

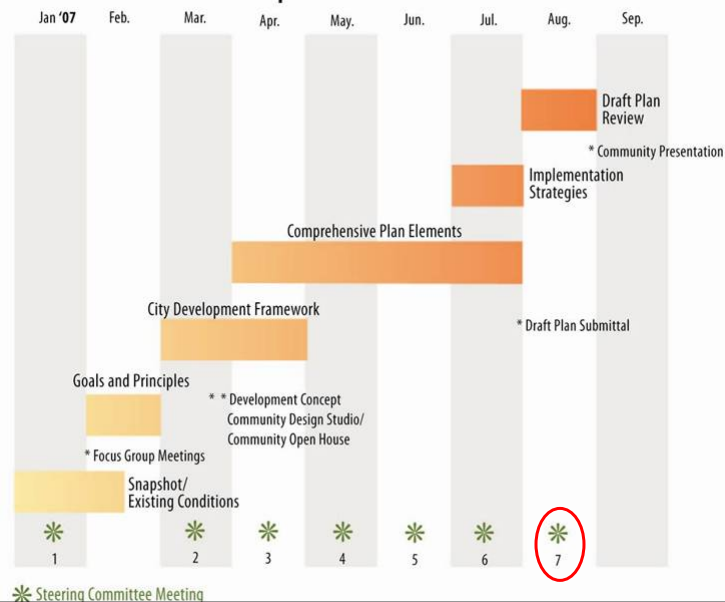
THE PELLA COMPREHENSIVE PLAN

Steering Committee
August 20, 2007



The Pella Plan

Pella Comprehensive Plan Schedule



The Pella Plan

Steering Committee Meetings:

January 29	Snapshot/Existing Conditions & Goals and Principles
February 5:	Focus Group Meetings
March 19	City Development Framework
March 20:	Design Studio 11 am to 1 pm
April 16:	City Development Framework
May 14	Comprehensive Plan Elements
June 18	Comprehensive Plan Elements
July 16	Comprehensive Plan Elements/Implementation Strategies
August 20	Draft Plan Review
September	Public Open House
September	P & Z Hearing
October	City Council Approval

Tonight's Agenda

- I. Draft Review
 - Community Profile
 - Strategic Planning Process
 - Growth & Land Use
 - Recreation Lifestyle
 - Quality Public Services
 - Housing & Neighborhoods
 - Community Character
 - Implementation



Community Profile

Population Projections

	2000	2005	2010	2015	2020	2025
0.7% Growth Rate		9,048	9,369	9,702	10,046	10,403
1.0% Growth Rate	8,609	9,048	9,510	9,995	10,505	11,040
1.2% Growth Rate		9,048	9,604	10,194	10,821	11,486
Central Population						
.7% Growth Rate		10,498	10,919	11,302	11,696	12,103
1.0% Growth Rate		10,498	11,060	11,595	12,155	12,740
1.2% Growth Rate		10,498	11,154	11,794	12,471	13,186

- During the 1990s Pella growth rate was 0.7%
- A 1% reflects the estimated growth rate between 2000 and 2005
- It is assumed that the student enrollment at Central will continue to increase.

Community Profile

Twenty Year Development Projections

	2005	2010	2015	2020	2025	Total
Population at End of Period	10,498	11,060	11,595	12,155	12,740	
HH Population at End of Period	8,929	9,391	9,876	10,386	10,921	
Average PPH	2.40	2.4	2.4	2.4	2.4	
HH Demand at End of Period	3,720	3,913	4,106	4,309	4,522	
Projected Vacancy Rate	5.30%	5.35%	5.40%	5.45%	5.50%	
Unit Needs at End of Period	3,929	4,134	4,341	4,558	4,786	
Replacement Need		25	25	25	25	100
Cumulative Need During Period		230	232	242	253	957
Average Annual Construction		46	46	48	51	48

For the 5 year period from 2002 to 2006 Pella average 40 new housing units per year.

Questions?

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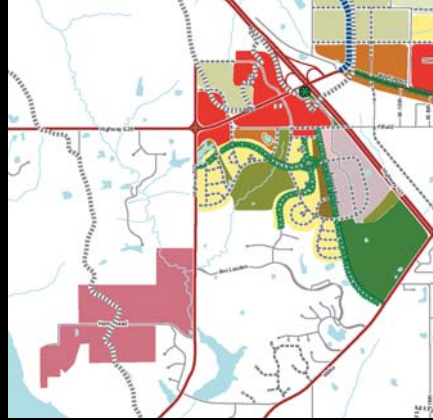
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Issue Areas

• Growth Issues

- New airport and old airport site
- The Point development
- Earthpark
- Highway 163 corridor development and beltway access
- Industrial growth



Issue Areas

• Transportation Issues

- Direct access to Interstate 80
- Development around Highway 163
- Connections between northern residential development & the existing city



Issue Areas



- **Recreation Issues**
 - Connection of parks, destinations, and residential areas
- **New Residential Development**
 - Affordable housing
- **Airport**
 - A new site and redevelopment of the existing site.
- **M-2 Industrial Zoning**
 - Identify growth areas for the city's industrial base.

Issue Areas

- **Business Expansion**
 - Encouraging and supporting business expansion.
 - Expansion of service industries with growth.
- **Community Character and Heritage**
 - Continue to make Pella a destination through its distinct character and heritage, and high quality of life.



Development Policies

- Future Land Use (Public Facilities and Infrastructure)

Use existing subdivision plats and infrastructure investments as first priorities toward meeting the city's development needs and objectives.

Development Policies

- Transportation

Ensure that new development maintains continuity and linkages among neighborhoods.



Development Policies

- Earthpark and the Point

Use Pella existing assets and features to direct all new development in a way that meets the high quality character and standards of the community.

Development Policies

- Town Center

Development policies in the downtown should protect the area's assets and encourage further economic enhancement.



Development Policies

- Housing

Develop housing in different design configurations, reflecting the needs of a diverse population



Development Policies

- Economic Development

Encourage adequate growth to respond to potential commercial market needs in Pella while providing diversity in the economy.



Development Policies

- Recreation

Park and recreation facilities should grow with the city's population ensuring a consistent level of service.



Development Policies

- Education

Encourage continued excellence in the school curriculums and facilities through the use of existing facilities and coordinated efforts to ensure opportunities for future growth.

Development Policies

- Environmental

*Guide development in a way that **conserves and protects natural resources**, minimizes potential conflicts between rural and urban residents, promotes compatible land uses, and encouraged compact development and efficient use of services.*



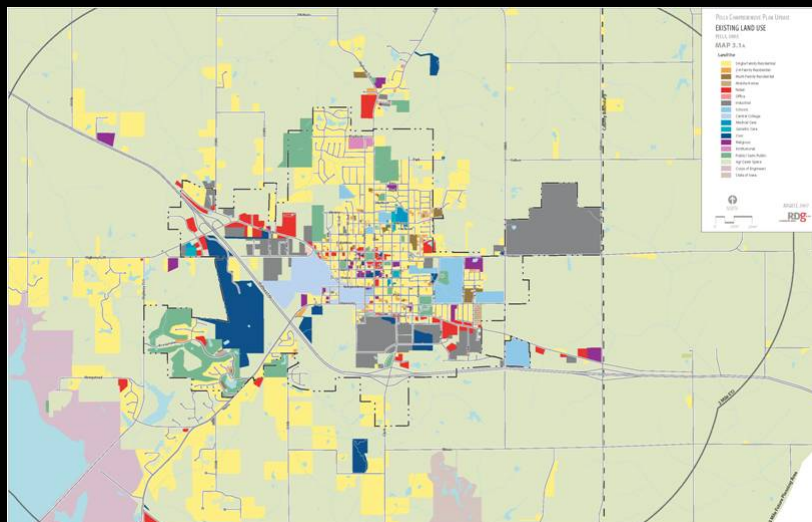
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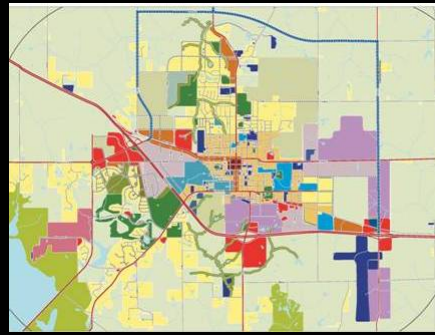
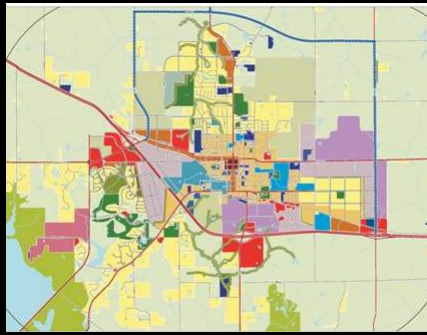
Land Use



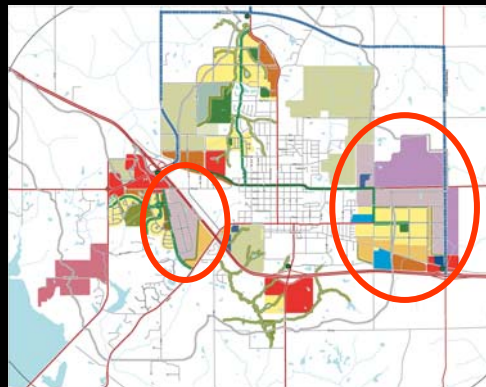
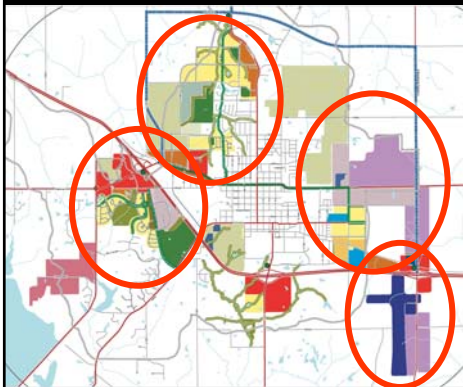
- Existing Land Use Characteristics
- Population and Growth Context

The Land Use Plan

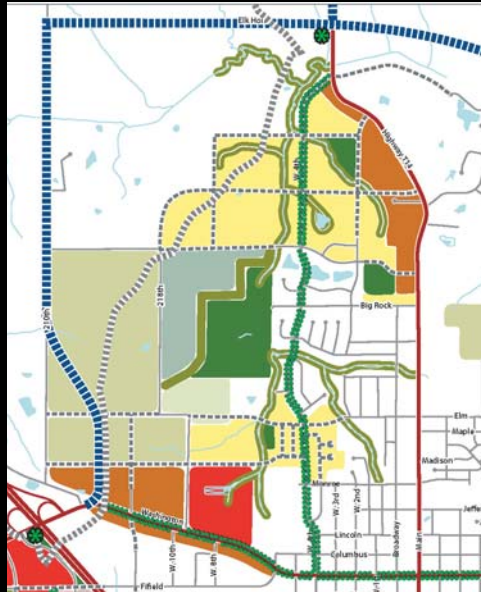
- Compact Development
- Residential Growth
- Commercial & Industrial Opportunities



Development Concepts



Development Concept "A & B"



Development Concept "A"



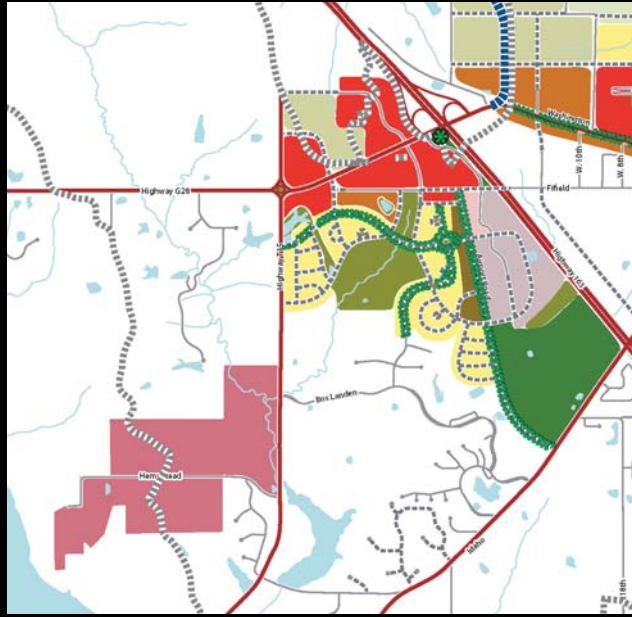
Development Concept “B”



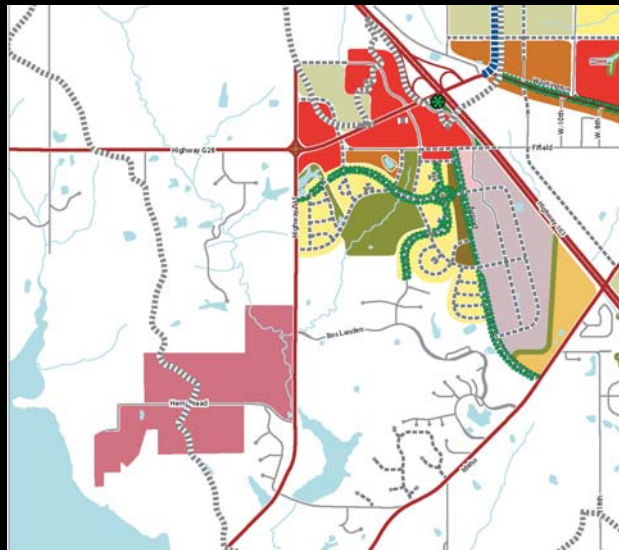
Development Concept “A”

- **East side Industrial/Business Park Growth**
 - Zoning vs. Comprehensive Plan Land Use
 - Buffering needs for heavy industrial
 - Airport location decision

Development Concept "A"

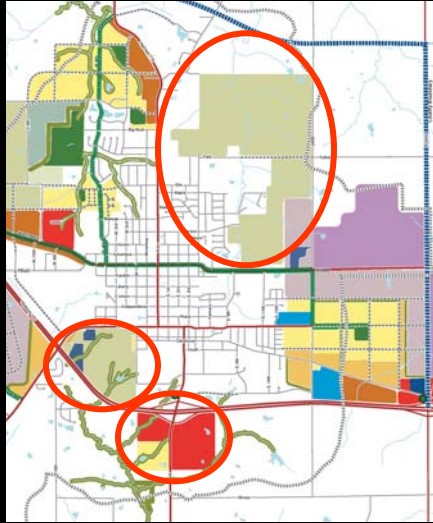


Development Concept "B"



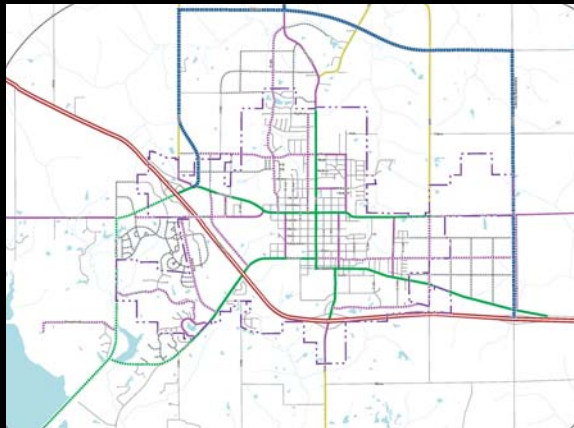
Development Concept

- A Cohesive Growth Pattern

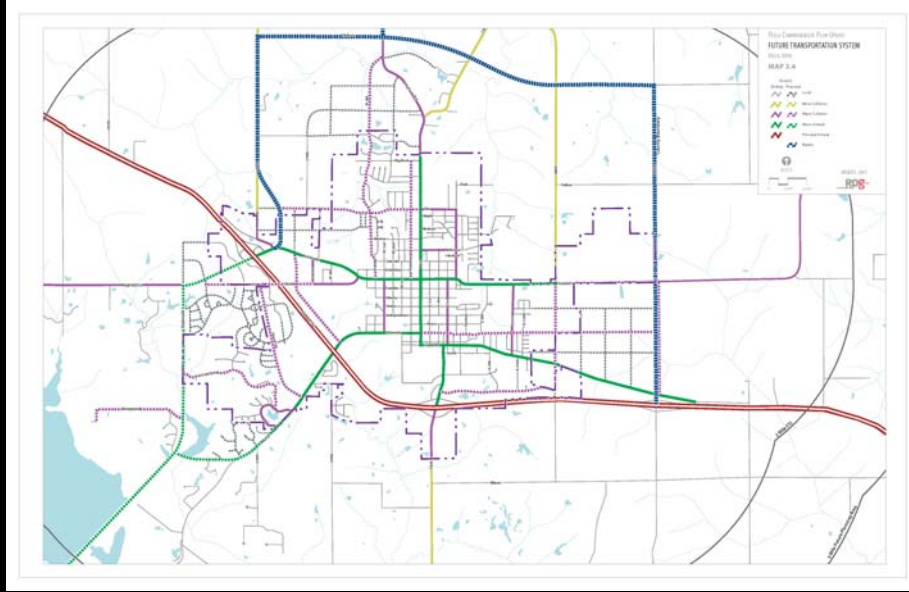


The Land Use Plan

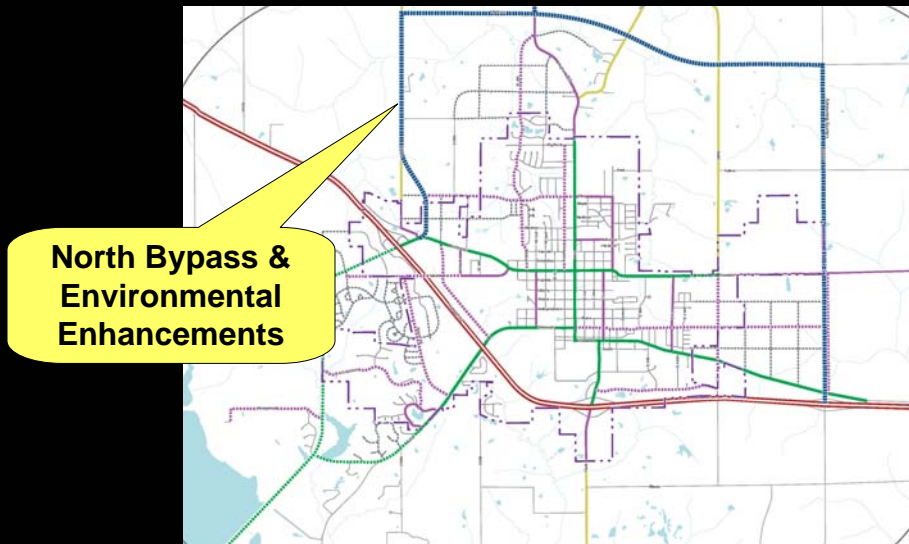
- Pre-Planned Major Streets
- North Bypass & Environmental Enhancements
- A Linked Greenway/Trail System



The Land Use Plan

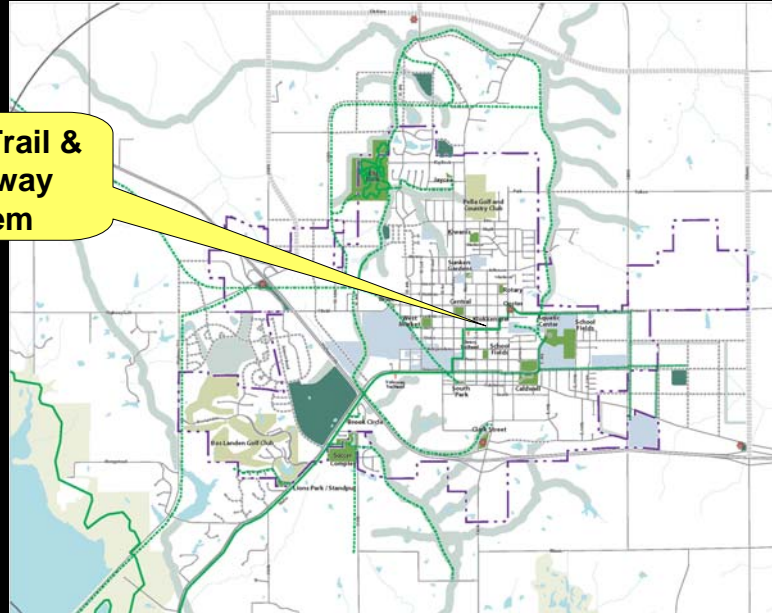


The Land Use Plan



The Land Use Plan

Linked Trail & Greenway System



The Land Use Plan

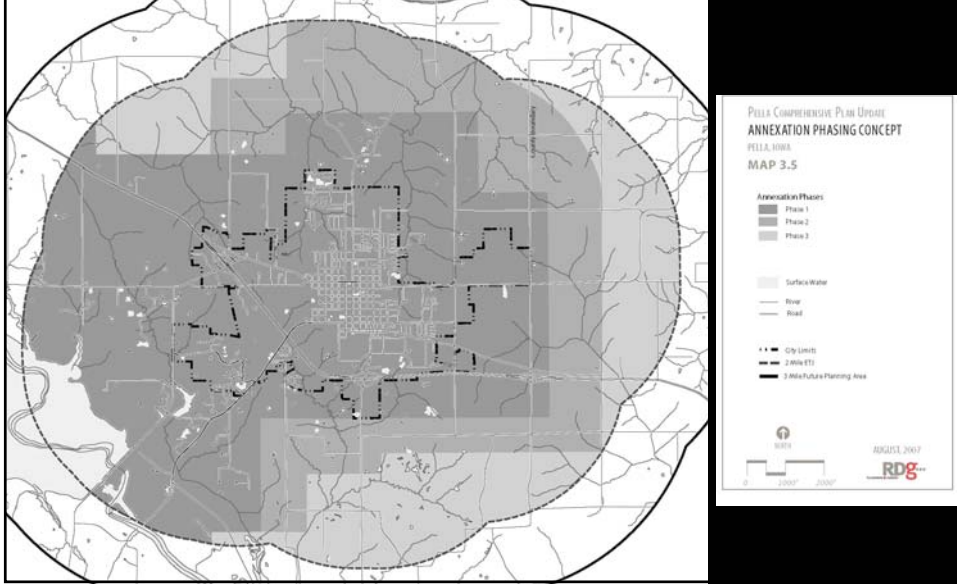
• A Framework for Decision-Making

TABLE 3.9: Land Use Plan Categories and Use Criteria

Land Use Category	Use Characteristics	Features and Location Criteria
Medium Density Residential	<ul style="list-style-type: none"> • Restrictive land uses, emphasizing housing. • May incorporate a mix of housing types, including single-family detached, single-family attached, and townhouse uses. • Limited multi-family development may be permitted with special review and criteria • Civic uses are generally allowed, with special permission for higher intensity uses. 	<ul style="list-style-type: none"> • Applies to established neighborhoods that have diverse housing types, and to developing areas that incorporate a mix of development. • Developments should generally have articulated scale and maintain identity of individual units. • Tend to locate in complexes, but should include linkages to other aspects of the community. • Typical maximum density is 6 to 10 units per acre. • Innovative design should be encouraged in new projects. • Under current zoning regulations typical zoning would be R1B, R2 or R1C.

The Land Use Plan

• An Annexation Policy



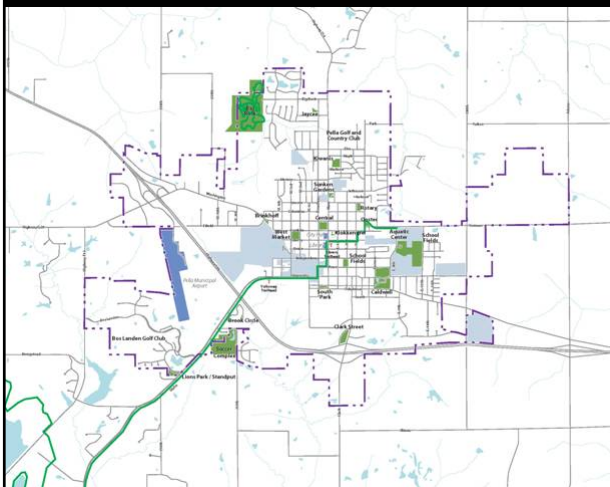
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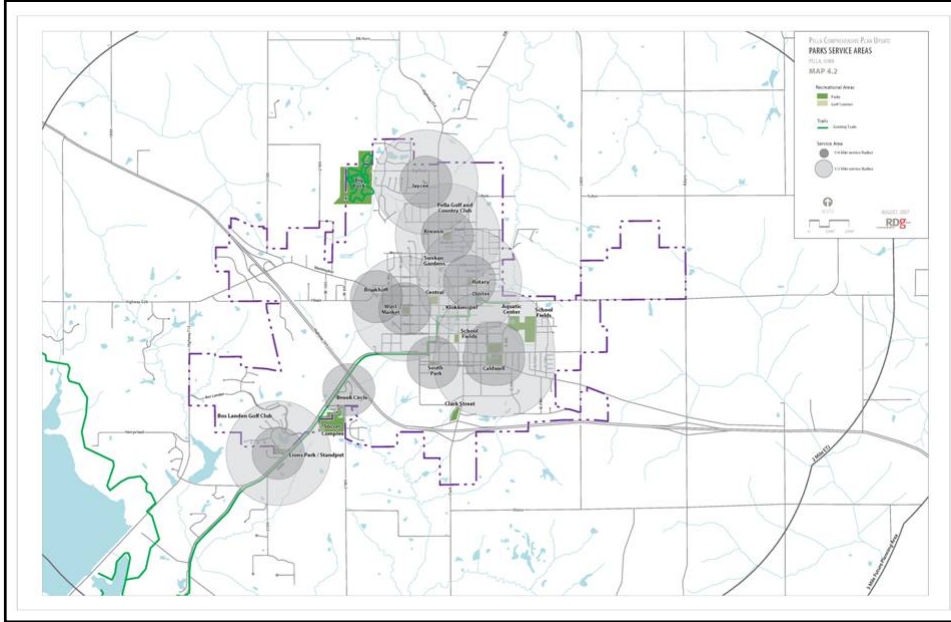


Recreation Lifestyle

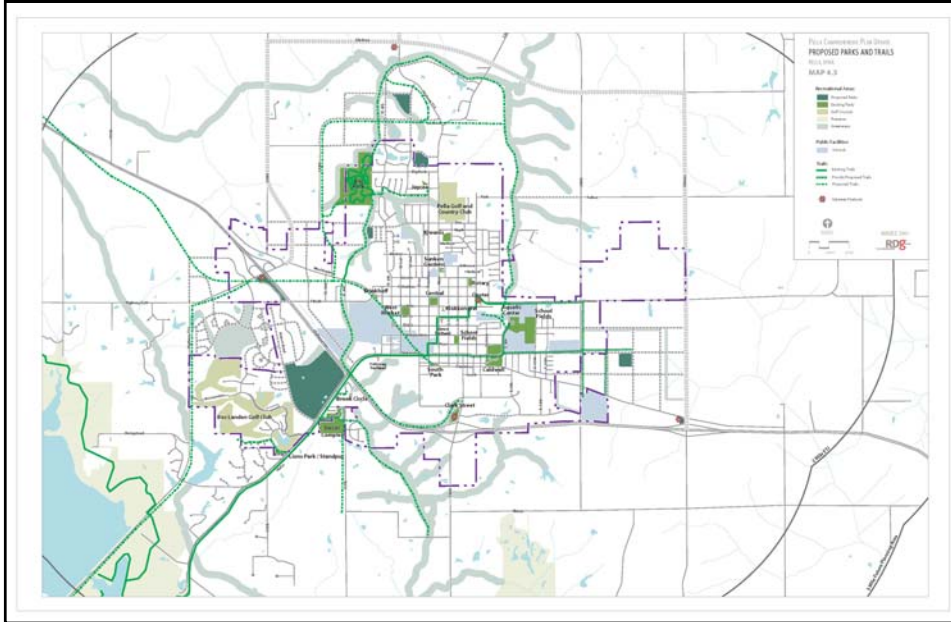


- Facilities by Classification
- Population Service Standard
- Facilities by Geographic Distribution

Recreation Lifestyle

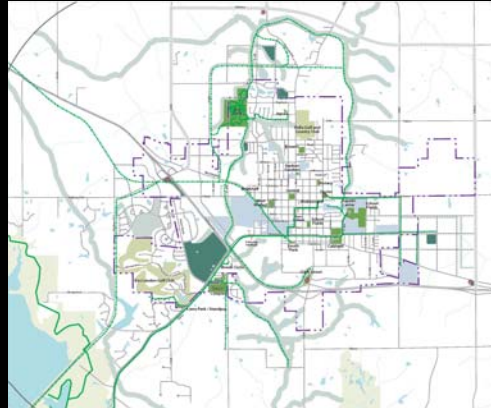


Recreation Lifestyle



Recreation Lifestyle

- Park System Expansion
- Greenways & Trails
- Park Site Improvements
- Neighborhood Park Financing



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Public Services

Public Facility Priorities

- Airport expansion/relocation
- Master planning for the existing airport
- Monitor growth of the library to assess needed expansion.
- Expansion to full-time fire department staff if strong growth



Public Services

Infrastructure Priorities

- Water system source and treatment expansion and/or improvement.
- Defining a long-term power supply.
- Coordinated plan for electrical expansion in Pella's jurisdiction.
- Washington Street Access Management Plan.
- Designation of arterial and collector streets with growth.

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Housing Characteristics

- Construction activity
- Affordability
- Senior Population



Housing & Development Policies

- **Housing Partnership**
- **Affordable Lot Supply**
- **Senior Housing**
- **Neighborhood Conservation**

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Community Character Plan: Typical Sections/Goals

Green Character

1. Natural features
 - Preserve existing drainageway open space systems
 - Complete trail system
2. Green Streets
3. Good landscaping on public and private property

Community Character Plan: Typical Sections/Goals

Transportation Character

1. Functional and attractive urban corridors
2. Streetscape elements
3. Gateways
4. Wayfinding signage
5. Building design and scale along corridors

Community Character Plan: Typical Sections/Goals

Place Character

1. Areas of civic importance
2. Town center
3. Creating distinctive city places
4. Public art
5. Historic preservation and conservation

Community Character Plan: Typical Sections/Goals

Implementing Character: An organizational framework

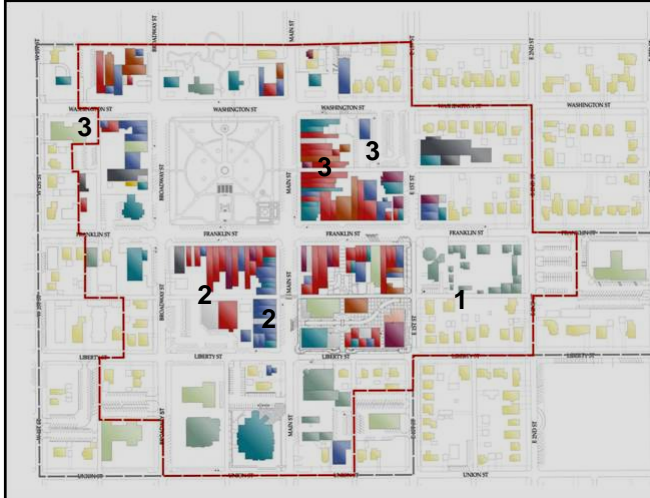
1. Character Committee
2. Guidelines and review
3. Modifications of normal practice
4. Retrofit or revisions of existing development
5. New capital projects

Key Issues for Pella's Town Center Prioritized by Committee

1. Expansion and Development Opportunities (5)
2. Relationship between the town and its center (4)
3. Public Accommodations (3)
4. Mix of uses (2)
4. Integrity of the Built Environment (2)
5. Features of the Public Environment (1)
5. Town Center Transportation (1)

Town Center Recommendations

2002 Comp Plan Update and Parking Study
Prioritized by Committee



1. Improve alley
2. Alley improved for joint pedestrian/service use. Rear façade upgrades.
2. Reuse of old City Hall site.
3. Town Center entrance feature and landscaping
3. Complete Oost Port Alley upgrade project
3. Expansion and upgrade of municipal parking

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Plan Implementation

REALIZING THE VISION

Pella should implement the visions and actions presented by the plan through a realistic program that is in step with the resources of the community .

- Development Policies and Action
- Plan Maintenance

Plan Implementation

DEVELOPMENT POLICIES AND ACTIONS - Matrix Types of Recommendations

- *Policies*
- *Action Items*
- *Capital Investments*

Implementation Schedule					
Growth and Land Use	Type	On-going	Short	Medium	Long
COMPACT DEVELOPMENT PATTERN <i>New growth should utilize existing infrastructure to the greatest degree possible through a compact development pattern that builds on existing development.</i>	Policy	X			
RESIDENTIAL GROWTH CENTERS <i>Pella's future residential growth should be directed toward the East, North and Southwest areas of Pella.</i>	Policy Capital	X			
COMMERCIAL AND INDUSTRIAL GROWTH OPPORTUNITIES <i>Pella should provide attractive sites for future commercial and industrial development.</i>	Policy	X			

Plan Implementation

PLAN MAINTENANCE

- Annual Action and Capital Improvement Program.
 - A specific work program for the upcoming year.
 - A three-year strategic program.
 - A six-year capital improvement program.

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