



IMAGINE POLK CITY

- A Bridge to the Future -

Stakeholder Meeting #1

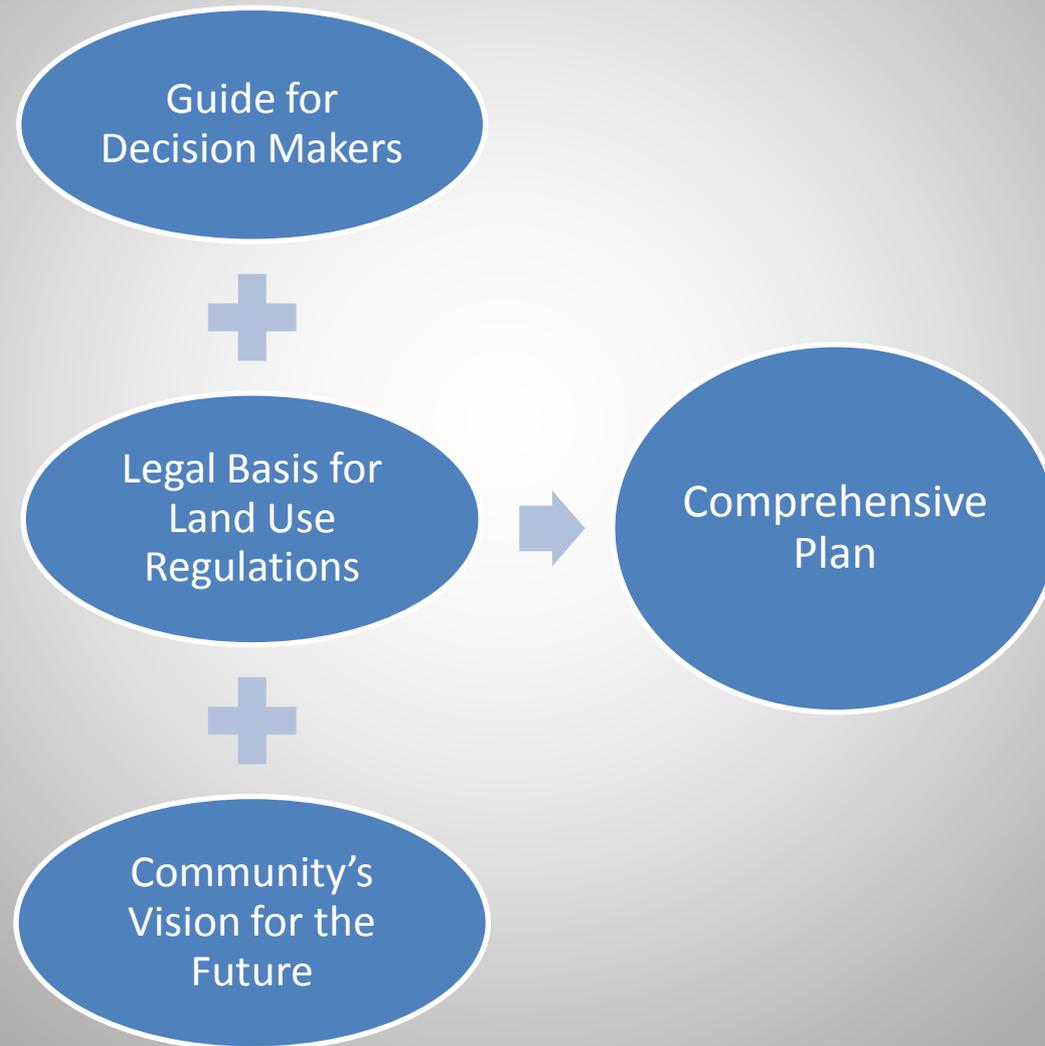
April 20, 2015

4:30 – 6:00 pm



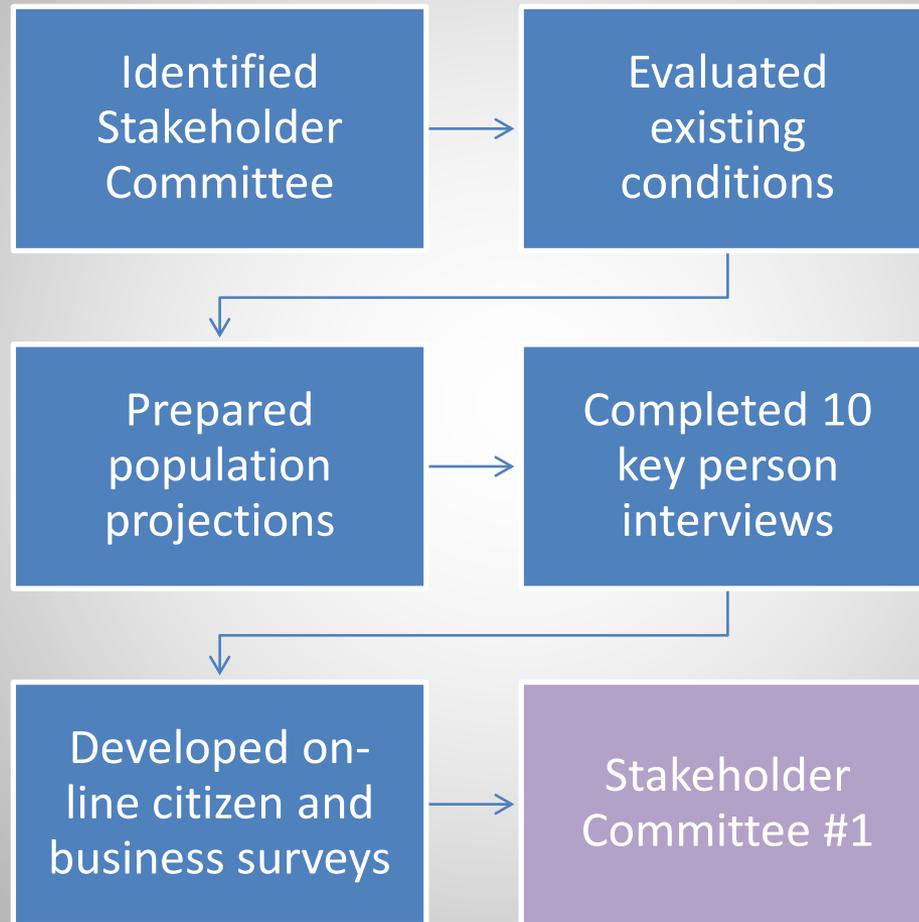
SNYDER & ASSOCIATES
Engineers and Planners

What is a Comprehensive Plan?



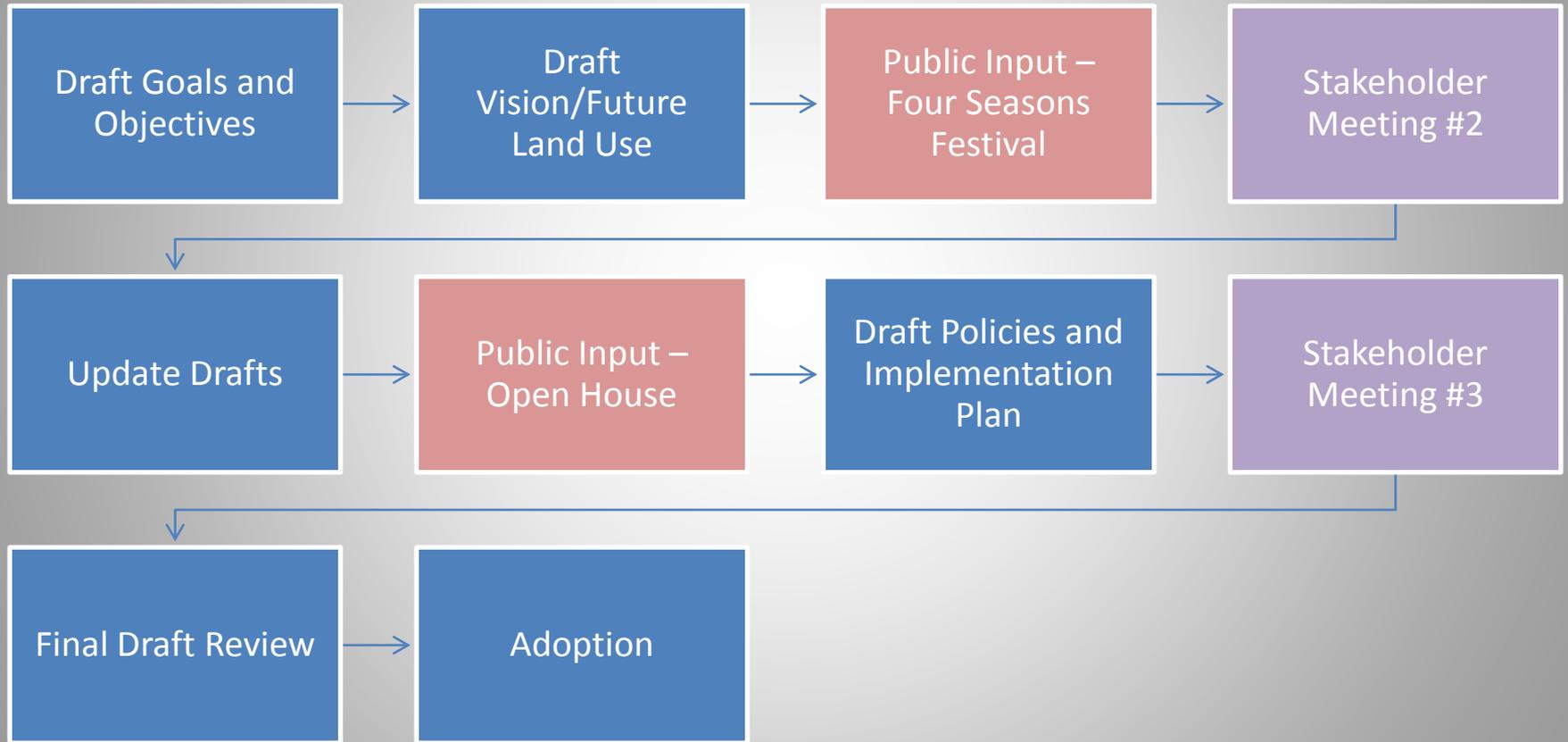
Work Completed to Date

(January – April 2015)



Remaining Planning Process

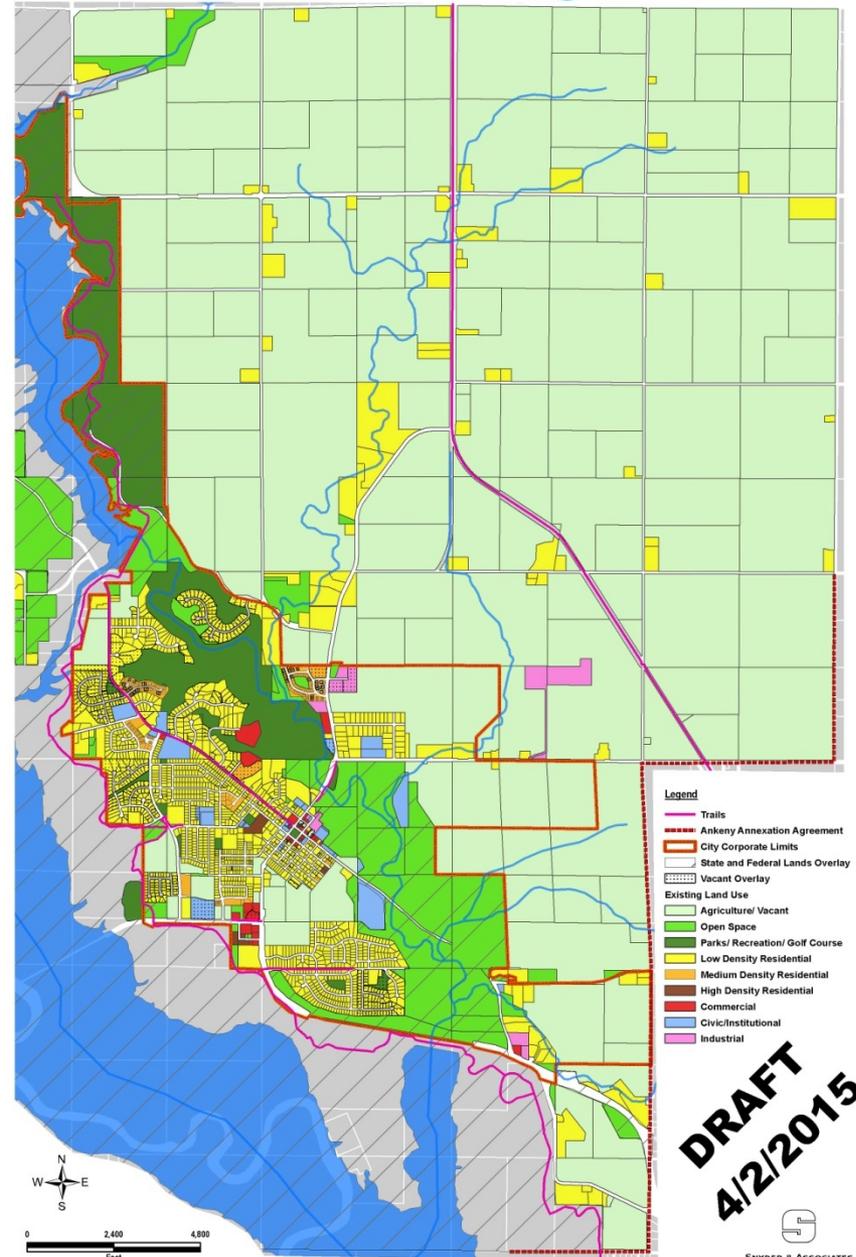
(May 2015- April 2016)



Existing Land Use Map

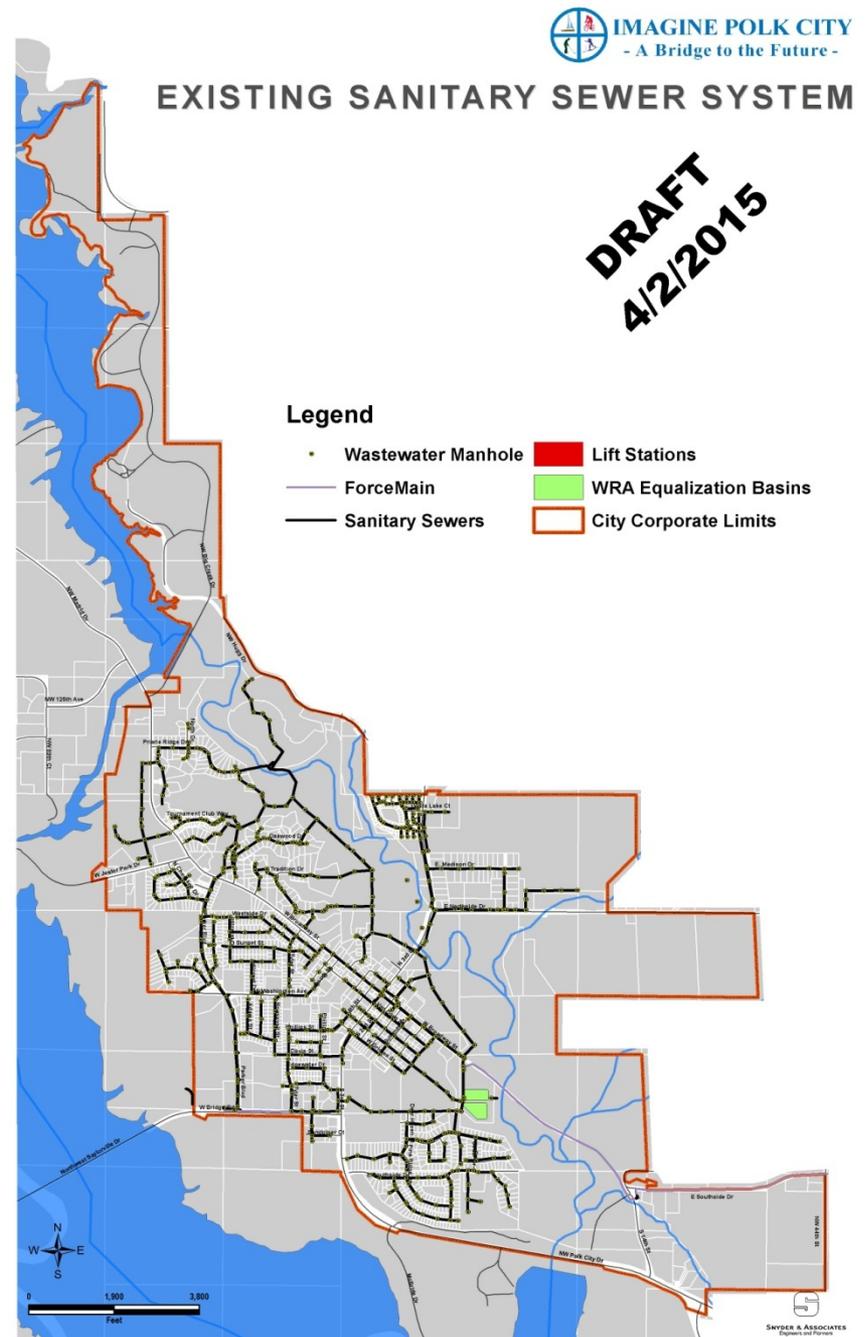
LAND USE	INCORPORATED ACRES	UNINCORPORATED ACRES
<i>Agriculture/Vacant</i>	470.3	8,916.7
<i>Open Space</i>	456.0	634.0
<i>Parks/Recreation/Golf Course</i>	678.1	0.0
<i>Low Density Residential</i>	729.7	426.3
<i>Medium Density Residential</i>	52.7	0.0
<i>High Density Residential</i>	8.6	0.0
<i>Commercial</i>	31.8	0.0
<i>Civic/Institutional</i>	87.5	0.0
<i>Industrial</i>	15.4	36.8

EXISTING LAND USE



Water, Sanitary, and Storm Sewer

- Current facilities do not burden the City's capacity for future growth
- Sanitary sewer connected to WRA
- Water supply from municipal facilities and DMWW
- Water supply study in progress
- City requiring developers to provide more detailed storm water management plans



Existing Street Network

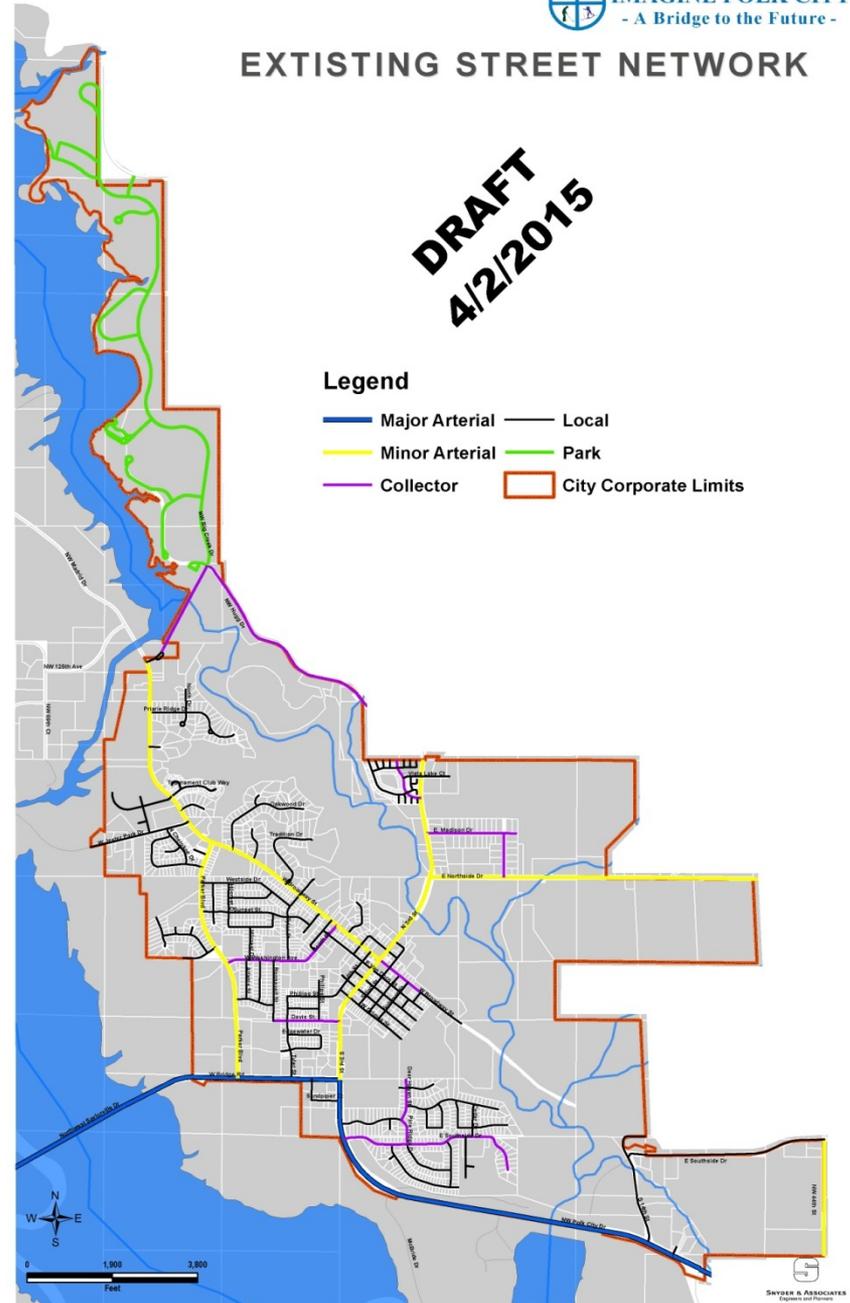
- **Major Arterial:** High capacity roadways that primarily provide for the movement of through traffic and limit access to adjacent land regionally.
- **Minor Arterial:** Moderate to high capacity streets that primarily provide for the movement of through traffic from lower capacity collector streets.
- **Collector:** Moderate capacity streets that primarily serve to connect the local street network to arterials.

EXISTING STREET NETWORK

DRAFT
4/2/2015

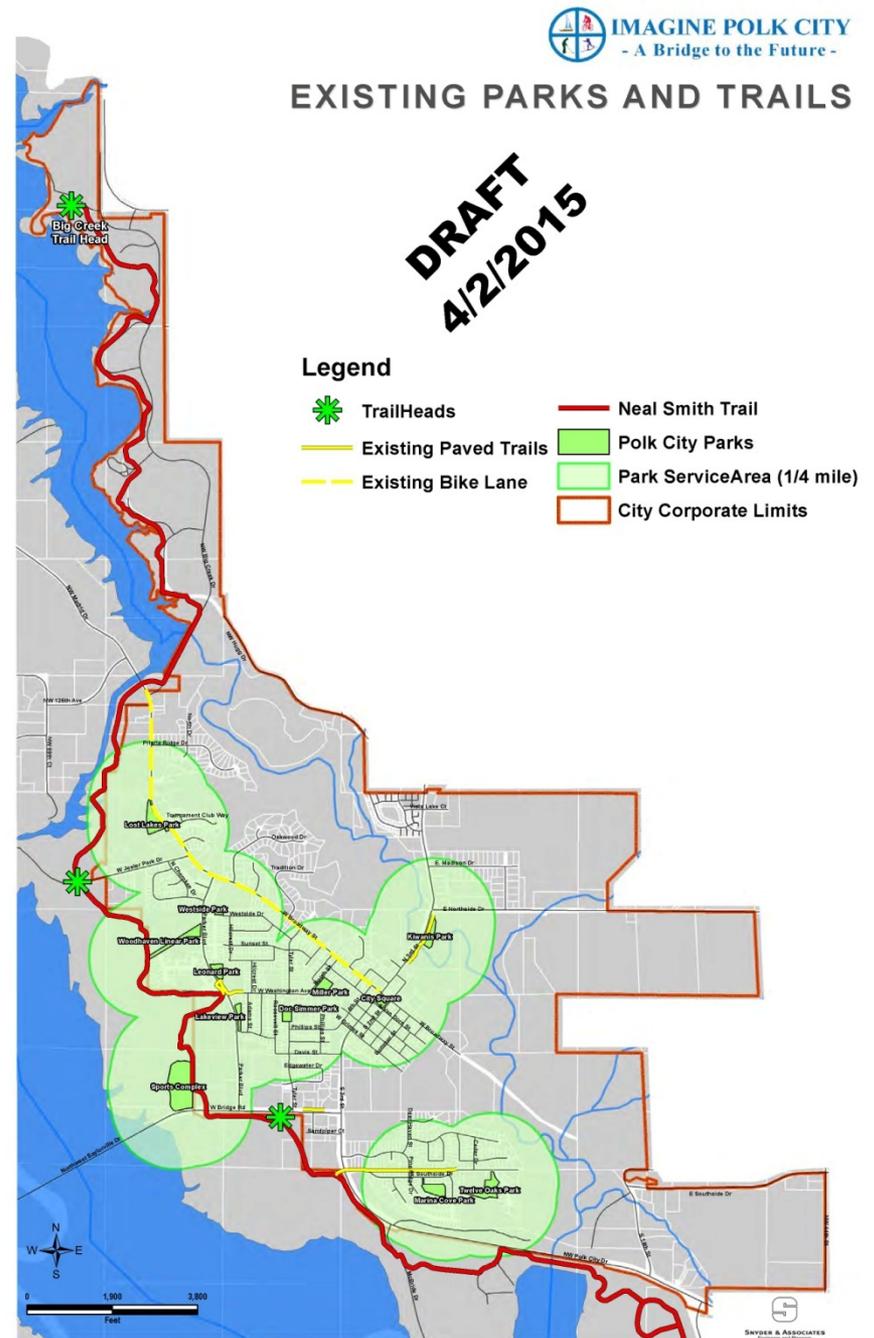
Legend

- Major Arterial
- Minor Arterial
- Collector
- Local
- Park
- City Corporate Limits



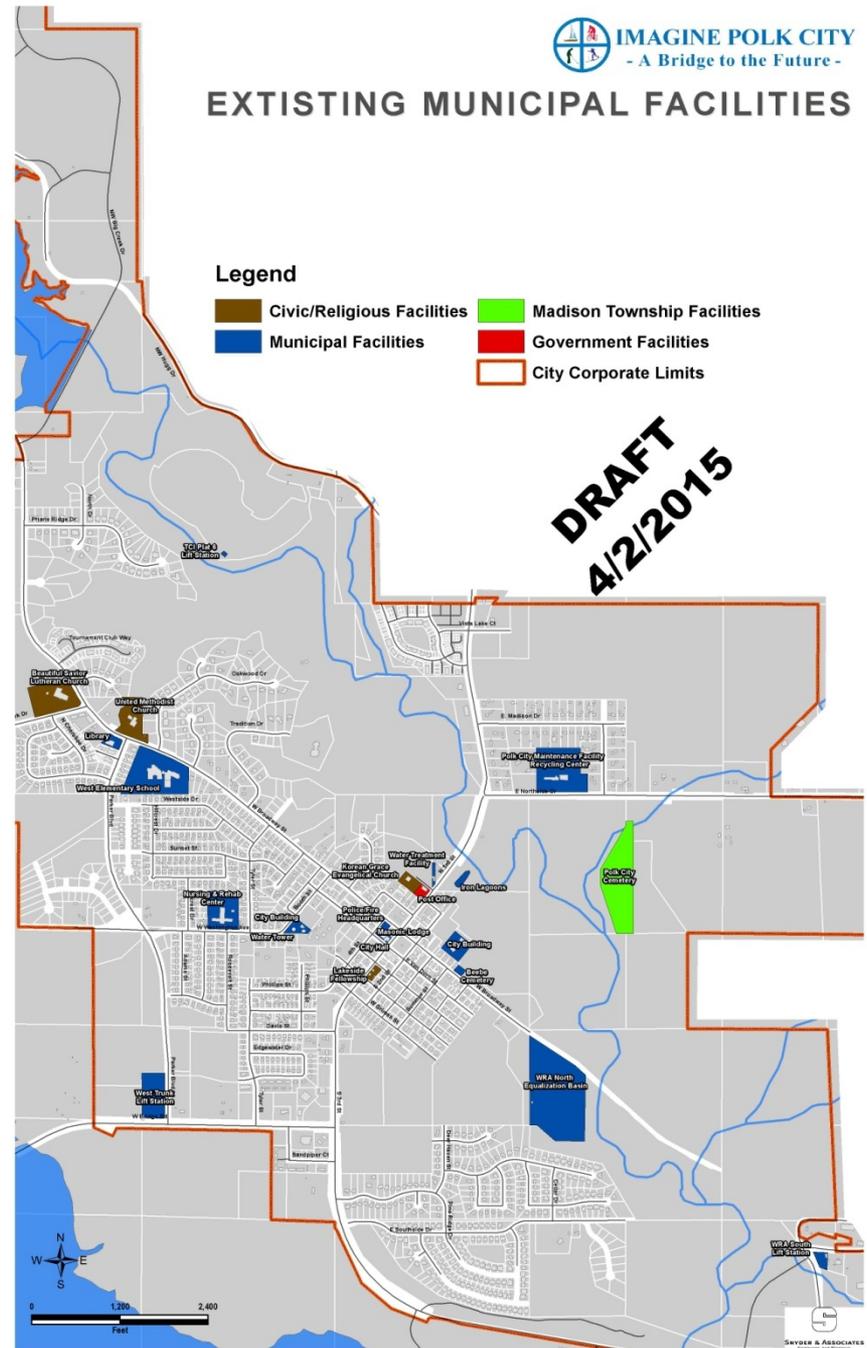
Parks and Trails

- 1.8 miles of bike lanes
- 1.1 miles of paved trails
- 37.1 acres of parks
- 63% of residential (504 acres) located within ¼ mile or 5 minute walk of a park

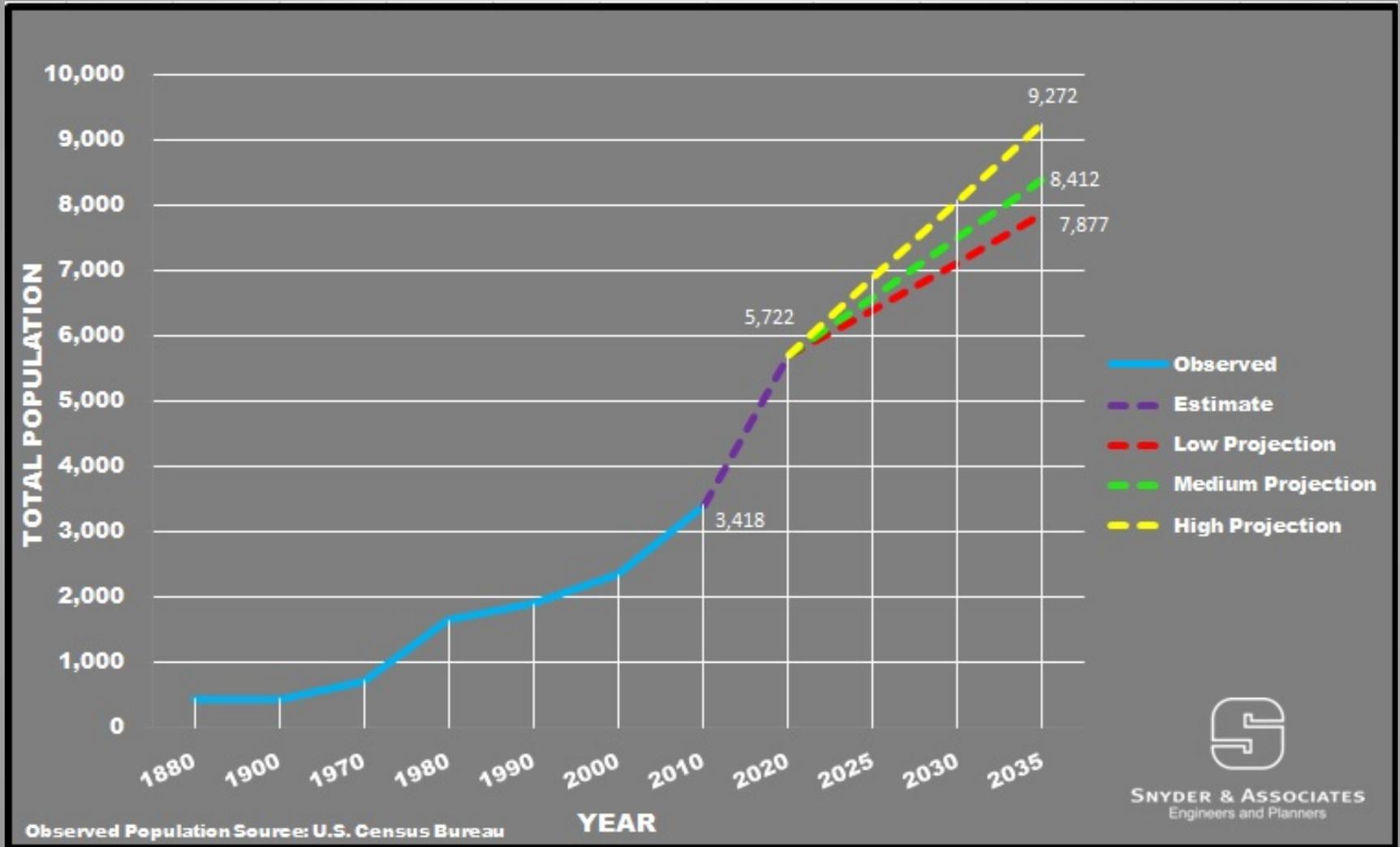


Municipal Facilities

- Churches (4)
- West Elementary School
- Library
- Nursing & Rehab Center
- Lift Stations (4)
- City Hall
- Police/Fire
- Equalization basins
- Cemeteries (2)
- Post Office
- Iron Lagoon
- Water Treatment Facility
- Water Tower
- City Maintenance Buildings



Population Projections



Population Projections

Projected 2035 Age Range Population:

- 0-19: 2,520 – 2,995
- 20-39: 2,121 – 2,559
- 40-59: 2,121 – 2,559
- 60 + : 945 – 1,168

Age Group	2000	2010	% Change	Absolute Change
Under 5 years	195	328	68%	133
5-9 years	177	327	84%	150
10-14 years	182	251	37%	69
Under 19 years	726	1103	52%	377
20-39 years	683	943	38%	260
40-59 years	662	942	42%	280
60 years and over	273	431	58%	158

Key Person Interviews

- **Biggest Asset?**
 - Recreation
 - Location
 - City Staff and Council
 - Small Town Feel
- **Why do People Want to Live Here?**
 - Recreation
 - Location
 - Quality of Life
 - Small Town Feel



Key Person Interviews

- **Biggest Challenge?**
 - Maintaining services and infrastructure
 - Managing Growth
- **Biggest Opportunity?**
 - Growth - related



<http://iowagrowth.com/projects/>

Key Person Interviews

- **What are we doing right?**
 - Staffing/ leadership
 - Type of development
- **What could we do better?**
 - Budget/maintenance
 - Commercial development
 - Recreation/quality of life
 - Types of housing



May 2014 Big Creek Technology Campus
<http://iowagrowth.com/press/>



Key Person Interviews

- **Needs over the next 20 years?**
 - Staffing (need to catch up)
 - Space / facility needs



Top Strengths

Residents -

1. Proximity to Saylorville, Big Creek, regional trails
2. TIED
 - Safety (police, fire, crime level)
 - Proximity to other cities
3. TIED
 - Local parks and facilities
 - Bikeability

Businesses -

1. Proximity to Saylorville, Big Creek, regional trails
2. New growth or development
3. TIED
 - Local parks and facilities
 - Community character and reputation

Top Weaknesses

Residents -

1. Job opportunities
2. Shopping
3. DART services

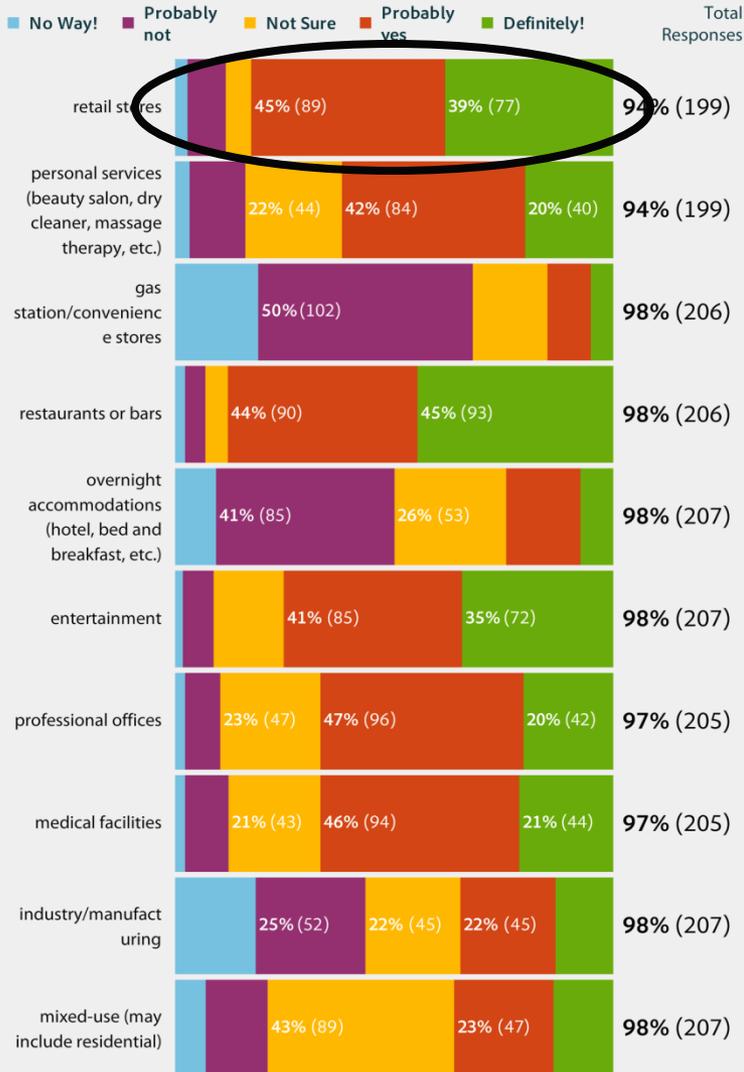
Businesses -

1. Shopping
2. Job opportunities
3. TIED
 - Bikeability
 - Walkability
 - Schools
 - Business environment

Non-Residential Development

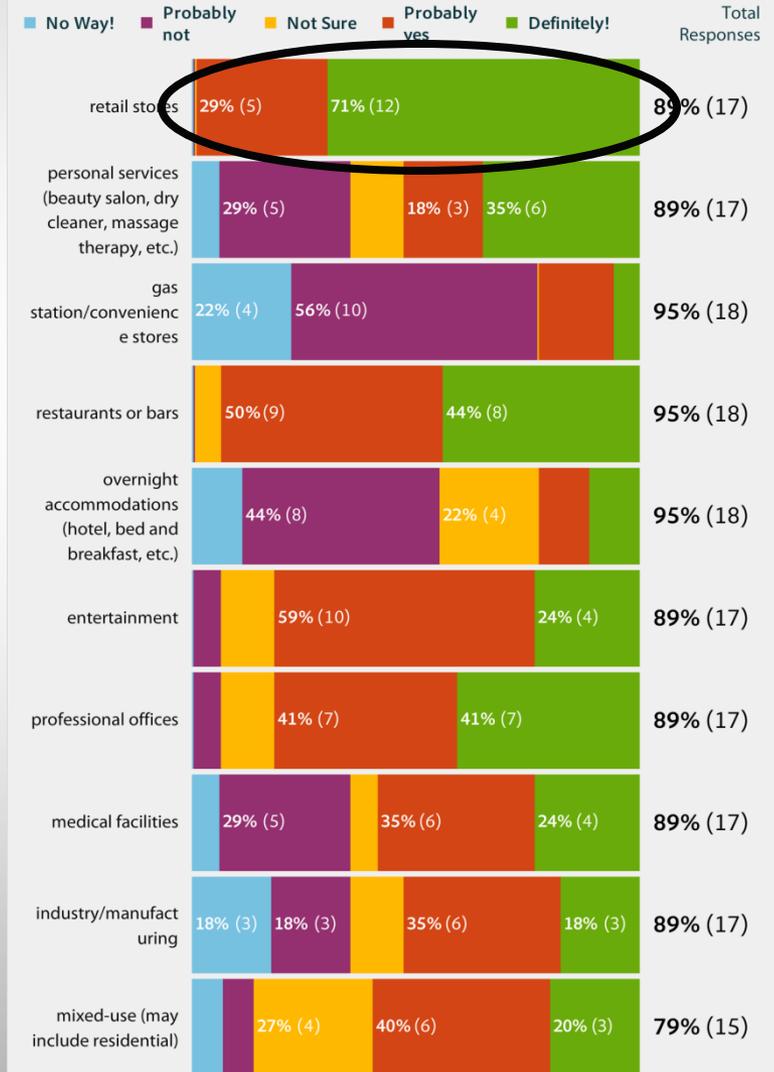
Resident Response

Would you like to see more of this type of non-residential development or services in Polk City?



Business Response

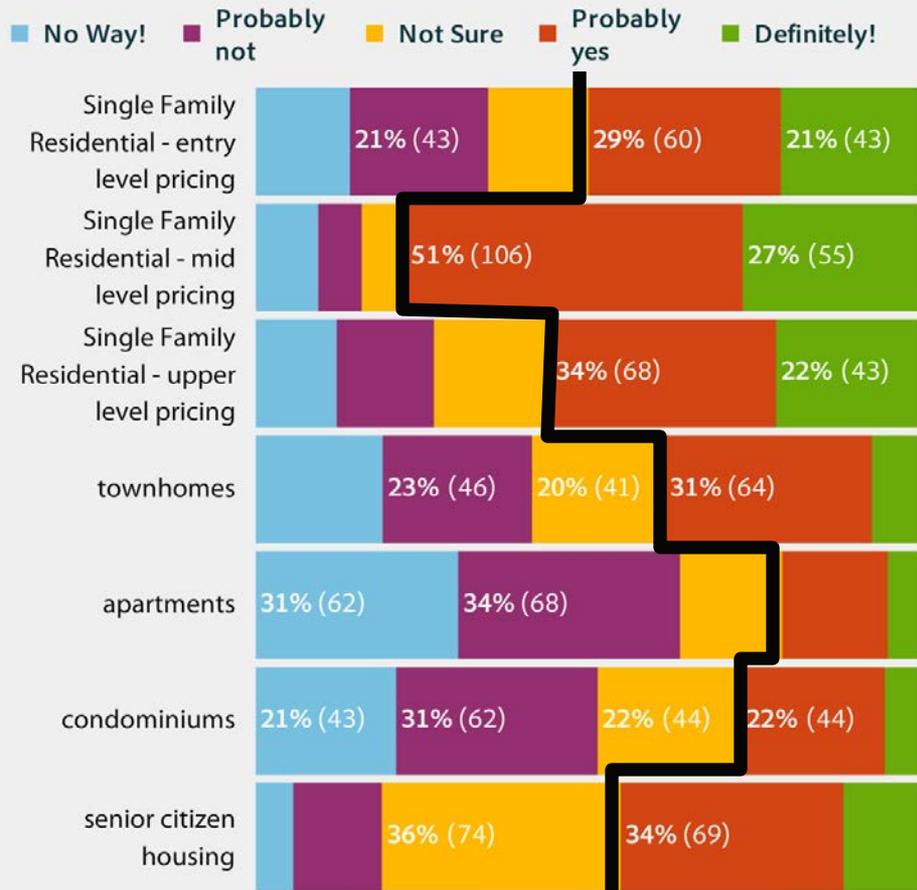
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Residential Development

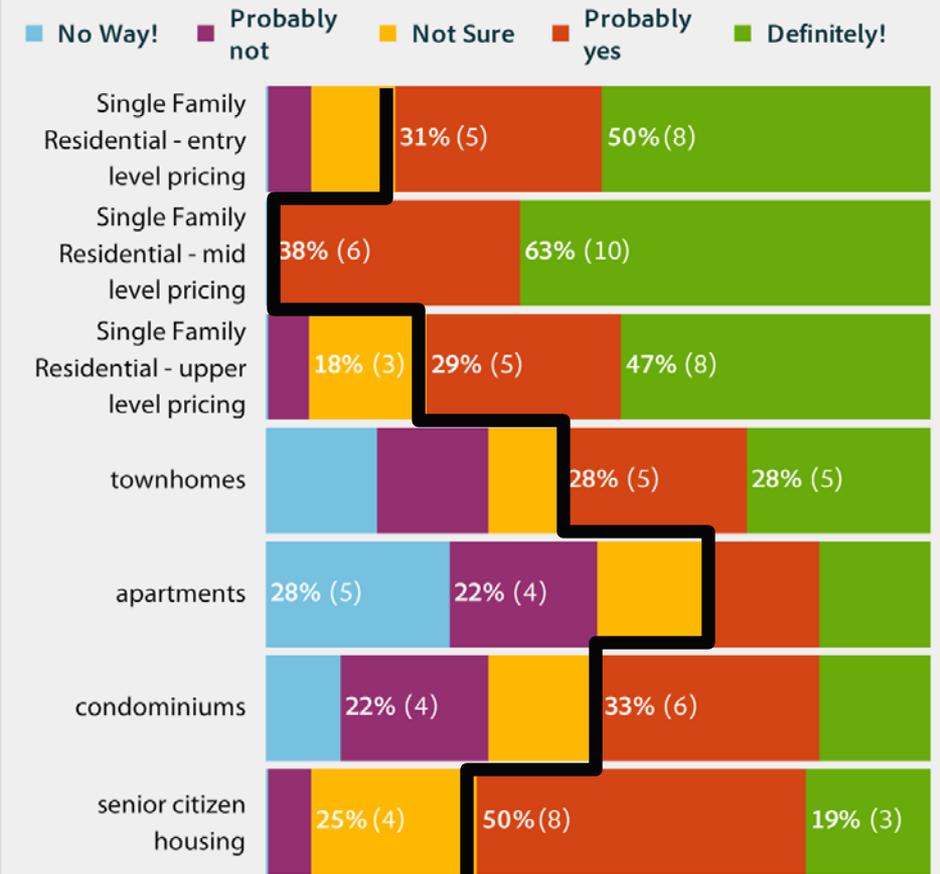
Resident Response

Would you like to see more of this type of residential development in Polk City?



Business Response

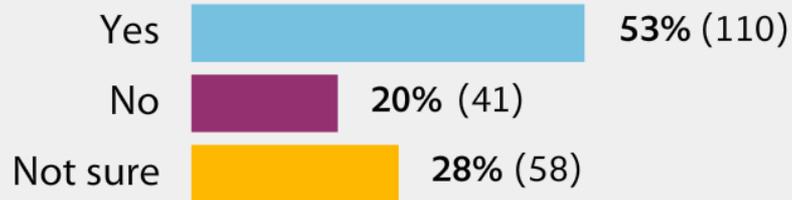
Would you like to see more of this type of residential development in Polk City?



Tax Incentives

Resident Response

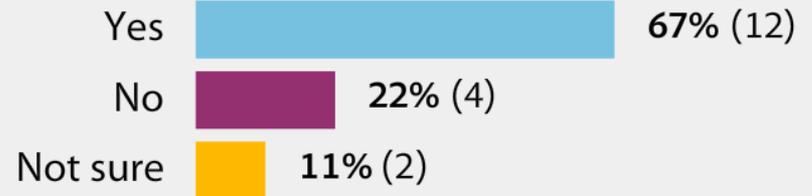
Would you support the use of tax incentives to retain existing businesses and attract new businesses to Polk City?



* 209 total responses, 99% of submissions

Business Response

Would you support the use of tax incentives to retain existing businesses and attract new businesses to Polk City?



* 18 total responses, 95% of submissions

Group Discussion: Community Goals

Quality of Life

- Parks
- Trails
- Connections to Regional Recreational Amenities
- Population Growth
- Small Town Atmosphere

Environmental

- Steep Slopes/Erosion
- Setbacks
- Buffer Requirements
- Water Quality
- Trees
- Wetlands

Land Use

- Rate of Development
- Commercial/Retail
- Commercial Nodes & Gateways
- Housing Types

Transportation

- Street Corridors
- New/Extended Street Network
- Bicycle Facilities
- Transit

Utilities and Facilities

- Water System
- Sanitary Sewer System
- Storm Sewer System
- Municipal Facilities
- Municipal Services

Other

- Public Involvement
- Public Safety
- Budgeting
- Tax Base
- Tourism
- TIF/Tax Abatement
- Schools

Remaining Planning Process

(May 2015- April 2016)

