Creating the 22nd Century Norfolk

Rocky Mountain Land Institute
11 March 2016
What is Vision 2100?

• Goal of creating a very-long term, resilience-based vision
  • To be incorporated into Norfolk’s comprehensive plan, plaNorfolk2030
  • To provide significant guidance to the development of Norfolk’s new zoning ordinance and zoning map
Why plan for 2100 now?
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- Future facility upgrades
- Future comprehensive plan updates
- Several major initiatives will need guidance
- City of Norfolk’s Flooding Strategy
- Norfolk Flooding Strategy
Our environment is changing…

- Sea level rise could significantly impact Norfolk by 2100
  - The 20th Century trend will lead to a 1.6’ rise in sea levels
  - A small increase in rate of rise could lead to a 2.6’ rise in sea levels
  - Scenarios project up to a 7.5’ rise
Our environment is changing...

- A 1-2 foot rise in sea levels alters Norfolk substantially
  - As much as 5% of land would be inundated
  - Up to 47% of land would be in a high-risk flood zone
But there remains opportunity

• Even with sea level rise, there is plenty of opportunity
  • More than half of land would be outside a high-risk flood zone
  • At least three quarters of commercial/industrial land would be outside a high-risk flood zone
Our economy is changing...

- The economy is transforming
  - Internet sales accounts for 7-10% of U.S. retail sales and is growing by 15% per year
  - 2.5% of U.S. workers telecommute, a figure that grows by 6% per year
- Many companies are moving back into cities
  - To attract young workers
Our economy is changing...

- Defense budgets continue to fluctuate
  - Defense spending is 41% of the regional economy
  - Budget sequestration cut defense spending by 15%
- 92,000 uniformed personnel reside in the region
  - They generate $178 million per 1,000 personnel
But there remains stability

- Despite the uncertainty, there remains stability, even growth
  - Tonnage at the Port of Hampton Roads exceeds pre-recession levels by 12%
  - More than 360 net new housing units are built every year
Our population is growing...

- Norfolk’s recent growth is projected to continue
  - By 2040, Norfolk should grow to 261,000
  - By 2060, Norfolk could grow to 272,000
  - By 2100, Norfolk may reach 299,000
- To accommodate this growth, 20,000+ housing units will be needed
But we can support the growth

- Hundreds of acres of land are vacant
  - Many thousands more are underdeveloped
- Multifamily is a growing share of the housing market
  - 53% of 2009-2013 housing was multifamily
We have infrastructure needs…

- Norfolk’s facilities are aging
  - Dozens of Norfolk’s facilities are more than 50 years old
    - 25+ schools
    - 9 of 14 fire stations

- Replacing those facilities is expensive
  - Now building 5 elementary schools for $130+ million
And infrastructure planning is ongoing

• Light rail extension
  • Planning for Naval Base connection is underway

• Harbor crossings
  • Downtown/Midtown construction underway
  • Patriot’s crossing being studied

• Complete streets
  • Strategic bicycle network being implemented
What should Vision 2100 tell us?
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- How to respond to development proposals
- How to prioritize infrastructure investments
- Where to improve or build new facilities
- Where to modify rules and regulations

A strategy for getting there
For additional information

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www.norfolk.gov/vision2100