



NORFOLK VISION 2100



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

NORFOLK VISION 2100



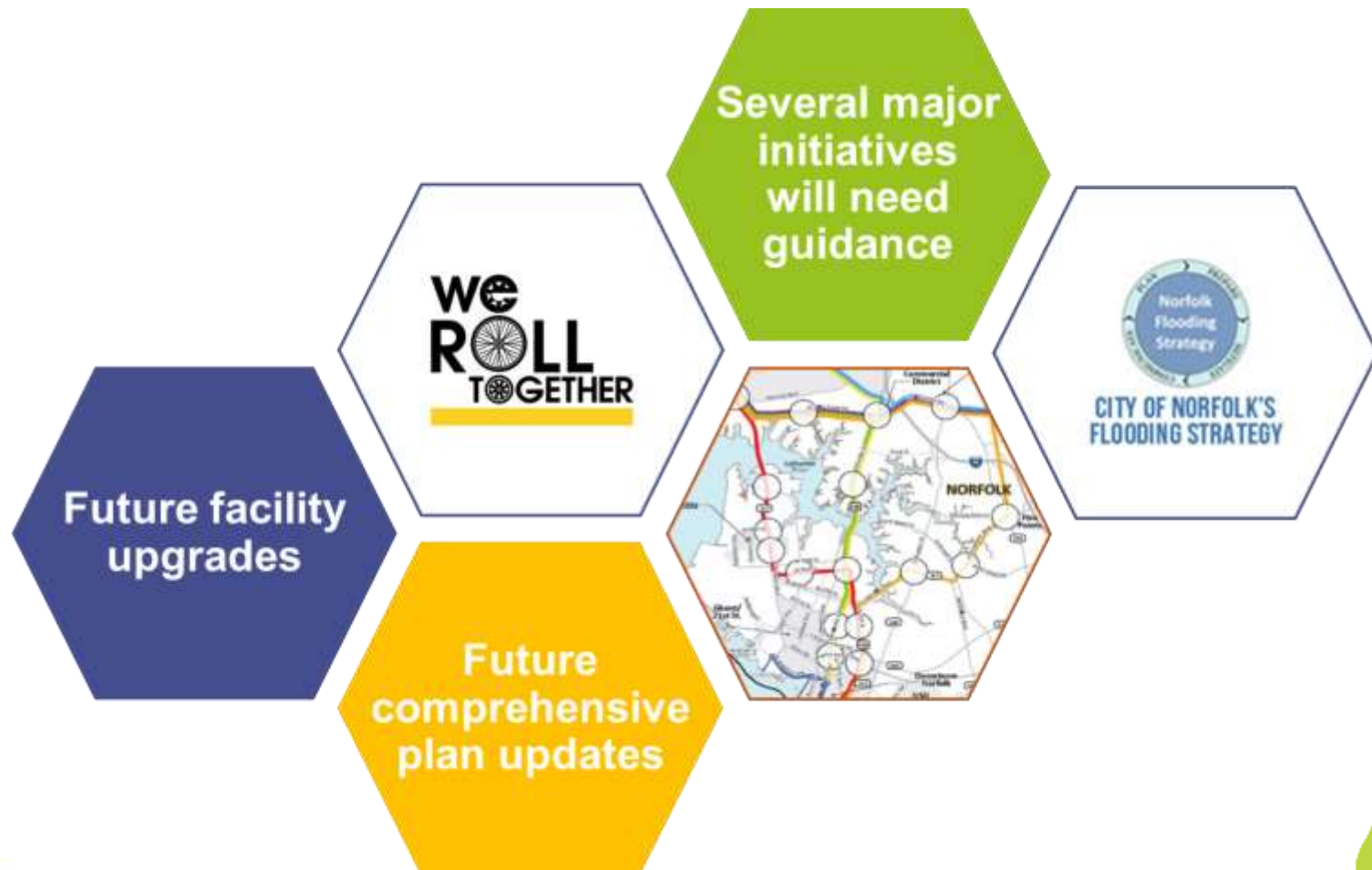
Why plan for 2100 now?



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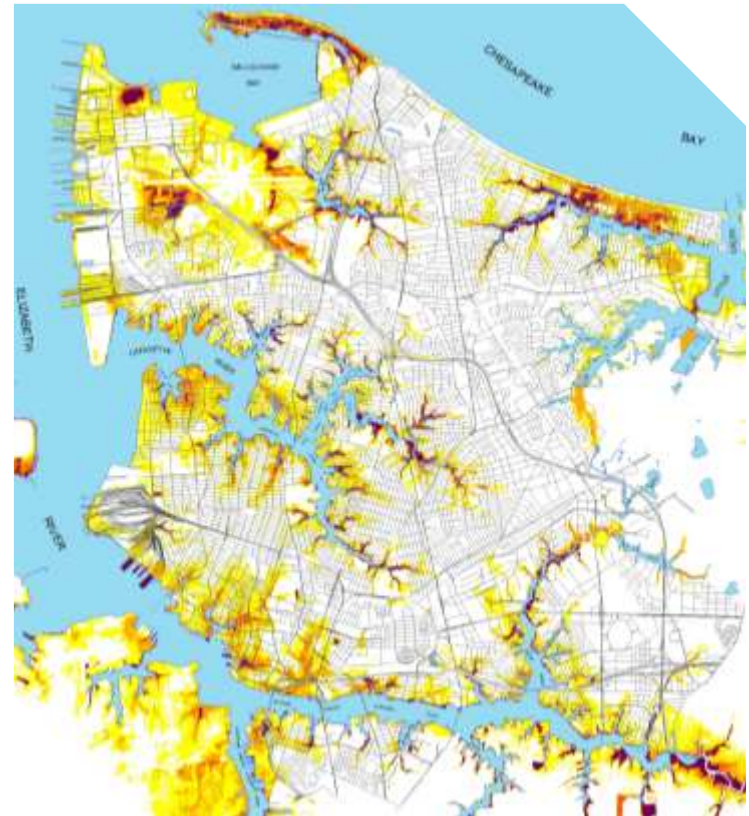


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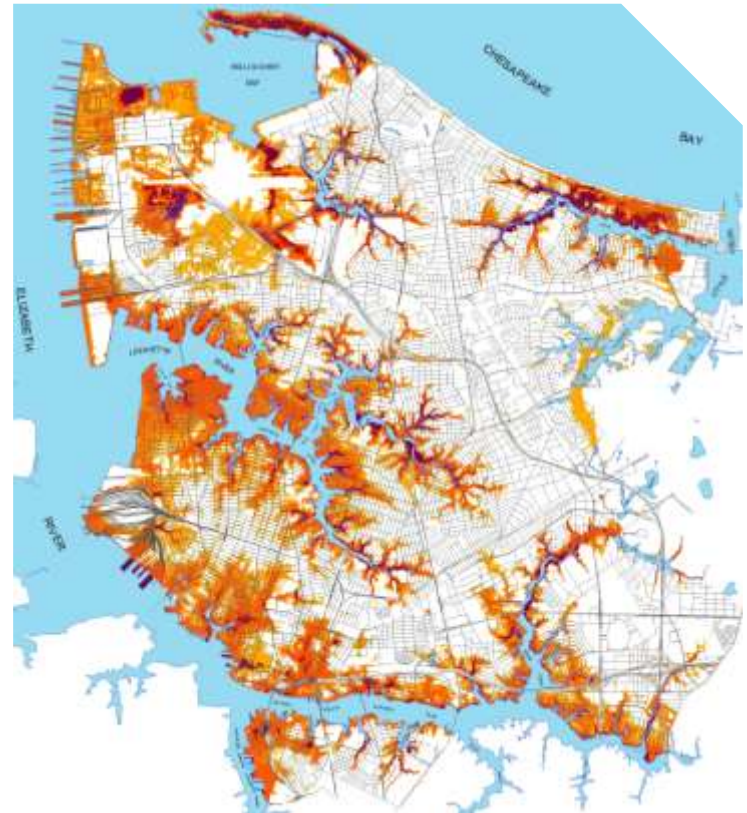
Our environment is changing...

- 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



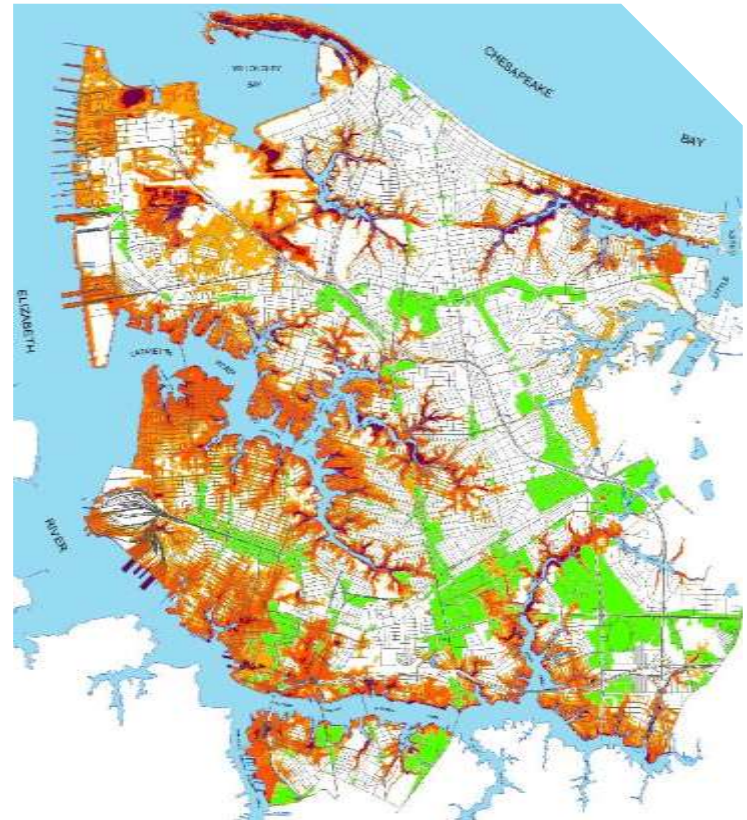
Our environment is changing...

- 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



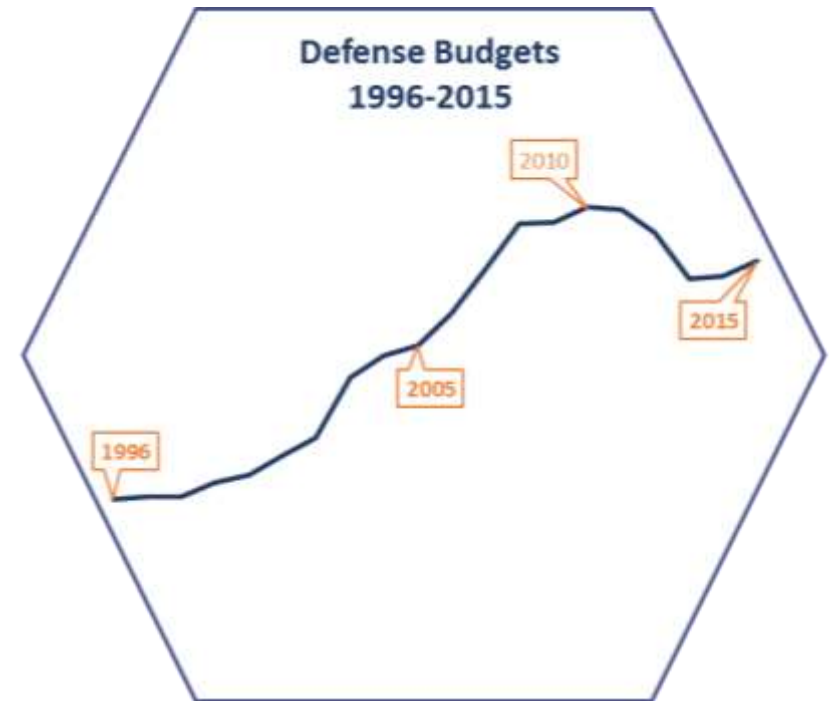
Our economy is changing...

- 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



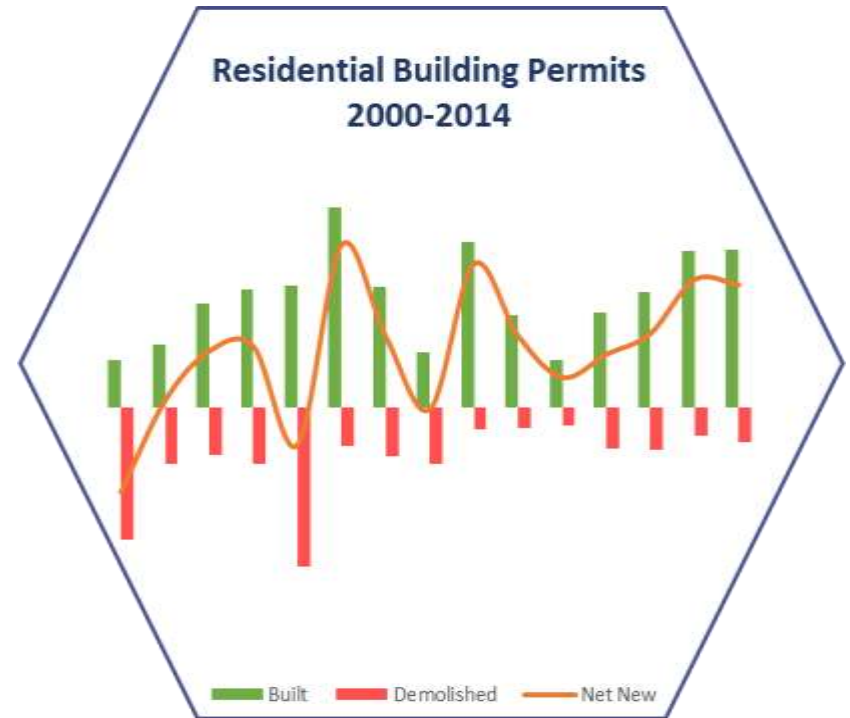
Our economy is changing...

- 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



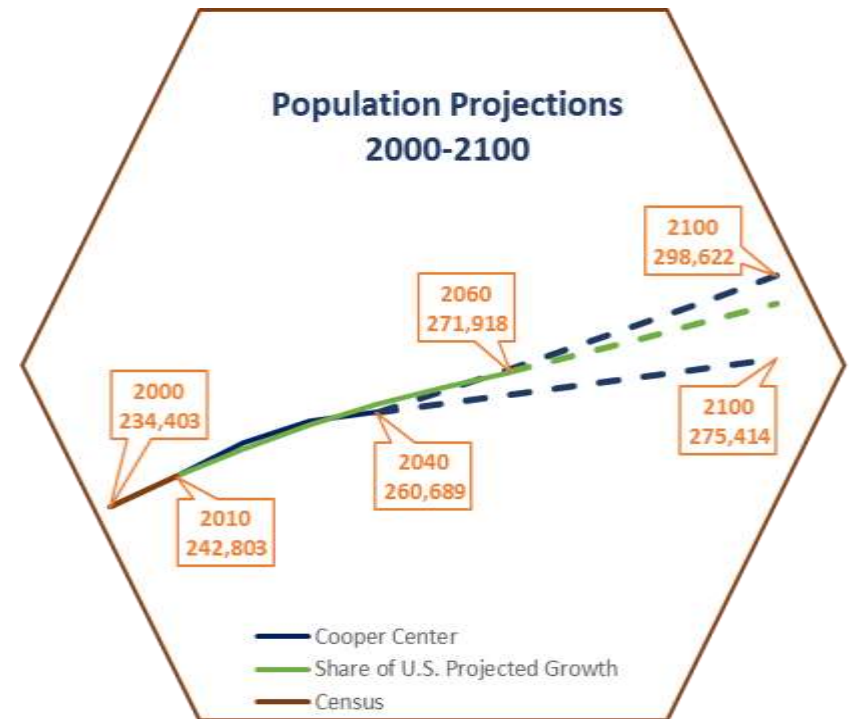
But there remains stability

- 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 under-developed
- 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?



What should Vision 2100 tell us?



For additional information

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www.norfolk.gov/vision2100

