking to school.
- Central location within the metro area, convenient for residents.
- Unique small-town feel compared to nearby growing communities.
- Creative downtown businesses attracting visitors.
- Strong sense of community where everyone knows their neighbors.
- Lower property taxes than adjacent communities.
- Demand for senior housing, with a desire to age in place.
- Tourism opportunities, such as Soaring Wings and the county fair.

WHAT ARE THE BIGGEST

CHALLENGES

IN SPRINGFIELD TODAY?

- Small businesses losing out to larger box stores in grocery, lumber, and auto parts.
- Lack of brick and mortar spaces for new small businesses.
- Underutilized buildings in downtown.
- Perception of being “too far away” for non-locals.
- Insufficient quantity of sports field facilities to attract or host tournaments, despite overall good quality.
- Absence of pickleball, tennis, and swimming pool facilities.
- No senior housing to age in place.
- Difficulty in purchasing land or encouraging higher and better use.
- Unrealistic land prices with data centers setting a precedent.
- Shortened downtown area with steep street incline.
- Lack of senior/community center, public meeting space, and nearby fitness center.

PUBLIC VISIONING WORKSHOP

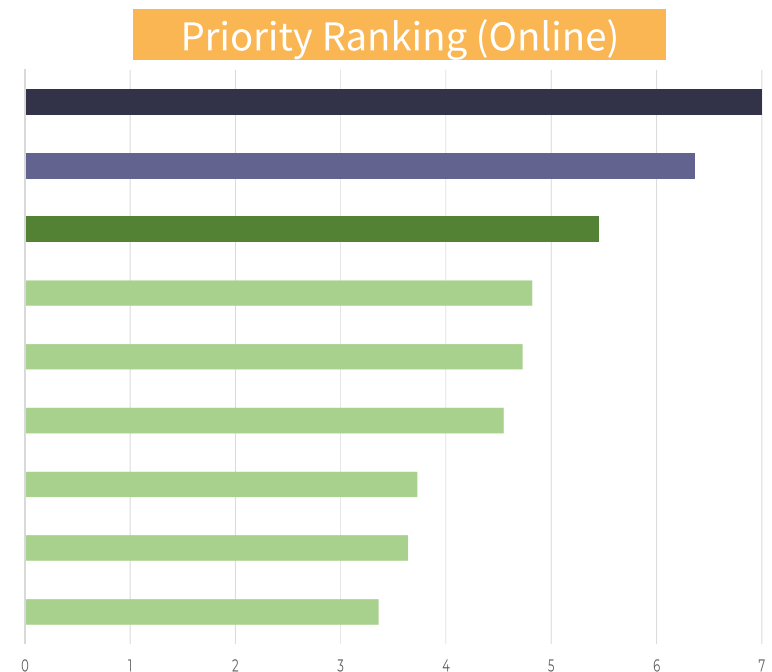
Preference Scales (Figure 1.16)

Participants were asked to place a dot on a scale for the below preference scales. Themes from the responses are as follows:

- There is a high quality of life in Springfield.
- Most participants feel safe walking or riding their bikes.
- Participants support improvements to athletic fields that serve community residents first, regional tournaments second.
- Residents understand the importance of guiding future development by providing incentives for projects that align with the community's needs while still allowing other developments to occur without those incentives.
- Resounding support for investing in infrastructure and stormwater facilities to support growth.
- Participants felt that Springfield needs more housing options and diversity in housing.
- Participants felt that being moderately fiscally responsible should be a priority to the city.
- Sustainability was very important to participants.
- Participants are proud of their city.

Priority Ranking (Figure 1.17)

Participants were asked to place a dot on each column of a priority ranking activity to better understand where focus should go on a variety of initiatives. The following themes and findings were presented:



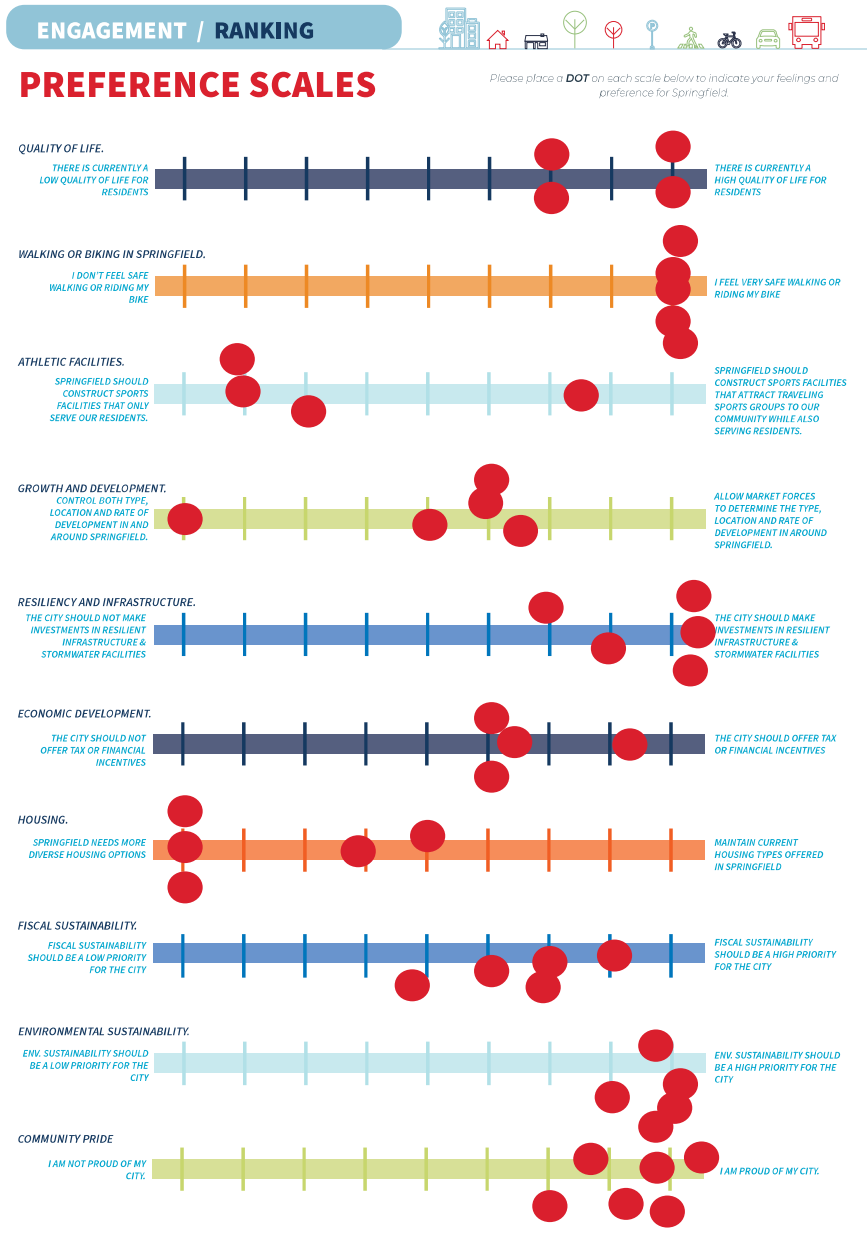


FIGURE 1.16 // PREFERENCE SCALE RESPONSES

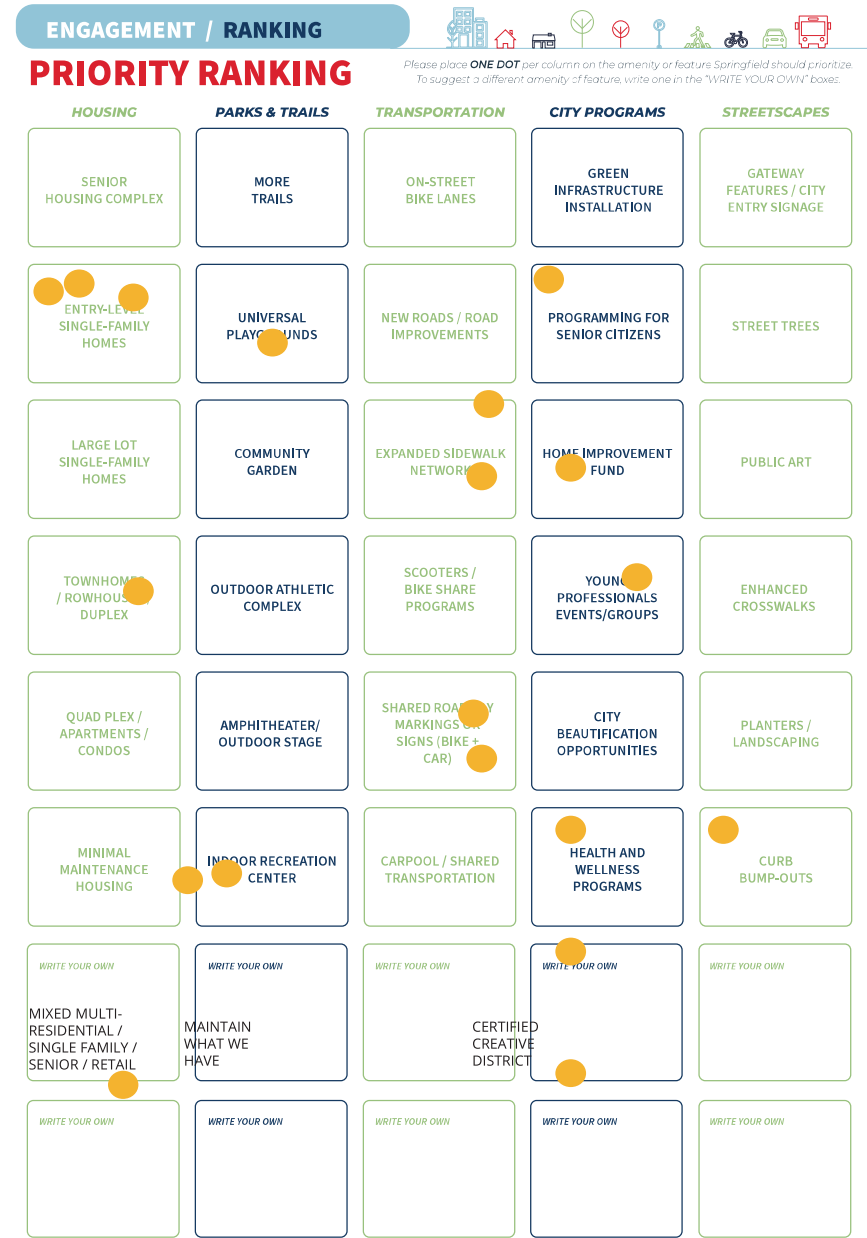


FIGURE 1.17 // PRIORITY SCALE RESPONSES

PUBLIC VISIONING WORKSHOP

Image Voting Activity

Attendees were asked to participate in a series of image voting dot exercises for residential, parks and recreation, downtown and streetscaping, and commercial and industrial land uses. The following present the most preferred images for each image voting board.

SUMMARY OF FINDINGS:

Downtown + Streetscapes



STREET TREES



STREET FURNITURE / OUTDOOR CAFE SEATING



GATHERING SPACE + AMPHITHEATER



ROUNDBOUTS



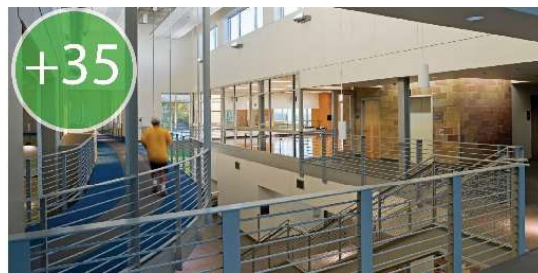
MARKED SHARE THE ROAD ARROW



PAINTED ON STREET BIKE LANE

FIGURE 1.18 // MOST PREFERRED IMAGES - DOWNTOWN + STREETSCAPES

SUMMARY OF FINDINGS:
Parks + Recreation



INDOOR RECREATION CENTER



TRAIL



YOUTH RECREATION PROGRAMS



DISC GOLF COURSE



INTERACTIVE ART SPACE



NEIGHBORHOOD PLAYGROUND

FIGURE 1.19 // MOST PREFERRED IMAGES - PARKS + RECREATION

PUBLIC VISIONING WORKSHOP

SUMMARY OF FINDINGS: Commercial + Industrial



COMMERCIAL
HISTORIC CHARACTER



COMMERCIAL
LOW-SCALE, WALKABLE



MIXED USE
SMALL DEVELOPMENT



COMMERCIAL
HOTEL DEVELOPMENT



OFFICE USE
LARGE AND BASIC DEVELOPMENT



BUSINESS PARK
LARGE DEVELOPMENT

FIGURE 1.20 // MOST PREFERRED IMAGES - COMMERCIAL + INDUSTRIAL

SUMMARY OF FINDINGS:
Residential



ENTRY LEVEL HOME, REHAB EXISTING HOUSING
LOW/MEDIUM DENSITY



ENTRY LEVEL HOME, MEDIUM LOT
LOW/MEDIUM DENSITY



MOVE-UP HOME, LARGER LOT
LOW/MEDIUM DENSITY



3-4 STORY APARTMENTS
LOW/MEDIUM DENSITY



THREE STORY ATTACHED ROW HOMES
LOW/MEDIUM DENSITY



QUADPLEX
LOW/MEDIUM DENSITY

FIGURE 1.21 // MOST PREFERRED IMAGES - RESIDENTIAL

DRAFT PLAN COMMUNITY OPEN HOUSE

ATTENDANCE

35+ ATTENDEES



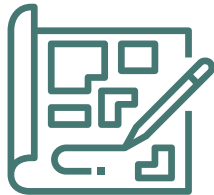
PUBLIC ENGAGEMENT EXERCISES

COMMENT CARDS

STICKY NOTES

PRIORITY RANKING

(all offered online, too!)



Comment Cards

Participants were given the opportunity to provide general comments and questions they had about the draft comprehensive plan and to reply to several specific questions through the comment cards provided.

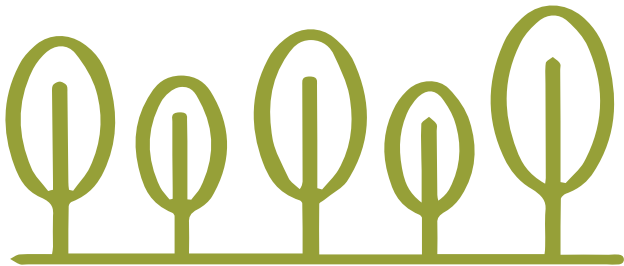
What excites or interests you most about the comprehensive plan?

- Keeping the identity of Springfield in mind as we grow.
- Well planned out direction for future growth.
- Plans to expand trails, add trees, and increase beautification plans for the city while maintaining small-town feel.
- It is well-done, exciting, and educational.
- That the city is proactive in thinking about how we will grow is great!



Are there any policies or action items you think are missing from the draft plan?

- Create a Downtown Arts District (Main Street)
- Need to prioritize funding and grant applications for tree canopy (NE Statewide Arboretum has grants).
- Need to ensure developers are required to install utilities, sidewalks, streetlights, and 1-2 trees per newly considered lots.
- Plan for mixed housing types is needed for entry level/ retirees. Springfield needs infill and proposed housing at a range of levels and products.



Do you have any concerns or questions about the Draft Comprehensive Plan?

- Low density where there is no future plan for city water and/or septic is not feasible.



Please provide additional comments here.

- Think this was well-done. Anxious to see what happens next.
- Thank you for the update!
- I would love to see a community pool.



DRAFT PLAN ONLINE ENGAGEMENT

General Comments and Questions

Participants were asked to provide general comments and feedback. The following themes and findings were presented:

- **Recreational Facilities:** Introducing pickleball courts would provide a fun and engaging activity for residents of all ages. Additionally, a public golf course could be developed in the green space at the corner of 132nd and Platteview Road, integrating it with the existing bike path and soccer fields.
- **Land Use Definitions:** Consider modifying definitions that could help alleviate sewer fees as some feel the current restrictions prevent rural development.
- **Residential Development:** Low-density residential development outside areas with public sewer infrastructure is impractical due to existing homes and the lack of sewer services. Development efforts should be concentrated within the sewer boundary, while areas outside this boundary should remain designated for rural and agricultural use.

Implementation Matrix Prioritization

Participants were asked to mark the policies and action items they felt were the most important to prioritize. The following themes and findings were presented:

**HIGH
PRIORITY**

7+ Marks

- Continue to partner with the Springfield Platteville Community Schools on shared park facilities for recreation space.
- Routinely upgrade and perform maintenance of playgrounds, fields, courts, and other park facilities on a rotating schedule to be efficient with limited funding.
- Consider requiring sidewalks to be constructed on at least one side of the roadway with any new residential developments.
- Improve downtown aesthetics by adding street trees, enhanced landscaping, expanded on street parking where possible, planters, benches, bike racks, trash cans, and pedestrian light poles with banners to create a welcoming and vibrant downtown area.

**MEDIUM
PRIORITY****5-6 Marks**

- Preserve sensitive environmental areas, such as streams, floodplains, and areas with significant tree cover. Future regulatory tools for this could include a floodplain and/or stream buffer ordinance and others.
- Practice flexibility with the zoning code and Future Land Use Plan to encourage right-sized growth and activity in Springfield.
- Host a round table with local and regional developers to discuss residential and commercial needs identified by the community to maintain small town feel and potential land assembly.
- Promote walkability and connectivity for pedestrians and bicyclists.
- Work to preserve Springfield's small-town charm as it grows by promoting a sense of place and belonging through infill development and strong downtown characteristics.
- Expand trail connections, including intra-neighborhood trail access like those found in the Springfield Pines SID development.
- Expand neighborhood parks as new residential areas developed according to the Future Park Node map.
- Integrate low-maintenance landscapes such as native prairie land to add variety to the user experience and reduce mowing and other maintenance costs.
- Encourage strong neighborhood characteristics throughout new residential developments with varied residential design, sidewalk connections, landscaping, lighting, and other quality of life features.

- Collaborate with local, county, and state agencies to strategically plan and build support for the future bypass, ensuring it is designed in a way that minimizes disruption to Springfield's future growth and development.
- Provide a safe pedestrian connection across the creek to connect Highway 50 and future development to the west to Downtown.
- Create a plan to accommodate for a potential future lake project in Springfield planning boundary.

**LOW
PRIORITY****1-4 Marks**

- Update the zoning code as needed to support the comprehensive plan and Future Land Use Plan recommendations. Explore opportunities to consider maximum lot sizes in some residential districts and tree planting ordinance for new construction.
- Support and encourage medium- and high-density developments to broaden housing choice and increase access to quality rentals.
- Provide full community connectivity across major arterials through grade separated infrastructure.
- Enhance collector streets throughout the community with street trees, vehicular and pedestrian light poles with banners, limited site amenities, and utility wraps to improve the overall streetscape.
- Implement vegetation buffers for non-historic downtown businesses without retail storefronts to enhance the aesthetic appeal and create a more cohesive streetscape.