

01

INTRODUCTION & PLANNING PROCESS

01

INTRODUCTION

BACKGROUND

The City of Elkhart, Iowa is uniquely positioned between the business and employment hubs of Ames and Des Moines. Due to its location outside of each metropolitan area, Elkhart provides a small town feel, a high quality of life and easy transportation to access major employment centers. This proves promising for growth, and as a result, this City identified a need to update their Comprehensive plan to provide a unified vision among community members, elected officials and partners to plan for future orderly growth.

COMPREHENSIVE PLANNING

Elkhart's Comprehensive Plan is the City's foundational policy document that will guide growth and development for the future. As City officials look ahead, the Comprehensive plan will provide clear, workable recommendations and serve as a framework for development. The plan should inspire, guide and direct the growth of Elkhart while being sensitive to existing residents and businesses.

The Comprehensive Plan is the basis for City Zoning regulations, as required by Iowa Code Chapter 414. The plan aims to provide a clear set of goals and objectives to guide the development of building and zoning requirements.



Vision Statement

“Elkhart will be a family friendly, attractive community that provides high quality services and amenities to its residents and visitors while maintaining a unique identity within the metropolitan area.”

Regional Context



Historically, the City of Elkhart was originally inhabited by Native Americans in 1846. After being settled by Isaac Walker Cory, the area became known as Cory Grove. In July of 1904, the town became known as Elkhart. Today, Elkhart is located in Polk County between Ankeny and Ames, with easy access to the Des Moines Metropolitan Area.

As part of this plan, the ten “Iowa Smart Planning Principles” will be considered.

These Smart Planning Principles encourage growth and sustainability and include the following:

- 1. Collaboration**
 - 2. Efficiency, Transparency and Consistency**
 - 3. Clean, Renewable and Energy Efficient**
 - 4. Occupational Diversity**
 - 5. Revitalization**
 - 6. Housing Diversity**
 - 7. Community Character**
 - 8. Natural Resources and Agricultural Protection**
 - 9. Sustainable Design**
 - 10. Transportation Diversity**
- City of Elkhart, IA | Comprehensive Plan

**IOWA
SMART
PLANNING**

Local Context



Located just two short miles from Interstate 35 on Northeast 126th Avenue, the City of Elkhart serves primarily as a residential community. Within the City of Elkhart's incorporated area, as much as 84% of the land is undeveloped farmland, providing space for anticipated future growth.

The City's commercial center runs along Main Street between Railroad Avenue and Lincoln Avenue. Residential uses surround the commercial center, as well as east of Grant Avenue.

The City has access to Interstate 35 via the Walnut Street/NE 126th Ave/I-35 interchange. Walnut Street serves as Elkhart's primary access road and runs east/west throughout the city. The primary north/south access road is Grant Avenue. Main Street serves as the city's commercial corridor.

Elkhart is part of the growing North Polk Community School District and takes great pride in the district's accomplishments.



Planning Process



As part of the planning process the project team developed a public engagement plan to encourage active participation, and foster an environment for idea sharing. In order to meet the needs of all residents, the project provided opportunities for public awareness, public education, public input, and public interaction.

The methods for public involvement included the following:

- **Project Website**
- **Community Input Survey**
- **Steering Committee Meetings**
- **Public Open House**
- **Public Hearing**

The image above illustrates the general layout of the project website which can be accessed here:

<https://clients.bolton-menk.com/elkhartcompplan/>

Components of the website include a project summary, which explains what a comprehensive plan is, what the City of Elkhart Comprehensive Plan will address, how the process works, and why the plan is important. This information is explained in detail on the following page.

The project website also included a graphic project schedule to keep residents and interested parties informed and up-to-date on when meetings were planned to be held and when the plan would be taken to City Council.

A section of the website was reserved for documents and meeting information. This included notes, maps, and other key information that was discussed at the steering committee meetings and the public open house.

The last component of the website included a “share input” tab where residents could navigate to take the online community input survey.

Comprehensive Planning Summary

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan defines the vision, goals and aspirations for the long-term development and redevelopment of the community. The plan is intended to shape land use and transportation patterns, conserve natural resources, and identify needs for utilities, housing, parks and open space. The Comprehensive Plan also guides decisions on both public and private investments in infrastructure and facilities.

The City of Elkhart Comprehensive Plan will address the following:

- Land Use
- Housing
- Public Infrastructure
- Transportation
- Economic Development
- Natural Resources
- Community Character
- Hazards
- Intergovernmental Collaboration

HOW DOES THE PROCESS WORK?

The intended outcome of the Plan and planning process is the following:

- Engage the public and community stakeholders to discuss the community's long-term desires on subjects including: growth and development, community character, housing and other matters uniquely important to Elkhart.
- Evaluate existing conditions and use available data to identify and set goals to achieve the community's vision.
- Develop an implementation plan to accomplish the identified goals.

WHY IS THE PLAN IMPORTANT?

A Comprehensive Plan provides the basis for land-use, development, and zoning decisions. The plan provides continuity in a community by creating a guiding document available for all to use in making future such as the residents, business owners, elected leaders, and individuals with development interests.

A Comprehensive Plan is a tool that can be used to identify infrastructure and other investment needs. Planning for orderly growth and the necessary utility and transportation extensions can result in the efficient use of resources. Long range planning discourages haphazard development by identifying long-term strategies for compatible land uses and connectivity.

The ability to demonstrate that a community has proactively identified it's future needs and desires is useful and often viewed positively by potential grant funders and programs.

A community that has planned can act more quickly to develop project opportunities while promoting economic development efforts. A comprehensive plan includes valuable information that is useful to firms and companies when making decisions about investments.

Community Input Survey

In addition to the online survey, hard copy surveys were developed and made available to the general public. The following questions were asked on both versions of the survey. Full survey results can be found in Appendix B.1

GENERAL QUESTIONS

1. What are the three words you would use to describe Elkhart?
 - a. <20
 - b. 20-30
 - c. 30-40
 - d. 40-50
 - e. 50-60
 - f. 60+
2. What is your age group?
 - a. <20
 - b. 20-30
 - c. 30-40
 - d. 40-50
 - e. 50-60
 - f. 60+
3. Do you live in Elkhart?
 - a. Yes
 - b. No
4. If yes, how long have you lived in Polk County?
 - a. Less than 1 year
 - b. 1-5 years
 - c. 6-10 years
 - d. Over 10 years
5. What are the three most important reasons you or your family chose to live in Elkhart?
 - a. Proximity to work
 - b. Near friends and/or family
 - c. Cost of homes
 - d. Quality of school district
 - e. Small town feel
 - f. Low crime rate
 - g. Recreational opportunities
 - h. Quality of housing and neighborhoods
 - i. Family friendly
 - j. Raised here
 - k. N/A
 - l. Other (Please specify)
6. How would you rate the overall quality of life in Elkhart?
 - a. Excellent
 - b. Good
 - c. Fair
 - d. Poor
 - e. Not sure
7. Over the next five years, I expect the quality of life in Elkhart will:
 - a. Improve
 - b. Stay the same
 - c. Worsen
 - d. Other (Please specify)

8. Please indicate your level of agreement with the following statement, "The City of Elkhart should plan for and invest in future growth and development to expand the area, population, and economy of the community."
 - a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

HOUSING

9. What types of housing are needed most in Elkhart?
 - a. Entry-level single-family homes (<Median: \$121,900)
 - b. Mid-level single family homes (>Median: \$121,900)
 - c. Large estate single family homes
 - d. Townhomes
 - e. Apartments
 - f. Condominiums
 - g. Senior housing (Independent and assisted living)
 - h. Senior housing (Skilled nursing care)
10. Please indicate your level of agreement with the following statement, "The City of Elkhart needs more affordable entry-level single-family housing."
 - a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure
11. Please indicate your level of agreement with the following statement, "The City of Elkhart needs more multi-family housing options such as apartments, townhomes, condos, or senior housing."
 - a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure
12. What type of dwelling do you live in?
 - a. Single family detached home
 - b. Condominium, duplex, or townhome
 - c. Apartment
 - d. Rural estate or farm home
 - e. Mobile or modular home
 - f. Senior housing
13. Do you own or rent your home?
 - a. Own
 - b. Rent

Community Input Survey (Continued)

14. What areas of Elkhart are well suited for future housing development? (Select all that apply)
- a. Northeast
 - b. Northwest
 - c. Eastern
 - d. Western
 - e. Southeast
 - f. Southwest

LAND USE

15. What type of land uses should future housing be located adjacent to?
- a. Existing Residential
 - b. Commercial
 - c. Mixed-Use
 - d. Public Facilities
 - e. Parks
 - f. Schools
 - g. Industrial
 - h. Other
16. In your opinion, what should the City have more of? (Select all that apply)
- a. Retail options
 - b. Office development and employment opportunities
 - c. Parks, recreation opportunities, and open space
 - d. Sidewalks and trails
 - e. Entertainment opportunities
 - f. Housing options
 - g. Bike lanes/routes
 - h. Preservation of natural resources
 - i. Options for healthcare
 - j. Industrial growth and development
 - k. Other (Please specify)

PARKS AND RECREATION

17. How important are parks, trails, and open space to Elkhart's overall quality of life?
- a. Very Important
 - b. Important
 - c. Indifferent
 - d. Somewhat Important
 - e. Not Important
18. How often do you or a member of your household typically visit a City of Elkhart park, trail, or open space area?
- a. A few times a year
 - b. Once a month
 - c. Once a week
 - d. A couple times a week
 - e. More than three times a week
 - f. We do not visit city parks

19. Why do you visit certain parks more often than others? (Select all that apply)
- a. Proximity to home/work
 - b. Type of equipment/facilities
 - c. Sidewalks/walkable access to the park
 - d. Availability of parking
 - e. Type of activities held
 - f. Other
20. What do you feel the City is lacking in terms of parks and recreation? (Select up to 3)
- a. Trails
 - b. Open space/multi-use areas
 - c. City recreation buildings or community centers
 - d. Outdoor sports fields (soccer, football, baseball, etc.)
 - e. Playgrounds
 - f. Neighborhood and/or community parks
 - g. Park shelters
 - h. Outdoor sports courts (tennis, basketball, etc.)
 - i. Swimming pools
 - j. Outdoor events
 - k. Recreation and education programs
 - l. Other

COMMUNITY FACILITIES & CHARACTER

21. Please indicate your level of agreement with the statement "Current park and recreational facilities in the City meet your needs."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure
22. What community facilities would you like to see/feel Elkhart is lacking?
23. Please indicate your level of agreement with the statement "Current public facilities, such as City Hall, the Community Center, etc. meet your needs."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

TRANSPORTATION

24. Does the current transportation network meet your needs?
- a. Yes
 - b. No
25. Do the existing sidewalks and trails adequately serve the community?
- a. Yes
 - b. No

Community Input Survey (Continued)

26. How beneficial would it be for Elkhart to connect to regional trail systems such as the Neal Smith Trail?
- a. Very beneficial
 - b. Somewhat beneficial
 - c. Not beneficial

27. Do you feel that the properties located south of the Highway are disconnected from the rest of the community?
- a. Yes
 - b. No

28. If you answered yes to the previous question, how do you feel this could be improved?

29. What landmarks or physical elements do you consider to be unique to Elkhart?

ECONOMIC DEVELOPMENT

30. Which of the following best describes your current place of employment?
- a. Employed outside the home
 - b. Self-employed or work from home
 - c. Student
 - d. Retired
 - e. Unemployed
31. If employed outside the home, where is your place of employment located?
- a. In Elkhart
 - b. In Ankeny
 - c. In Ames
 - d. In other parts of the Des Moines Metro Area
 - e. Other (Please specify)
32. In your opinion, how would you describe the availability of employment opportunities in Elkhart?
- a. Plentiful
 - b. Adequate
 - c. Lacking
 - d. Not sure

33. Please indicate your level of agreement with the statement "Current retail, commercial, and restaurants in the City meet your needs."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

34. In your opinion, how would you describe the availability of places to shop in Elkhart?
- a. Plentiful
 - b. Adequate
 - c. Lacking
 - d. Not sure

35. How often do you leave Elkhart to shop?
- a. Never
 - b. Daily
 - c. Weekly
 - d. Monthly
 - e. At least once per year

36. How often do you leave Elkhart to dine out?
- a. Never
 - b. Daily
 - c. Weekly
 - d. Monthly
 - e. At least once per year

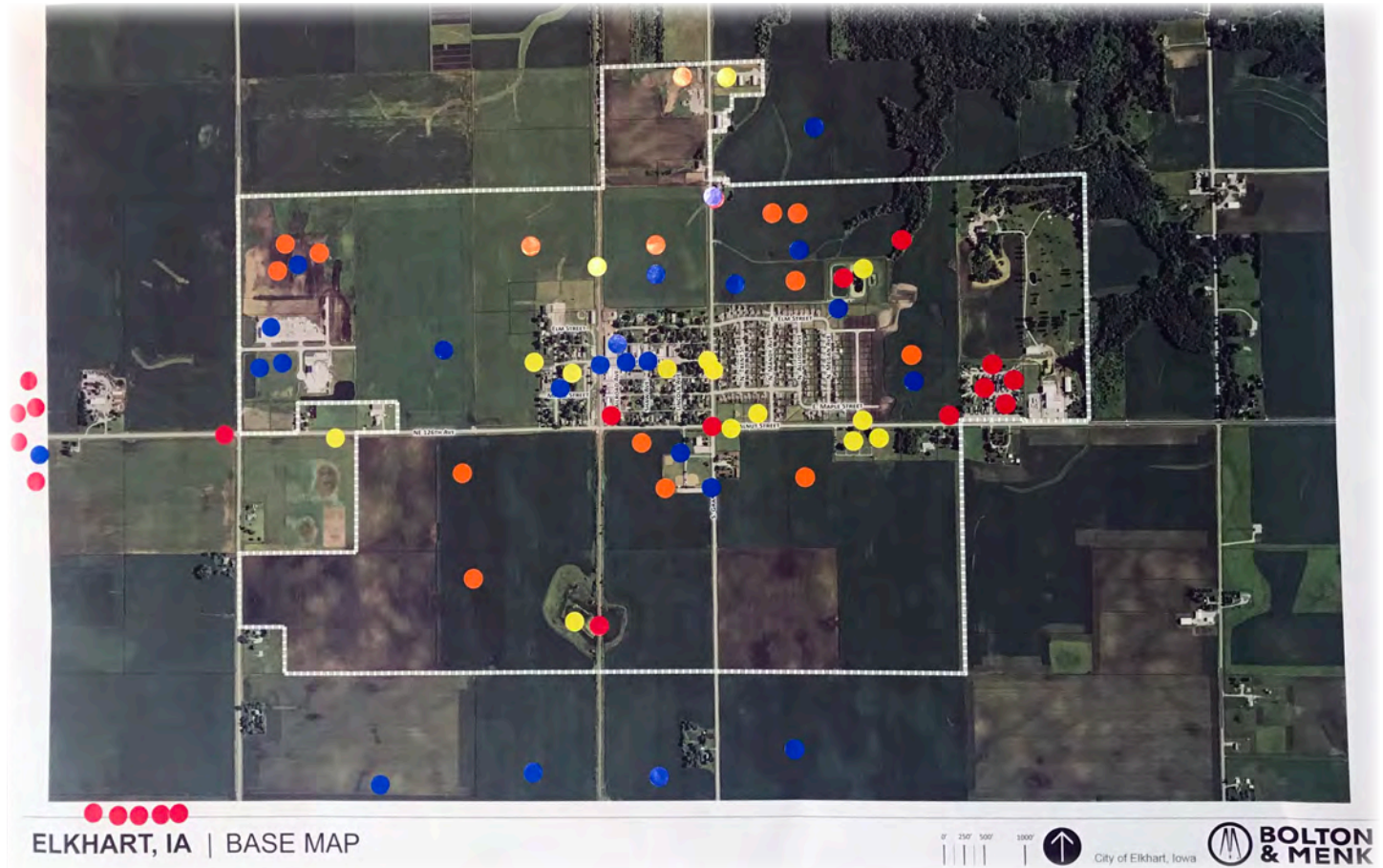
37. Please indicate your level of agreement with the following statement, "Elkhart is a good place to start a business."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

38. Please indicate your level of agreement with the following statement, "Development of homes or businesses should be limited in environmentally sensitive areas."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

PUBLIC ENGAGEMENT

39. The comprehensive planning process will include a public workshop(s). Please indicate your level of interest in attending a workshop to discuss the elements of the plan:
- a. Very interested
 - b. Somewhat interested
 - c. Not sure
 - d. Not interested
40. Additional comments or questions?

Steering Committee Meeting 1



A Steering Committee meeting was held on September 24th, 2018 to discuss the comprehensive planning process and obtain input from identified steering committee members. This included City Staff, members of the Parks and Recreation Department, planning commission, representatives from the school district, community betterment committee, Polk county, metropolitan planning organization (MPO), developers, public works, and local business owners and residents.

Meetings with this group aid the planning process by fostering an environment for idea sharing amongst local stakeholders and community members. This meeting served as a “Visioning Workshop” to determine a direction for the Comprehensive Planning effort. As part of this process, the steering committee completed a SWOT (Strengths, Weaknesses, Opportunities and Threats) mapping exercise to identify key areas, features, and aspects of the community.

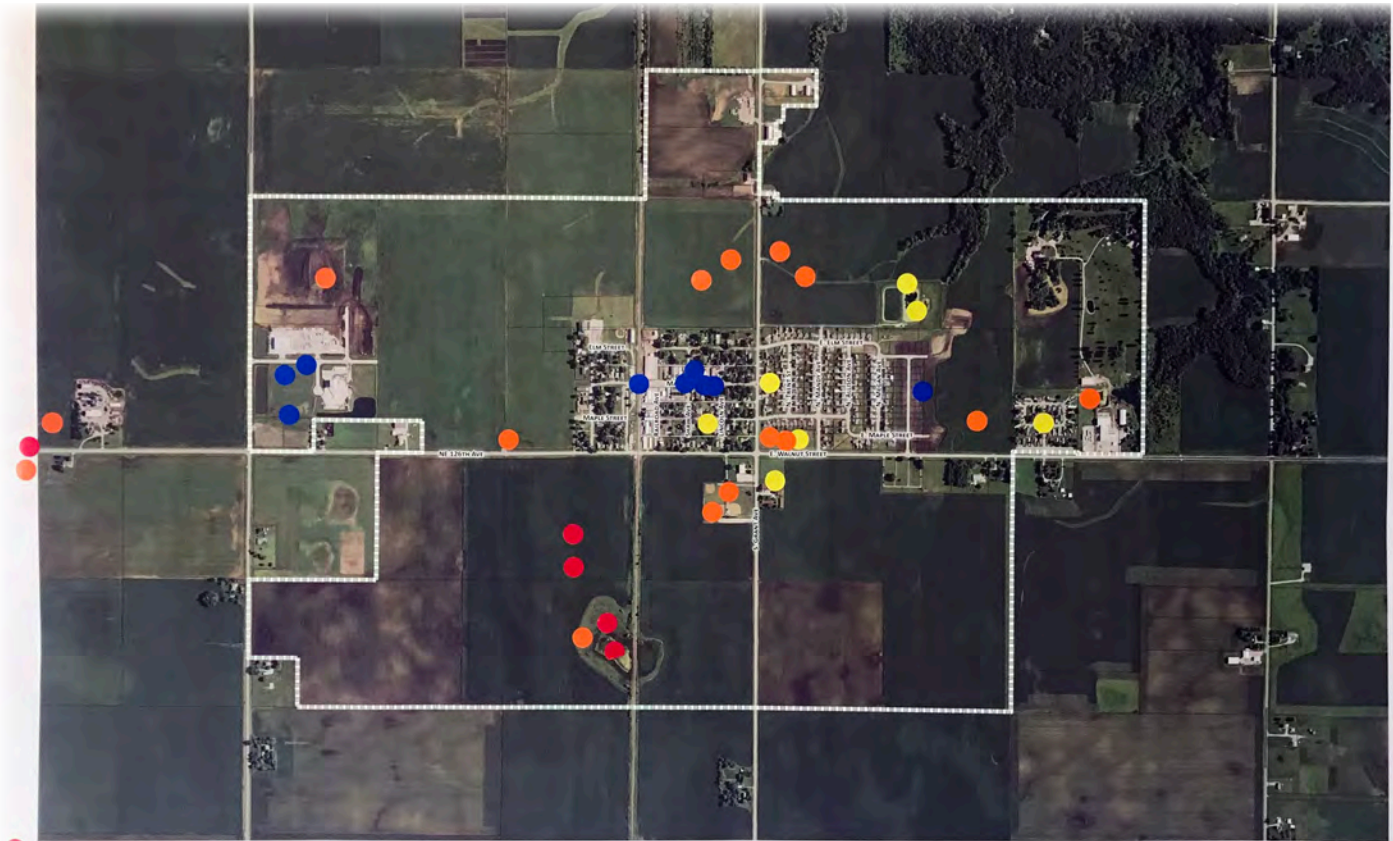
The above SWOT analysis map is one of two that were completed by steering committee members. The second map can be found on the subsequent page. In both instances the results are as follows:

- Strengths
- Weaknesses
- Opportunities
- Threats

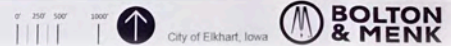
Strengths:

- Main Street and local businesses
- The ability to expand
- Opportunities for linkages
- The new subdivision being developed
- The ability to be proactive and annex land for growth before nearby communities try to acquire the land
- Proximity to the interstate

Steering Committee Meeting 1 (Continued)



ELKHART, IA | BASE MAP



- Geographic location – ease of access between Des Moines and Ames
- Schools/school district and housing

Weaknesses:

- Ball Fields on the South side of town are somewhat disconnected
- Current wastewater system (will be relocated)
- Infrastructure challenges
- Manufactured home park (maintenance concerns/property concerns)
- Industrial uses next to manufactured home park
- Railroad track crossing challenges
- Undeveloped parcels – a current weakness/future opportunity
- Old infrastructure on the South side of town

Opportunities:

- Undeveloped parcels at a key intersection (southern entryway into town)
- Ball Fields – attracting people to the community
- Opportunity to develop the land next to the new subdivision that is being developed
- Expand and redevelop Prairie Pointe Park
- Potential development opportunity on the north side of town

Threats:

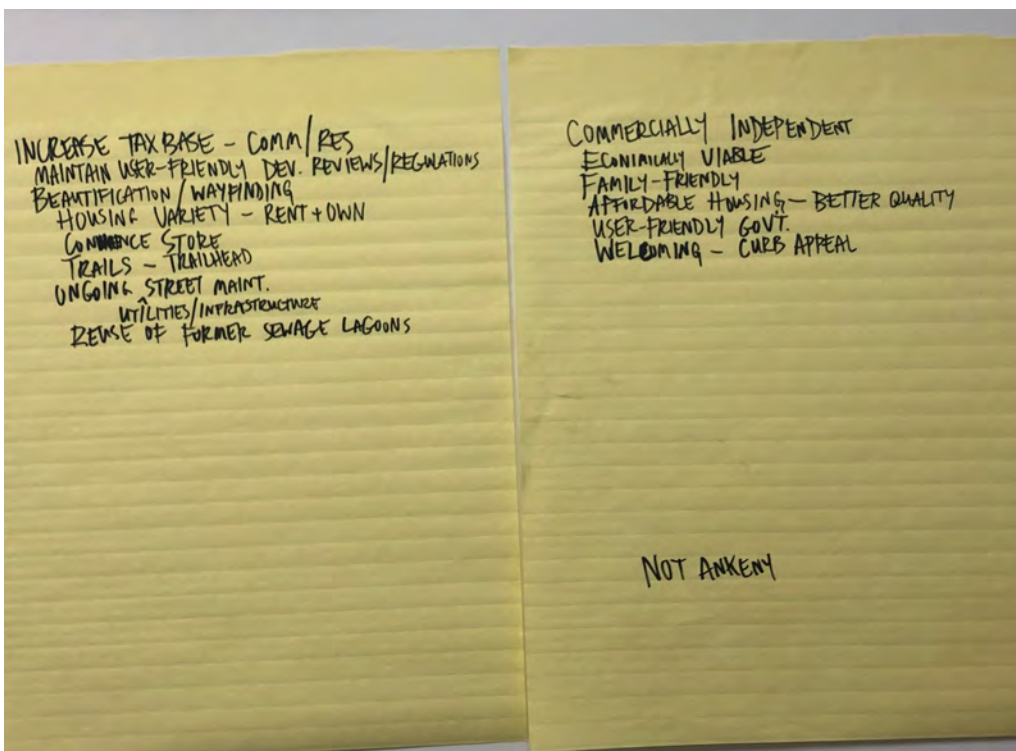
- Interstate – (coming from the West) serves as a challenge as can close with limited control
- Keeping a distinct identity – Unique from Ankeny and other large metro communities
- Mining history – look into mining rights (for zoning, surface rights, and below surface rights)

Steering Committee Meeting 2

The second steering committee meeting was held on February 6, 2019. Committee members reviewed an outline for the document and then reviewed the results of the Community survey. Sixty-five individuals responded to the Community Input Survey. The results can be [found here](#) as well as in the appendix. The committee then focused its efforts on identifying goals/objectives for each topic area for the comprehensive plan.

Goals/Vision:

- Increase tax base – Community/Residents
- Maintain user-friendly development reviews/regulations
- Beautification/Wayfinding
- Housing Variety – Rent & Own
- Convenience Store
- Trails – Trailhead
- Ongoing Utilities/Infrastructure/Street Maintenance
- Reuse of former sewage lagoons
- Commercially independent
- Economically viable
- Family friendly
- Affordable housing – better quality
- User-friendly government
- Welcoming – curb appeal



Steering Committee Meeting 3

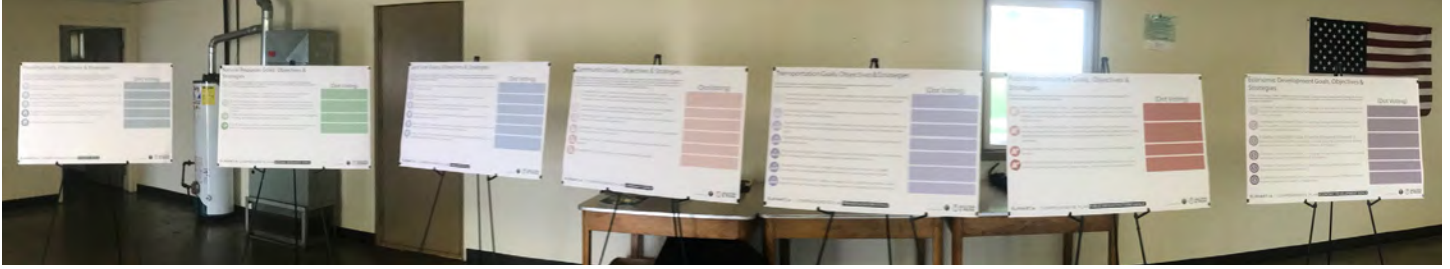
The third steering committee meeting was held on June 5, 2019. Committee members reviewed a draft for the document along with the goals for each section, updating goals as necessary and talking over other major points for the completion of Elkhart's Comprehensive Plan.

During this meeting, maps played a large role in deciding on ideas for parts of the document such as the future land use map and the committee members deciding on how Elkhart will expand in both the near and far future.

Other topics that were covered during the meeting consisted of: future land use, sidewalks and the connectivity of the community, partnerships and economic development, safety of both traffic and pedestrians within and outside the community, goals and the vision statement for Elkhart's Comprehensive Plan.



Public Open House



A joint public open house for the Comprehensive Plan project and the Main Street Improvements project was held on June 19th from 5:30 to 7:30pm at the Veterans Memorial Community Center (264 Garfield Avenue).

At the open house a series of project boards highlighting the goals from each chapter of the Comprehensive Plan were displayed for community members to review and provide input on. Individuals that attended the open house had the opportunity to engage in a dot voting exercise to identify which goals they preferred most or felt fit the community best.

Community members also had the opportunity to view, learn about, and provide input on the Future Land Use map that was developed as part of the comprehensive planning process. A sidewalk improvements map was also displayed at the open house to address and prioritize ways in which Elkhart could become more walkable, pedestrian-oriented, and connected.

Information on the Main Street Improvements project was also made available, as well as comment cards that community members could fill out regarding any questions or comments they may have had regarding either project.

The full results of the dot voting exercise is included in the appendix at the end of this document.



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02

DEMOGRAPHICS & HOUSING

02

DEMOGRAPHICS & HOUSING

INTRODUCTION

The future will be built on the foundation of Elkhart as it exists today. Elkhart has evolved over time, shaped by a variety of forces such as infrastructure priorities, socioeconomic standings, and others. These forces will continue to shape the community into the future and must be considered when planning for growth and maintenance.

This section of the Comprehensive Plan describes how Elkhart's population and demographics have changed over the past several decades and forecasts population and population changes for the next 20 years. It examines a variety of forces and factors affecting current and future development in Elkhart. A clear understanding of these influences provides the context for community planning decisions.

The following pages analyze population, housing, employment, age distribution, education levels, income levels, and employment characteristics. This information helps form an understanding of the community's existing conditions, as well as provide a basis to help forecast future population needs.



Housing Goals, Objectives & Strategies

As Elkhart continues to grow and evolve, housing must change to meet both current and future needs of the population. Housing is included in a Comprehensive Plan to provide guidance for decision-makers when considering new developments and renovations of the housing stock throughout the community.



HOUSING GOAL 1: Encourage appropriate density levels of housing for the location and context of development.



HOUSING GOAL 2: Provide for a variety of housing types that appeal to a variety of age groups, demographics and household sizes while still reflecting the resident's needs and desires along with the character of the community.



HOUSING GOAL 3: Plan for safe, affordable, and attractive housing to meet current and future housing demands of all Elkhart residents.



HOUSING GOAL 4: Maintain the quality of existing housing.

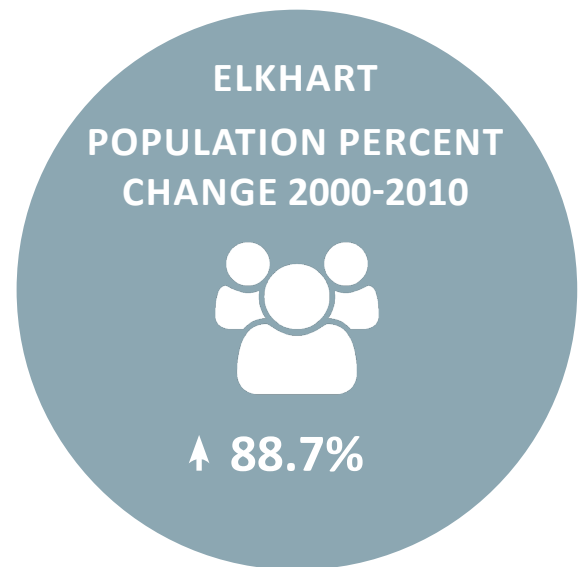


Demographics

The following information describes characteristics of the local and state population based on results from the 2010 Census. The results of the census provide information about basic demographic characteristics of the population, including: age, race, ethnicity, household composition, housing occupancy, and housing tenure.

STATEWIDE DEMOGRAPHIC TRENDS

As of April 1, 2010, Iowa's official population count was 3,046,355 residents. Between 2000 and 2010, the state's total population grew by 4.1 percent. Whereas two-thirds of Iowa's 99 counties and 600 of its 947 incorporated cities experienced population losses for the decade, Elkhart's population increased dramatically.



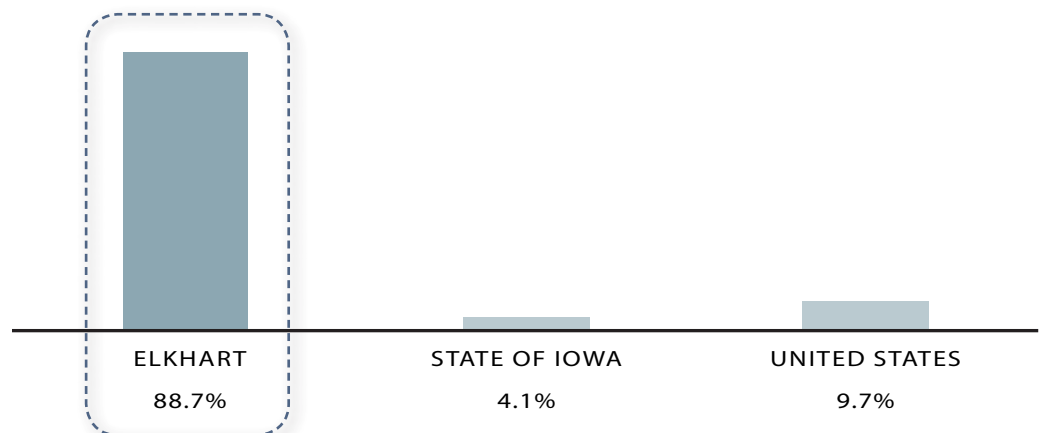
TOTAL POPULATION IN 2010 AND 2000

ELKHART, IOWA	2010	2000	CHANGE
Total population	683	362	321
In households	683	362	321
In group quarters	0	-	-
Institutionalized	0	-	-
Non-institutionalized	0	-	-
STATE OF IOWA	3,046,355	2,926,324	120,031
UNITED STATES	308,745,538	281,421,906	27,323,632

Residents of nursing homes, dormitories, correctional facilities, and other types of group quarters are counted among the total population. Between 2000 and 2010, Elkhart's population close to doubled.

Iowa's population surpassed 3 million residents during the last decade, while the population of the United States topped 300 million residents. Although Iowa's percent rate of growth was substantially lower than the national average, Elkhart's drastically increased.

POPULATION PERCENT CHANGE 2000-2010

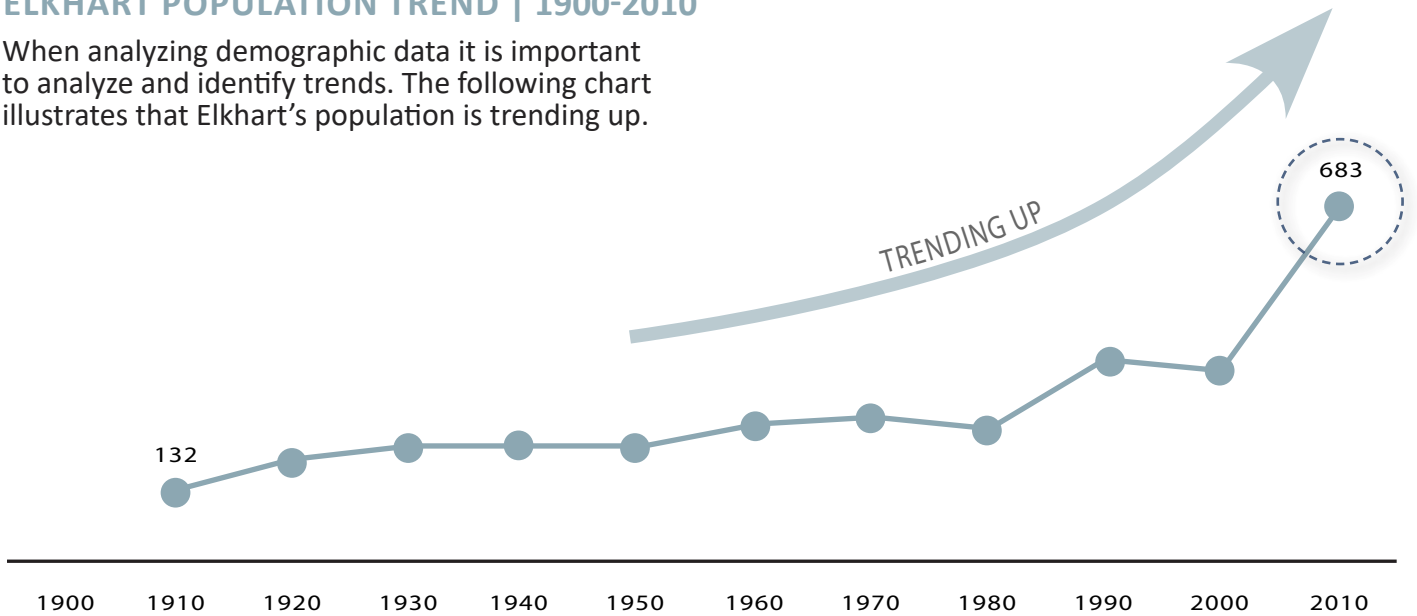




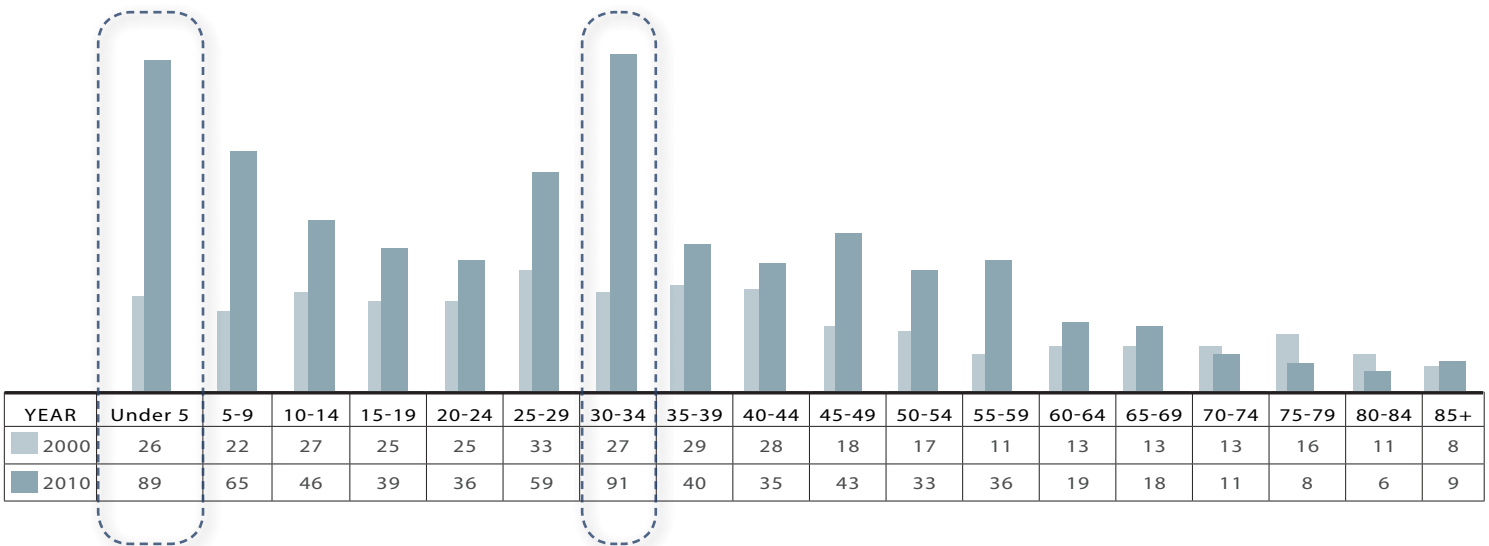
Demographics

ELKHART POPULATION TREND | 1900-2010

When analyzing demographic data it is important to analyze and identify trends. The following chart illustrates that Elkhart's population is trending up.



TOTAL POPULATION BY 5-YEAR AGE GROUP | 2000 AND 2010



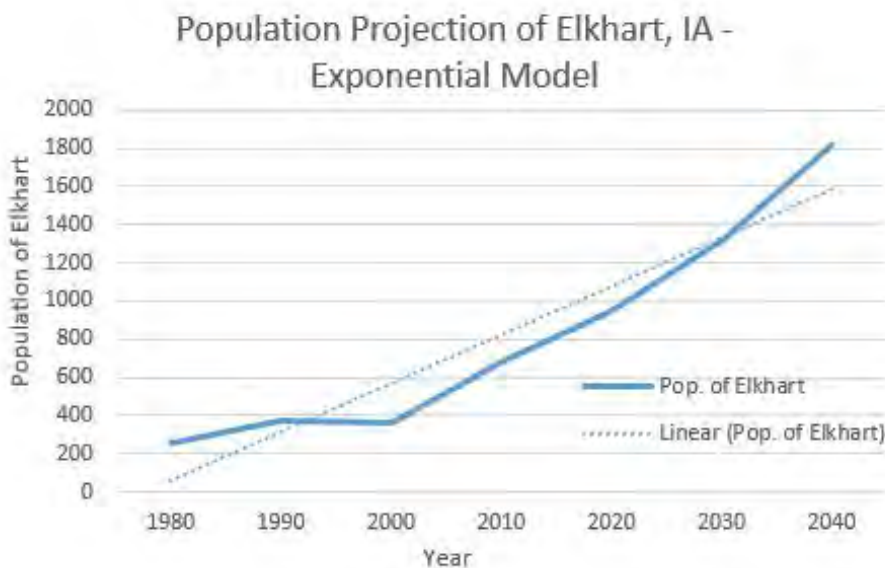
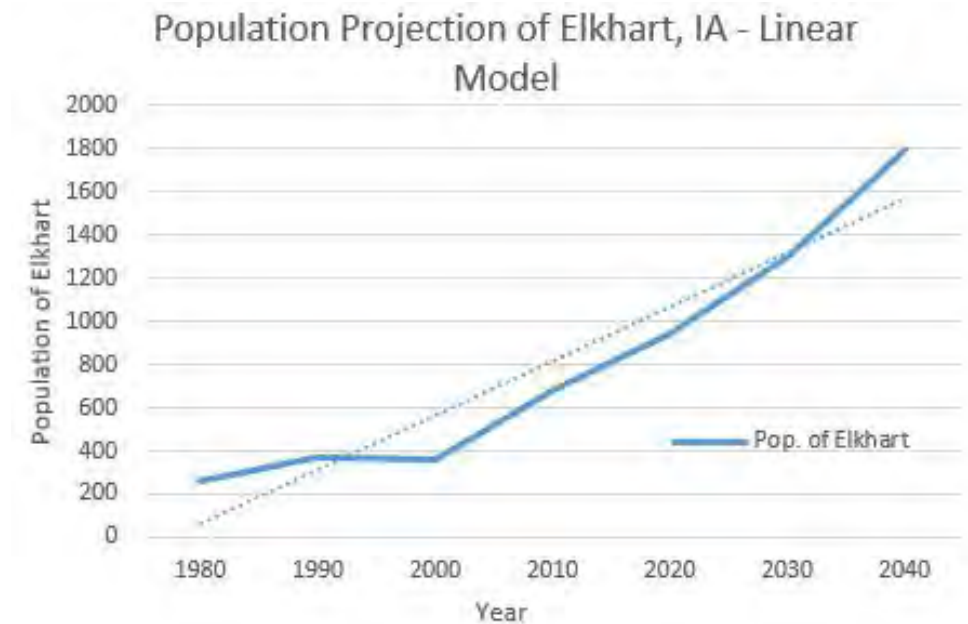
In looking at the total population in 5-year age cohorts, additional trends can be identified. For example, the chart above indicates that the largest 2010 age group was 30-34 years of age, closely followed by the under 5 age cohort. Both of these categories increased greatly between 2000 and 2010. This tends to indicate that young couples and families are choosing to live in Elkhart.



Demographics

TOTAL POPULATION PROJECTIONS | 2020, 2030 AND 2040

The graph to the right illustrates the projected population change in Elkhart in 2020, 2030 and 2040 using a linear projection method. Utilizing this widely accepted form of estimation for the projected population for communities based upon growth trends in the past, this method came to the population being near the following: 942 citizens in 2020, 1300 citizens in 2030, and 1794 citizens in 2040.

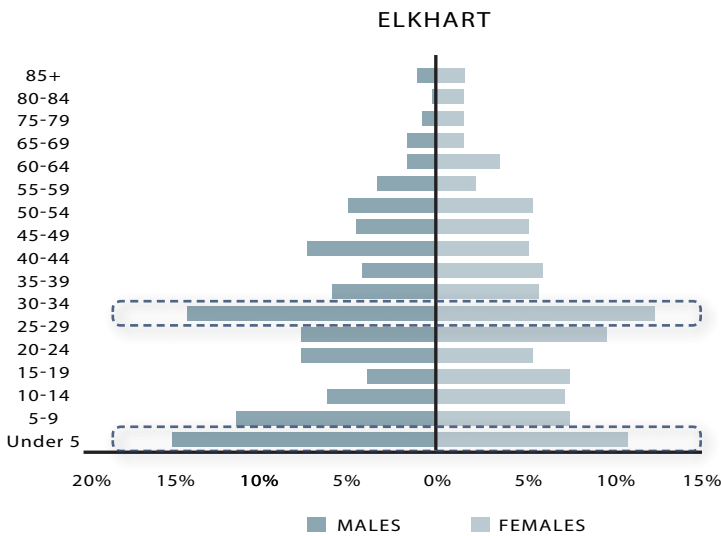


When looking at the graph to the left, it appears very similar to the previous graph listed for population projection of Elkhart. The Exponential method was used as a secondary calculation, this is common when utilizing the linear method for projections in growth of a community. This graph's predicted population growth of Elkhart and predicted change in growth has the population of Elkhart to be as follows: 947 citizens in 2020, 1314 citizens in 2030, 1822 citizens in 2040.



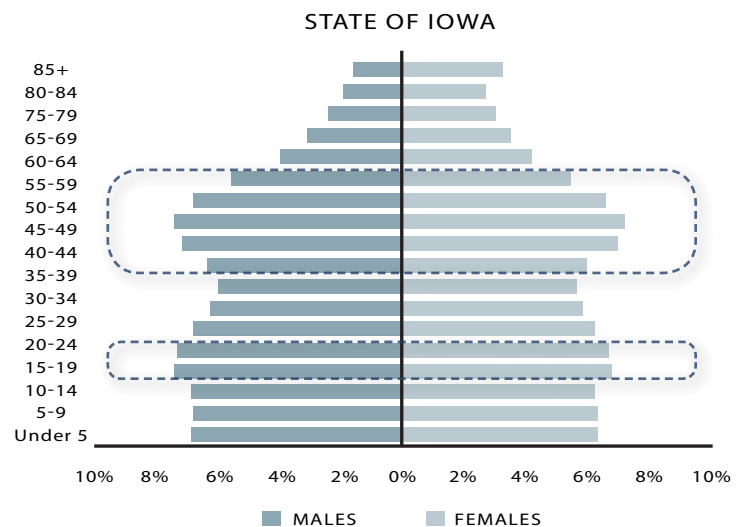
Demographics

DISTRIBUTION OF THE POPULATION BY 5-YEAR AGE GROUPS | 2010



The graphic to the left illustrates the distribution of population within Elkhart amongst 5-year age groups. Similarly to the table on page 21, the 30-34 and under 5 years of age categories far exceed the other groups. It can be seen that this trend is unique to the City of Elkhart, as the State of Iowa is trending slightly different.

As can be seen to the right, the distribution of population within the State of Iowa as a whole has a different pattern. There is a more even distribution across age cohorts, with the majority of the population falling in the groups of 15-19 years of age and 45-49 years of age.



MEDIAN AGE OF THE POPULATION BY SEX

MEDIAN AGE IN YEARS	ELKHART		STATE OF IOWA	
	2010	2000	2010	2000
Total population	30.6	34.3	38.1	36.6
Male Population	30.3	32.3	36.6	35.2
Female Population	30.8	36.5	39.5	38.0

The median age describes the midpoint of the population distribution. In 2010, the median age of the United States population was 37.2 years for all persons, 35.8 for males, and 38.5 for females. In comparing Elkhart to the United States as well as the state of Iowa, Elkhart's median age for both males and females tends to be slightly lower. This reiterates that Elkhart is a prime and growing location for young families.

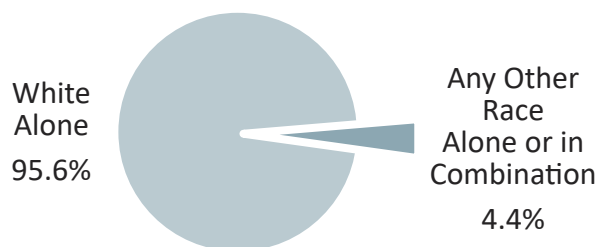


Demographics

POPULATION BY HISPANIC/LATINO ORIGIN AND RACE

2010 POPULATION	NUMBER	ELKHART	STATE OF IOWA	UNITED STATES
		PERCENTAGE	PERCENTAGE	PERCENTAGE
Hispanic/Latino, any race	26	3.8%	5.0%	16.3%
White alone	9	1.3%	2.6%	8.7%
Black alone	6	0.9%	0.1%	0.4%
American Indian/Alaska Native alone	1	0.1%	0.1%	0.2%
Asian alone	0	0.0%	0.0%	0.1%
Hawaiian/Pacific Islander alone	0	0.0%	0.0%	0.0%
Other race alone	0	0.0%	1.8%	6.0%
Two of more races	10	1.5%	0.4%	1.0%
Not Hispanic/Latino	657	96.2%	95.0%	83.7%
White alone	654	94.3%	88.7%	63.7%
Black alone	1	0.1%	2.9%	12.2%
American Indian/Alaska Native alone	1	0.1%	0.3%	0.7%
Asian alone	0	0.0%	1.7%	4.7%
Hawaiian/Pacific Islander alone	0	0.0%	0.1%	0.2%
Other race alone	0	0.0%	0.1%	0.2%
Two or more races	11	1.6%	1.4%	1.9%
Total Population	683	100%	100%	100%

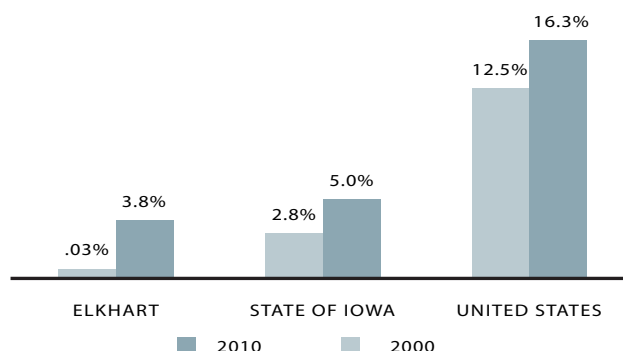
LOCAL COMPOSITION BY RACE 2010



CHANGE IN RACIAL COMPOSITION 2000-2010

ELKHART, IOWA	2010	2000
White Alone	95.6%	98.1%
Other Race Alone or in Combination	4.4%	1.9%
Black Alone	1.0%	1.4%
American Indian/Alaska Native	0.3%	0.3%
Asian Alone	0.0%	0.0%
Native Hawaiian/Pacific Islander	0.0%	0.0%
Some Other Race Alone	0.0%	0.0%
Two or More Races	3.1%	0.3%

CHANGE IN HISPANIC/LATINO PERCENTAGE 2000-2010

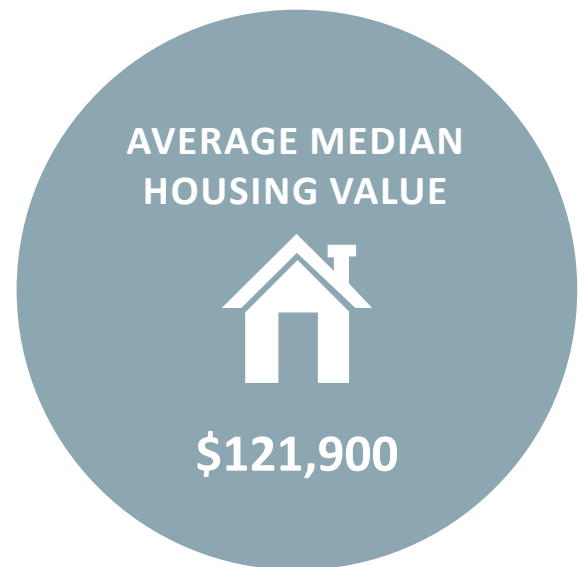


The U.S. Census Bureau defines Hispanic or Latino origin as an ethnicity, not as a race. A person of Hispanic or Latino origin may be of any race, including white. Although Elkhart's percentage of Hispanic or Latino is lower than the State of Iowa and United States as a whole, it can be seen that between 2000 and 2010 the percentage increased at a much quicker rate than it has in the past.



Housing

Housing characteristics have a direct impact on a city's financial condition. Generally speaking, newer homes tend to be assessed at higher values than comparable older homes. For a city with more new homes, this translates into higher property tax revenues, which in turn has implications on several fronts, most notably on the local school district, city, and county budgets. Conversely, a high number of older homes presents a number of challenges, in addition to contributing relatively less to the local government. In many instances, dilapidated properties tend to become eyesores, and may present the area with additional challenges. Therefore, the City should consider allocating resources to keeping areas safe, habitable, and vibrant. In addition to fiscally benefiting the local government, the availability of good housing creates a positive perception of a community. Housing in poor condition may reflect negatively on the perceived quality of life in a community. In either case, these perceptions have implications for local government finances.



According to the U.S. Census Bureau; American Community Survey 2012-2016, there are currently 366 total housing units in the City of Elkhart, Iowa. It is estimated that 95.6% of the housing units are occupied, and 4.4% are currently vacant. The table below illustrates how Elkhart compares to the rest of Polk County and the State of Iowa.

(Source: Annual Fiscal Conditions Report 2017 - ISU Extension)

	ELKHART, IOWA			POLK COUNTY		IOWA	
	Estimate	M.O.E.		Estimate	M.O.E.	Estimate	M.O.E.
Total Housing Units	366	+/- 55		190,705	+/- 279	1,362,619	+/- 330
Occupied Housing Units	95.6	+/- 4.7		93.6%	+/- 0.5%	91.2%	+/- 0.3%
Vacant Housing Units	4.4	+/- 4.7		6.4%	+/- 0.5%	8.8%	+/- 0.3%
Total Housing Units	366	+/- 55		190,705	+/- 279	1,362,619	+/- 330
Built 2010 or Later	0.0%	+/- 5.3		1.0%	+/- 0.2%	0.5%	+/- 0.1%
Built 2000 to 2009	0.0%	+/- 5.3		3.3%	+/- 0.3%	2.2%	+/- 0.1%
Built 1990 to 1999	36.6%	+/- 7.6		15.9%	+/- 0.6%	11.7%	+/- 0.2%
Built 1980 to 1989	13.4%	+/- 7.6		14.1%	+/- 0.5%	10.8%	+/- 0.2%
Built 1970 to 1979	5.2%	+/- 3.9		9.7%	+/- 0.5%	7.3%	+/- 0.1%
Built 1960 to 1969	9.8%	+/- 6.0		13.9%	+/- 0.5%	14.7%	+/- 0.2%
Built 1950 to 1959	4.6%	+/- 3.9		9.5%	+/- 0.4%	10.6%	+/- 0.2%
Built 1940 to 1949	1.1%	+/- 1.4		11.5%	+/- 0.5%	10.4%	+/- 0.2%
Built 1939 or Earlier	6.0%	+/- 5.2		5.4%	+/- 0.4%	5.5%	+/- 0.1%

(Source: U.S. Census Bureau: American Community Survey 2012-2016)

M.O.E = Margin of Error. This will give you the upper and lower bounds of a 90% confidence interval around the estimate.



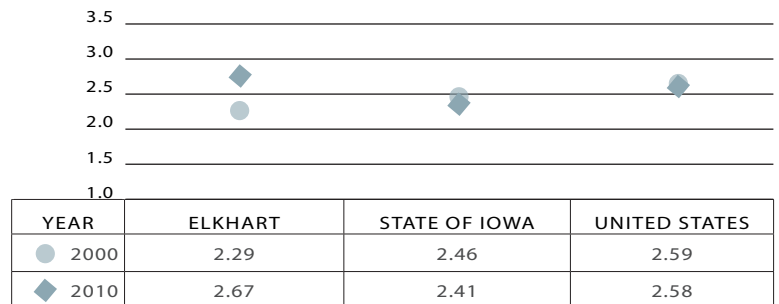
Housing

HOUSEHOLDS AND FAMILIES BY TYPE

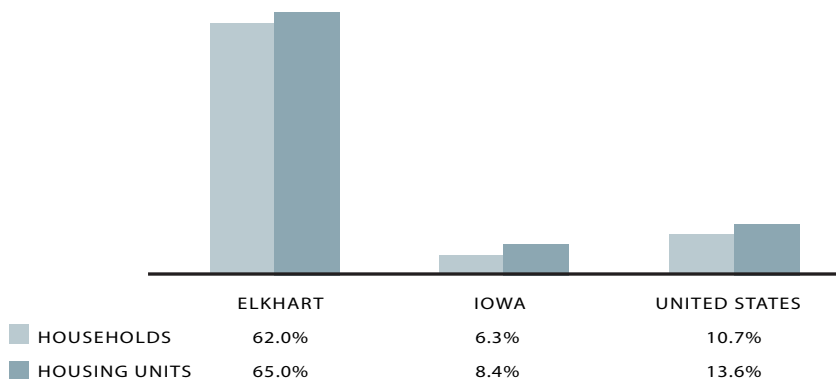
2010 HOUSEHOLDS	NUMBER	ELKHART	STATE OF IOWA
		PERCENTAGE	PERCENTAGE
Total Households	256	100.0%	100.0%
Family Households	175	68.4%	64.7%
Husband and wife families	139	54.3%	51.2%
With own children under 18 years	88	34.4%	20.0%
Male householder with no wife present	15	5.9%	4.2%
With own children under 18 years	8	3.1%	2.5%
Female householder with no husband present	21	8.2%	9.3%
With own children under 18 years	17	6.6%	5.9%
Non-family households	81	31.6%	35.5%
Householder living alone	64	25.0%	28.4%
Male householder living alone	36	14.1%	12.8%
65 years or older	4	1.6%	2.9%
Female householder living alone	28	10.9%	15.7%
65 years or older	15	5.9%	8.1%
Other non-family households	17	6.6%	6.9%

AVERAGE HOUSEHOLD SIZE | 2010 AND 2000

A century ago, an average of 4.5 people lived in each household in the United States. The average U.S. household size has declined gradually through the decades, falling below 4 persons between 1930-1940, and dropping below 3 persons between 1970-1980. As can be seen to the right, Elkhart, the State of Iowa, and the U.S. average all land in the below 3 persons per household category.



PERCENTAGE CHANGE IN HOUSEHOLDS AND HOUSING UNITS 2000-2010



Growth in the number of housing units well outpaced the growth in total households during the last decade, both nationally and in Iowa. On average, the U.S. housing stock increased by 1.41 units per each new household. In Iowa, the ratio was 1.44 housing units per new household.



Housing

RELATIONSHIP OF THE POPULATION LIVING IN HOUSEHOLDS

2010 POPULATION	NUMBER	ELKHART	STATE OF IOWA
		PERCENTAGE	PERCENTAGE
Total population in households	683	100.0%	100.0%
Householder	256	37.5%	41.4%
Spouse	139	20.4%	21.2%
Child	243	35.6%	28.1%
Own child under 18 years	218	31.9%	22.7%
Other relative	16	2.3%	3.4%
Other relative under 18 years	4	0.6%	1.4%
Other relative 65 years or older	2	0.3%	0.4%
Non-relative	29	4.2%	5.9%
Non-relative under 18 years old	1	0.1%	0.5%
Non-relative 65 years or older	1	0.1%	0.2%
Unmarried partner	19	2.8%	2.8%

HOUSING UNITS BY OCCUPANCY AND TENURE IN 2010 AND 2000

ELKHART, IOWA	2010	2000	CHANGE
Total Housing Units	269	163	106
Vacant	13	5	8
Occupied	256	158	98
Owner-occupied	204	112	92
Renter-occupied	52	46	6
STATE OF IOWA	1,336,417	1,232,511	103,906
UNITED STATES	131,704,730	115,904,641	15,800,089

03

EXISTING & FUTURE LAND USE



03

EXISTING & FUTURE LAND USE

INTRODUCTION

The land use plan is a central focus of a Comprehensive Plan. It provides direction and guidance for how land uses, infrastructure, and related elements fit within the geographic context of the community. It also provides direction for how growth should be accommodated, including: character, scale, and intensity. Additionally, it serves as a guide for new development proposals and investments.

Major factors to consider when planning for land use in Elkhart include:

- **Creating “complete” communities.** A complete community is an area where residents can conveniently meet daily needs without having to make long trips. While it is not feasible or desirable to structure all neighborhoods this way, it is a potential model for making places more livable.
- **Transitioning from auto-oriented to transit/bike-pedestrian oriented development.** There is an increased interest in growing in ways that are walkable, bike-able, and pedestrian friendly. This means including development patterns that are often more compact and intensive (in terms of housing units and jobs) with sidewalks, trails, and bike lanes in mind.
- **Diversity as strength.** A diverse mix of land use types can contribute to resiliency as a community. Rather than a mono-culture of uniform housing and commercial types, this

mix ensures that fluctuations in market and preferences won’t unduly impact a large proportion of the community’s fabric.

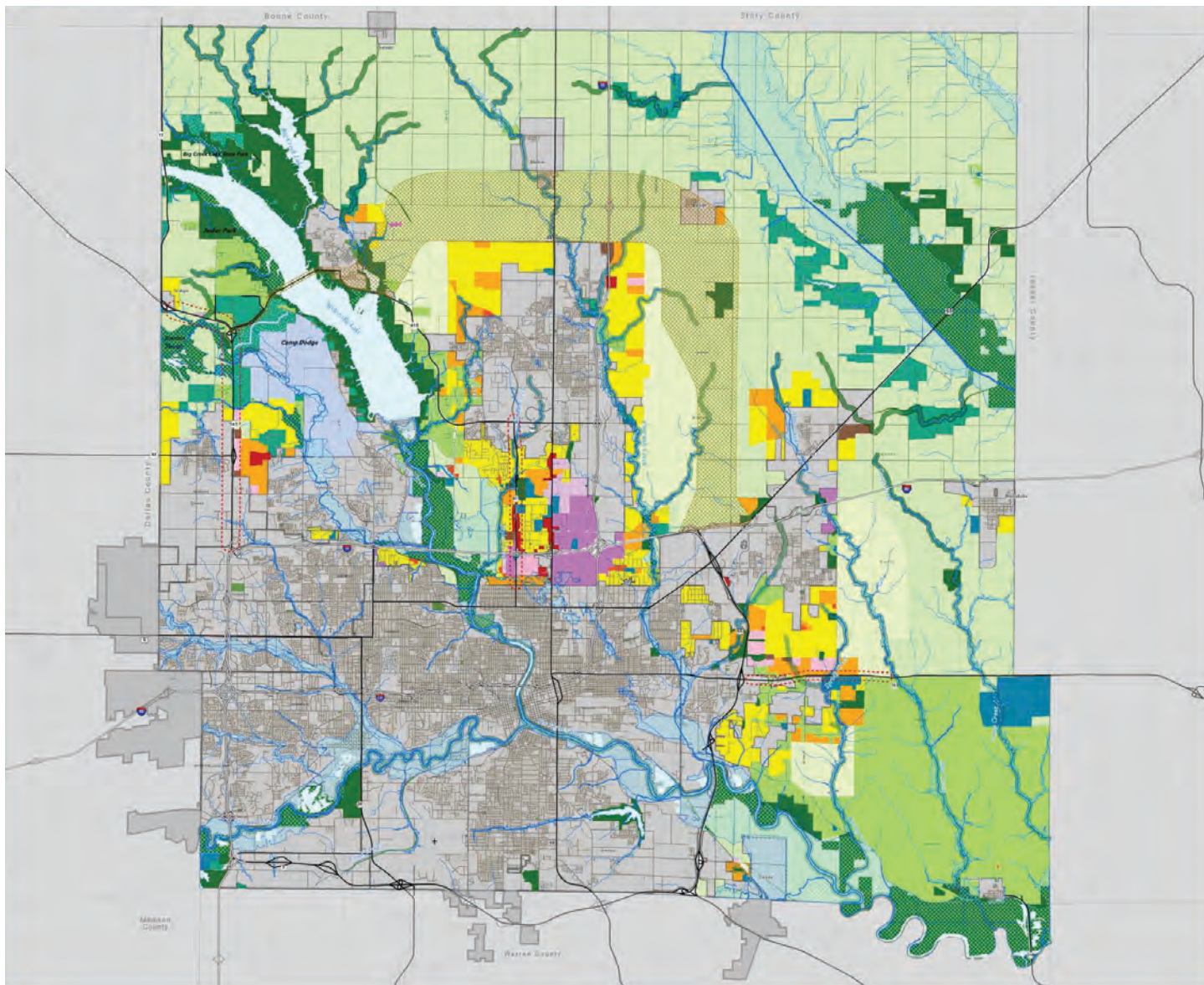
- **Building a sustainable city.** Sustainability is an important value throughout this plan. In terms of land use, it has implications from the small scale (e.g. how buildings are constructed and maintained) to citywide (e.g. responsible use of resources, preparing a community to respond to climate change).
- **Maintaining supporting systems and public services.** Land use bears a close and vital relationship to public infrastructure, utilities, and services. The City will need to plan and invest responsibly in these systems – both to maintain existing facilities and to provide new ones in response to changing and expanding needs.

Land Use Goals, Objectives & Strategies

Growth is an important pursuit of the City. It is necessary to increase tax base and to continue to provide high quality services to the city's businesses and residents. In order to plan for and manage growth accordingly, the following goals have been developed.

-  LAND USE GOAL 1: Encourage the development of land uses that increase the tax base of the community.
-  LAND USE GOAL 2: Provide for transition and buffering adjacent to intensive development types and uses.
-  LAND USE GOAL 3: Identify appropriate locations for future facilities and amenities such as parks, public services, city, county and school district.
-  LAND USE GOAL 4: Encourage the development of housing and employment to established centers and districts.
-  LAND USE GOAL 5: Provide safe pedestrian and bicycle access to all activity centers and districts in coordination with the development of these areas.
-  LAND USE GOAL 6: Encourage the location and maintenance of local businesses in the main street, identified commercial centers, and districts.
-  LAND USE GOAL 7: Encourage the redevelopment of under utilized properties that benefit from existing infrastructure and transportation improvements.

Polk County | Future Land Use



Source: Polk County, ESRI Basemap

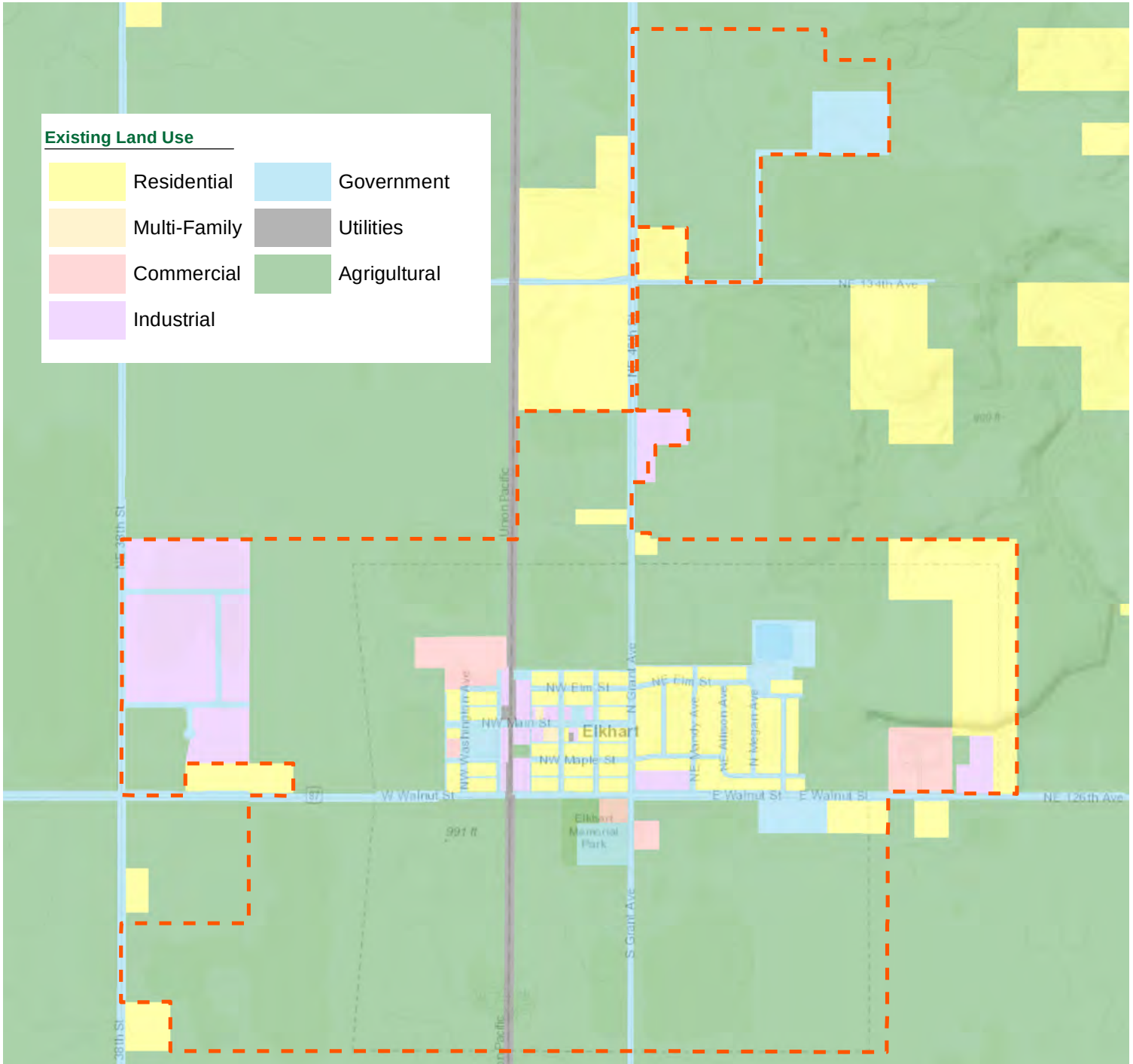
The Future Land Use Plan from the Polk County 2030 Comprehensive Plan as shown above is intended to provide the framework for the continuing development and redevelopment of the community. This was created in coordination among city and county plans, as well as incorporates the Northeast Beltway Plan (which is discussed further in the Transportation Chapter).

With information from the Polk County Comprehensive Plan to serve as a basis, the following pages analyze Elkhart specifically with maps illustrating the existing Land Use and Zoning. This information, as well as input provided by the steering committee helped guide the Future Land Use map.

Polk County Future Land Use



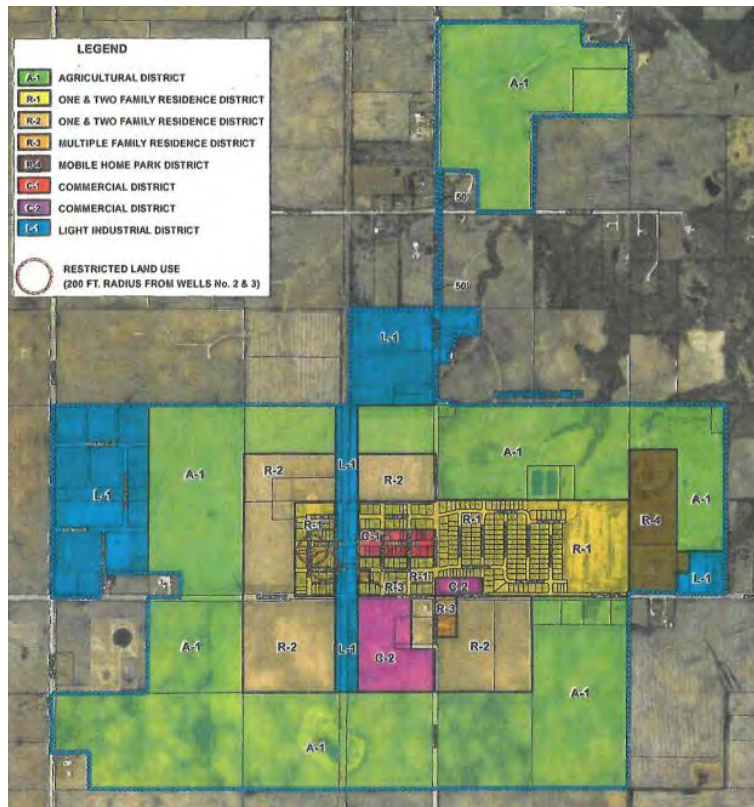
Elkhart | Existing Land Use Map



Source: Polk County, ESRI Basemap

The existing land use plan for Elkhart was created utilizing data from the Polk County Assessor. According to that information, 84% of Elkhart's land is classified as agricultural, 11% residential, and 5% commercial. As Elkhart continues to grow it will be imperative to plan future land uses in a manner that preserves the current small town feel while expanding opportunities for current and future residents.

Elkhart | Existing Zoning Map



Source: City of Elkhart, ESRI Basemap

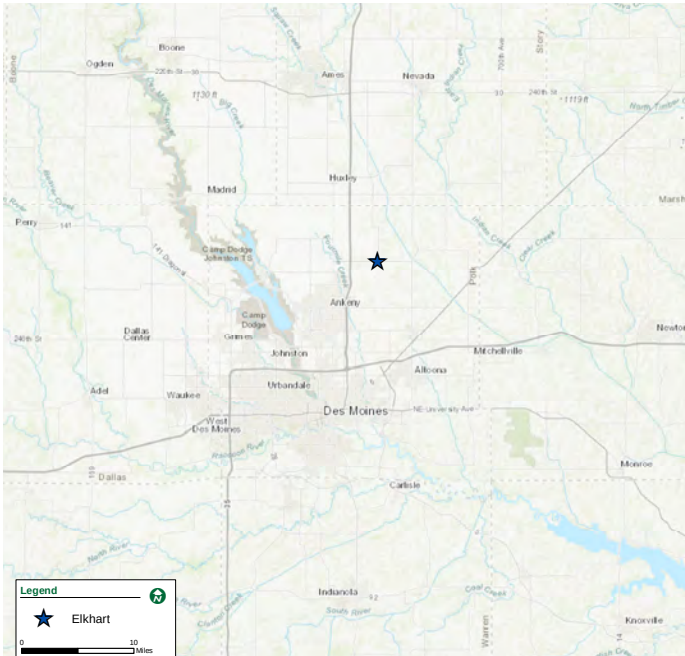
The existing zoning map shown above is a rendition of the map previously created by Veenstra and Kimm, Inc. Both the land use and zoning maps influence the planning and placement of future land use decisions. Additional information that helped shape the future land use map include:

- Regional Location
- County Location
- Existing Elkhart Land Area
- School Districts
- Natural Resources
- Slope and Topography
- Watershed Districts
- Floodplain
- Sanitary Systems
- Stormwater Systems
- Water Systems
- Land Cover

Maps for each of these elements are included within the appendix of this document.

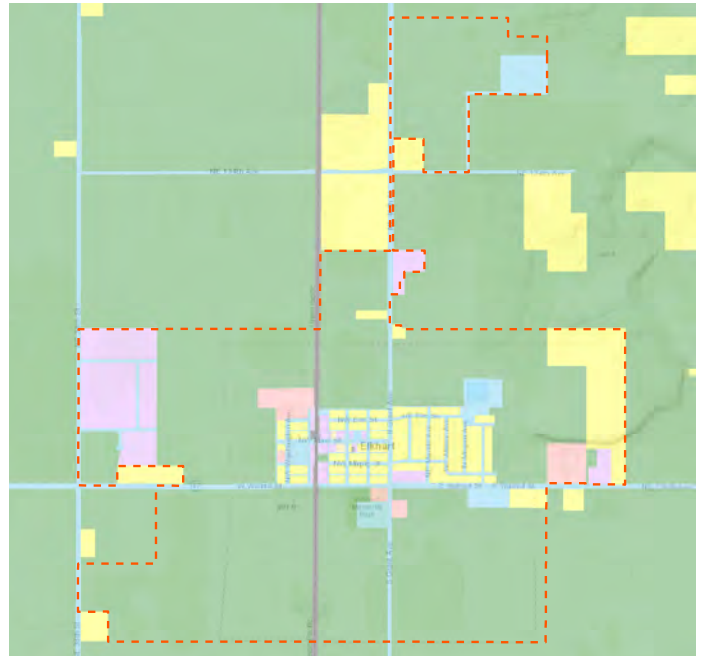
Elkhart Location & School District

REGIONAL LOCATION



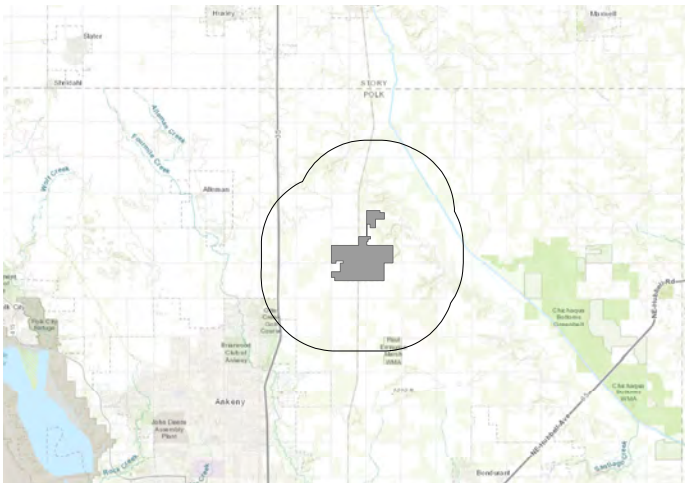
Source: Polk County, ESRI Basemap

EXISTING LAND AREA



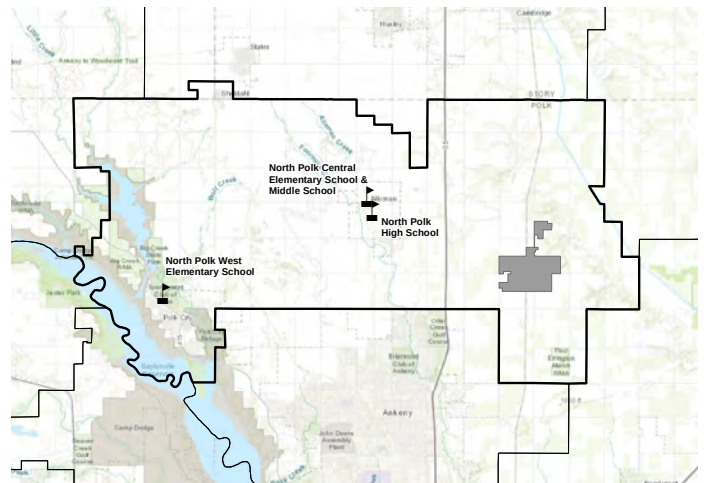
Source: Polk County, ESRI Basemap

COUNTY LOCATION



Source: Polk County, ESRI Basemap

SCHOOL DISTRICT



Source: ESRI Basemap, IA Dept. ED

The maps above depict Elkhart's regional location, county location, existing land area, and the adjacent school districts. See the Appendix for full maps.

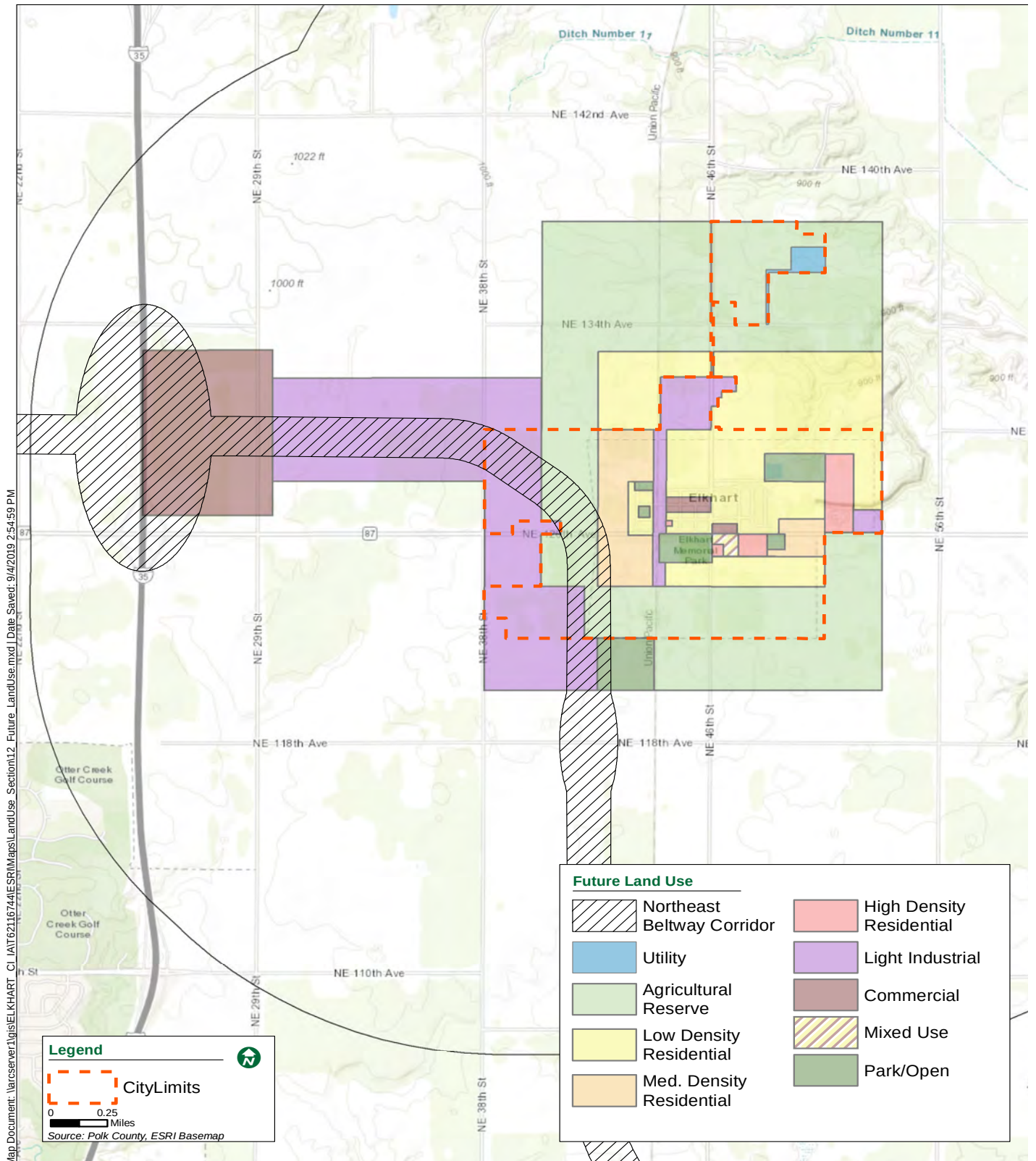
Elkhart | Future Land Use Plan

Comprehensive Plan

Elkhart, Iowa

Future Land Use Map

September 2019



Source: ESRI Basemap

Future land use is intended to provide guidance to the Community for reviewing future development and infrastructure investments. Future land use plans identify land use categories more broadly than the adopted zoning ordinance. The use of broader categories of land uses provides for flexibility in development form, while still achieving the overall vision of the community. For the purpose of this plan the following applies:

Utility – uses that are necessary to provide infrastructure of civic needs. This can include utilities or other public facility buildings and uses.

Agricultural Reserve – the immediate use of the land is not anticipated during the planning horizon and is intended to remain in agricultural production until such time as the land area is needed for development.

Low Density Residential – Residential uses that are often classified as single family detached dwellings or configurations of living units that are generally limited to one or two units per structure.

Medium Density Residential – Residential uses that generally range from one to four units per structure. Typically uses include attached townhomes, rowhouses, tri-plexes or four-plexes.

High Density Residential – Residential uses that contain multiple residential units per structure. Typically uses include apartment buildings.

Light Industrial – Uses that are often manufacturing or related to the production of goods or components. Typically uses mostly occur within enclosed structures with limited outdoor storage or activity.

Commercial- Uses including retail sales or consumer services.

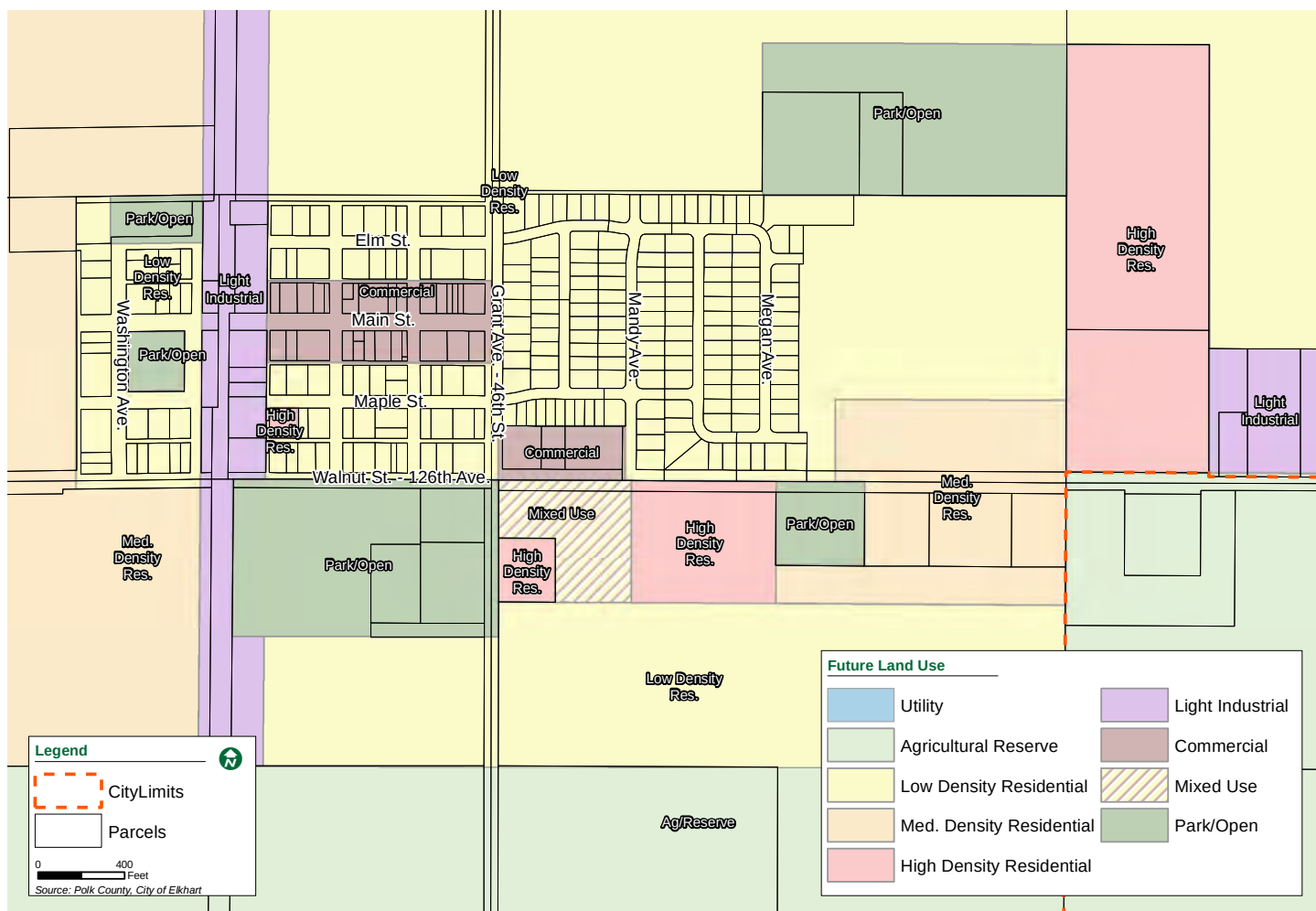
Mixed Use – Development that includes a mixture of residential and commercial uses and they may include recreational components or other amenities for the benefit of the development or greater community.

Park/open – Uses intended to provide active or passive recreation for the community.

Northeast Beltway Corridor – Transportation corridor identified in the Polk County 2030 Comprehensive Plan.

The map on the previous page designates future land uses for every parcel in the incorporated. It is expected that industrial growth will be directed to the industrial park and surrounding area. High intensity residential development will occur in east part of the community in the area including and near the existing mobile home park. The plan considers land uses in certain geographic areas outside of the corporate limits. Chapter 354 of the Iowa Code provides that Cities that have regulations regarding the subdivision of land have the authority to review requests that are located outside the boundary but within two miles. The City does not have zoning authority in this area, as Polk County has adopted zoning regulations.

Elkhart | Future Land Use Detail



Source: ESRI Basemap

The map above is intended to provide more future land use detail in the developed portion of the City. It is anticipated that the growth of low density residential uses will continue north of the established single family neighborhoods, while medium density residential uses could be encouraged west of Washington Avenue. The area located at the northeast and southeast corner of Walnut Street and Grant Avenue can accommodate future commercial uses, while the land located west of the existing ballfields could be expanded for additional ball field/recreational development.

04

PARKS & RECREATION

04

PARKS & RECREATION

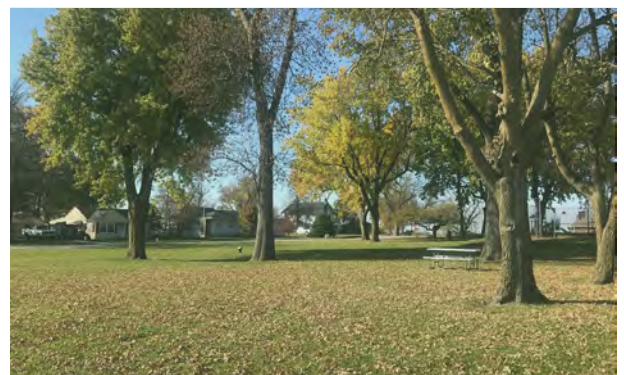
INTRODUCTION

Parks, trails, open space, and recreation programming can provide communities with many benefits. Having these resources available to the community can promote public health, has been proven to reduce crime, and contributes to creating socially active communities.

The City of Elkhart should seek to preserve, protect, maintain, improve, and enhance its natural resources, parkland, and recreational opportunities for current and future generations. The park system is an essential part of the quality of life in Elkhart, and is an integral part of developing a healthy community.

The goal is to create systems of parks and trails that allow for connectivity throughout the community and to destinations outside of the city. This section will provide details about the park system within Elkhart, and how improvements can be made to meet the current and future needs of the community.

This section of the Comprehensive Plan analyzes the existing conditions of Elkhart's parks and recreation amenities and outlines goals, objectives, and strategies for preserving, protection, restoring, and enhancing Elkhart's natural and recreation resources.



Natural Resources Goals, Objectives & Strategies

Clean water, air, and the conservation of native plants and animals are key principles of environmental integrity. In order for the City of Elkhart to continue to maintain and provide quality resources and recreation amenities, the following goals have been developed.



NATURAL RESOURCES GOAL 1: Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity.



NATURAL RESOURCES GOAL 2: Foster air quality and water quality improvement through continuing education and incentive programs to ensure the preservation of natural resources, sustain community health and meet the long-term needs of the community.

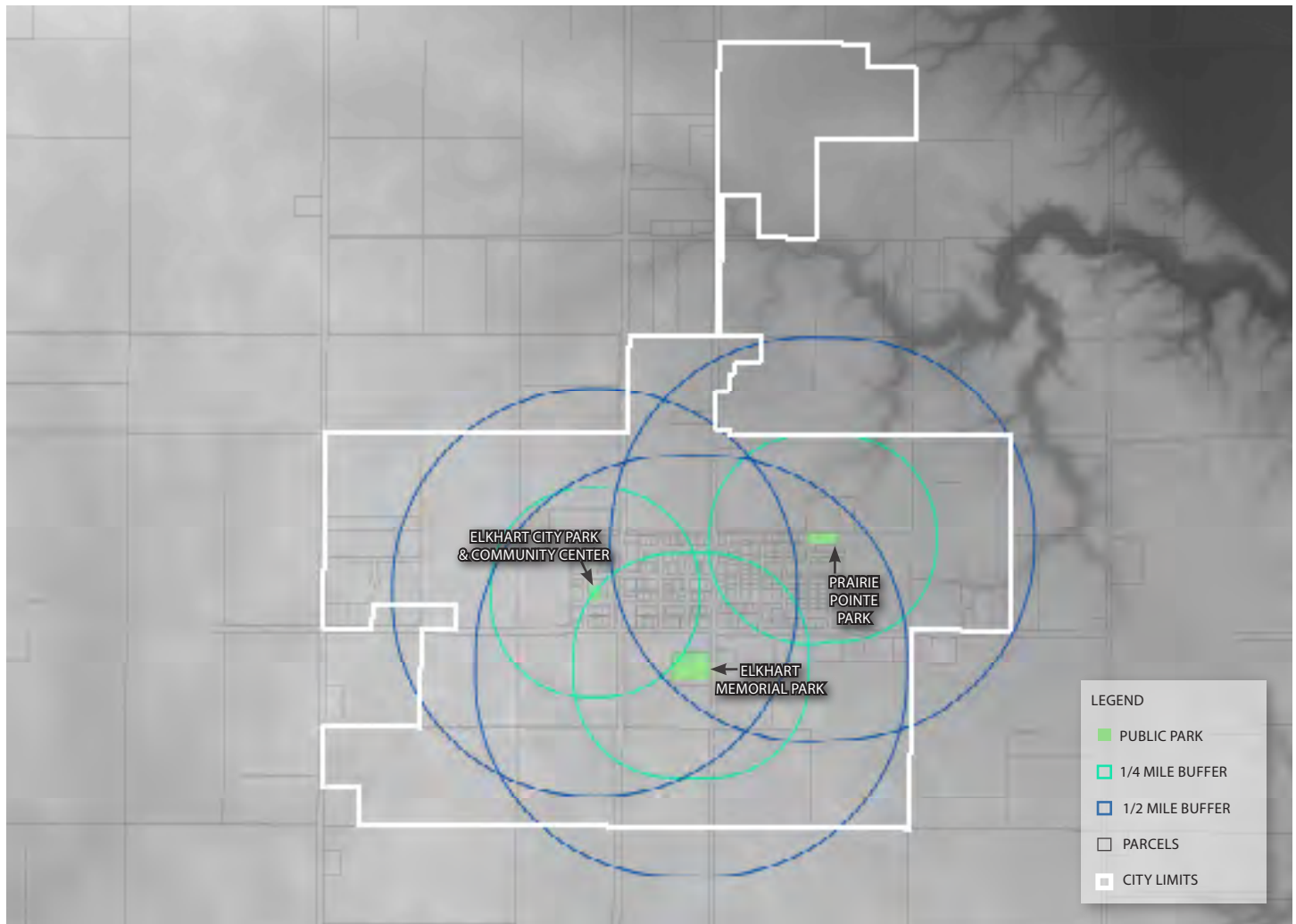


NATURAL RESOURCES GOAL 3: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the community.



NATURAL RESOURCES GOAL 4: Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future use.

Elkhart Parks and Recreation



Source: Polk County, ESRI Basemap

The above map highlights the three existing recreation areas in Elkhart:

- Elkhart City Park and Community Center
- Elkhart Memorial Park
- Prairie Pointe Park

Each of these parks are shown with a 1/4 mile and 1/2 mile buffer around them to indicate their level of walkability. In general, a 1/4 mile buffer relates to approximately a 5 minute walk, and a 1/2 mile relates to an approximate 10 minute walk. As Elkhart grows as a community, this should be kept in mind to provide community members with a park within walking distance of their home.

Elkhart City Park and Community Center

City Park is located on the west side of Elkhart and features playground equipment, a community center, and views of the city water tower. Amenities that currently exist at the park include the playground, basketball courts, picnic tables, grills, benches, and parking. The site also encompasses Elkhart's water tower and community center. The available open space at City Park holds the potential for outdoor concerts, public art, community gardens, water features, and additional amenities/beautification opportunities.

Elkhart Memorial Park

The ball fields on the southern edge of town at S. Grant Ave and NE 126th Ave hosts softball games, little league games, and can be used as softball fields. The fields along with the concession stands are maintained by the Elkhart Memorial Park Board. As mentioned above, it is recommended that additional athletic field space be added to Prairie Pointe Park. Other options can include purchasing land in the northwest portion of the community where additional ball fields exist that are not owned by the City.

Prairie Pointe Park

The eastern side of Elkhart is served by Prairie Point Park, which has well-maintained play equipment and the potential for expansion. In 2014, a three phase plan was put in place to expand the space into a 'community park.' According to The National Recreation and Parks Association (NRPA), 'community parks' are "diverse and can also act as a place for preserving natural resources." The NRPA guidelines state that "for every 1,000 people there should be five to eight acres of parkland." The three phase plan aspires to expand to the northeast, include water conservation features, basketball and volleyball courts amongst other amenities. As indicated by the NRPA, it is important to make and maintain park accommodations for all ages; focusing on the community as a whole as Elkhart continues to grow.

In 2018 the City expressed a desire for a more comprehensive Park Master Plan for Prairie Pointe Park. This would encompass parcels adjacent to the park for planned expansion. Key elements to be incorporated include: baseball field, naturescape, permanent bags courts, recreation paths, additional parking, stormwater management elements, and potential soccer fields. As part of the planning process the design team met with members of the City Council, Parks and Recreation Board, and community to gain an understanding of needs and desires for the park. Based upon input gathered, two conceptual plans were developed and reviewed. Guidance from the Parks and Recreation Board provided insight to develop a preferred park plan concept that could be utilized for pursuing funding, developing grant applications, and marketing/promoting improvements to the park.



2018 Prairie Pointe Park Conceptual Master Plan



Natural Resources

The abundance and health of an area's natural resources are imperative to the well-being of a community. This section focuses on protecting, preserving, restoring, and enhancing Elkhart's natural resources and environmentally sensitive areas.

KEY COMPONENTS

To fulfill Elkhart's future park, recreation, and natural resource needs, the following have been identified and recommended as key planning components:

- Improve ecosystem diversity, including native plant community restoration
- Incorporating 'naturalized' areas and enhancing the ecological resources within parks and recreation amenities
- Promoting inclusive play and improved accessibility
- Expanding the diversity of park users, including age, ethnicity, social class, and/or ability
- Enhancing the park programming, shared uses, and public/private opportunities
- Reducing long-term input and maintenance costs
- Creating opportunities for incorporating art, culture, and community identity
- Planning for and developing improved connectivity throughout the community

ENVIRONMENTAL IMPACTS

There are a number of environmental factors that put stresses on natural resources in parks. These can include invasive species, tree diseases, soil and water pollution, and impacts relating to climate change. The spread of the emerald ash borer, for example, has already caused the loss of many trees in central Iowa and continues to raise concern.

The maintenance practices used in these areas can have significant impacts on the local ecosystem. In order to lessen the burden on our rivers and streams, improve wildlife habitat, and protect plant species, it remains important to identify opportunities to improve water quality, protect environmentally sensitive areas, and increase native vegetation.





Natural Resources

ENVIRONMENTALLY SENSITIVE AREAS

The City of Elkhart should recognize environmentally sensitive areas and commit to the preservation of natural resources in the community. Giving care to the topics below will help Elkhart to build a healthier community and environment for its residents.

Moderate Slopes

Although moderate slopes (5-13%) are relatively common, these areas are prone to erosion and pose challenges for establishing vegetation. Special attention should be given in these areas to prevent extensive erosion.

Streams

Water ways and water bodies are also delicate and should be primarily avoided when considering development. This also includes small or seasonal streams.

Hydric Soils

Soils that are classified as hydric are regularly saturated, flooded, or ponded for long periods develop anaerobic conditions that pose issues for development and crop production. If development does occur in these areas, care should be given to prevent future groundwater issues.

Wetlands

Wetlands are also sensitive ecosystems that should be considered for conservations. Wetlands can support a large diversity of plants species and wildlife and may be legally protected.

Floodplains

For the protection of Elkhart residents and businesses, development should remain clear of floodplains. Soils in these areas are fertile, low-lying and may remain saturated for long periods of time after rain events.

Forested Areas

Forested areas provide the community with an ecological balance and serve as wildlife habitat. Development in these areas must be carefully considered. The northeast corner of the community encompasses dense vegetation that should be handled carefully.





Natural Resources

BEST MANAGEMENT PRACTICES

To continue to protect Elkhart's natural resources, Best Management Practices (BMPs) are recommended and include a range of water and pollution control measures to prevent pollutants from entering nearby waterways. Key to the success of these practices is to incorporate a holistic approach. This allows for situation-specific sets of practices that can work in combination with one another to provide highly effective results.

PUBLIC EDUCATION

Run-off is generated from many sources and is impacted by the behaviors and activities of individuals, households, and the public. Common behaviors to be aware of include: littering, disposing of trash and recyclables, applying lawn-chemicals, washing cars, changing motor-oil, and disposing of paint and household chemicals. Through education positive change can begin at the individual level.

PUBLIC INVOLVEMENT

Encouraging public participation, partnerships, and combining the efforts of groups in the community allows the community to work together and toward the same goals. This creates opportunities for direct action, volunteer and educational programs such as tree planting days, environmental monitoring programs, storm drain marking and evaluation, and clean-up programs.

POLLUTION DETECTION AND ELIMINATION

Any discharge into the storm sewer that is not entirely composed of stormwater should be identified and eliminated. To address this, a program to include a storm sewer system map, ordinance prohibiting illicit discharges, and education program on hazards associated with illicit discharges should be in place.

CONSTRUCTION

Uncontrolled run-off from construction sites can significantly impact the natural environment. The Environmental Protection Agency (EPA) and the Iowa Department of Natural Resources (DNR) provide excellent resources on incorporating BMPs into construction sites disturbing one or more acres.

POST CONSTRUCTION

As areas are developed, the amount of paved surfaces increases the volume of stormwater run-off and pollutants entering nearby water bodies. The best way to mitigate the impacts from new development is to use practices that treat, store, and filtrate stormwater run-off on-site before it impacts bodies of water downstream. Addressing post-construction measures should focus on green infrastructure and smart growth resources including:

[Stormwater Manager's Resource Center](#).

POLLUTION PREVENTION/GOOD HOUSEKEEPING

Preventing pollutants from entering waterways is far more cost-effective than restoring them after they have been polluted. Therefore, programs and efforts should be made to prevent pollution before it happens. Examples of BMPs and green infrastructure to consider include, but are not limited to: bioswales, rainwater detention ponds, household water catchments, green roofs, and permeable pavers.



Natural Resource Mapping

Wetlands Map:

The wetlands map shows areas that are known wetlands in the surrounding area around Elkhart. Most shown on the map can be classified as emergent fresh water wetlands or freshwater forested/shrub wetlands.

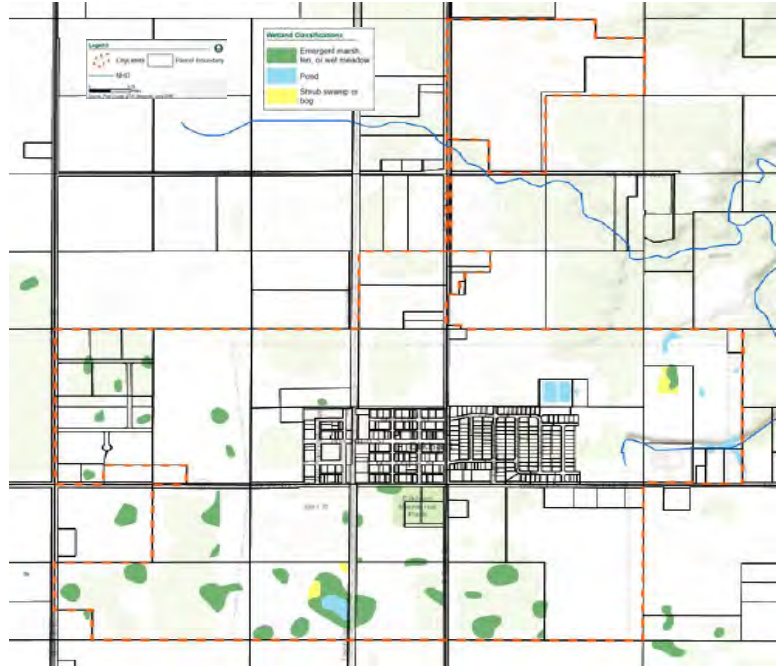
Watershed Map:

The watershed district map shows the districts or different areas that water will drain into (specifically what river this water will drain into). Portions of Elkhart are included in the Coan Creek - South Skunk River, Upper Four-mile Creek and middle Four-mile Creek watersheds.

Floodplain Map:

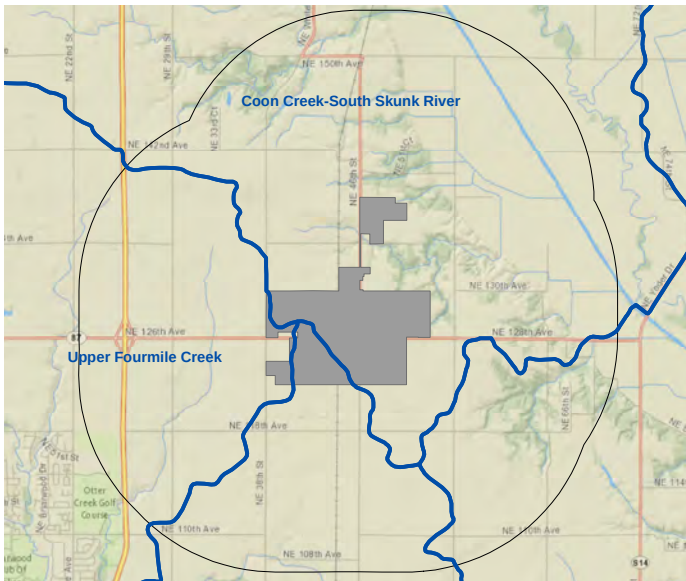
The floodplain map shows areas that are designated as areas that are prone to flooding, developing on such land is challenging and costly. The community of Elkhart is located in a Zone X - in accordance with FIRM map panel 190229, effective 2/1/2019.

WETLANDS



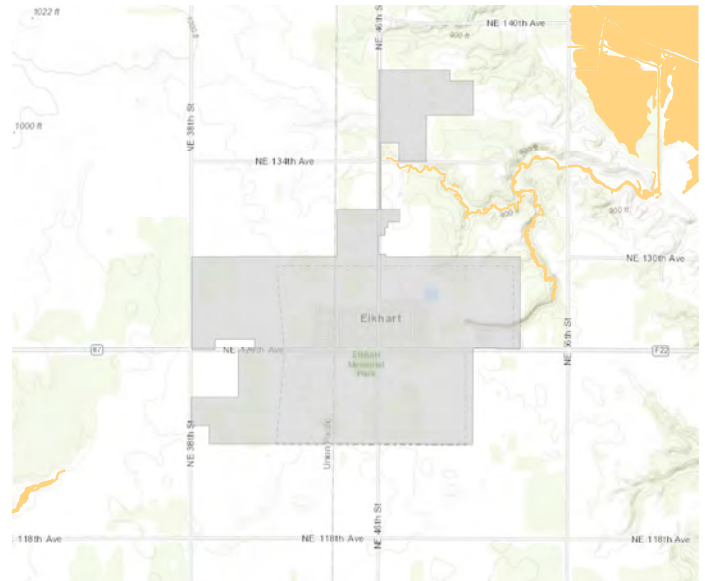
Source: ESRI Basemap, IA DNR

WATERSHED DISTRICT



Source: ESRI Basemap, IA DNR

FLOODPLAIN

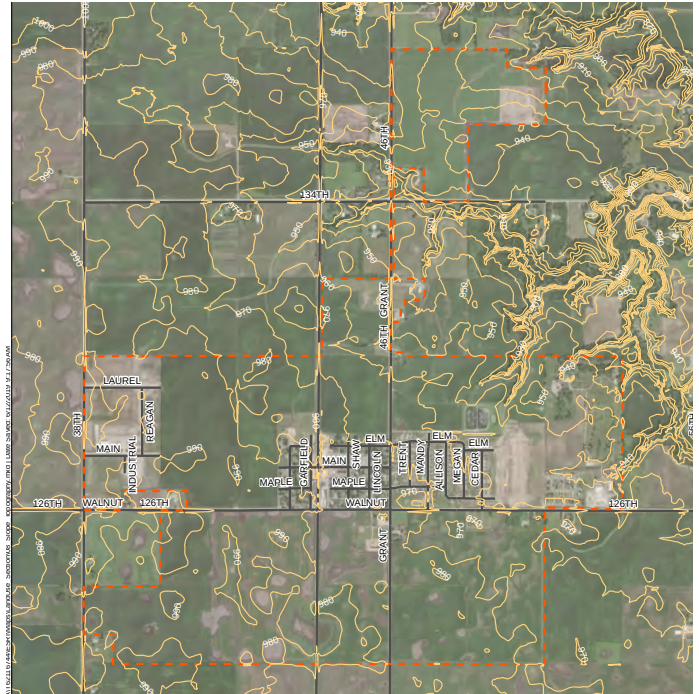


Source: Polk County, ESRI Basemap, FEMA

These maps illustrate Elkhart's wetlands, watershed districts, and floodplain.



SLOPE/TOPOGRAPHY



Source: ESRI Basemap, IA DNR

The maps above illustrate Elkhart's soils and slope/topography.

There are different types of soil found in the community. Soil type impacts development and construction methods and should be considered as part of any land use decision. This maps gives contour lines to show where each type of soil is located in Elkhart and the surrounding areas of Elkhart.

The Slope and Topography map shows using contour lines where the changes in elevation are throughout Elkhart and the area that surrounds Elkhart.



05

TRANSPORTATION

05

TRANSPORTATION

INTRODUCTION

The purpose of the Transportation Plan element of the Comprehensive Plan is to provide guidance to the City of Elkhart, as well as existing and future landowners in preparing for future growth and development. As such, whether an existing roadway is proposed for upgrading or a land use change is proposed on a property, this plan provides the framework for decisions regarding the nature of roadway infrastructure improvements necessary to achieve safety, adequate access, mobility, and performance of the existing and future roadway system. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major transportation investments and policy decisions. To accomplish these objectives, the Transportation Plan provides information about:

- The functional hierarchy of streets and roads related to access and capacity requirements.
- Access management policies and intersection controls.

The transportation system principles and standards included in this plan create the foundation for developing the transportation system, evaluating its effectiveness, determining future system needs, and implementing strategies to fulfill the goals and objectives identified.



Transportation Goals, Objectives & Strategies

In order to develop and maintain a safe and functional transportation network that supports and accommodates all users, the following goals were developed.



TRANSPORTATION GOAL 1: Create a more pedestrian friendly community by providing pedestrian access and a network to all parts of town including Main Street, public parks, and community facilities.



TRANSPORTATION GOAL 2: Identify and develop an enhanced trail network within the community while connecting to regional trails and provide for future linkages to other trails.



TRANSPORTATION GOAL 3: Establish a functional and brand supported community wayfinding system.



TRANSPORTATION GOAL 4: Establish a standard section for roadways, turn-arounds, and sidewalks for all new development and redevelopment areas.



TRANSPORTATION GOAL 5: Address, maintain, and update transportation safety concerns and safe routes of vehicular transportation throughout the community.



Vehicular Transportation

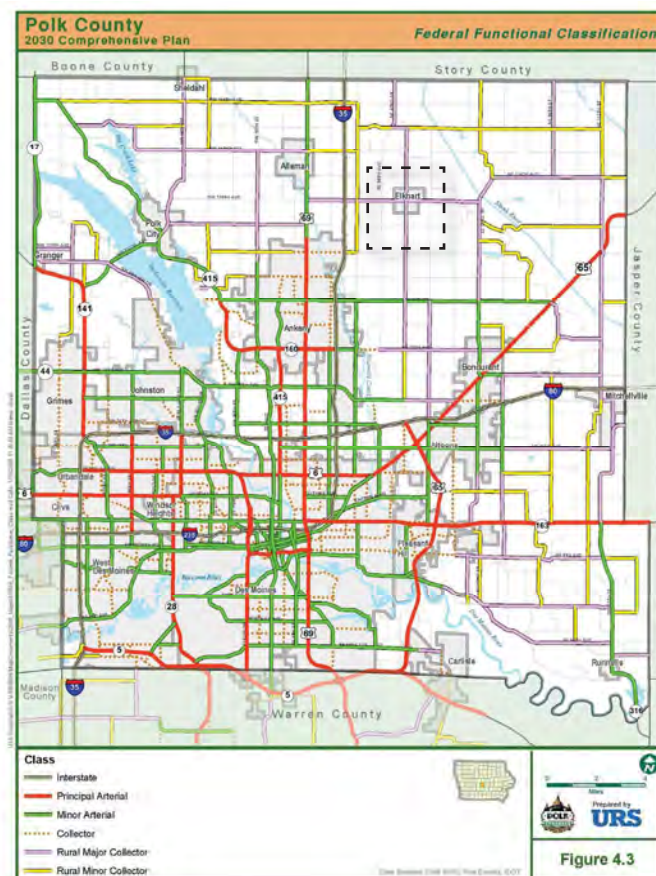
HIERARCHY OF STREETS AND ROADS

Existing roadway and highway systems are categorized into a functional hierarchy based on the facility ownership, type of facility, and the role of the facility served in the county and region's transportation network. Within Polk County, the roadways are grouped into six general categories:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector (Urban)
- Rural Major Collector
- Rural Minor Collector
- Local

As can be seen in the map below this text, Elkhart contains two Rural Major Collector roadways that bisect the community. This includes Grant Avenue (Northeast 46th Street), which runs north and south through Elkhart, and Walnut Street (Northeast 126th Avenue) which runs east and west.

Elkhart's method of transportation relies heavily on these two roads as well as the nearby interchange off of Interstate 35. The following pages address ways in which Elkhart can become more pedestrian friendly and improve the level of walkability and bike-ability within the community.



Source: Polk County



Vehicular Transportation

The development of a robust transportation network is necessary to support the planned growth and development in Elkhart. The plan for Elkhart transportation improvements works to build upon existing regional transportation plans to ensure that automobile travel is safe and efficient. A primary area plan to reference and address is the Northeast Beltway project explained below.

NORTHEAST BELTWAY ROADWAY PROJECT

As identified in the 2030 Polk County Comprehensive Plan, the Northeast Beltway roadway improvement project is proposed to provide a high-speed connection between Interstate 80 and US Highway 69 to reduce congestion on key corridors and promote economic development opportunities in northeast Polk County. The proposed beltway is projected to address the needs listed below:

- Increasing congestion and traffic volumes on key corridors in the Northeast metro area
- The US 65/IA 5 circumferential route is not continuous
- An incident management alternative for the Northeast Mixmaster is needed
- The Northeast metro area requires economic development to balance growth and land development patterns

The proposed roadway and interchange represents a major project with a potential to impact the human or natural environment. Therefore the Federal Highway Administration has requested an Environmental Impact Statement (EIS) for the project to include a comprehensive analysis of the project's potential impacts.

Proposed alternatives for the project include:

- No Build Alternative
- Transit Alternative
- Alternatives expanding one or two of the below existing roadways to a four-lane divided road:
 - NE 46th Street
 - NE 56th Street
 - NE 126th Avenue
 - NE 142nd Avenue
 - NE 158th Avenue
 - IA 210
- New alignment alternatives (one or two of the below alignments could be selected):
 - New alignment west of NE 46th Street
 - New alignment between NE 46th and NE 56th Streets
 - New alignment north of NE 126th Avenue

GENERAL ROADWAY IMPROVEMENTS

The City of Elkhart's overall transportation system should continue to provide safe and adequate access/connectivity throughout the community. Future roadway design and improvements is recommended to follow the Iowa Statewide Urban Design and Standards Manual (SUDAS). The SUDAS roadway design manual can be found: <https://iowasudas.org/>



Pedestrian Transportation

PEDESTRIAN AND BIKE TRAILS SYSTEM

A relatively small percentage of all daily trips in the region are by bicycle or foot, however travel modes are vitally important. Facilities for these modes of travel benefit users in terms of physical fitness, enjoyment, and mobility while also decreasing traffic and air pollution.

In order to provide stronger trail and pedestrian connections, it is recommended that Elkhart reviews connection opportunities with major regional trail networks in the area. A list of the major multi-use trails within and/or connecting to Polk County communities is provided in the table below.

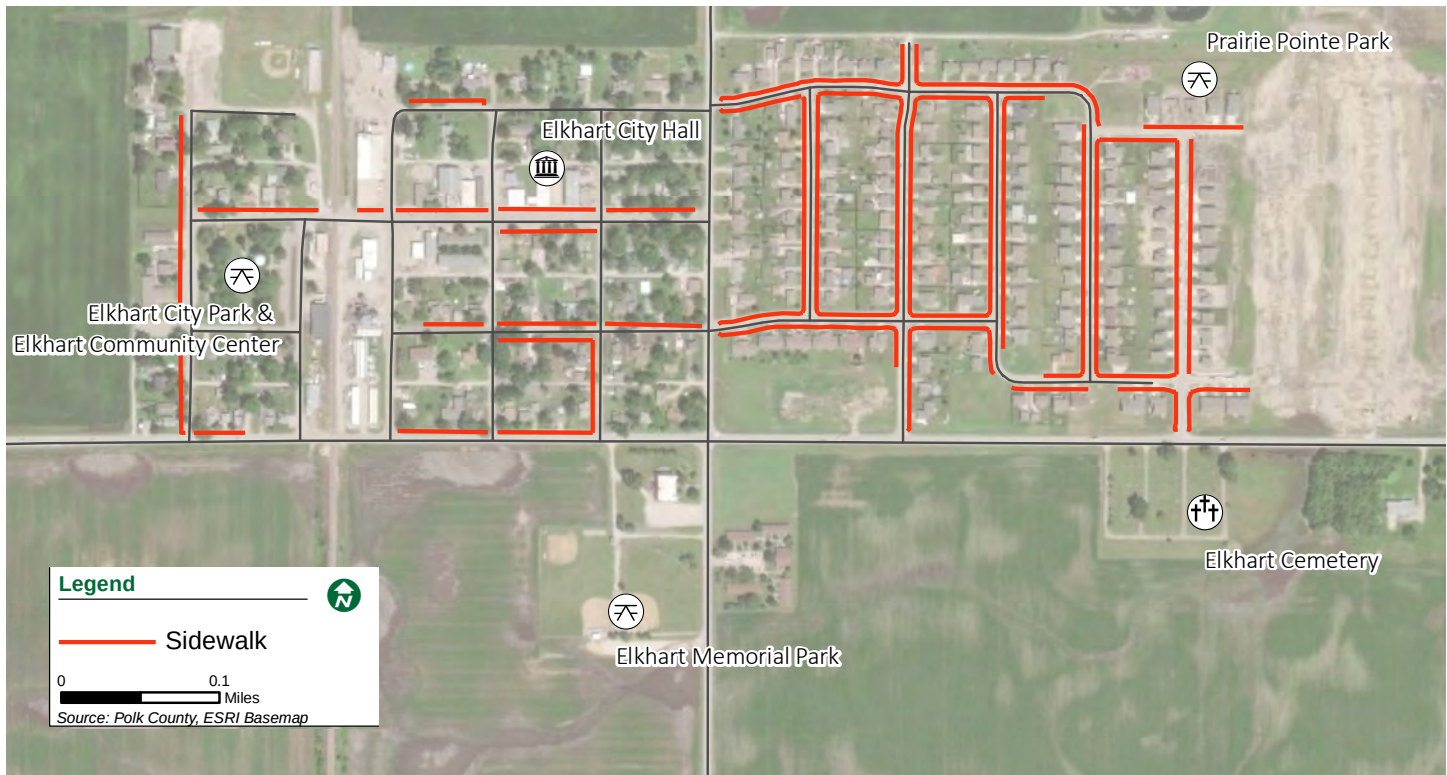
MAJOR REGIONAL TRAILS IN POLK COUNTY

TRAIL NAME	COMMUNITIES SERVED	EXISTING MILES
Jon Pat Dorrian Trail	Des Moines	2.2
Neal Smith Trail	Des Moines	4.0
Bill Riley Trail	Des Moines	1.6
Gay Lea Wilson Trail	Des Moines, Pleasant Hill, Altoona	6.0
InterUrban Trail	Des Moines	3.6
Kruidenier Trail	Des Moines	2.0
Jordan Creek Trail	West Des Moines	12.0
Four Mile Greenway Trail	Pleasant Hill, Altoona	6.5
Clive Greenbelt Trail	Clive	8.5
Windsor Heights Trail	Windsor Heights	2.0
Colby Trail	West Des Moines, Clive	2.2
Sycamore Trail	Des Moines to Johnston	6.5
Great Western Trail	Des Moines to Martensdale	16.5
Saylorville (East River Trail)	Des Moines to Big Creek S.P.	19.3
Raccoon River Valley Trail	Clive to Jefferson	56
Chichaqua Valley Trail	Bondurant to Baxter	20
Highway 330 Trail	Melbourne to Marshalltown	5.5
Summerset Trail	Carlisle to Indianola	11
Heart of Iowa Nature Trail	Slater to Maxwell	32

SOURCES: IOWA DEPARTMENT OF TRANSPORTATION WEBSITE; IOWA NATURAL HERITAGE FOUNDATION WEBSITE; POLK COUNTY CONSERVATION BOARD WEBSITE; CITY OF DES MOINES WEBSITE; CITY OF WEST DES MOINES WEBSITE; CITY OF CLIVE WEBSITE; CITY OF ALTOONA WEBSITE; CITY OF PLEASANT HILLS WEBSITE; CITY OF WINDSOR HEIGHTS WEBSITE; THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION WEBSITE; AND 2030 POLK COUNTY COMPREHENSIVE PLAN.



Pedestrian Transportation



Source: ESRI Basemap

SIDEWALKS

The walkability of any area, including a lack of sidewalks, directly impacts several other aspects of a community. Sidewalks within communities play a key role in not only how well a community is accessible, but also a role in the safety of that community. Need is an expressive term for sidewalks in a community, they provide the interconnectedness for pedestrian circulation throughout the community along with safe paths to travel along. This is seen and necessary to connect the citizens of Elkhart with areas of their community. All starting from where they live to accessing areas such as main street, public parks, sports fields and other amenities. Without sidewalks, Elkhart lacks the interconnectedness it needs to provide its community members access to all it has to offer and limits effective and safe travel throughout Elkhart. Safety is a key point provided by sidewalks, it allows for pedestrian travel that doesn't impede traffic or place citizens in dangerous situations with vehicles. Including sidewalks in neighborhoods, commercial districts, near parks and sports fields allows for a safe segway throughout Elkhart creating effective pedestrian travel to destinations. Doing so, opens opportunities for public areas and business along with benefiting the health of the community. Sidewalks are an essential component to a healthy, safe and connected community in any area and in Elkhart can only bring benefit.

An uncontrolled pedestrian crossing occurs where a sidewalk intersects a roadway at a location with no traffic control. This type of crossing can occur at a street intersection or a mid-block location. Per the Federal Highway Administration (FHWA), studies have shown that uncontrolled pedestrian crossing locations correspond to higher pedestrian crash rates, often due to inadequate pedestrian crossing accommodations. When considering a measure to improve safety at an uncontrolled location, the FHWA has established the Guide for Improving Pedestrian Safety at Uncontrolled Crossing Locations, to provide guidance to cities in order to select the most appropriate improvement. The guidance is based on safety research and uses the roadway geometrics and traffic volumes to provide suggestions for what specific types of improvement(s) are appropriate for a given location. The intersection of Walnut Street and Grant Avenue is an uncontrolled intersection and is of interest because it provides a connection from the primary residential neighborhoods of the community and park/recreation uses.



Pedestrian Transportation



Source: Google Earth Basemap

SIDEWALK IMPROVEMENTS

When assessing the walkability and pedestrian friendly areas of Elkhart, there are some areas that thrive and others that do not. Above is a map that shows the existing sidewalk network within Elkhart. Green is the highest priority, light blue being slightly less important and dark blue being the least important to develop.

The areas without a dedicated pedestrian route have been identified and prioritized. There are also main corridors that should be addressed for safe crossing such as the intersection of Grant Ave/NE 46th St and Walnut St/NE 126th Ave. This intersection is used to get from neighborhoods to large city amenities and the lack of safe crossing makes pedestrian travel dangerous and difficult. Looking at these corridors and ones to the north of this one (marked with a yellow square and purple stars) for improved pedestrian access will not only make the community safer for pedestrian travel, but also more connected as a whole.



Multi-Modal Transportation Summary

VEHICULAR TRANSPORTATION

Primary transportation corridors to and within Elkhart include I-35, Walnut Street, Grant Avenue, and Main Street. As the community continues to grow it will be important to identify and address vehicular safety concerns, areas for roadway extensions, and proposed new roadways to meet the current and future needs of the community.

PEDESTRIAN TRANSPORTATION

Currently there is a lack of sidewalk connections in portions of the community. Although much of the newer developments are equipped with sidewalks, many of the older portions of the community are lacking trails and walkways. It is recommended that a sidewalk and trails analysis be done to determine what sidewalks are in good condition, moderate condition, poor condition, or lacking.

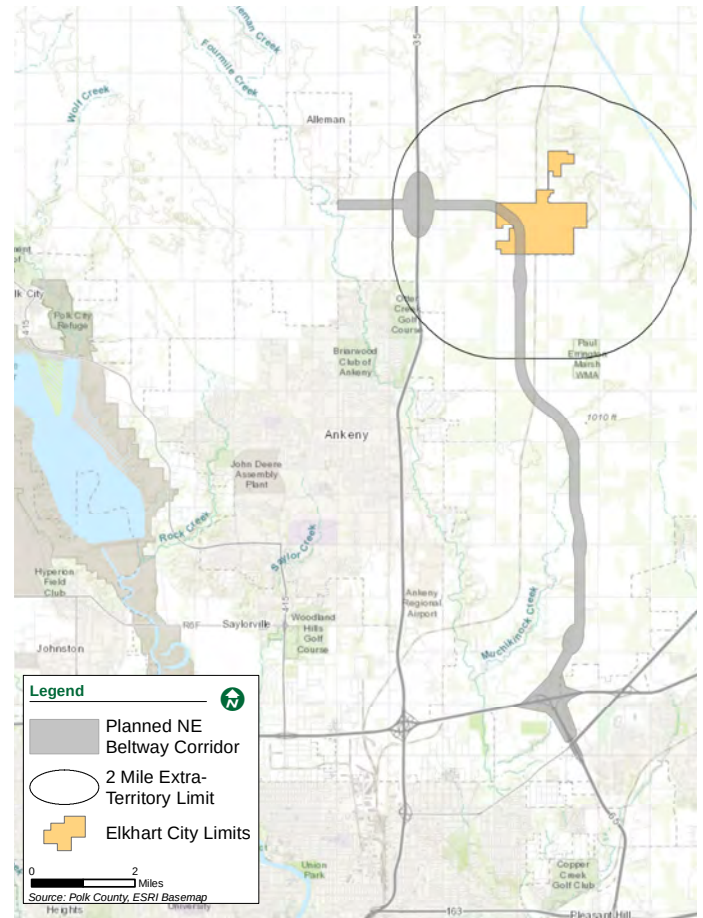
FREIGHT AND RAIL

The Union Pacific Railroad Company (UP) has an active rail line that runs north/south through the western portion of Elkhart bisecting West Walnut Street. This includes an at-grade public crossing. The line primarily serves freight trains and a quiet zone is not in effect. Typically, between 6am to 6pm the train runs 6 times, as well as 6 times between 6pm and 6am (12 times per day).

TRENDS AND CHALLENGES

Current trends and challenges to address include providing multi-modal opportunities. It will be increasingly important to provide transportation networks that increase walkability, bike-ability, and other alternative modes of transportation to support a sustainable future for the community. In terms of trails and sidewalks, providing both local and regional mobility and access is key.

PLANNED NE BELTWAY CORRIDOR:



Source: Polk County, ESRI Basemap

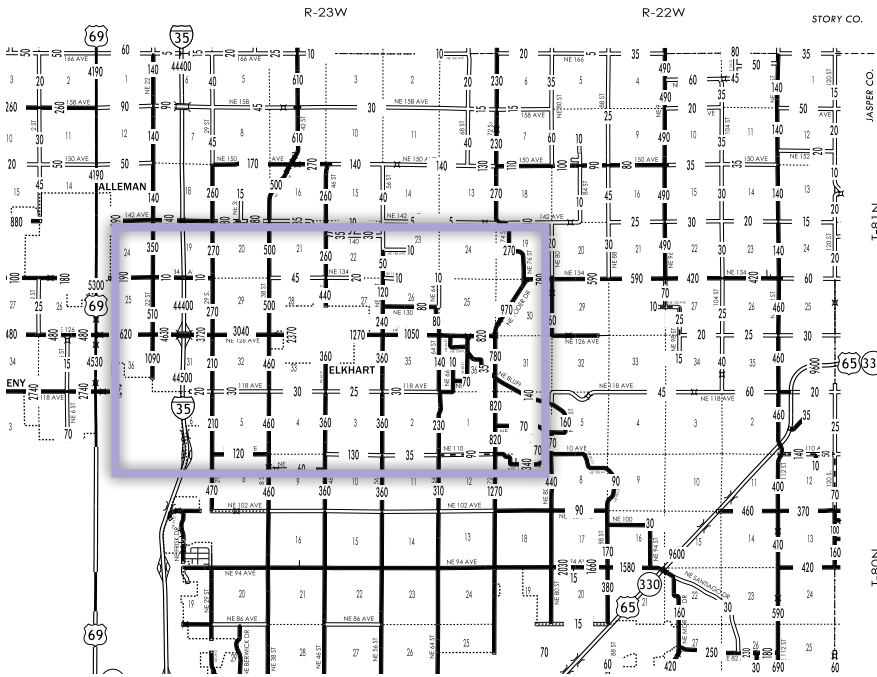
MAIN STREET IMPROVEMENTS

The Main Street reconstruction project is intended to utilize urban water quality practices to improve surface runoff within city limits and act as an educational showcase for residents. These practices will also be employed to address the flooding and ponding issue that occurs on Main Street. A permeable paver system will be used in parking stalls and driveways, which will reduce the amount of impervious surfacing downtown while providing infiltration opportunities to capture and treat pollutants from the Main Street area. The proposed project will incorporate bioretention cells at street intersections, providing a method for removing pollutants from runoff. The project also includes new sidewalks, storm sewer installation, water main installation and new street lighting.



Polk County Traffic Count Map

2016 ANNUAL AVERAGE DAILY TRAFFIC



Source: Polk County, ESRI Basemap

TRAFFIC FLOW MAP OF POLK COUNTY IOWA

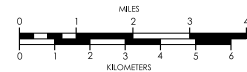


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In Cooperation With
United States
Department of Transportation

JANUARY 1, 2016



LEGEND



The above map is derived from the 2016 Polk County Traffic Flow Map prepared by the Iowa DOT. This enlargement highlights the major road networks leading into the City of Elkhart. This includes I-35, F22, and NE 46th Street.

The four numbers in the center of the defined rectangle above are a numeration of the daily traffic that goes through Elkhart. Looking at the values of those numbers, we can see that the most traffic travels through Elkhart east to west. 2370 vehicles enter from the west; 1270 vehicles are counted on the east. The volume of traffic traveling north/south is much less. 440 vehicles are counted at the north limit and 360 vehicles are counted at the south.

06

ECONOMIC DEVELOPMENT

06

ECONOMIC DEVELOPMENT

INTRODUCTION

The economic environment covers the economy, jobs, businesses, income and poverty, and affordability. This section includes economic development and competitiveness, and guidance for the City of Elkhart. A livable community creates the type of place people want to live, work, invest, and build. Elkhart has a firm foundation for this already, with opportunities to further improve through redevelopment and renewal.

To create a thriving City there must be a sense of community, and a viable economy that supports the community. The best practices outlined in this chapter are aimed to help grow the population and economic base of Elkhart. This section of the report also examines local retail sales and economic trends within Polk County. Population change is a key factor that influences local retail sales performance. Population trends can reflect the general economic climate of a region, and population growth similar to what Elkhart has experienced can suggest a more favorable retail environment.

The following pages evaluate and synthesize key economic information gathered in the 2017 Retail Trade Analysis Report (Iowa State University Extension) to determine the best approaches to economic development for Elkhart.



Economic Development Goals, Objectives & Strategies

A focus on creating a livable, walkable, amenity-rich place is a key economic development strategy for the city to attract and retain employees. To establish and maintain a healthy and vibrant economy, the following goals have been developed:



ECONOMIC DEVELOPMENT GOAL 1: Encourage the development of commercial and industrial uses that can increase the tax base while providing other secondary benefits to the community while considering cost of services, improvements and overall community needs.



ECONOMIC DEVELOPMENT GOAL 2: Maximize the impact of the proposed NE Beltway to the benefit of the community. Consider planning studies that can provide appropriate levels of service to attract commerce and industry.



ECONOMIC DEVELOPMENT GOAL 3: Encourage the operation of convenience service businesses to serve the immediate needs of residents.



ECONOMIC DEVELOPMENT GOAL 4: Identify unique commercial opportunities to expand the economic drive of Elkhart.



ECONOMIC DEVELOPMENT GOAL 5: Promote economic equity in Elkhart to benefit residents regardless of identity or background.



Economic Development

KEY RETAIL INDICATORS FOR POLK COUNTY

POLK	FY 2016	FY 2017	% CHANGE
Real total taxable sales (\$)	8,201,430,172	8,312,033,937	1.3% ▲
Number of reporting firms (Annualized)	10,651	10,812	1.5% ▲
Population	471,010	478,299	1.5% ▲
Average sales per capita (\$)	17,412	17,378	-0.2% ►
Average Sales per Firm (\$)	769,997	768,761	-0.2% ►

POLK COUNTY TAXABLE RETAIL SALES IN FY 2017

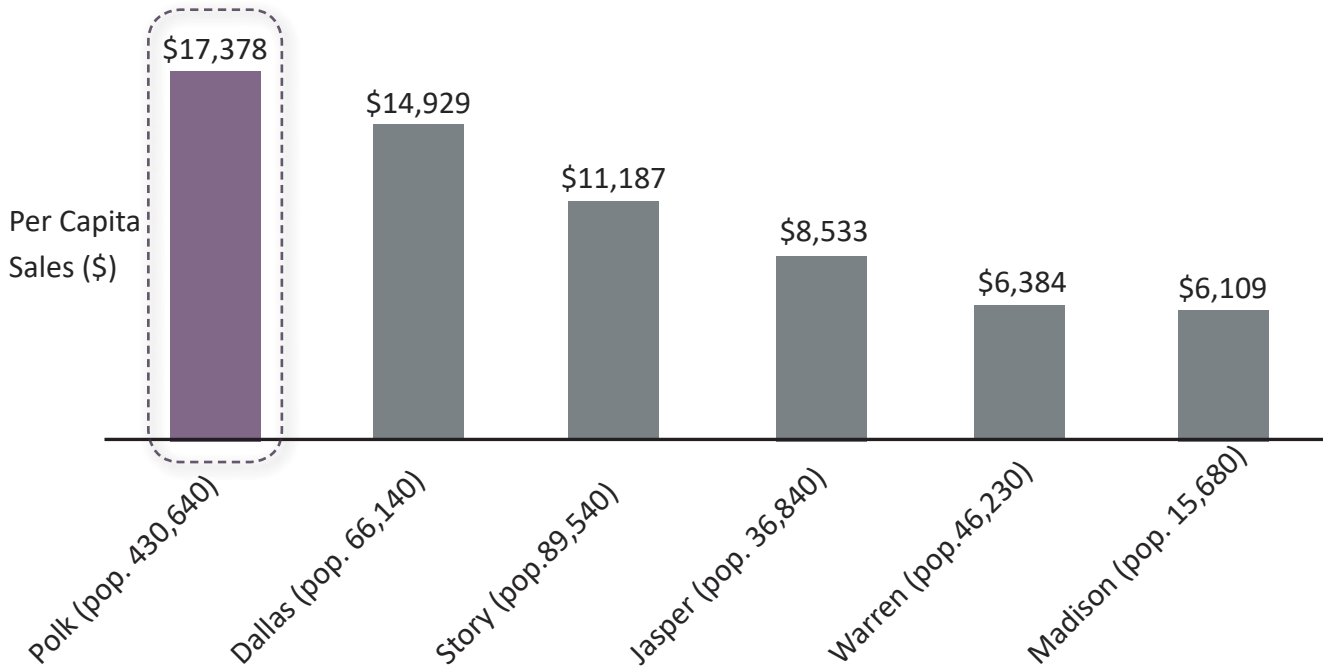
AREA NAME	POPULATION	AVERAGE # FILERS	SALES \$ MILLIONS
Polk Total	478,299	10,812	8,312
Alleman	461	12	1.2
Altoona	17,898	379	576.7
Ankeny	58,217	1,228	977.8
Bondurant	5,704	109	19.4
Carlisle*	4,311	135	25.4
Clive*	17,915	535	502.3
Des Moines	219,459	4,915	3,851
Elkhart	778	29	5.5
Grimes	11,629	269	266.0
Johnston	20,287	400	151.4
Mitchellville	2,462	44	6.9
Pleasant Hill	9,738	188	71.6
Polk City	4,548	108	19.5
Runnells	534	65	7.6
Urbandale*	43,286	1,057	790.7
West Des Moines*	65,564	1,747	1,796.7
Windsor Heights	5,095	124	40.0
Other areas in Polk County		63	29.3
*Neighboring county portions		(593)	(827.6)

Source: Polk County Assessor's Office



Economic Development

NEIGHBORING COUNTY COMPARISON OF PER CAPITA RETAIL SALES



POLK COUNTY TAXABLE RETAIL SALES SUMMARY

TYPE OF FIRM	TOTAL SALES (\$)	REPORTING FIRMS	POLK COUNTY	STATE OF IOWA
Apparel Stores	212,017,864	266	798,561	660,275
Building Materials Stores	616,261,678	148	4,156,908	2,010,762
Eating and Drinking Establishments	980,193,826	1292	758,811	560,719
Food Stores (Excluding non-taxable food)	600,138,164	383	1,565,918	1,116,757
General Merchandise Stores	776,082,357	86	9,050,523	6,099,265
Home Furnishings Stores	362,163,252	198	1,826,801	854,259
Specialty Retail Stores	683,142,362	1804	378,630	218,297
Service Establishments	1,361,687,244	4316	315,516	169,522
Miscellaneous Retail Firms	614,690,477	1327	463,131	250,669
Automotive and Related Stores	371,492,134	236	1,574,119	824,332
Utilities and Transportation Services	692,785,734	293	2,368,498	1,206,482
Retail Sales by Wholesale Firms	1,041,378,863	464	2,245,561	907,719



Economic Development

A livable community creates the type of place people want to live, work, invest, and build. Elkhart has a firm foundation for this already, with opportunities to further improve through redevelopment. Recently, the toolkit of economic development strategies has been expanded, moving beyond traditional business subsidies to include creating unique and livable place that attract businesses, people, jobs, and investment.

Helping businesses in Elkhart grow and flourish is a key objective of this plan. This will help foster the city's economic base and improve the quality of life for Elkhart's citizens as well as the business community. Steps to achieve this include:

- Make strategic investments in physical and technological infrastructure, public facilities, and public spaces to support community livability.
- Identify and implement long term redevelopment projects that can catalyze revitalization and investment, particularly around strategic locations in the city.
- Periodically survey businesses and residents to provide feedback on progress and to suggest changes to economic development approach.
- Identify local entrepreneurs and their business needs.

The close proximity of Elkhart to a reliable transportation network and two employment centers makes it an attractive location for residential growth. This geography is a significant factor in previous residential construction success and the continued residential growth potential. This geographic advantage for housing development can act as a negative factor for commercial growth.

Certain types of non-residential uses rely on relative population numbers, household income demographics, vehicle trips per day and available workforce. The competition to attract new commercial services between Elkhart and other established retail and/or employment centers will be challenging. The City must develop a strategy and approach for attracting non-residential uses that: provide services to residents, create quality jobs, and make significant site investments.

07

PUBLIC INFRASTRUCTURE & UTILITIES

07

PUBLIC INFRASTRUCTURE & UTILITIES

INTRODUCTION

Future land use patterns and rates of development will affect the demand on infrastructure for Elkhart's utilities. As the population, industry, and commercial services develop and increase, it is important to ensure that demand for these services does not exceed the supply and that the expansion of infrastructure is sufficiently addressed to accommodate future needs.

This Comprehensive Plan includes thoughtful consideration of the utility infrastructure within the city. This includes water supply, wastewater treatment, surface water management, as well as public buildings that provide a service to the residents of the City of Elkhart.

This chapter will analyze existing capacity and assess future needs of the water, sewer, and storm drainage utilities. The community response to a survey regarding the infrastructure and utility assets of the community received a very positive response. As a result, a number of goals and policies have been developed assure the successful managed growth of the community.



Public Infrastructure Goals, Objectives & Strategies

To be sure that the demand for public infrastructure services does not exceed the available supply, the following goals below have been developed.



PUBLIC INFRASTRUCTURE GOAL 1: Analyze the existing water, sanitary sewer system, storm sewer and transportation capacity and necessary future investment needs to provide for a long-term strategy for providing high quality, high functioning, un-interrupted services to the community in a cost-efficient manner.



PUBLIC INFRASTRUCTURE GOAL 2: Identify locations for future facilities while ensuring adequate infrastructure is provided to areas targeted for growth; these areas should minimize maintenance costs and not compromise the overall needs of the community.



PUBLIC INFRASTRUCTURE GOAL 3: Increase the provision of telecommunication services.

Water System



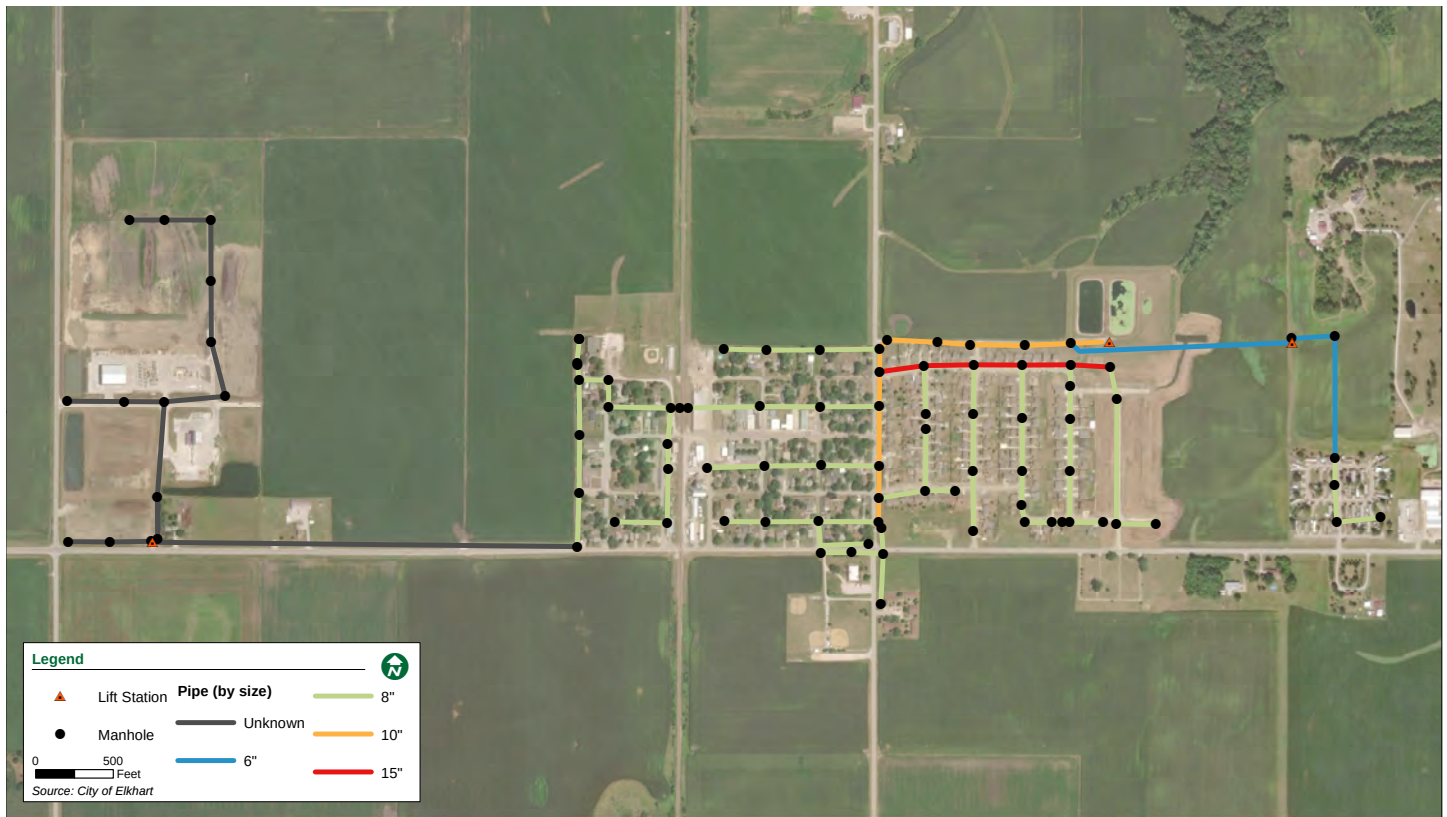
Source: City of Elkhart

The water system consists of wells, a water treatment facility, distribution and water storage operated and maintained by the City. The City's water supply is made up of two wells, both drawing from the relatively shallow buried sand and gravel aquifer. Each has a capacity of approximately 100 gallons per minute (gpm) and over 20 years old.

The water treatment facility uses pressure filtration and chemical addition to remove iron and manganese from the raw water. The facility was constructed/improved in 2000 and contains two 71-gpm pressure filters for iron removal. Potassium permanganate is added prior to filtration to assist with the removal of manganese. Chlorine and polyphosphate are added after filtration for disinfection and corrosion resistance in the distribution system. The design treatment capacity is approximately 85,000 gallons per day. The system is also served by an elevated water tower with a capacity of 150,000 gallons. Current average daily water demand is approximately 68,000 gallons.

The current system primarily serves residential and commercial users and has capacity available to accommodate future growth. A well-maintained municipal supply well, without contamination or other issues, can typically expect a useful life of over forty years. The typical design life of a water treatment facility is twenty years. As the City continues to grow, consistent water system maintenance and planned improvement projects can allow the facilities to reach their full life while supplying clean, safe drinking water for the City.

Sanitary System



Source: City of Elkhart

The sanitary sewer system consists of a collection system with two lift stations and an aerated lagoon wastewater treatment facility. The wastewater treatment facility, constructed in 2018, consists of three aerated lagoons, followed by a LEMNA Polishing reactor and ultraviolet disinfection. The treatment facility and collection system are operated and maintained by the City. Wastewater is treated in the aerated lagoons for removal of organic material and suspended solids, then flows through the polishing reactor for ammonia removal and finally through the ultraviolet disinfection system to eliminate E. coli. The treated effluent is discharged through an unnamed creek. Drainage Ditch #11, the South Skunk River and ultimately into the Mississippi River.

The new aerated lagoon system is designed to treat an average of flow 0.413 million gallons per day (MGD) and a maximum flow of 0.488 MGD

Stormwater System



Source: City of Elkhart

Stormwater systems are a critical part of a community's infrastructure. A system that controls the volume of rain water run-off while protecting from flooding and cleans rain water run-off before it enters lakes, streams, or groundwater is paramount. There are a variety of storm water management techniques that can manage stormwater volumes and flows. These tools help reduce flooding and preserve water quality by treating stormwater at its source. In addition, when sensitively designed, stormwater systems can also be a development amenity that increases the overall attractiveness of the community.



Public Infrastructure

The City of Elkhart maintains its system of public infrastructure, buildings, equipment, and open space primarily through its Public Works Department. In addition to maintaining existing elements to established standards, the City must consider what new and/or improved elements will be needed to accommodate future growth, development, and change. Steps to take include:

- Maintain and improve existing public infrastructure, buildings, equipment, and open space to established standards.
- Identify facility and infrastructure needs associated with future development, as well as changes in the population, to ensure that investments are consistent with longer term community goals.
- Make efficient use of space in the city through partnerships and co-location of public functions, where feasible.
- Collaborate with Public Schools on mutually beneficial projects and initiatives, to strengthen both institutions.

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08

COMMUNITY FACILITIES & CHARACTER

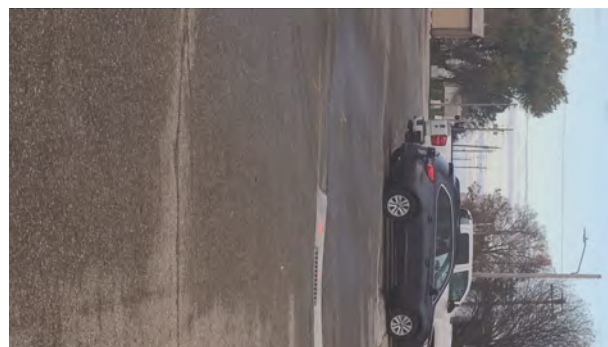
08

COMMUNITY FACILITIES & CHARACTER

INTRODUCTION

The topic of quality of life provides a different perspective on how to plan for the future of Elkhart. Rather than focusing on the physical growth and development of the community as this plan has in many other elements, it considers the city from the perspective of how it impacts the lives of individual people and households.

The City of Elkhart cannot address all issues related to quality of life. Responsibility for these issues is broad, and the policy direction in this element will demonstrate that. While this plan only guides City direction specifically, it does identify important partnerships with other jurisdictions and organizations that are key in providing essential services in Elkhart.



Community Goals, Objectives & Strategies

This chapter encompasses the social environment which can be defined as human interaction and engagement in the community. It includes public services and facilities, education, public health, community connections, equity, and arts and culture. The community goals below work to provide the City of Elkhart with direction to preserve the community's small town feel while enhancing existing amenities.



COMMUNITY GOAL 1: Maintain and/or improve existing properties, public infrastructure, buildings, equipment and open spaces to meet current and future community needs while ensuring the safety and livability of the community.



COMMUNITY GOAL 2: Support a strong, connected, inclusive vision that provides opportunities for everyone to participate in public events and processes.



COMMUNITY GOAL 3: Support a vision for the community that provides adequate resources to support healthy, active lives.



COMMUNITY GOAL 4: Recognize, promote, and preserve elements that are significant to the City's history, culture, and arts.



COMMUNITY GOAL 5: Prioritize the reuse of the former sanitary sewer aeration lagoons.



COMMUNITY GOAL 6: Establish a community wayfinding program.

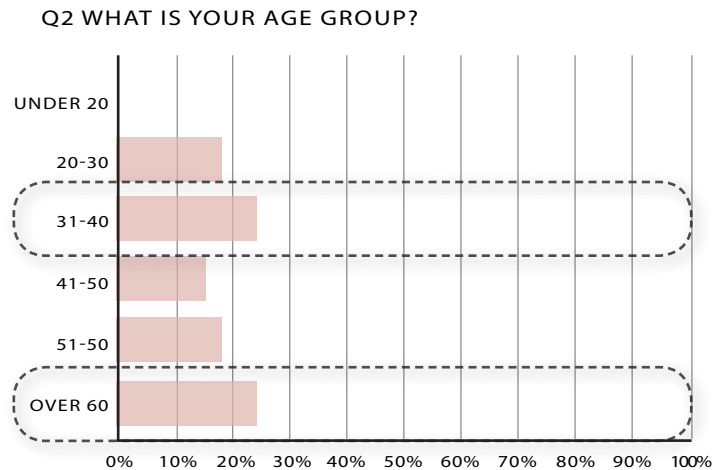


COMMUNITY GOAL 7: Create an identifiable Main Street district through street and public improvements/enhancements.



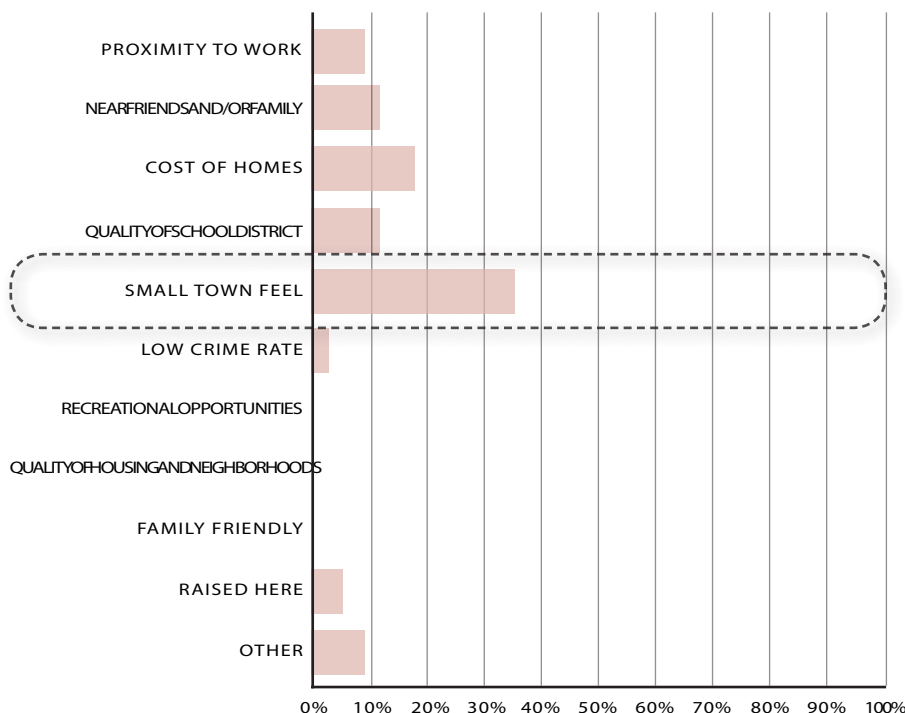
Community Facilities & Character

In analyzing the community input survey results it became evident that community character is critical to Elkhart's identity. Key findings and trends that emerged are highlighted below. In general, there was a mix of individuals from age 20-60+ that chose to complete the survey, with the highest number of respondents being between the ages of 31-40 and over 60.



One question that stood out in particular was asking respondents why they chose to live in Elkhart. As can be seen below, the number one reason was the small town feel of Elkhart. As Elkhart continues to grow it will be imperative to ensure that the community maintains its small town character. This can be achieved a number of ways, such as by preserving landmarks and icons that are unique to the community. Also important to note is the cost of homes and quality of the school district. These should work to be maintained.

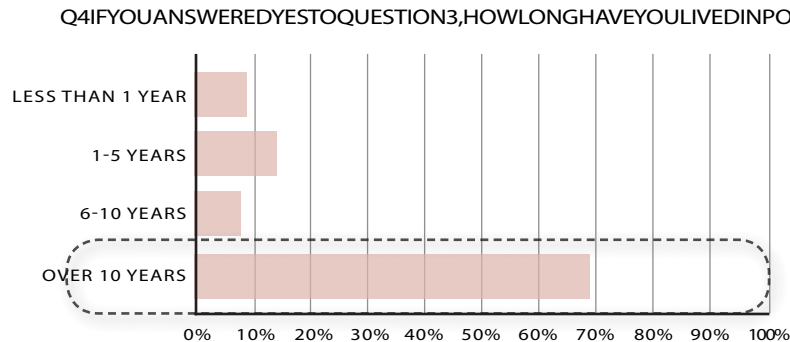
Q5WHATISTHEMOSTIMPORTANTREASONYOUORYOURFAMILYCHOSETO LIVEINELKHART?



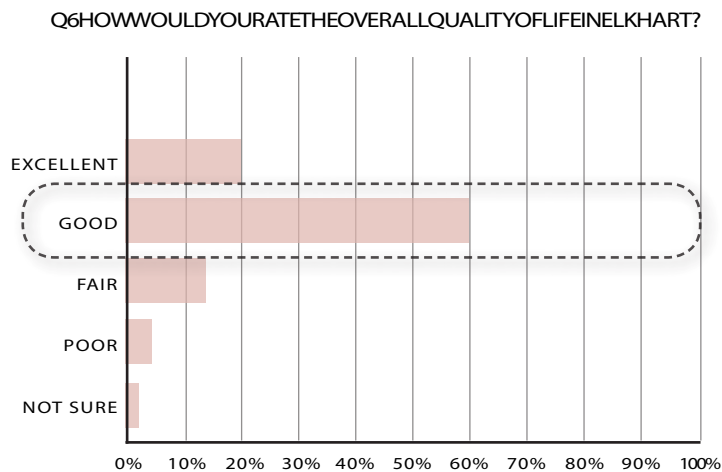


Community Facilities & Character

Of the individuals to participate in the community input survey, the vast majority had lived in the area for 10 or more years. This indicates that residents are generally proud to live in the community that they do, and have a desire to continue living in the area. As a part of this plan it will be important to not only maintain the existing housing stock and residents, but also provide for future residents in a well-planned manner.



When asked about the quality of life in Elkhart, the results were primarily positive. The vast majority rated the overall quality of life as good (61.54%), if not excellent (18.46%). Only 3.08% felt that the quality of life was poor and as few as one person selected “not sure”. Furthermore, a subsequent question asked respondents how they expect the quality of life in Elkhart to change over the next five years. In response to that question, almost 65% indicated that they felt the quality of life would improve, while the next highest response was that they felt it would stay the same as opposed to worsening.





Community Facilities & Character

This chapter is intended to focus on the unique character of the City, and to identify goals, policies and objectives to preserve this character. These aim to encourage an appreciation for the City's history and culture, maintain the character and identity of the community, and contribute to the City's economic vitality.

COMMUNITY/SOCIAL CONNECTIONS

The level of social connectedness in a community can play a large role in overall quality of life. Creating and promoting opportunities for public events and activities allows community members to come together and connect with one another. These efforts promote community pride, help establish a sense of ownership within the community, and enhance people's lives.

CULTURE & IDENTITY

Along with other unique community aspects, it is important to recognize and preserve Elkhart's history. This can be achieved in a number of ways, such as preserving historic architecture, memorializing historic events or contributions, and highlighting artistic and cultural elements within Elkhart. Public spaces can be prime locations to recognize and celebrate the community and its distinct identity.

ARTS & CREATIVE ECONOMY

Art can benefit an area in many ways through helping to define a place, enhance unique aspects of the community, and interpret history and culture. Aspects of public art often allow members of the community to become more involved, interact with one another, and promote economic gain.

COMMUNITY BRANDING & WAYFINDING

Wayfinding and community branding efforts help to establish community identity, help visitors find their way, promote a pedestrian-friendly environment, link uses, destinations, and districts, and enhance community pride. A community's downtown is often its most identifiable trait or asset. Create enhancements to the public environment along Main Street.



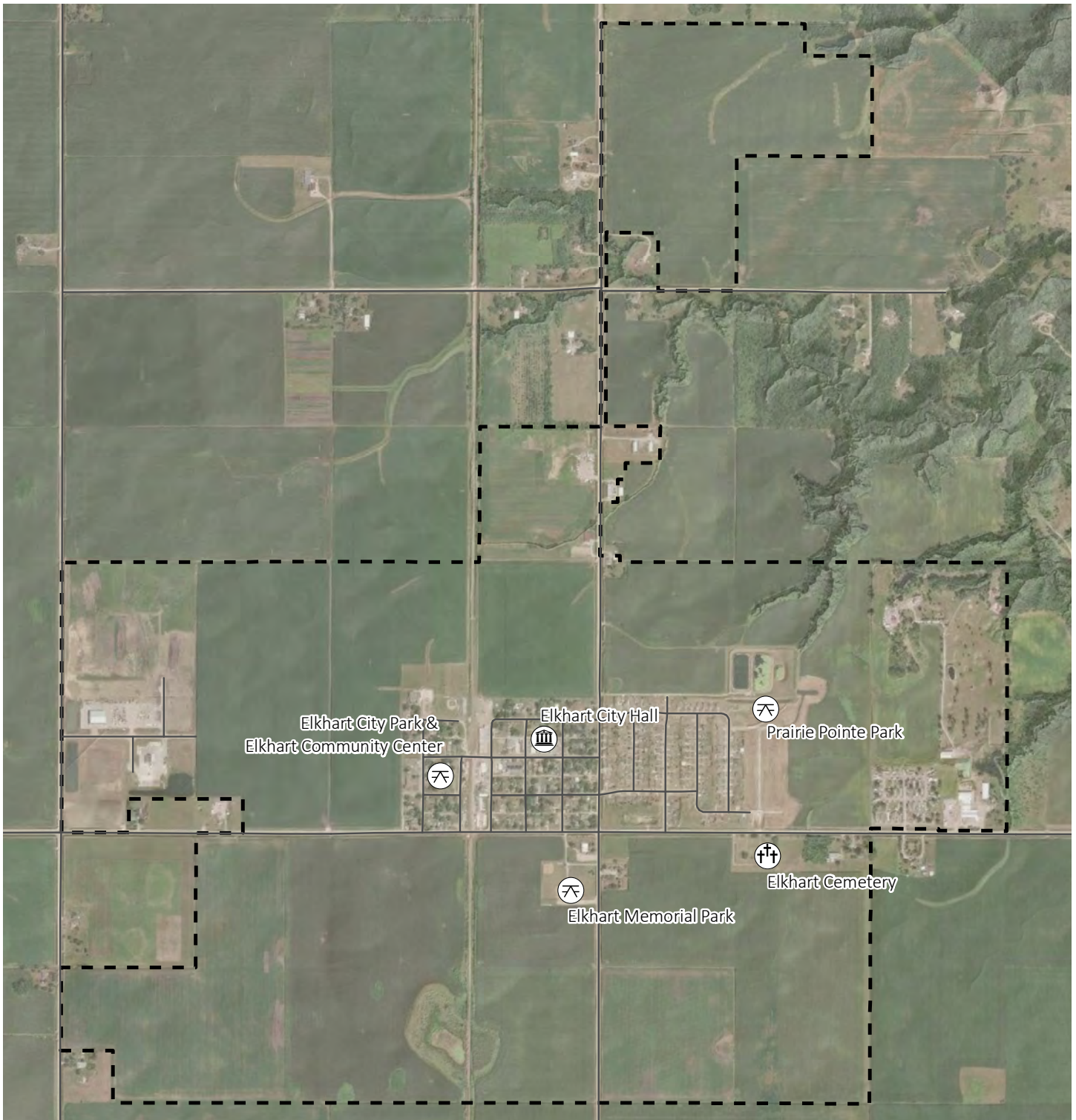
COMMUNITY LANDMARKS

One question on the community input survey was "What landmarks or physical elements do you consider to be unique to Elkhart?".

Although the top response was the water tower, another community feature that was noted numerous times was the old pop machine chained to a tree in the image to the left.

Identifying and highlighting elements with history and a story behind them such as this can help strengthen community character and pride.

Points of Interest Map



Source: Polk County, ESRI Basemap

Key points of interest are indicated in the map above. This includes City Hall, Elkhart City Park and Community Center, Elkhart Cemetery, Elkhart Memorial Park, and Prairie Pointe Park.

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09

IMPLEMENTATION

09

IMPLEMENTATION

INTRODUCTION

The Comprehensive plan creates a vision for the City of Elkhart and guides land use and infrastructure improvements so that the City can meet the needs of the community in the future. The vision of the plan can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive such as zoning and subdivision ordinances that guide private developments and others will be proactive, such as the City's Capital Improvement Program (CIP) for undertaking public improvement projects.

To achieve the goals and objectives of this Comprehensive Plan, the City of Elkhart has established regulations for zoning, subdivision of land, floodplain areas and has adopted performance standards to assure properties are well-maintained and to prohibit nuisance activities. All are administered by the City.





Implementation

The final element of this document is implementation, which lays the groundwork for how the City will implement the plan. Since this is a comprehensive plan, not all specifics are spelled out – and some follow-up work on specific areas will be needed. However, this does provide a place to start when tracking progress and ensuring the plan remains relevant and impactful throughout its life cycle.

Many of the City’s official actions, including enforcement of City ordinances, and decisions regarding funding and completing public projects – provide ways to implement this plan. This element includes both routine procedures and new initiatives. The plan also will be implemented through the use of public programs, fiscal devices, and other related actions.

Of particular importance among the tools is the Capital Improvement Program (CIP). A City annually reviews capital expenditure needs and budgets for improvements identified throughout the comprehensive plan and other means. Capital needs include public and private investments in infrastructure, types of infrastructure repair and replacement, transportation, building maintenance and repair, water systems, equipment, and park expenditures. The CIP budget is continually assessed and is subject to modification as appropriate.

A CIP will require review on at least an annual basis to determine the need for any adjustments, as further development within the City occurs and other governmental decisions are made regarding regional or county level improvements.

The table that follows includes the goals expressed for each Plan Element and related recommendations for the stated goals. It’s important to recognize that many Plan Elements are interrelated and recommendations may be applicable to multiple goals. Each recommendation is assigned a priority rating of 1, 2, or 3 within the Plan Element category. A rating of 1 has the highest priority; priority 3 is still important but may be an on-going or long-term objective.

Implementation

GOAL	Recommendation	PRIORITY
Housing Goal 1: Encourage appropriate density levels of housing for the location and context of development.	Support zoning map amendments consistent with the adopted future land use plan. Adopt a future land use plan that identifies a range of housing densities in appropriate locations.	1
Housing Goal 2: Provide for a variety of housing types that appeal to a variety of age groups, demographics and household sizes while still reflecting the resident's needs and desires along with the character of the community.	Join/contribute to a Housing Trust Fund to encourage the construction of quality affordable housing units.	3
Housing Goal 3: Plan for safe, affordable, and attractive housing to meet current and future housing demands of all Elkhart residents.	Explore the development of a housing rehabilitation program to improve the quality, and extend the longevity of the existing housing stock.	2
Housing Goal 4: Maintain the quality of existing housing.	Adopt and enforce a housing maintenance code.	2
LAND USE Goal 1: Encourage the development of land uses that increase the tax base of the community.	Adopt a future land use plan that encourages the development of industrial and commercial uses.	1
LAND USE Goal 2: Provide for transition and buffering adjacent to intensive development types and uses.	Consider the intensity and compatibility of uses with each development proposal.	2
LAND USE Goal 3: Identify appropriate locations for future facilities and amenities such as parks, public services, city, county and school district.	Identify future potential locations of civic uses that can efficiently provide service(s) to the community that do not occupy prime development property.	3
LAND USE Goal 4: Encourage the development of housing and employment to establish centers and districts.	Consider the phased development of priority areas to ensure all components of development are compatible.	1
LAND USE Goal 5: Provide safe pedestrian and bicycle access to all activity centers and districts in coordination with the development of these areas.	Ensure that all new and infill development is required to provide sidewalk along the full frontage of all public rights-of-way.	2
LAND USE Goal 6: Encourage the location and maintenance of local businesses in the main street, commercial centers, and districts.	Encourage businesses to locate in the Main Street Corridor.	3
LAND USE Goal 7: Encourage the redevelopment of underutilized properties that benefit from existing infrastructure and transportation improvements.	Enter a two-mile limit agreement and/or annexation agreement with the City of Ankeny.	1
NATURAL RESOURCES Goal 1: Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity.	Continue participation in the National Flood Insurance Program and ensure local construction and development regulations are consistent with the requirements.	1
NATURAL RESOURCES Goal 2: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the community.	Prioritize development in areas of the community that are not environmentally sensitive.	2
NATURAL RESOURCES Goal 3: Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future use.	Expand the parkland opportunities available to residents and visitors.	1

Implementation (Continued)

GOAL	Recommendation	PRIORITY
TRANSPORTATION Goal 1: Create a more pedestrian friendly community by providing pedestrian access and a network to all parts of town including Main Street, public parks, and community facilities.	Construct sidewalks and/or trails segments that are missing. Consider enhancing the uncontrolled intersection at Walnut Street and Grant Avenue to enhance safety of pedestrians.	1
TRANSPORTATION Goal 2: Identify and develop an enhanced trail network within the community while connecting to regional trails and provide for future linkages to other trails.	Identify a trail corridor/plan for the community. Consider future alignments for connection to the regional trail network.	3
TRANSPORTATION Goal 3: Establish a functional and brand supported community wayfinding system.	Implement a way-finding program by designing a sign system and identifying placement locations.	2
TRANSPORTATION Goal 4: Establish a standard section for roadways, turn-arounds, and sidewalks for all new development and redevelopment areas.	Adopt code requirements for standard specifications of public improvements. Review and/certify compliance with adopted codes on every public facility.	1
TRANSPORTATION Goal 5: Address, maintain, and update transportation safety concerns and safe routes of vehicular transportation throughout the community.	Adopt a standard maintenance program for streets and alleys.	3
ECONOMIC DEVELOPMENT Goal 1: Encourage the development of commercial and industrial uses that can increase the tax base while providing other secondary benefits to the community.	Consider developing policy guidance regarding the use of City incentives including, but not limited to: urban renewal, urban revitalization and tax increment financing.	1
ECONOMIC DEVELOPMENT Goal 2: Encourage development that provides a net gain of benefits to the community when cost of services, improvements, and overall community needs are considered.	Consider development incentives only when the project helps to accomplish the overall goals of the community.	2
ECONOMIC DEVELOPMENT Goal 3: Maximize the impact of the proposed NE Beltway to the benefit of the community. Consider planning studies that can provide appropriate levels of service to attract commerce and industry.	Complete a study to determine the infrastructure needs of the area beyond the current corporate limits that can provide developable sites relative to the NE Beltway planning corridor.	3
ECONOMIC DEVELOPMENT Goal 4: Encourage the operation of convenience service businesses to serve the immediate needs of residents.	Consider providing an incentive to attract a convenience service provider.	2
ECONOMIC DEVELOPMENT Goal 5: Identify unique commercial opportunities to expand the economic drive of Elkhart.	Join/form an economic development group or foundation to maximize the marketing potential of the community.	1
ECONOMIC DEVELOPMENT Goal 6: Promote economic equity in Elkhart to benefit residents regardless of identity or background.	Consider participating in the Iowa Certified Sites Program administered by the Iowa Economic Development Authority.	1
	Enter a two-mile limit agreement and/or annexation agreement with the City of Ankeny.	

Implementation

GOAL	Recommendation	PRIORITY
PUBLIC INFRASTRUCTURE Goal 1: Analyze the existing water and sanitary sewer system capacity and necessary future investment needs to provide for a long-term strategy for providing high quality un-interrupted services to the community in a cost-efficient manner.	Create a schedule to evaluate system capacity on a regular basis.	2
PUBLIC INFRASTRUCTURE Goal 2: Identify locations for future facilities while ensuring adequate infrastructure is provided to areas targeted for growth; these areas should minimize maintenance costs and not compromise the overall needs of the community.	Create a cost study to provide services to identified growth areas.	3
PUBLIC INFRASTRUCTURE Goal 3: Increase the provision of telecommunication services.	Encourage reliable, high-speed service to all residents and places of business.	2
PUBLIC INFRASTRUCTURE Goal 4: Maintain high functioning infrastructure and utilities, including: water systems, sewer systems, storm sewer and transportation.	Develop a Capital Improvement Program for the orderly identification and prioritization of capital expenses.	1
	Invest in the Main Street infrastructure by completing the Main Street improvement project.	1
	Adopt storm water management regulations.	1
COMMUNITY Goal 1: Maintain and/or improve existing properties, public infrastructure, buildings, equipment and open spaces to meet current and future community needs while ensuring the safety and livability of the community.	Evaluate the adopted City ordinances relative to zoning, subdivision, nuisance abatement and installation of public improvements on a routine basis to identify necessary amendments.	1
COMMUNITY Goal 2: Support a strong, connected, inclusive vision that provides opportunities for everyone to participate in public events and processes.	Provide opportunities for citizen involvement during all special projects and events. Encourage new volunteers to prevent volunteer 'fatigue'.	2
COMMUNITY Goal 3: Support a vision for the community that provides adequate resources to support healthy, active lives.		3
COMMUNITY Goal 4: Recognize, promote, and preserve elements that are significant to the City's history, culture, and arts.		3
COMMUNITY Goal 5: Prioritize the reuse of the former sanitary sewer aeration lagoons.	Complete the Prairie Pointe Park Conceptual Mater Plan improvements.	1
COMMUNITY Goal 6: Establish a community wayfinding program.		1
COMMUNITY Goal 7: Create an identifiable Main Street district through street and public improvements/enhancements.		1

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APPENDIX



10

APPENDIX

RESOURCES & APPENDIX

This section of the plan is comprised of the online survey responses and land area maps. The location for each of these elements is provided below:

- A.1 APPENDIX A **HARD COPY SURVEY**
- B.1 APPENDIX B **ONLINE SURVEY RESULTS**
- C.1 APPENDIX C **LAND AREA MAPS**
- D.1 APPENDIX D **STEERING COMMITTEE MEETING 1 PRESENTATION**
- E.1 APPENDIX E **STEERING COMMITTEE MEETING 2 PRESENTATION**
- F.1 APPENDIX F **STEERING COMMITTEE MEETING 3 PRESENTATION**
- G.1 APPENDIX G **PUBLIC OPEN HOUSE BOARDS**

A.1 APPENDIX A HARD COPY SURVEY

GENERAL QUESTIONS

1. What are the three words you would use to describe Elkhart?
2. What is your age group?
 - a. <20
 - b. 20-30
 - c. 30-40
 - d. 40-50
 - e. 50-60
 - f. 60+
3. Do you live in Elkhart?
 - a. Yes
 - b. No
4. If yes, how long have you lived in Polk County?
 - a. Less than 1 year
 - b. 1-5 years
 - c. 6-10 years
 - d. Over 10 years
5. What are the three most important reasons you or your family chose to live in Elkhart?
 - a. Proximity to work
 - b. Near friends and/or family
 - c. Cost of homes
 - d. Quality of school district
 - e. Small town feel
 - f. Low crime rate
 - g. Recreational opportunities
 - h. Quality of housing and neighborhoods
 - i. Family friendly
 - j. Raised here
 - k. N/A
 - l. Other (Please specify)
6. How would you rate the overall quality of life in Elkhart?
 - a. Excellent
 - b. Good
 - c. Fair
 - d. Poor
 - e. Not sure
7. Over the next five years, I expect the quality of life in Elkhart will:
 - a. Improve
 - b. Stay the same
 - c. Worsen
 - d. Other (Please specify)

8. Please indicate your level of agreement with the following statement, "The City of Elkhart should plan for and invest in future growth and development to expand the area, population, and economy of the community."
 - a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

HOUSING

9. What types of housing are needed most in Elkhart?
 - a. Entry-level single-family homes (<Median: \$121,900)
 - b. Mid-level single family homes (>Median: \$121,900)
 - c. Large estate single family homes
 - d. Townhomes
 - e. Apartments
 - f. Condominiums
 - g. Senior housing (Independent and assisted living)
 - h. Senior housing (Skilled nursing care)
10. Please indicate your level of agreement with the following statement, "The City of Elkhart needs more affordable entry-level single-family housing."
 - a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure
11. Please indicate your level of agreement with the following statement, "The City of Elkhart needs more multi-family housing options such as apartments, townhomes, condos, or senior housing."
 - a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure
12. What type of dwelling do you live in?
 - a. Single family detached home
 - b. Condominium, duplex, or townhome
 - c. Apartment
 - d. Rural estate or farm home
 - e. Mobile or modular home
 - f. Senior housing
13. Do you own or rent your home?
 - a. Own
 - b. Rent

14. What areas of Elkhart are well suited for future housing development? (Select all that apply)
- a. Northeast
 - b. Northwest
 - c. Eastern
 - d. Western
 - e. Southeast
 - f. Southwest

LAND USE

15. What type of land uses should future housing be located adjacent to?
- a. Existing Residential
 - b. Commercial
 - c. Mixed-Use
 - d. Public Facilities
 - e. Parks
 - f. Schools
 - g. Industrial
 - h. Other
16. In your opinion, what should the City have more of? (Select all that apply)
- a. Retail options
 - b. Office development and employment opportunities
 - c. Parks, recreation opportunities, and open space
 - d. Sidewalks and trails
 - e. Entertainment opportunities
 - f. Housing options
 - g. Bike lanes/routes
 - h. Preservation of natural resources
 - i. Options for healthcare
 - j. Industrial growth and development
 - k. Other (Please specify)

PARKS AND RECREATION

17. How important are parks, trails, and open space to Elkhart's overall quality of life?
- a. Very Important
 - b. Important
 - c. Indifferent
 - d. Somewhat Important
 - e. Not Important
18. How often do you or a member of your household typically visit a City of Elkhart park, trail, or open space area?
- a. A few times a year
 - b. Once a month
 - c. Once a week
 - d. A couple times a week
 - e. More than three times a week
 - f. We do not visit city parks

19. Why do you visit certain parks more often than others? (Select all that apply)
- a. Proximity to home/work
 - b. Type of equipment/facilities
 - c. Sidewalks/walkable access to the park
 - d. Availability of parking
 - e. Type of activities held
 - f. Other
20. What do you feel the City is lacking in terms of parks and recreation? (Select up to 3)
- a. Trails
 - b. Open space/multi-use areas
 - c. City recreation buildings or community centers
 - d. Outdoor sports fields (soccer, football, baseball, etc.)
 - e. Playgrounds
 - f. Neighborhood and/or community parks
 - g. Park shelters
 - h. Outdoor sports courts (tennis, basketball, etc.)
 - i. Swimming pools
 - j. Outdoor events
 - k. Recreation and education programs
 - l. Other

COMMUNITY FACILITIES & CHARACTER

21. Please indicate your level of agreement with the statement "Current park and recreational facilities in the City meet your needs."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure
22. What community facilities would you like to see/feel Elkhart is lacking?
23. Please indicate your level of agreement with the statement "Current public facilities, such as City Hall, the Community Center, etc. meet your needs."
- a. Strongly agree
 - b. Agree
 - c. Disagree
 - d. Strongly disagree
 - e. Not sure

TRANSPORTATION

24. Does the current transportation network meet your needs?
- a. Yes
 - b. No
25. Do the existing sidewalks and trails adequately serve the community?
- a. Yes
 - b. No

26. How beneficial would it be for Elkhart to connect to regional trail systems such as the Neal Smith Trail?
- Very beneficial
 - Somewhat beneficial
 - Not beneficial
27. Do you feel that the properties located south of the Highway are disconnected from the rest of the community?
- Yes
 - No
28. If you answered yes to the previous question, how do you feel this could be improved?
29. What landmarks or physical elements do you consider to be unique to Elkhart?

ECONOMIC DEVELOPMENT

30. Which of the following best describes your current place of employment?
- Employed outside the home
 - Self-employed or work from home
 - Student
 - Retired
 - Unemployed
31. If employed outside the home, where is your place of employment located?
- In Elkhart
 - In Ankeny
 - In Ames
 - In other parts of the Des Moines Metro Area
 - Other (Please specify)
32. In your opinion, how would you describe the availability of employment opportunities in Elkhart?
- Plentiful
 - Adequate
 - Lacking
 - Not sure
33. Please indicate your level of agreement with the statement "Current retail, commercial, and restaurants in the City meet your needs."
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree
 - Not sure

34. In your opinion, how would you describe the availability of places to shop in Elkhart?
- Plentiful
 - Adequate
 - Lacking
 - Not sure
35. How often do you leave Elkhart to shop?
- Never
 - Daily
 - Weekly
 - Monthly
 - At least once per year
36. How often do you leave Elkhart to dine out?
- Never
 - Daily
 - Weekly
 - Monthly
 - At least once per year
37. Please indicate your level of agreement with the following statement, "Elkhart is a good place to start a business."
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree
 - Not sure
38. Please indicate your level of agreement with the following statement, "Development of homes or businesses should be limited in environmentally sensitive areas."
- Strongly agree
 - Agree
 - Disagree
 - Strongly disagree
 - Not sure

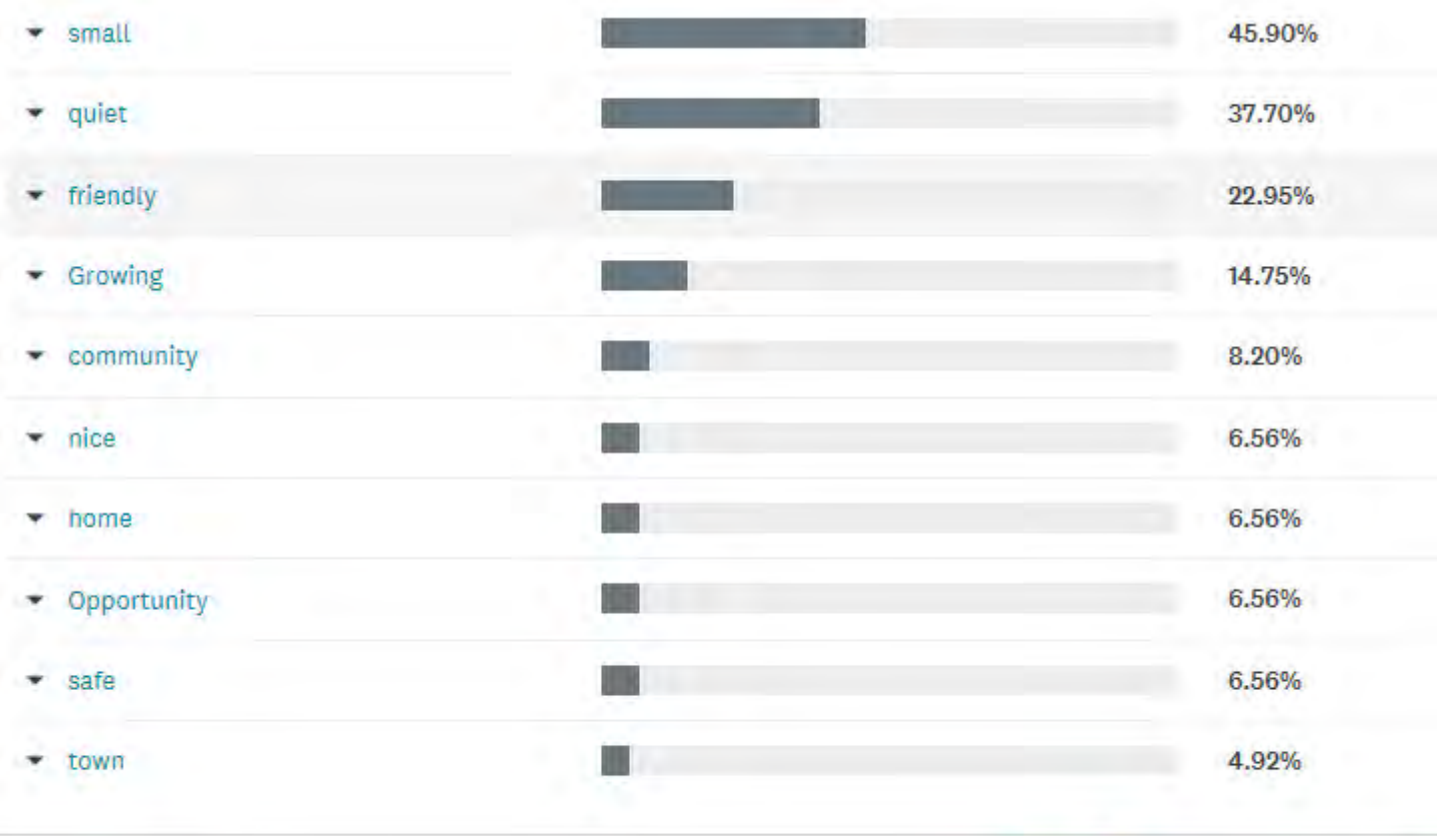
PUBLIC ENGAGEMENT

39. The comprehensive planning process will include a public workshop(s). Please indicate your level of interest in attending a workshop to discuss the elements of the plan:
- Very interested
 - Somewhat interested
 - Not sure
 - Not interested
40. Additional comments or questions?

B.1 APPENDIX B ONLINE SURVEY RESULTS

Q1 What are three words you would use to describe Elkhart?

Answered: 61 Skipped: 4

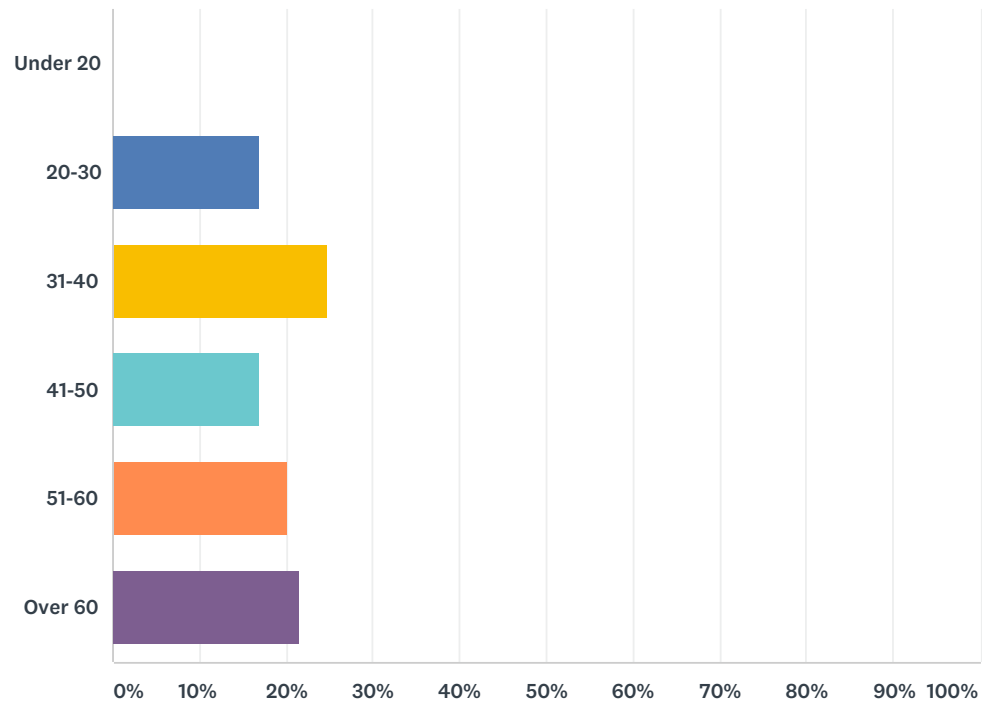


Showing 14 words

NEW! Combined words (0)

Q2 What is your age group?

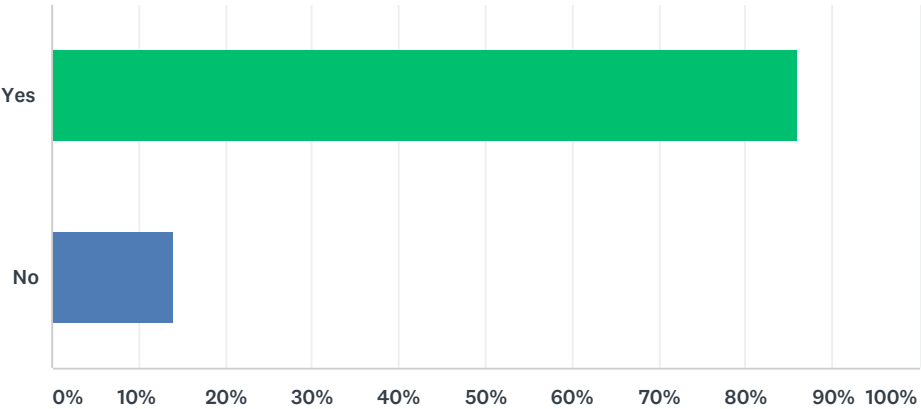
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 20	0.00%	0
20-30	16.92%	11
31-40	24.62%	16
41-50	16.92%	11
51-60	20.00%	13
Over 60	21.54%	14
TOTAL		65

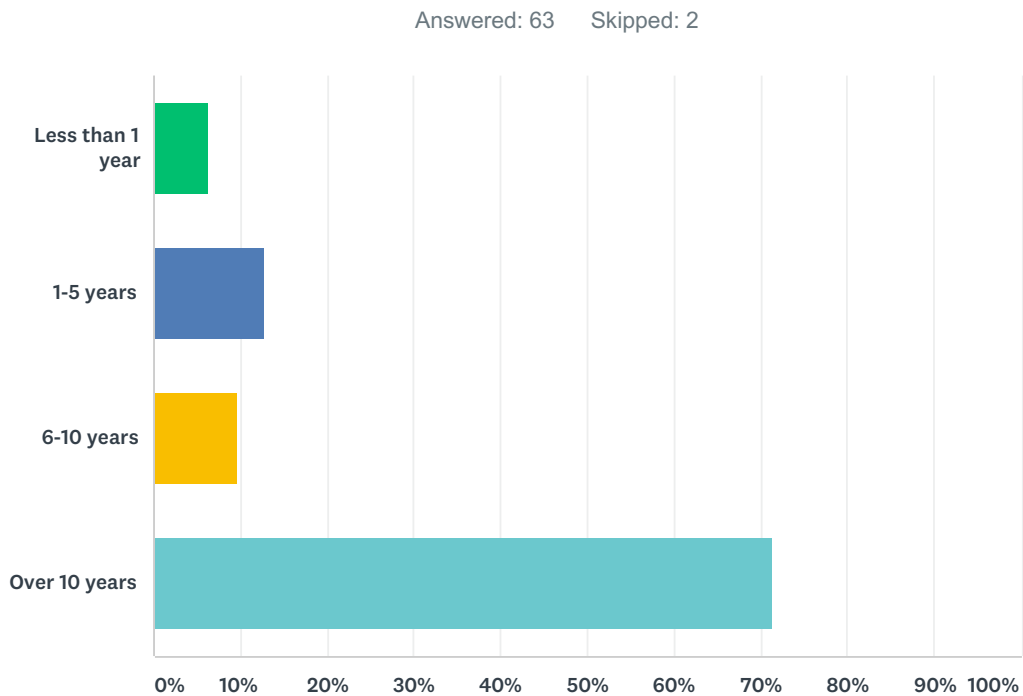
Q3 Do you live in Elkhart?

Answered: 64 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		85.94%	55
No		14.06%	9
TOTAL			64

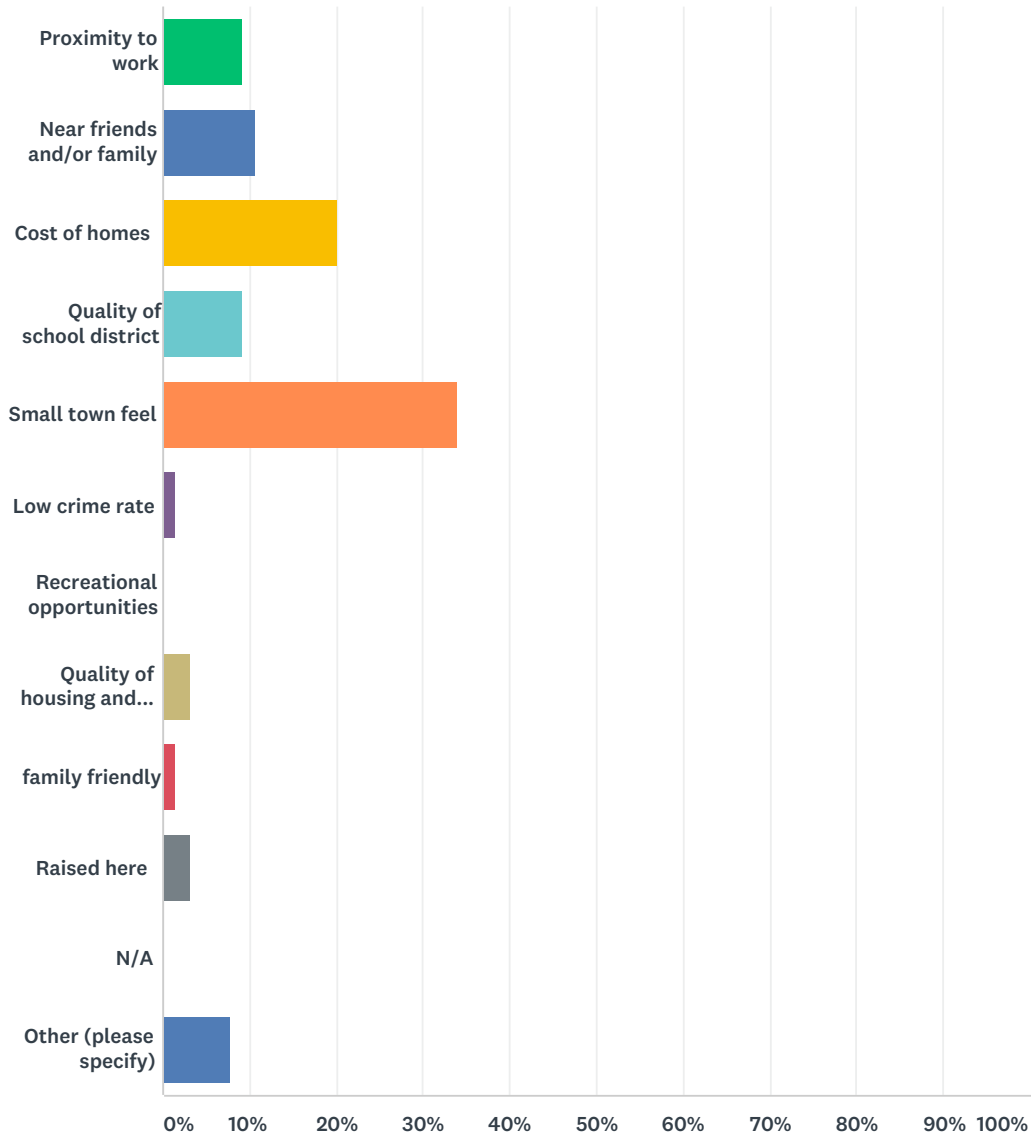
Q4 If you answered yes to question 3, how long have you lived in Polk County?



ANSWER CHOICES	RESPONSES	
Less than 1 year	6.35%	4
1-5 years	12.70%	8
6-10 years	9.52%	6
Over 10 years	71.43%	45
TOTAL		63

Q5 What is the most important reason you or your family chose to live in Elkhart?

Answered: 65 Skipped: 0

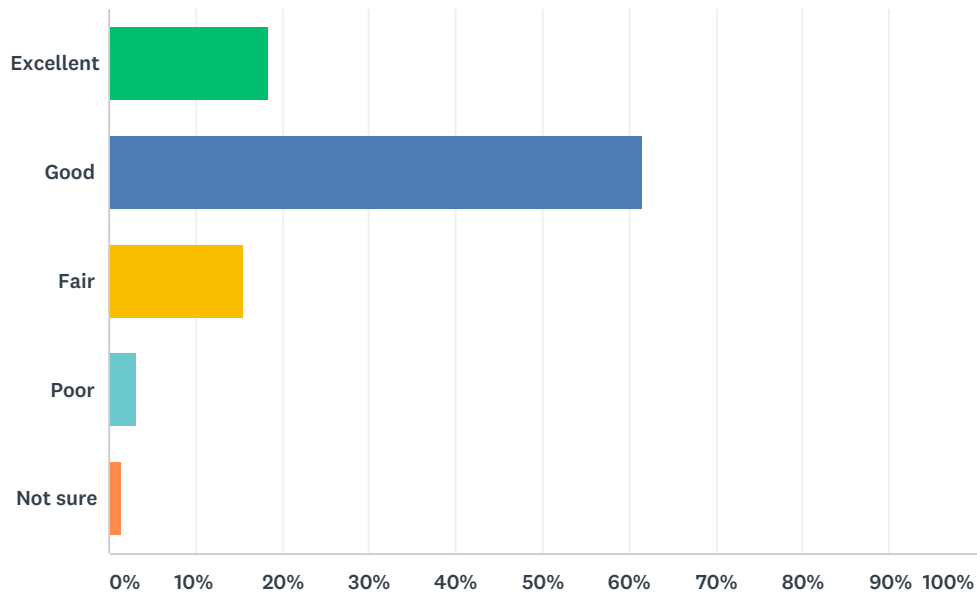


ANSWER CHOICES	RESPONSES	
Proximity to work	9.23%	6
Near friends and/or family	10.77%	7
Cost of homes	20.00%	13
Quality of school district	9.23%	6
Small town feel	33.85%	22
Low crime rate	1.54%	1

Quality of housing and neighborhoods	3.08%	2
family friendly	1.54%	1
Raised here	3.08%	2
N/A	0.00%	0
Other (please specify)	7.69%	5
TOTAL		65

Q6 How would you rate the overall quality of life in Elkhart?

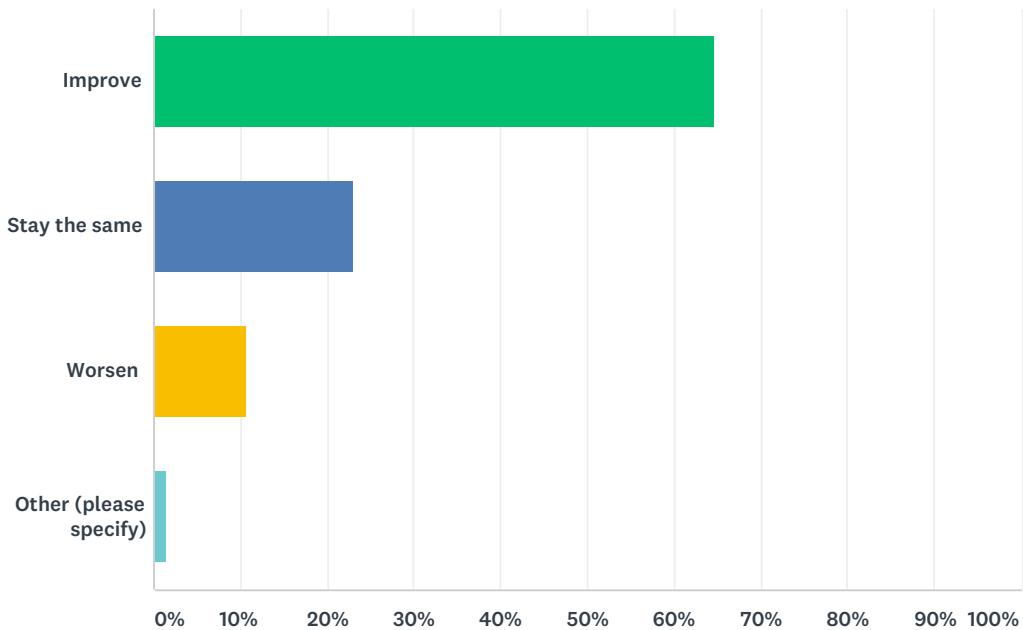
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Excellent		18.46%	12
Good		61.54%	40
Fair		15.38%	10
Poor		3.08%	2
Not sure		1.54%	1
TOTAL			65

Q7 Over the next five years, I expect the quality of life in Elkhart will:

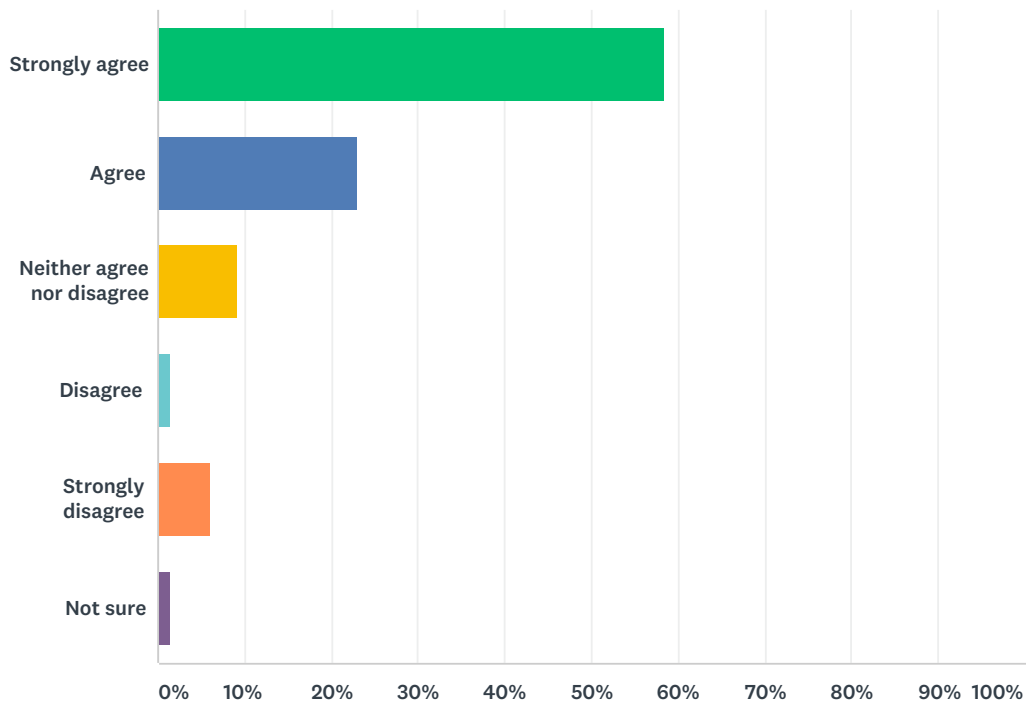
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Improve		64.62%	42
Stay the same		23.08%	15
Worsen		10.77%	7
Other (please specify)		1.54%	1
TOTAL			65

Q8 Please indicate your level of agreement with the following statement, "The City of Elkhart should plan for and invest in future growth and development to expand the area, population, and economy of the community."

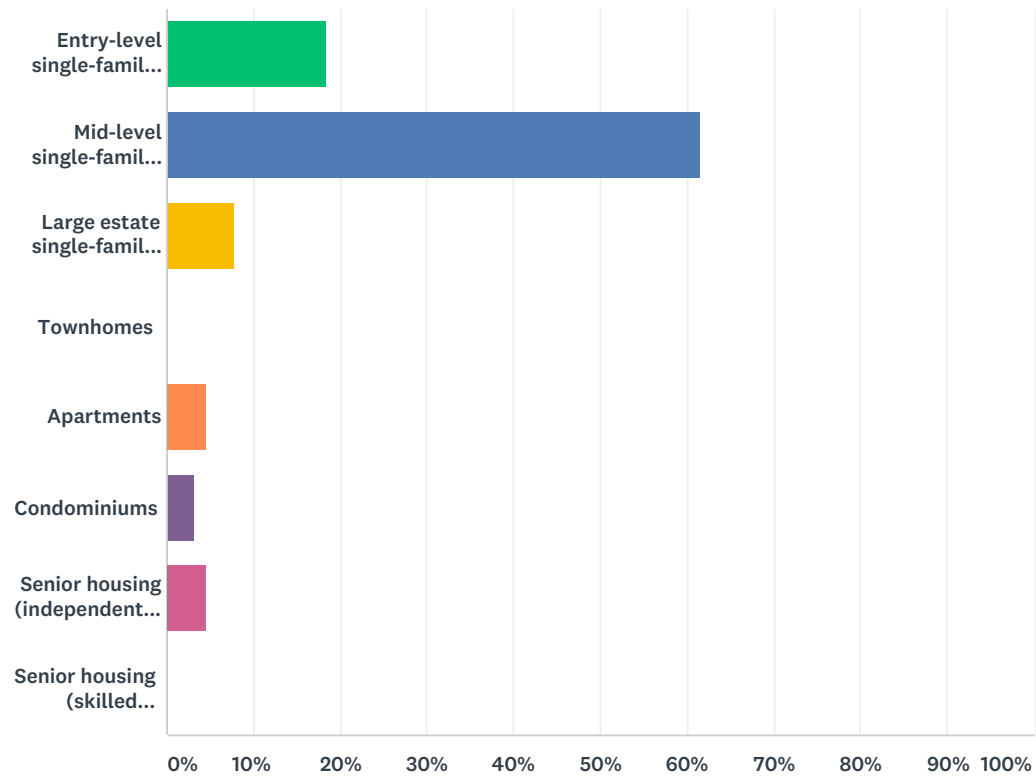
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	58.46%	38
Agree	23.08%	15
Neither agree nor disagree	9.23%	6
Disagree	1.54%	1
Strongly disagree	6.15%	4
Not sure	1.54%	1
TOTAL		65

Q9 What types of housing are needed most in Elkhart?

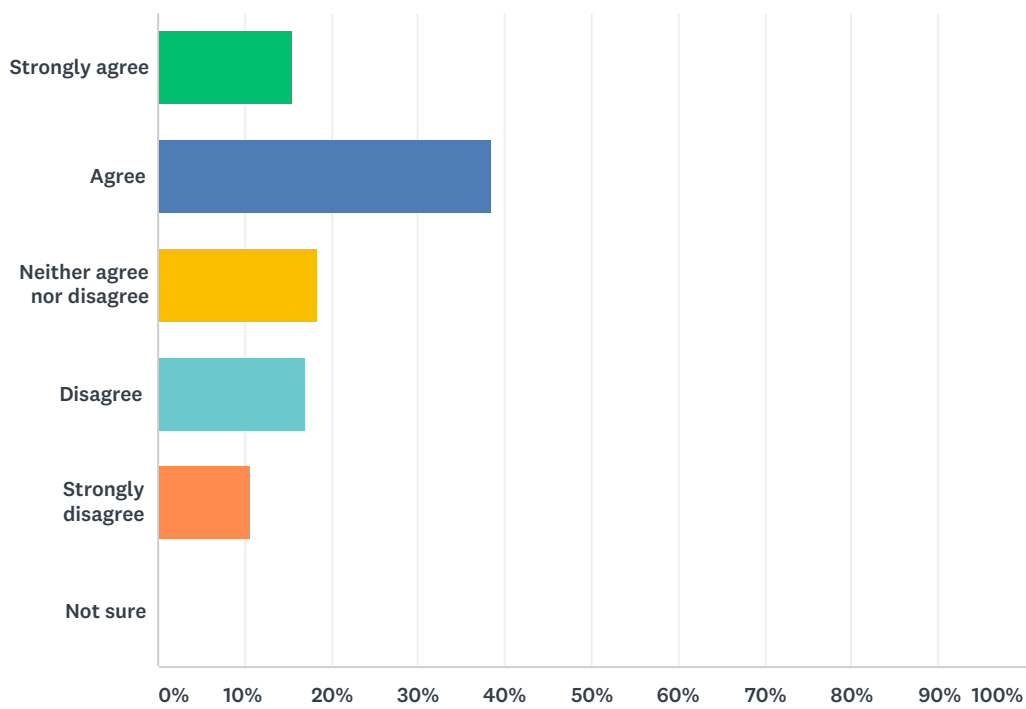
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Entry-level single-family homes (<Median = \$121,900)	18.46%	12
Mid-level single-family homes (>Median = \$121,900)	61.54%	40
Large estate single-family homes	7.69%	5
Townhomes	0.00%	0
Apartments	4.62%	3
Condominiums	3.08%	2
Senior housing (independent and assisted living)	4.62%	3
Senior housing (skilled nursing care)	0.00%	0
TOTAL		65

Q10 Please indicate your level of agreement with the following statement, "The City of Elkhart needs more affordable entry-level single-family housing."

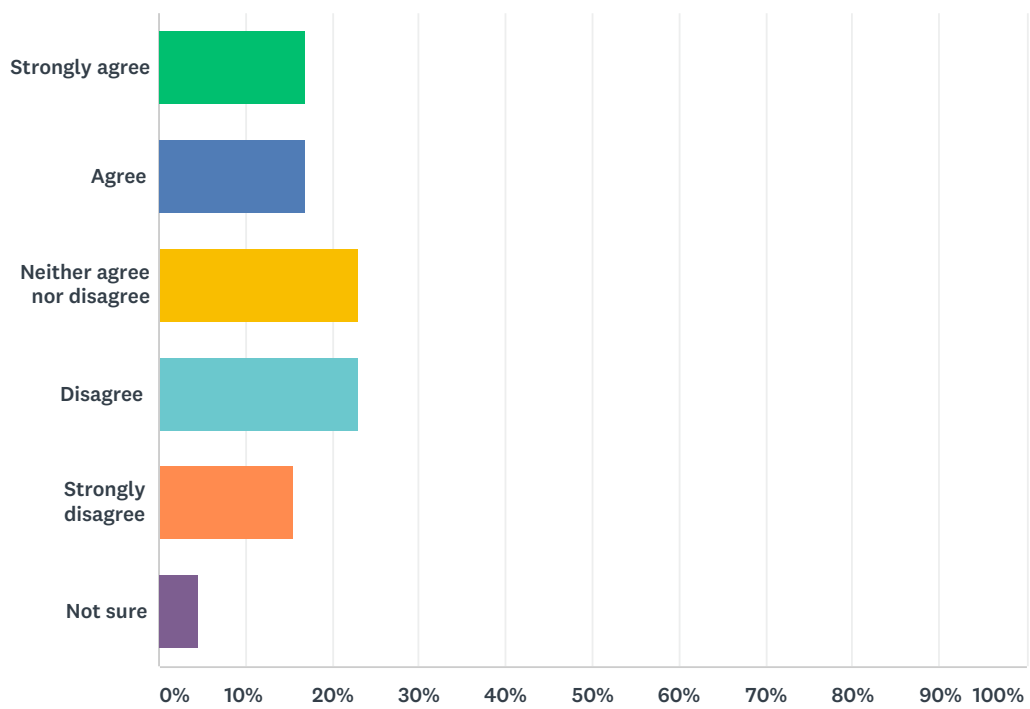
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Strongly agree		15.38%	10
Agree		38.46%	25
Neither agree nor disagree		18.46%	12
Disagree		16.92%	11
Strongly disagree		10.77%	7
Not sure		0.00%	0
TOTAL			65

Q11 Please indicate your level of agreement with the following statement,
"The City of Elkhart needs more multi-family housing options such as
apartments, townhomes, condos, or senior housing."

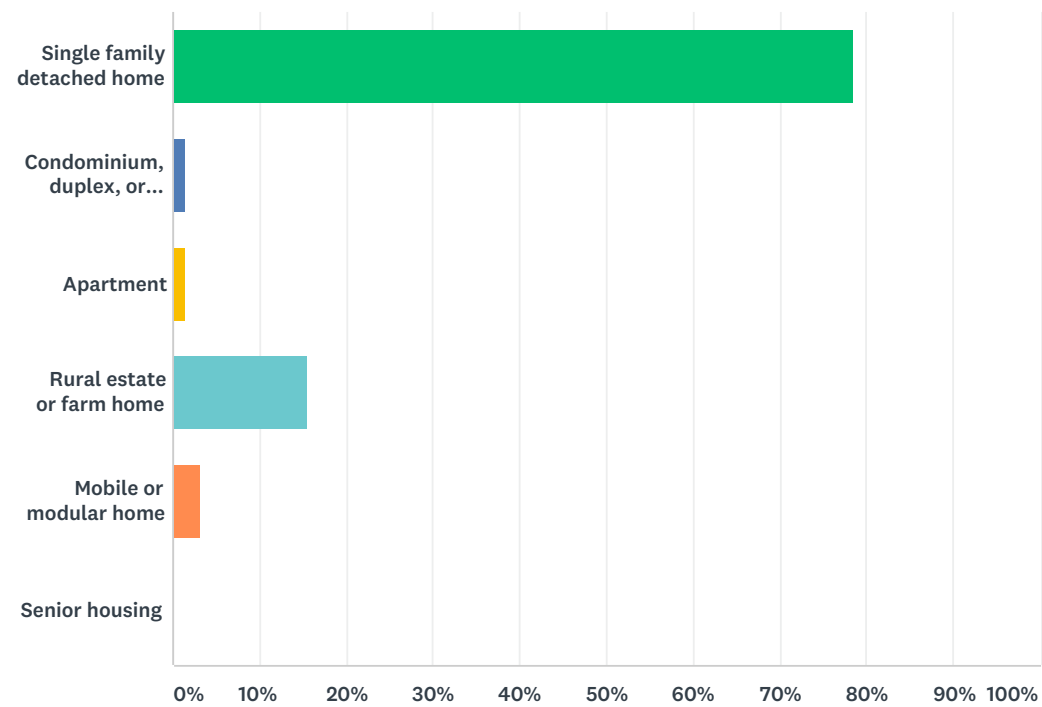
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Strongly agree		16.92%	11
Agree		16.92%	11
Neither agree nor disagree		23.08%	15
Disagree		23.08%	15
Strongly disagree		15.38%	10
Not sure		4.62%	3
TOTAL			65

Q12 What type of dwelling do you live in?

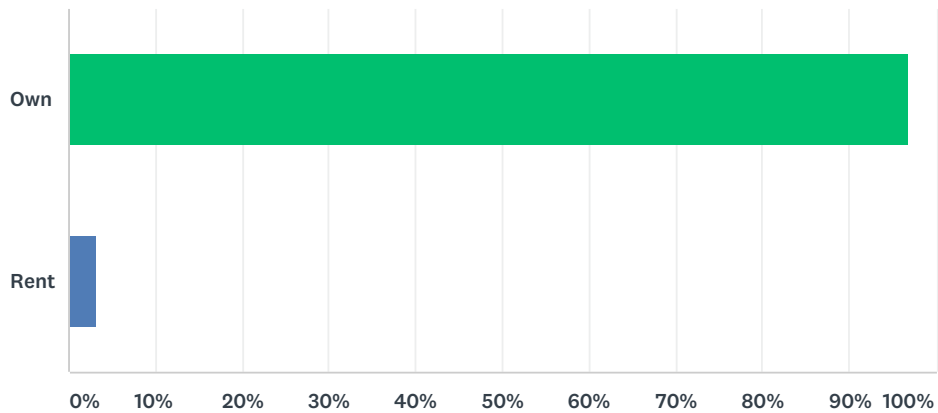
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family detached home	78.46%	51
Condominium, duplex, or townhome	1.54%	1
Apartment	1.54%	1
Rural estate or farm home	15.38%	10
Mobile or modular home	3.08%	2
Senior housing	0.00%	0
TOTAL		65

Q13 Do you own or rent your home?

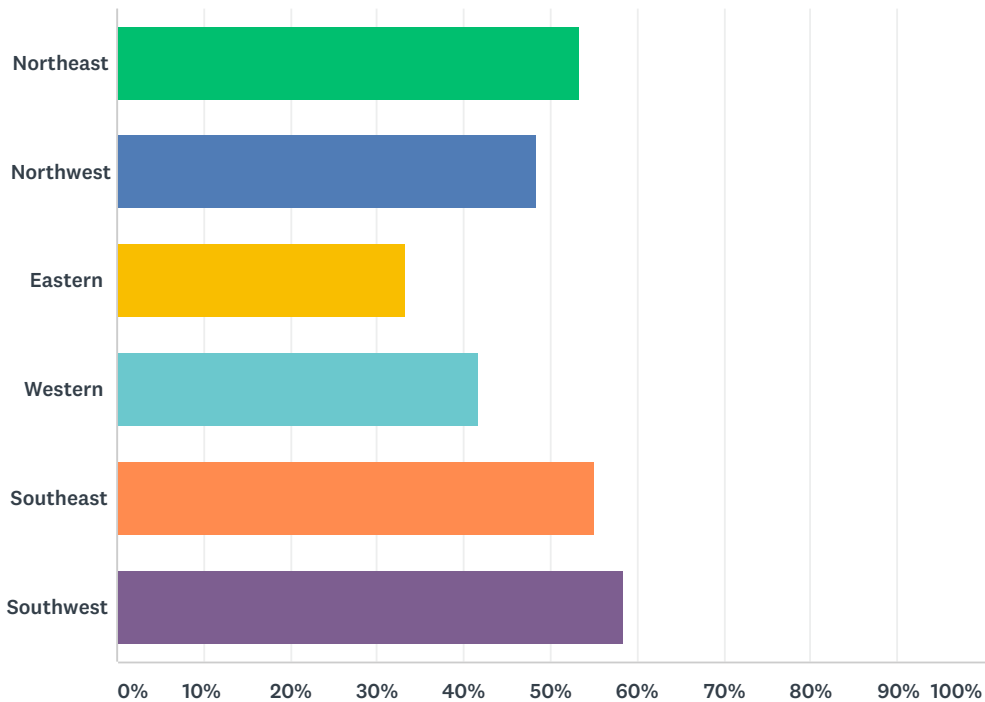
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Own		96.92%	63
Rent		3.08%	2
TOTAL			65

Q14 What areas of Elkhart are well suited for future housing development? (Select all that apply)

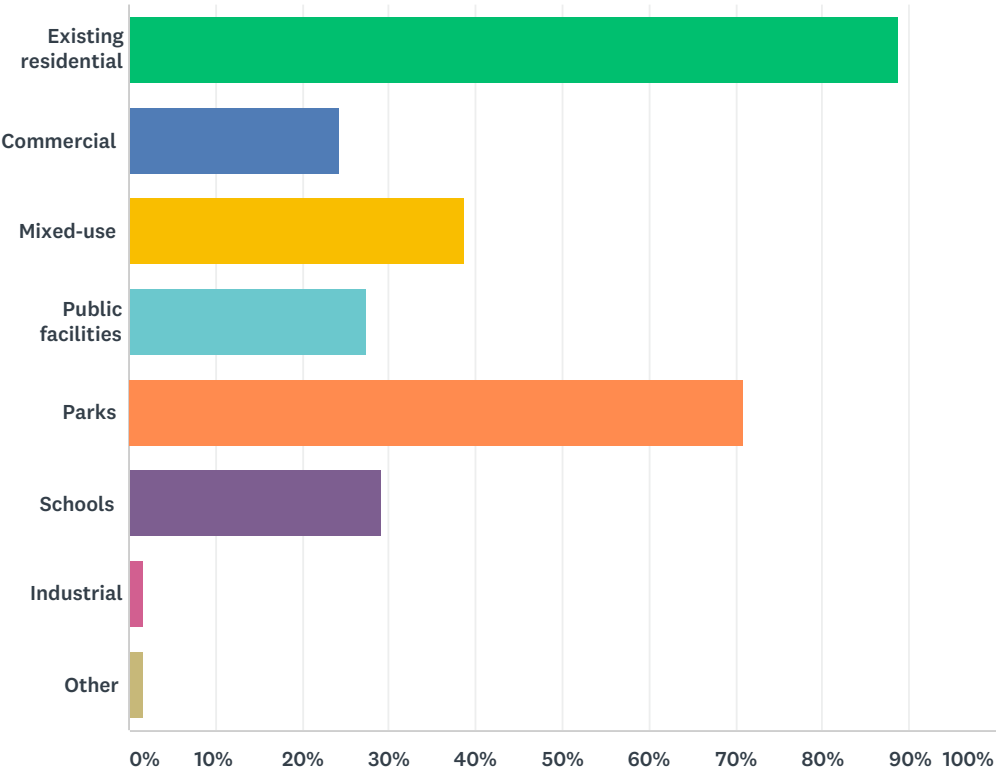
Answered: 60 Skipped: 5



ANSWER CHOICES	RESPONSES	
Northeast	53.33%	32
Northwest	48.33%	29
Eastern	33.33%	20
Western	41.67%	25
Southeast	55.00%	33
Southwest	58.33%	35
Total Respondents: 60		

Q15 What types of land uses should future housing be located adjacent to? (Select all that apply)

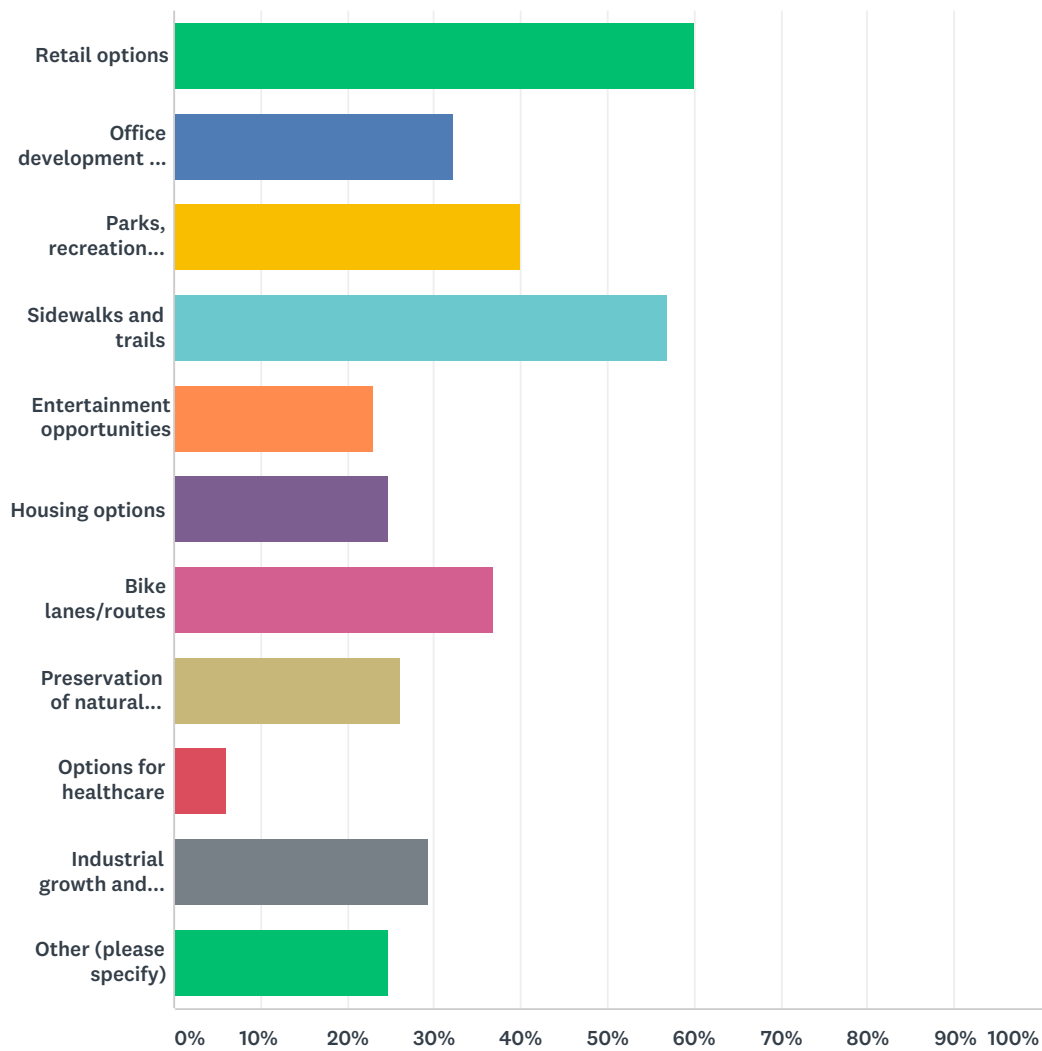
Answered: 62 Skipped: 3



ANSWER CHOICES	RESPONSES	
Existing residential	88.71%	55
Commercial	24.19%	15
Mixed-use	38.71%	24
Public facilities	27.42%	17
Parks	70.97%	44
Schools	29.03%	18
Industrial	1.61%	1
Other	1.61%	1
Total Respondents: 62		

Q16 In your opinion, what should the City have more of? (Select all that apply)

Answered: 65 Skipped: 0

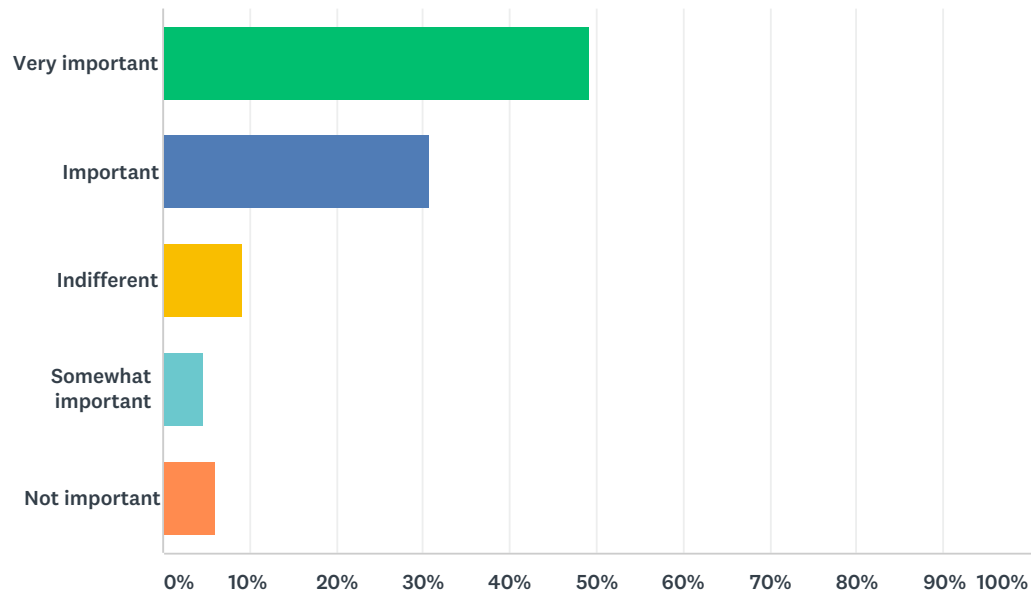


ANSWER CHOICES	RESPONSES	
Retail options	60.00%	39
Office development and employment opportunities	32.31%	21
Parks, recreation opportunities, and open space	40.00%	26
Sidewalks and trails	56.92%	37
Entertainment opportunities	23.08%	15
Housing options	24.62%	16
Bike lanes/routes	36.92%	24
Preservation of natural resources	26.15%	17

Industrial growth and development	29.23%	19
Other (please specify)	24.62%	16
Total Respondents: 65		

Q17 How important are parks, trails, and open space to Elkhart's overall quality of life?

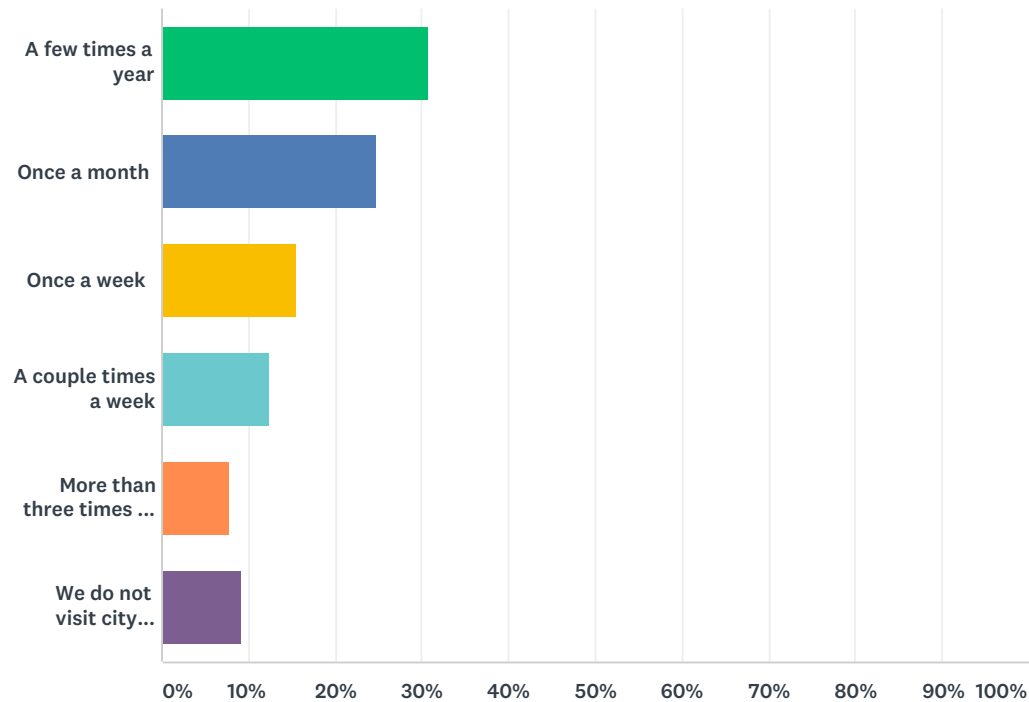
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very important	49.23%	32
Important	30.77%	20
Indifferent	9.23%	6
Somewhat important	4.62%	3
Not important	6.15%	4
TOTAL		65

Q18 How often do you or a member of your household typically visit a City of Elkhart park, trail, or open space area?

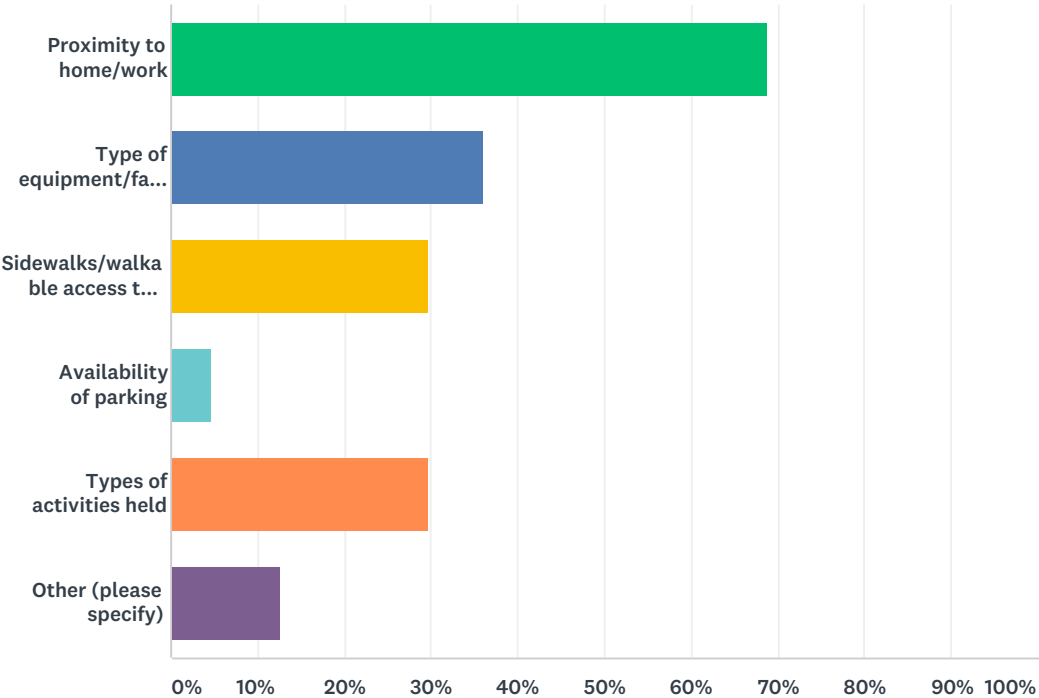
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
A few times a year	30.77%	20
Once a month	24.62%	16
Once a week	15.38%	10
A couple times a week	12.31%	8
More than three times a week	7.69%	5
We do not visit city parks	9.23%	6
TOTAL		65

Q19 Why do you visit certain parks more often than others? (Select all that apply)

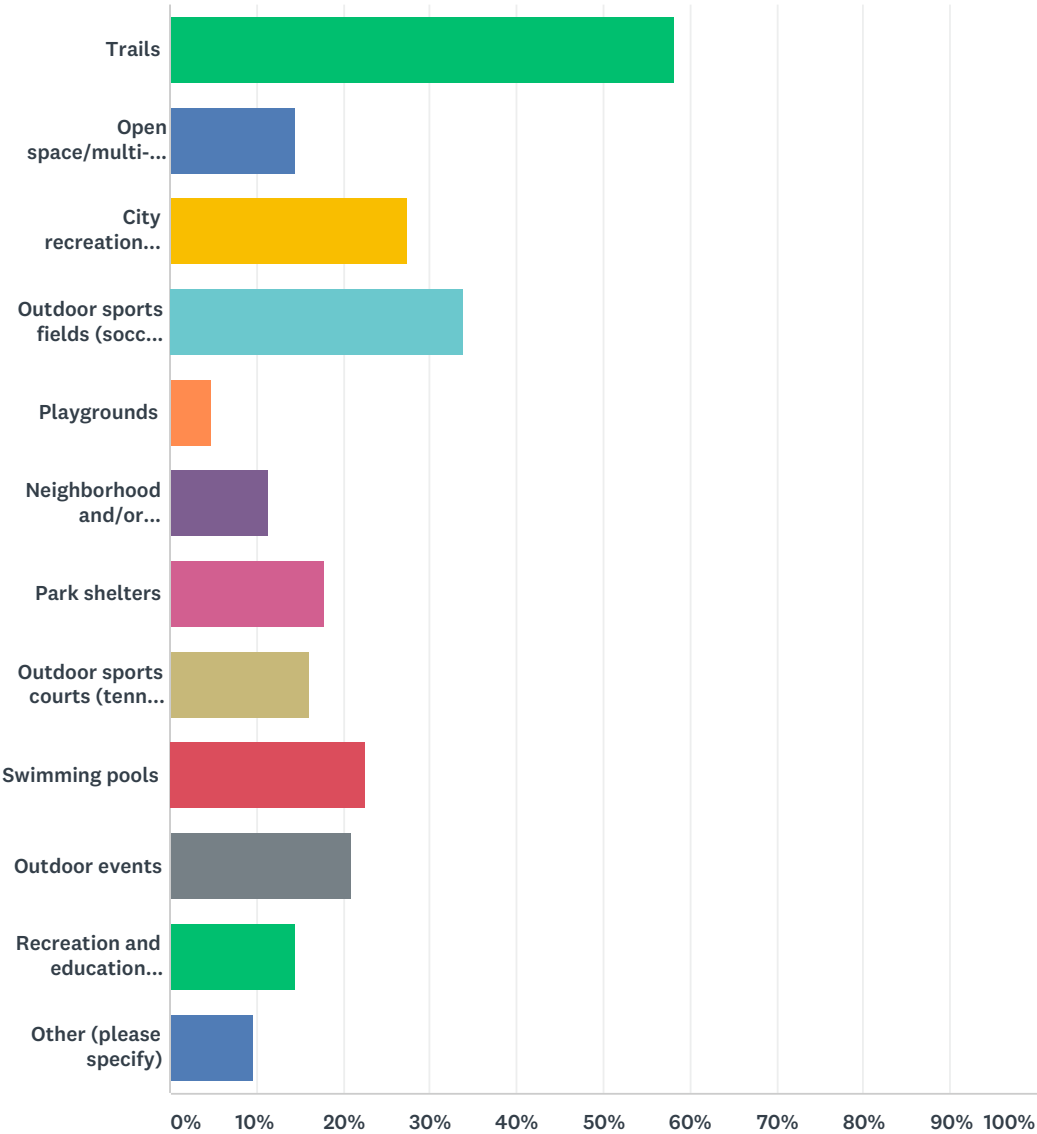
Answered: 64 Skipped: 1



ANSWER CHOICES	RESPONSES	
Proximity to home/work	68.75%	44
Type of equipment/facilities	35.94%	23
Sidewalks/walkable access to the park	29.69%	19
Availability of parking	4.69%	3
Types of activities held	29.69%	19
Other (please specify)	12.50%	8
Total Respondents: 64		

Q20 What do you feel the City is lacking in terms of parks and recreation?
(Select up to 3)

Answered: 62 Skipped: 3

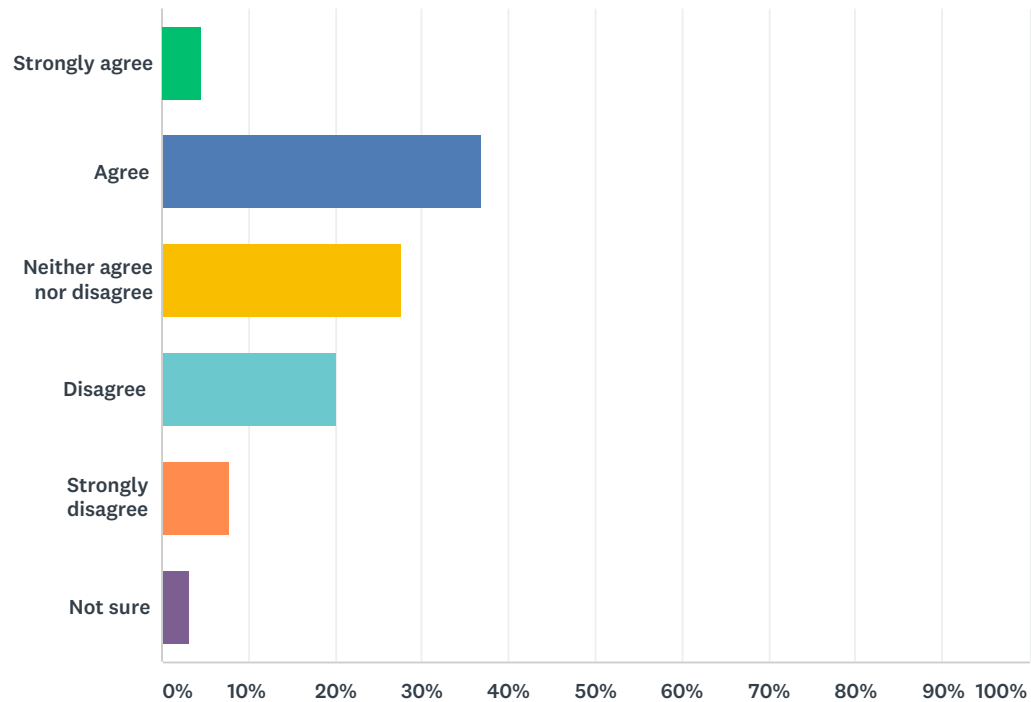


ANSWER CHOICES	RESPONSES	
Trails	58.06%	36
Open space/multi-use areas	14.52%	9
City recreation buildings or community centers	27.42%	17
Outdoor sports fields (soccer, football, baseball, etc.)	33.87%	21
Playgrounds	4.84%	3
Neighborhood and/or community parks	11.29%	7

Outdoor sports courts (tennis, basketball, etc.)	16.13%	10
Swimming pools	22.58%	14
Outdoor events	20.97%	13
Recreation and education programs	14.52%	9
Other (please specify)	9.68%	6
Total Respondents: 62		

Q21 Please indicate your level of agreement with the statement "Current park and recreation facilities in the City meet your needs."

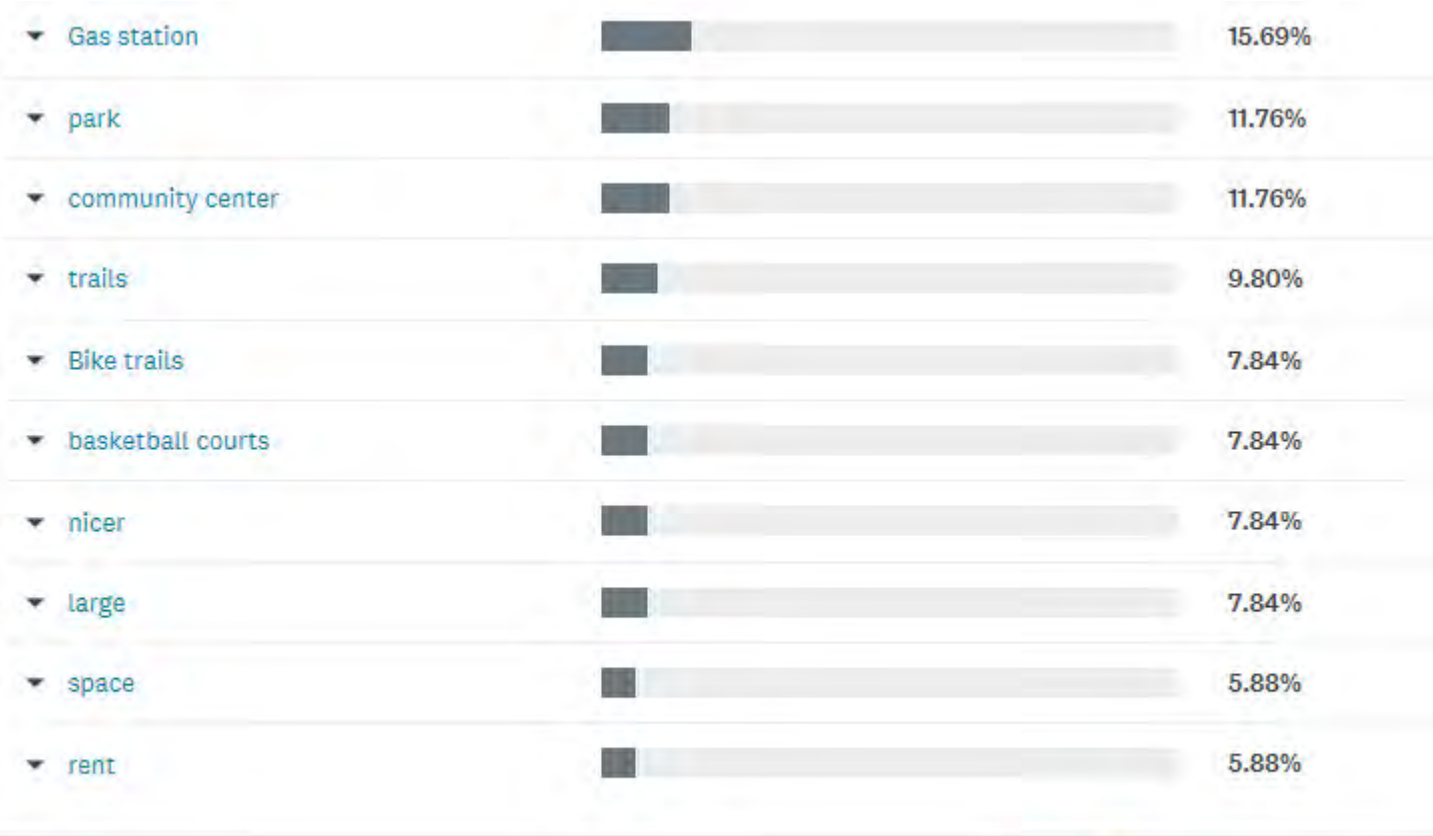
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	4.62%	3
Agree	36.92%	24
Neither agree nor disagree	27.69%	18
Disagree	20.00%	13
Strongly disagree	7.69%	5
Not sure	3.08%	2
TOTAL		65

Q22 What community facilities would you like to see/feel Elkhart is lacking?

Answered: 51 Skipped: 14

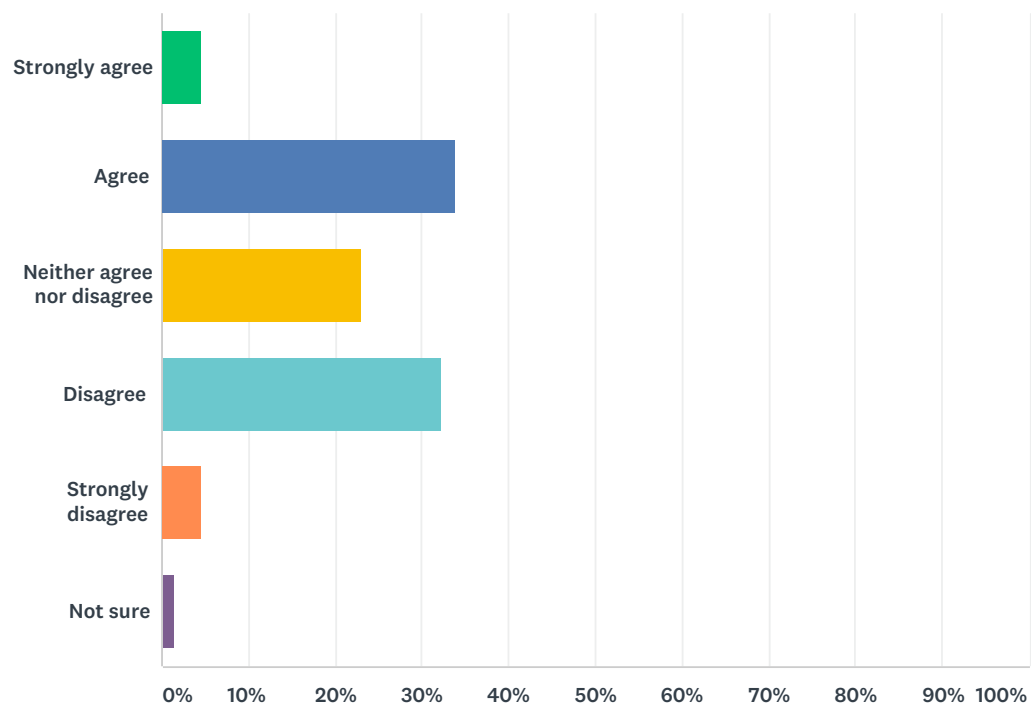


Showing 13 words

NEW! Combined words (0)

Q23 Please indicate your level of agreement with the statement "Current public facilities, such as City Hall, the Community Center, etc. meet your needs."

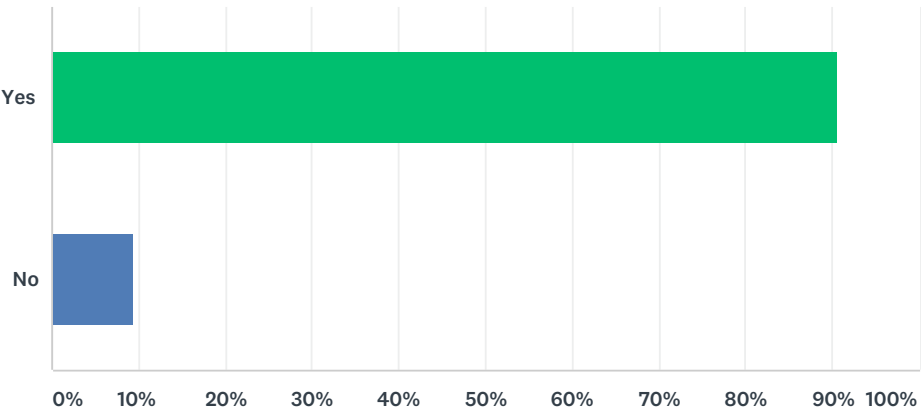
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	4.62%	3
Agree	33.85%	22
Neither agree nor disagree	23.08%	15
Disagree	32.31%	21
Strongly disagree	4.62%	3
Not sure	1.54%	1
TOTAL		65

Q24 Does the current transportation network meet your needs?

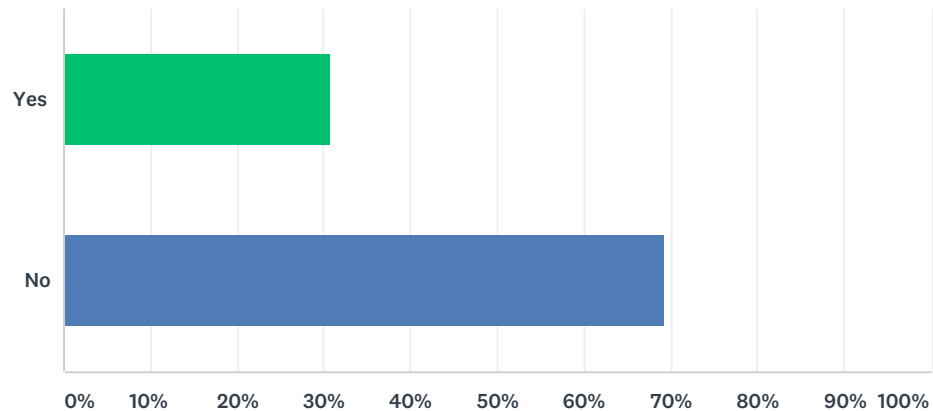
Answered: 64 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		90.63%	58
No		9.38%	6
TOTAL			64

Q25 Do the existing sidewalks and trails adequately serve the community?

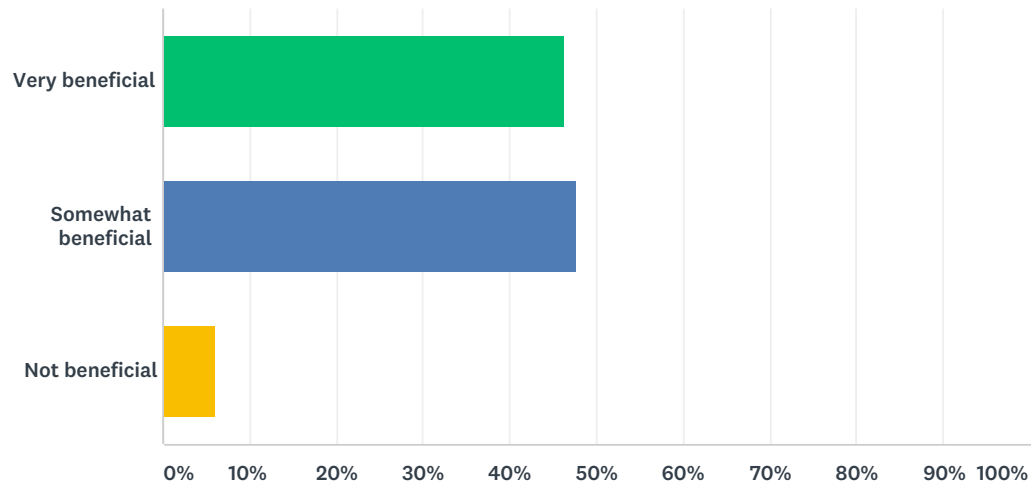
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	30.77%	20
No	69.23%	45
TOTAL		65

Q26 How beneficial would it be for Elkhart to connect to regional trails such as the Neal Smith Trail?

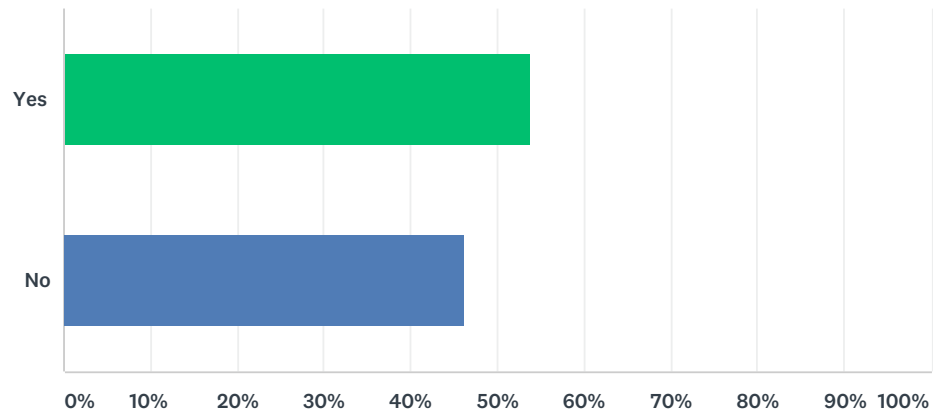
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Very beneficial		46.15%	30
Somewhat beneficial		47.69%	31
Not beneficial		6.15%	4
TOTAL			65

Q27 Do you feel that the properties located south of the Highway are disconnected from the rest of the community?

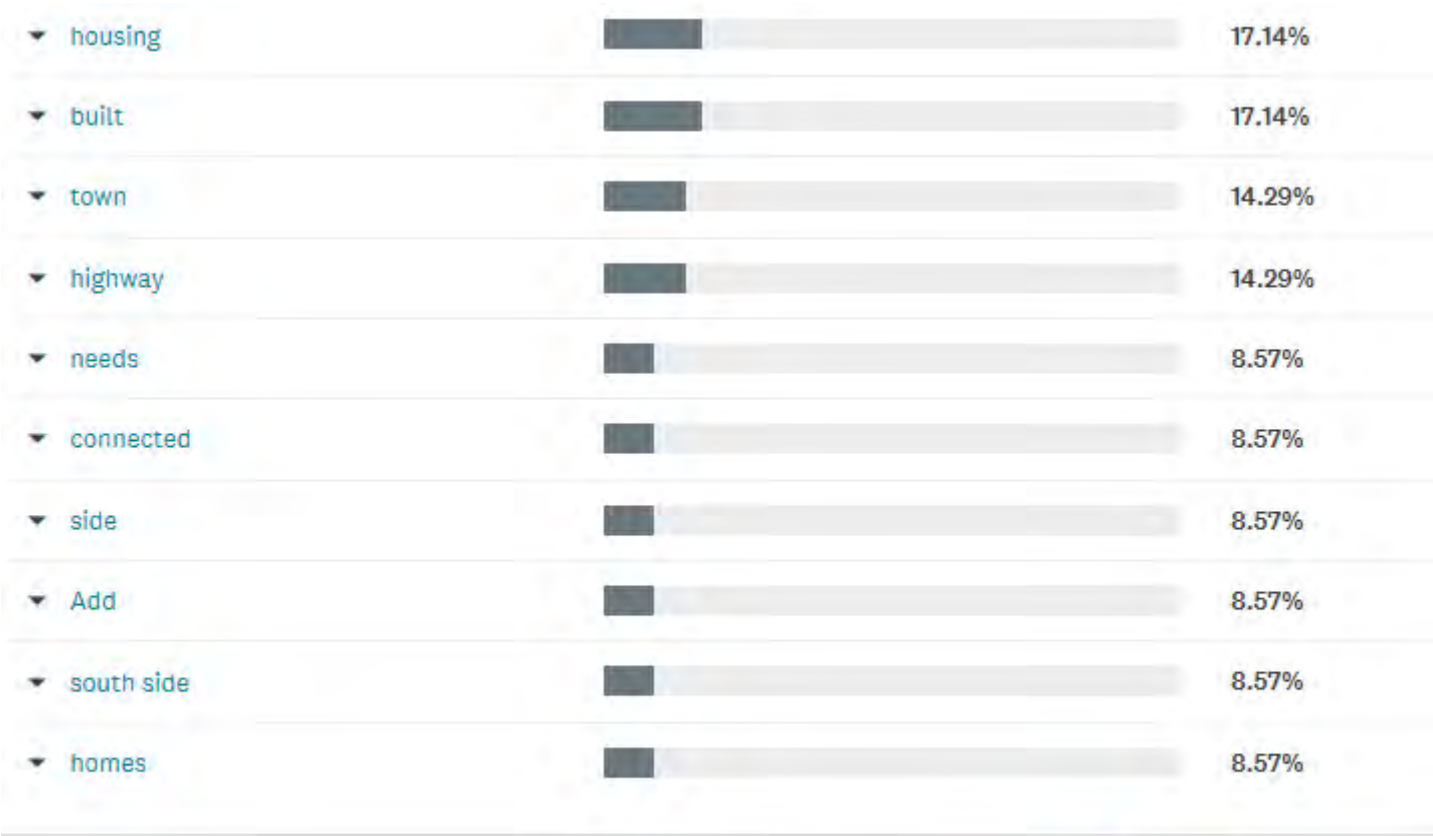
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	53.85%	35
No	46.15%	30
TOTAL		65

Q28 If you answered yes to the previous question, how do you feel this could be improved?

Answered: 35 Skipped: 30

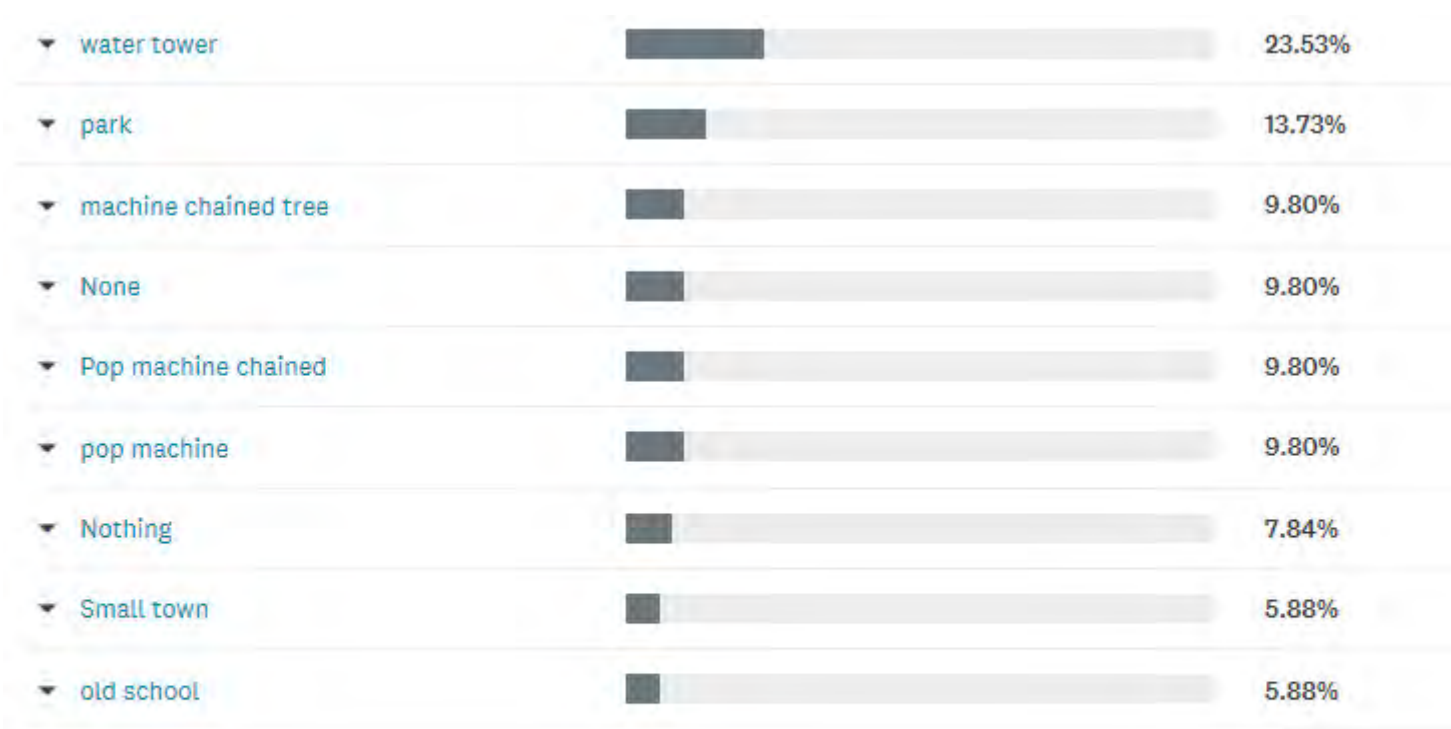


Showing 11 words

NEW! Combined words (0)

Q29 What landmarks or physical elements do you consider to be unique to Elkhart?

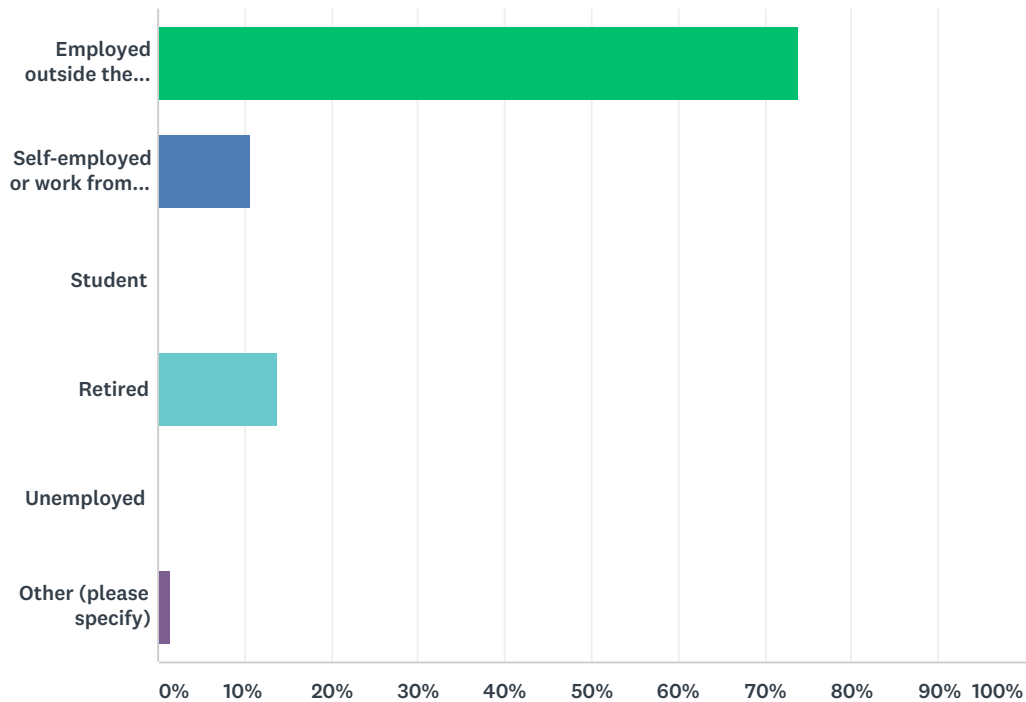
Answered: 51 Skipped: 14



Showing 9 words NEW! Combined words (0)

Q30 Which of the following best describes your current place of employment?

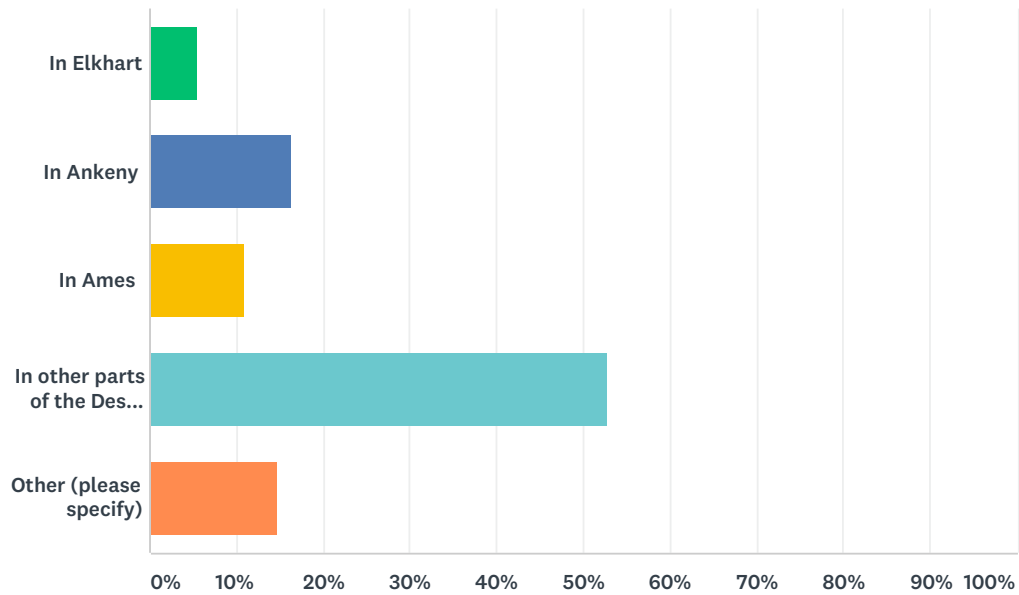
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Employed outside the home	73.85%	48
Self-employed or work from home	10.77%	7
Student	0.00%	0
Retired	13.85%	9
Unemployed	0.00%	0
Other (please specify)	1.54%	1
TOTAL		65

Q31 If employed outside the home, where is your place of employment located?

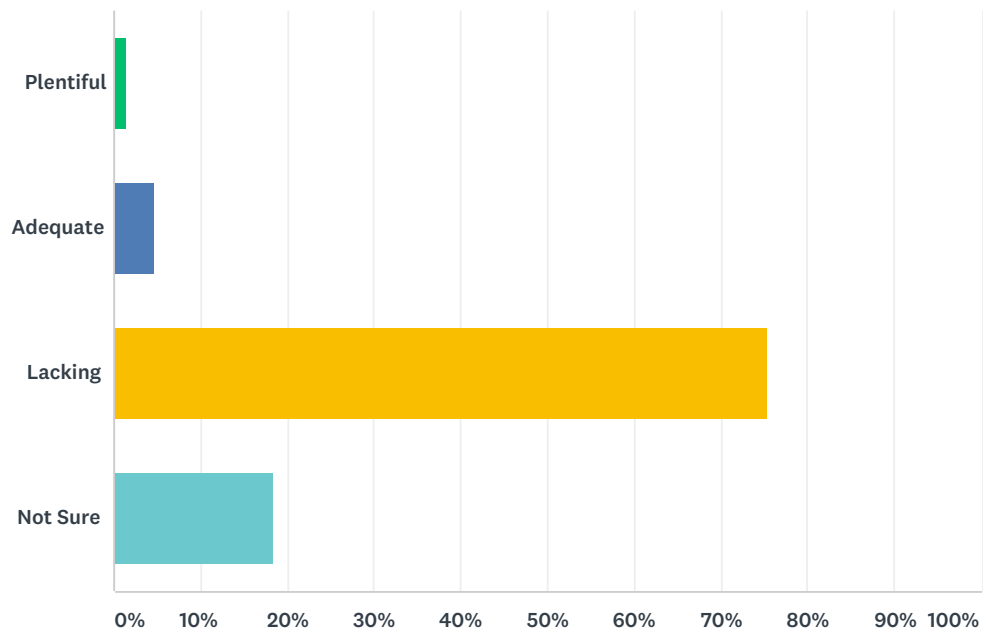
Answered: 55 Skipped: 10



ANSWER CHOICES		RESPONSES	
In Elkhart		5.45%	3
In Ankeny		16.36%	9
In Ames		10.91%	6
In other parts of the Des Moines Metro Area		52.73%	29
Other (please specify)		14.55%	8
TOTAL			55

Q32 In your opinion, how would you describe the availability of employment opportunities in Elkhart?

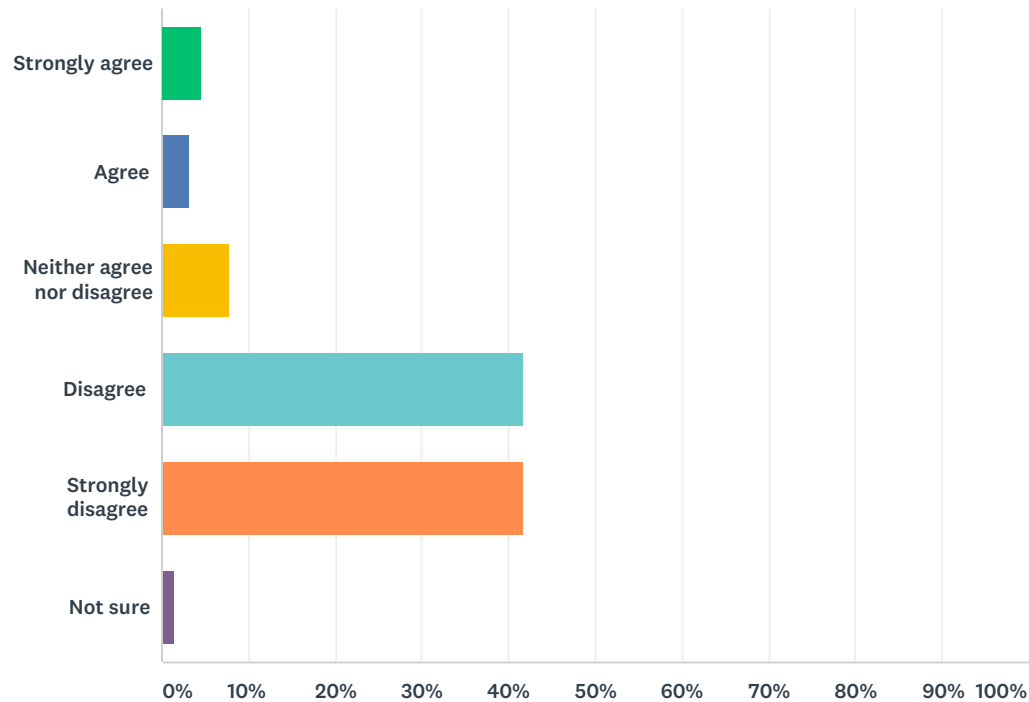
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Plentiful	1.54%	1
Adequate	4.62%	3
Lacking	75.38%	49
Not Sure	18.46%	12
TOTAL		65

Q33 Please indicate your level of agreement with the statement "Current retail, commercial, and restaurants in the City meet your needs."

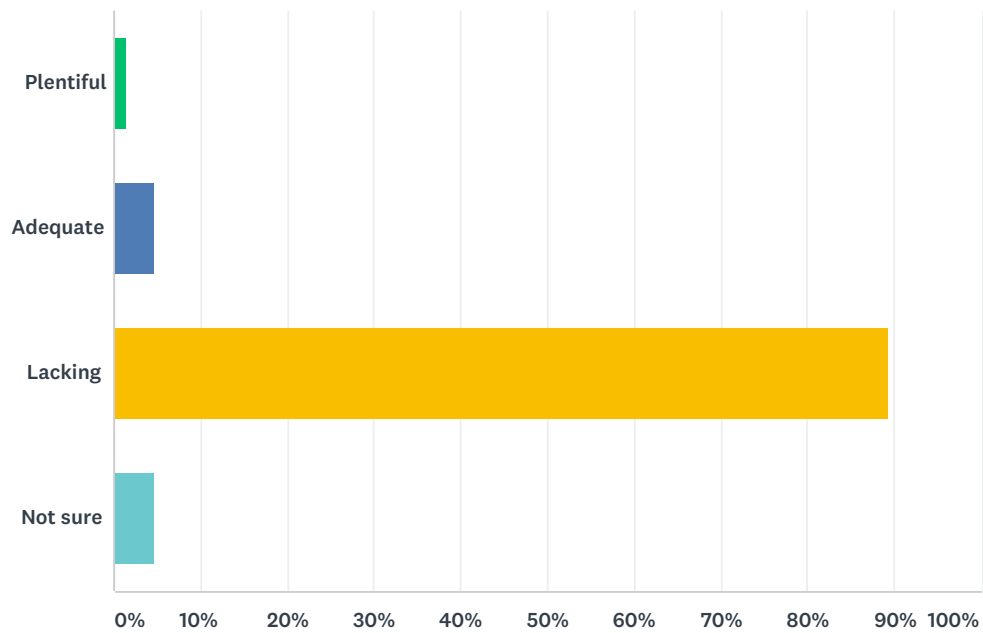
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	4.62%	3
Agree	3.08%	2
Neither agree nor disagree	7.69%	5
Disagree	41.54%	27
Strongly disagree	41.54%	27
Not sure	1.54%	1
TOTAL		65

Q34 In your opinion, how would you describe the availability of places to shop in Elkhart?

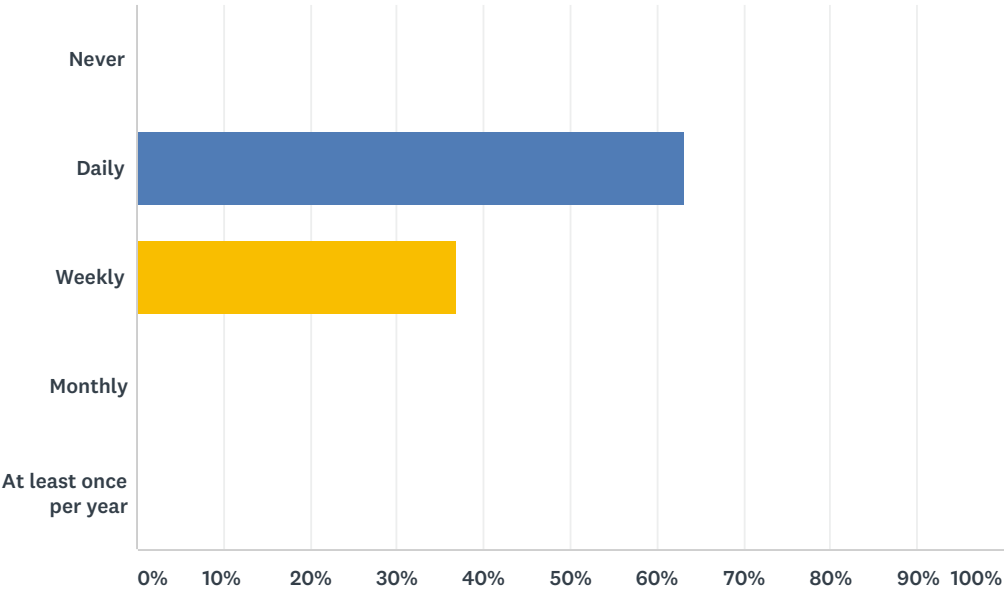
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Plentiful	1.54%	1
Adequate	4.62%	3
Lacking	89.23%	58
Not sure	4.62%	3
TOTAL		65

Q35 How often do you leave Elkhart to shop?

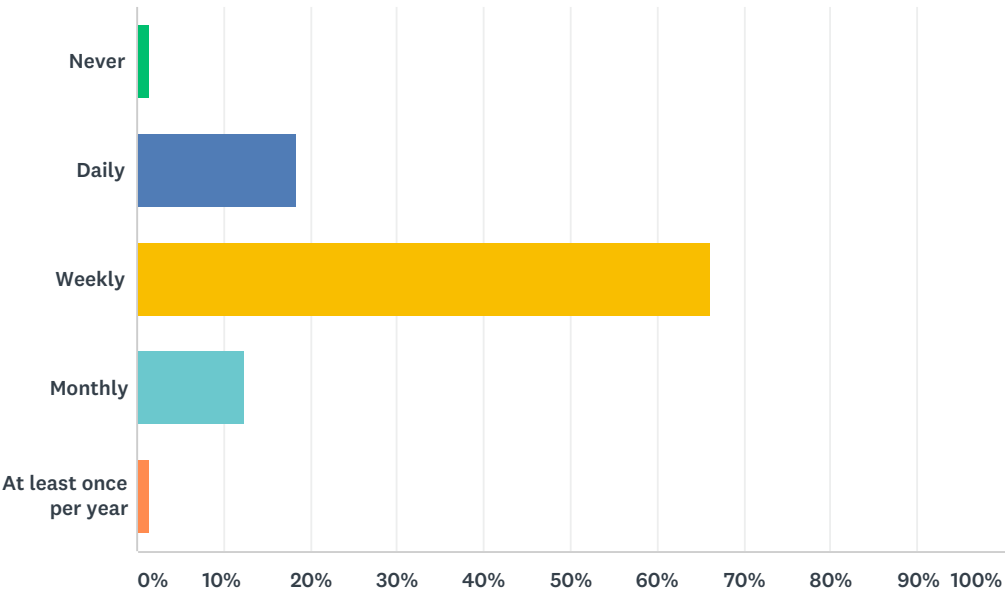
Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Never		0.00%	0
Daily		63.08%	41
Weekly		36.92%	24
Monthly		0.00%	0
At least once per year		0.00%	0
TOTAL			65

Q36 How often do you leave Elkhart to dine out?

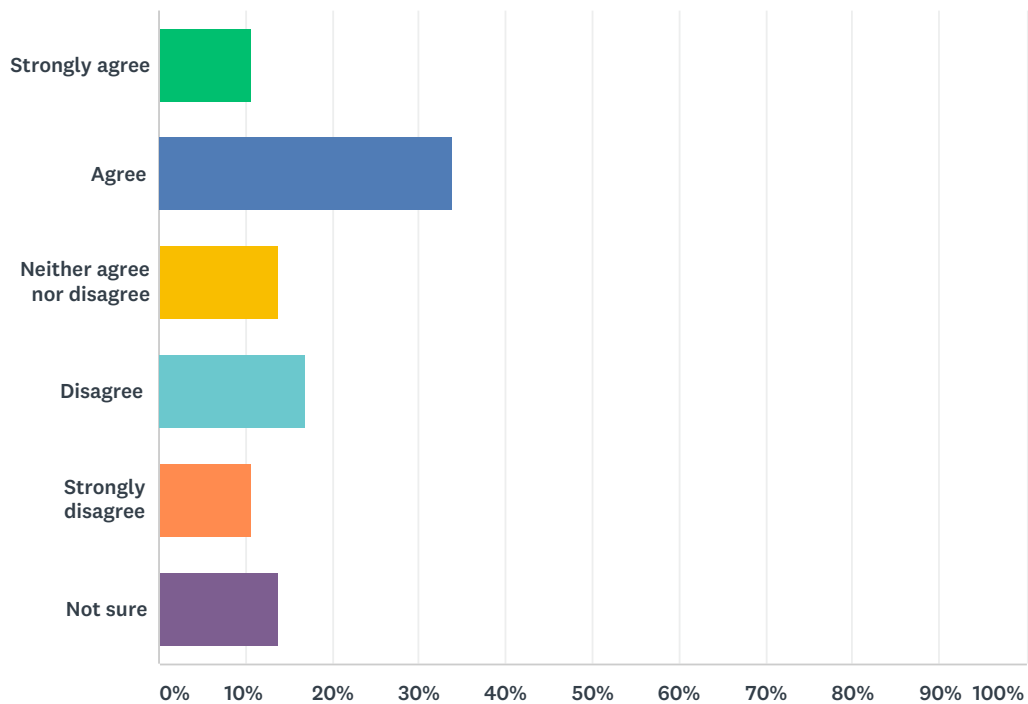
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Never	1.54%	1
Daily	18.46%	12
Weekly	66.15%	43
Monthly	12.31%	8
At least once per year	1.54%	1
TOTAL		65

Q37 Please indicate your level of agreement with the following statement, "Elkhart is a good place to start a business."

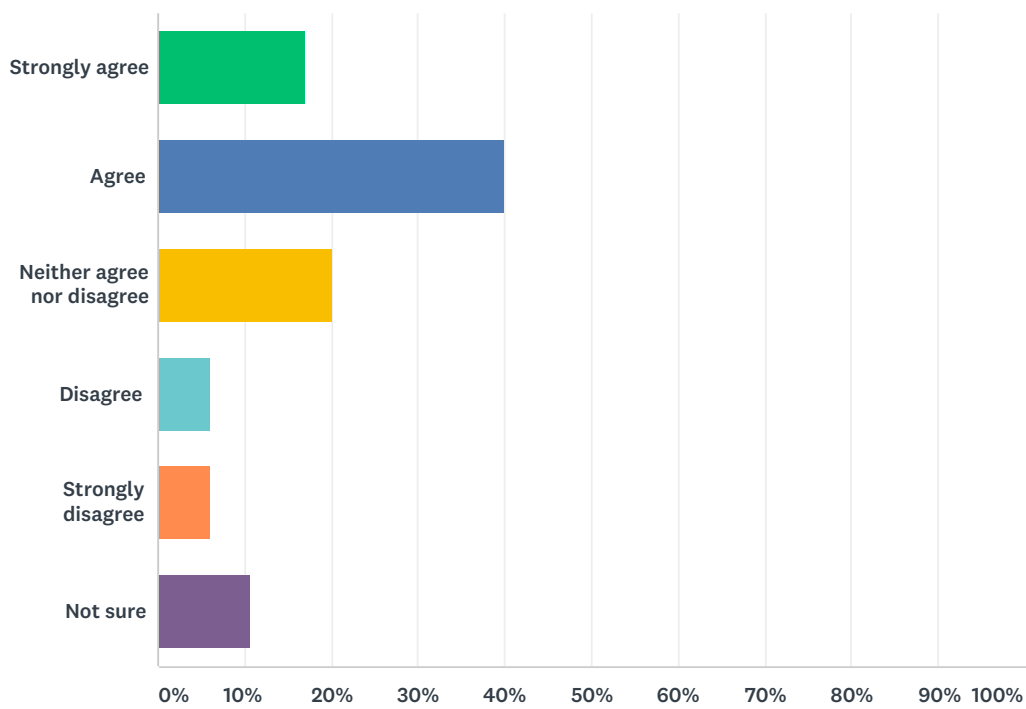
Answered: 65 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly agree	10.77%	7
Agree	33.85%	22
Neither agree nor disagree	13.85%	9
Disagree	16.92%	11
Strongly disagree	10.77%	7
Not sure	13.85%	9
TOTAL		65

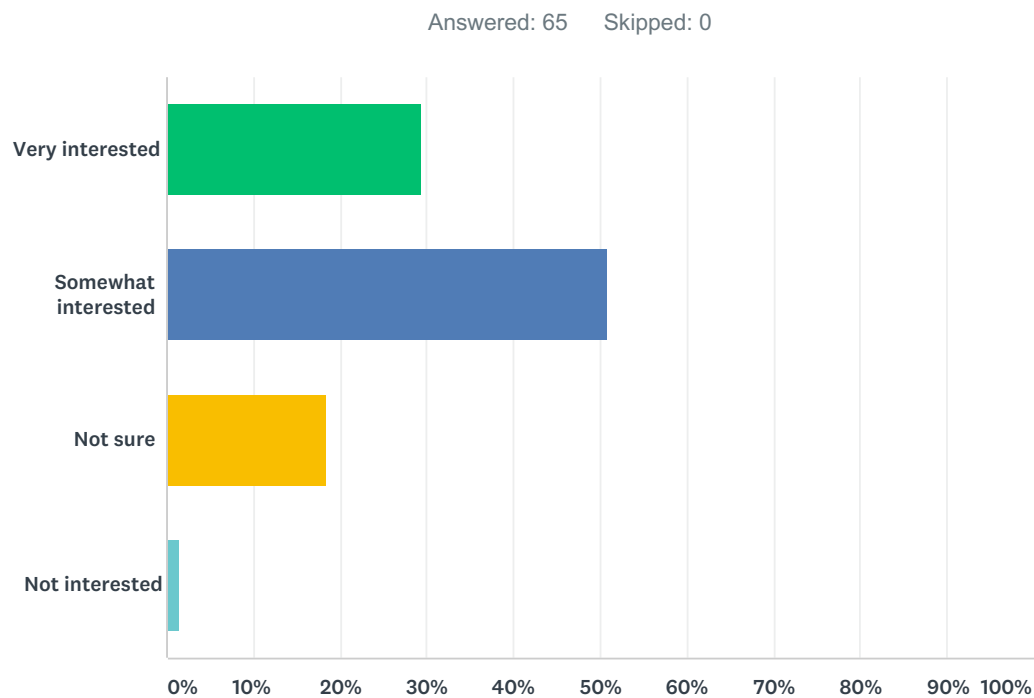
Q38 Please indicate your level of agreement with the following statement,
"Development of homes or businesses should be limited in environmentally sensitive areas."

Answered: 65 Skipped: 0



ANSWER CHOICES		RESPONSES	
Strongly agree		16.92%	11
Agree		40.00%	26
Neither agree nor disagree		20.00%	13
Disagree		6.15%	4
Strongly disagree		6.15%	4
Not sure		10.77%	7
TOTAL			65

Q39 The comprehensive planning process will include a public workshop(s). Please indicate your level of interest in attending a workshop to discuss the elements of the plan:



ANSWER CHOICES		RESPONSES	
Very interested		29.23%	19
Somewhat interested		50.77%	33
Not sure		18.46%	12
Not interested		1.54%	1
TOTAL			65

Q40 Additional comments or questions?

Answered: 34 Skipped: 31

▼ town		35.29%
▼ needs		32.35%
▼ Elkhart		32.35%
▼ gas station		23.53%
▼ Ankeny		20.59%
▼ better		17.65%
▼ city		17.65%
▼ community		14.71%
▼ new		14.71%
▼ housing		11.76%

Showing 13 words

NEW!  Combined words (0)

Q40 Additional comments or questions?

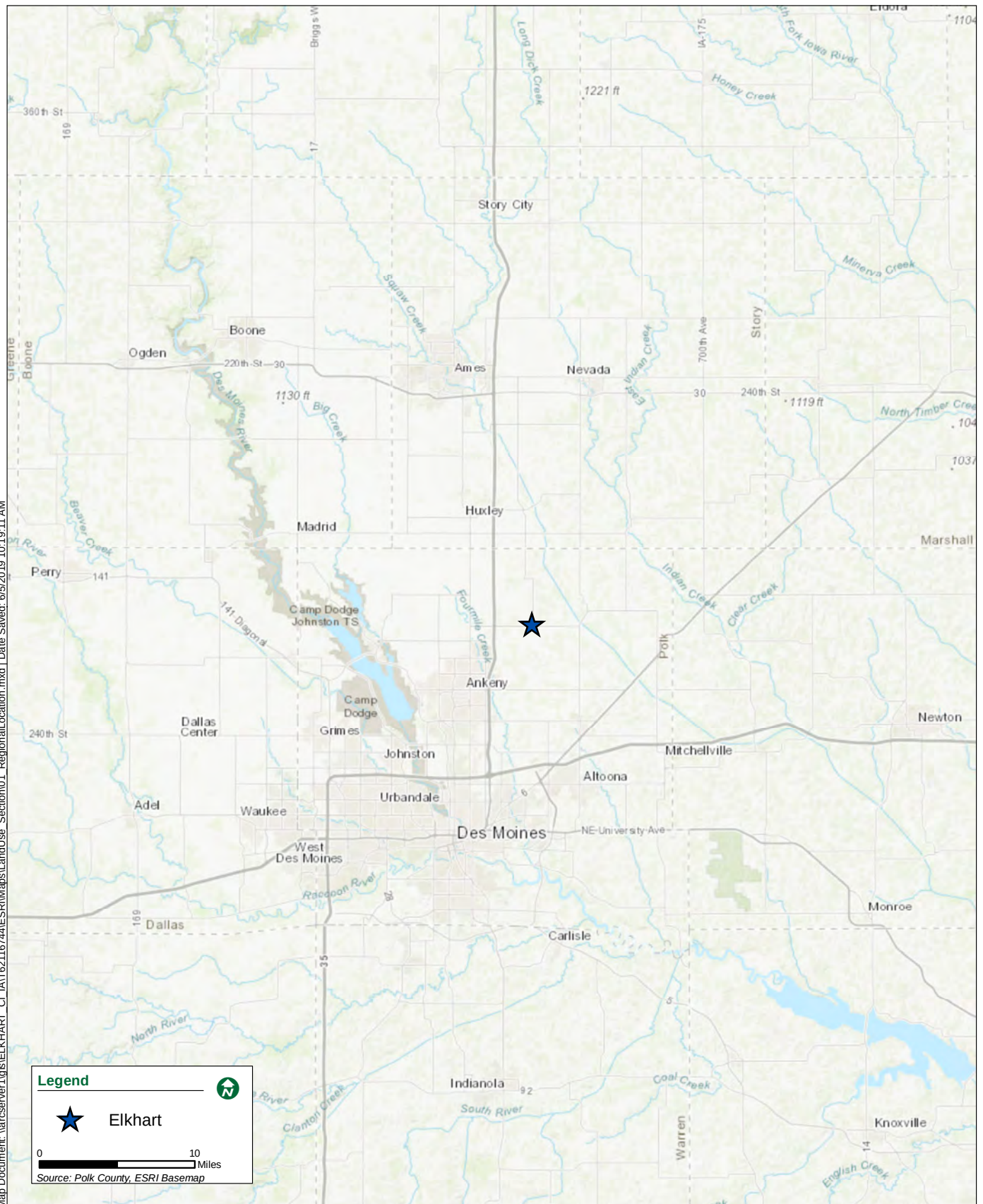
Answered: 34 Skipped: 31

#	RESPONSES	DATE
1	We have a new business in Elkhart - opening 3/1/19. It will compliment City growth. We'll be in touch.	3/6/2019 10:50 AM
2	Need a serious look at storm sewers and drainage. Lack of oversight in construction projects in new area is causing serious issues. Need to have full time city officials to over see these things	2/16/2019 3:45 PM
3	(Comment redacted because it included personal information that could identify a specific person.)	2/13/2019 12:49 PM
4	I have heard nothing about a town library. Even small Minburn has a library. Why no discussion or planning for one?	2/13/2019 12:42 PM
5	- We need a gas station and a convenience store (KWIK star) - we need more trees! New houses are lacking trees as well as the newer park.	2/7/2019 6:48 PM
6	With the growth in Elkhart how can a convenience/gas station not be built in town?	2/7/2019 3:01 PM
7	The most important thing that needs to change in Elkhart is the nasty water. I have to buy water to drink because it is smelly and doesn't meet safety standards. Also, whst is the point of a post office with hours that are when everyone is working and for so few hours in a day. Also would be nice if city hall hours made more sense for citizens.	2/7/2019 2:50 PM
8	Love small town feel and I feel my kids are save to play in town. Wish we had Jimmy John's or something besides Pizza ranch to deliver!	2/7/2019 2:29 PM
9	(Comment redacted because it included personal information that could identify a specific person.)	2/7/2019 1:17 PM
10	Id like to see the proposed sign for the pop machine chained to the tree put up. City needs to expand city limits west before Ankeny swallows this town.	2/7/2019 11:19 AM
11	1. Parking on Main Street needs to be addressed. Should be angle parking from Lincoln to Railroad. 2. Environmental testing needs to be done based on current and former businesses and their storage of chemicals or substances that could be contaminating the ground. 3. Truck traffic should not be allowed on Main Street. 4. Stronger cable or internet services are needed. 5. Eyesore houses should be condemned and tore down.	1/19/2019 11:29 AM
12	new developments (east of highway) have major drainage issues that need to be addressed. Storm sewer is not adequate to handle the volume of water during even the most average of rainfalls.	1/15/2019 8:02 PM
13	The opportunity for better quality of life is huge in Elkhart. Not that I want it to grow so big that it's the next Bondurant or Ankeny, but some population growth is a good thing to help support the town. The potential for better quality of life here can only be met by improving the aesthetics and adding amenities.	1/10/2019 11:40 AM
14	A gas station and/or grocery store would be a great addition to the community!	1/8/2019 1:03 PM
15	A gas station is desperately needed, Casey's would be best. Other business doesn't seem to be needed/justifiable because of close proximity to Ankeny. An elementary school would be nice. Better sidewalks/ trails would also be appreciated. Overall I am happy with Elkhart.	1/8/2019 10:15 AM
16	Old town needs cleaned up. Junk everywhere. Mobile park is an eye sore also. Lots of potential and improvement opportunity. Better quality water would be nice, the hard water is very bad.	1/7/2019 2:50 PM

17	this is good for the community - glad to see this being done for the future of our community	1/7/2019 10:34 AM
18	Why is Enterprise a part of Elkhart and pays taxes/school to Ankeny ? and has no sewer natural gas hook-up.	1/6/2019 10:58 PM
19	Gas station would bring more traffic to Elkhart and more people would consider living here if a gas station existed in town or close to the interstate	1/6/2019 6:57 PM
20	we need to spend money on fixing the rain water run off system prior to adding to the town anymore and creating more problems for the people of the community. the problem has been existing for quiet away but is only getting a lot worse	1/6/2019 10:47 AM
21	A gas station should be top priority.	1/6/2019 7:52 AM
22	Thank you.	1/5/2019 11:07 AM
23	Successful commercial development depends on the industry. Certain retail will work (gas station), maybe a bicycle repair shop if we are able to connect to a bike trail. Industrial development would work well, but I worry about decreasing home values. Until there are more employment opportunities local, I do not see a need for multi-family housing, except for duplexes and townhomes. Residential development for me goes hand in hand with quality of life and parks/rec amenities. A bike trail surrounding our city where everyone could walk in the evenings and connect all neighborhoods, all the dogs could use a dog park to truly be off leash, and developing the field by the Catholic Church for year round use (drone competitions, kite flying, put in a hill for sledding?). Mid level housing is ideal for young families to move into the district when other cities are over priced, with access to rural housing FDA loans too, and we are located ideally for Ames and Des Moines commutes. On the same hand higher end housing is needed to draw in more investment and higher taxes. It can give current residents who want to sell and move into a larger space but stay in the community, an option to do so as well.	1/4/2019 9:44 PM
24	Should look to acquire land on the east side of interstate before Ankeny expands that far north.	1/4/2019 9:23 PM
25	Thanks for asking for my input.	1/4/2019 7:34 PM
26	I grew up just north of town and bought my first house in town in the then-new development (2003). I moved away for a time, and have now moved back and live just outside city limits. I appreciate the small-town atmosphere of Elkhart and my kids like both playgrounds. I'd like to have closer access to a gas station - Caseys - with good pizza. I'm ok with some more houses. That said, I don't want my land annexed, and neither do my neighbors, so I understand the difficulty of expansion. I don't want us to try to be like Ankeny, but some improvements would be good. Thank you for making a pro-active plan. -Mandy McWilliams	1/4/2019 3:56 PM
27	This plan seems to focus mainly on the city limits. I would like to see better availability of utilities to properties just outside the city. Mainly internet options, terrible. Need better infrastructure for the future.	1/4/2019 2:54 PM
28	Many of your questions assumed you'd be cramming change down our throats.I left those blank so as not to imply they are desired or welcome. Farm ground can't be replaced once you spend it on asphalt and housing.Plan how this area can continue to feed the world rather than turn it into a playground.	1/4/2019 10:48 AM
29	Elkhart is not broken so please do not try to fix it.	1/4/2019 9:53 AM
30	glad to hear you are doing this.	1/3/2019 7:55 PM
31	City needs better rainwater distribution and elimination/removal of sidewalks in older part of town. All streets need repaved with concrete and curbs put in. Something needs to be done with the junk mobile homes, etc. by the railroad.	1/3/2019 7:46 PM
32	None	1/3/2019 5:52 PM
33	I think Elkhart has dropped the proverbial ball. They knew Ankeny was growing towards then for the ten plus years I have been there, did nothing. They knew the wastewater discharge rules were coming and did nothing in time to secure grants and funding and they were told. Im moving out of the town as soon as my kids are out of school. The leadership has a "good ole boy"element that they will not recognize nor secede so I will not pay for their failures. Good luck	1/3/2019 4:54 PM
34	I hope Main Street beautification and having properties clean up their yards be addressed.	1/3/2019 1:31 PM

C.1 APPENDIX C LAND AREA MAPS

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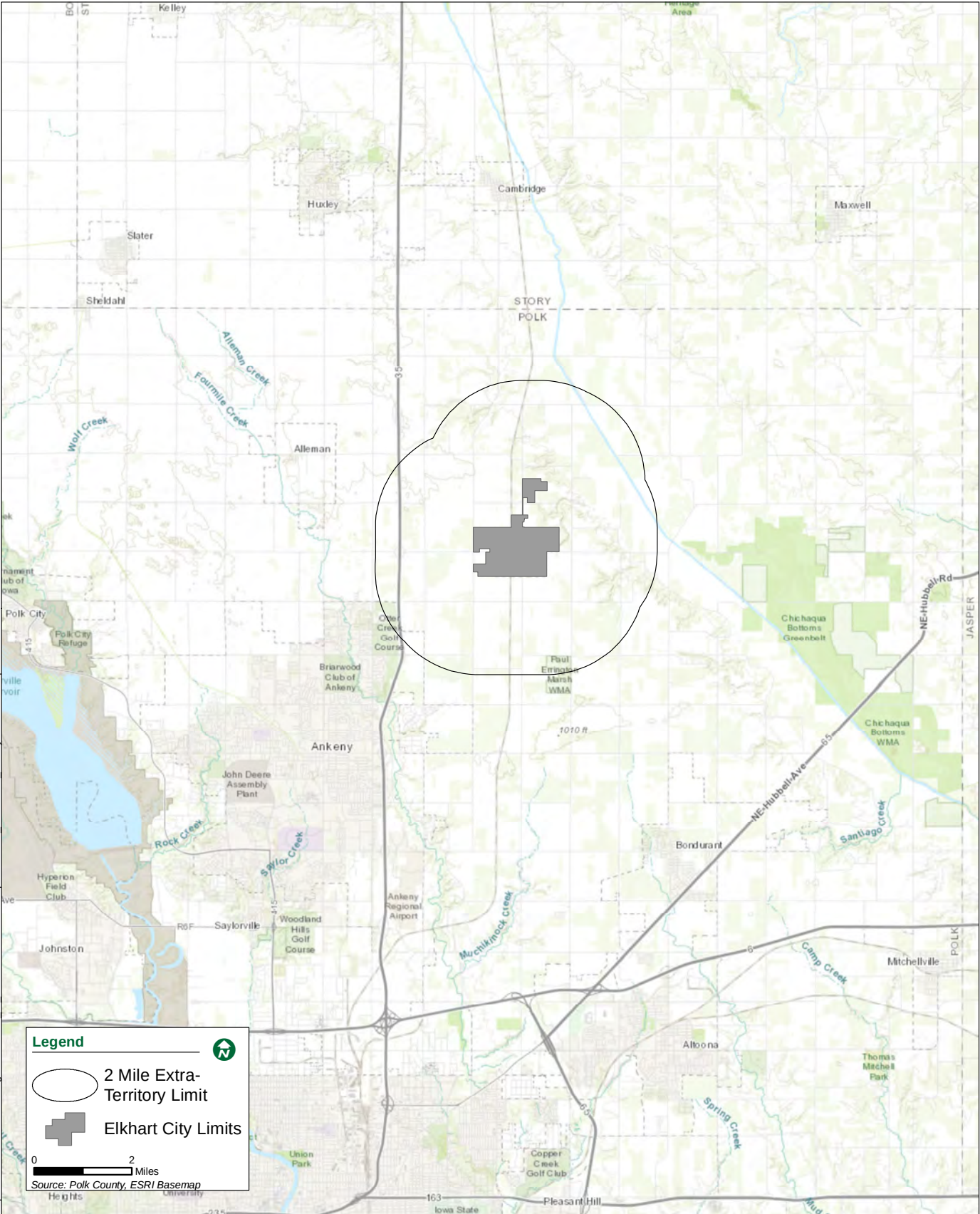
Legend

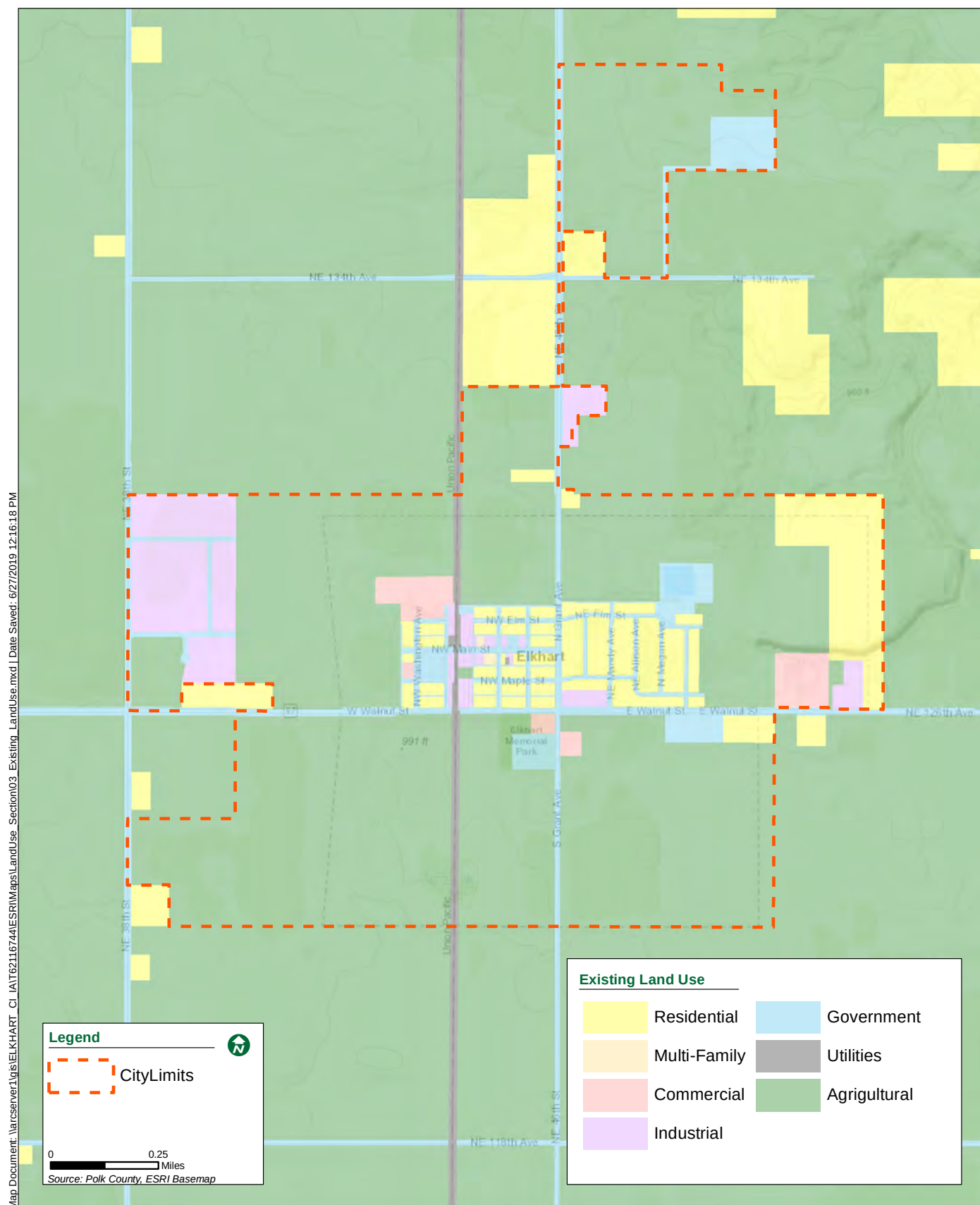
Elkhart

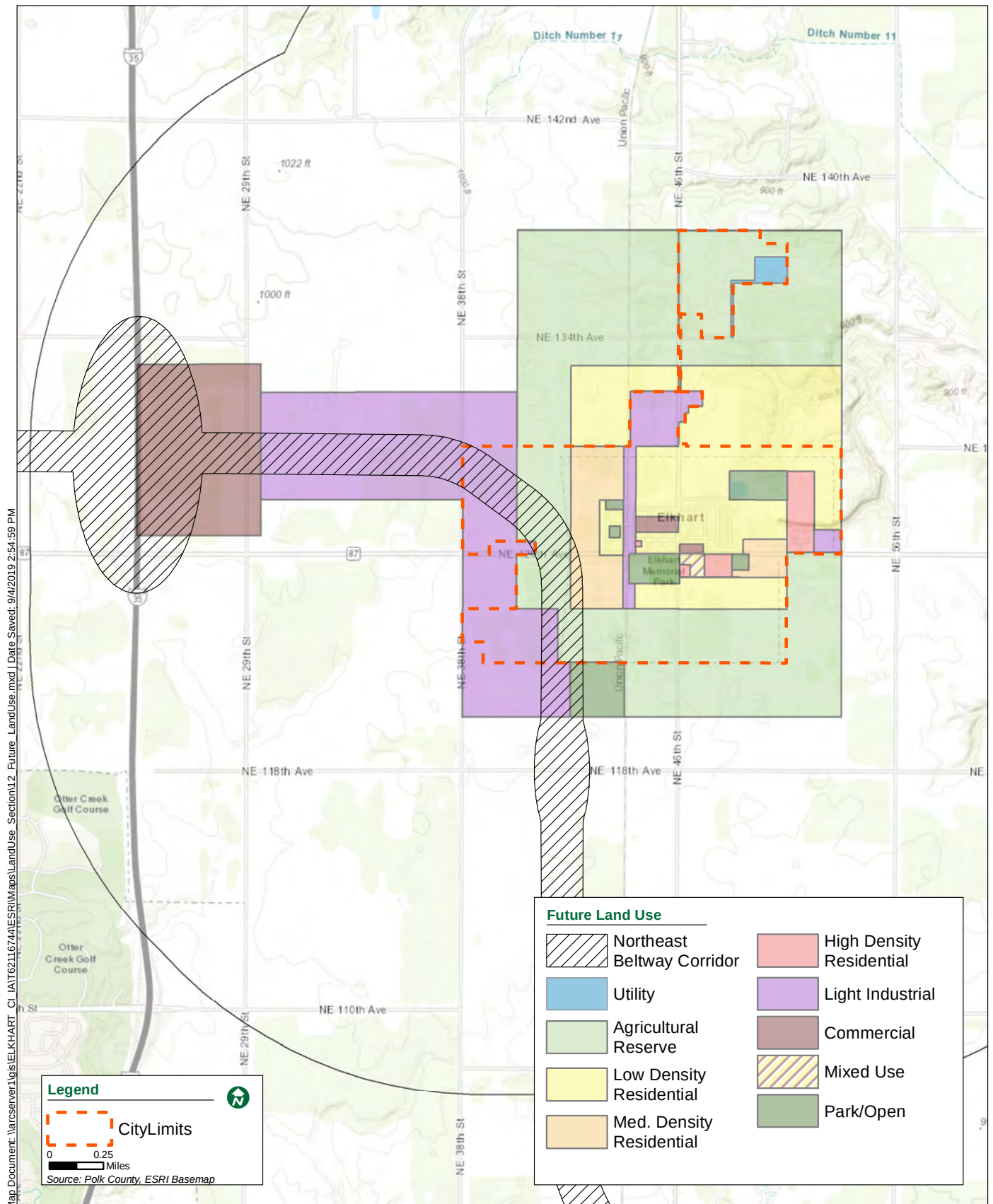
0 10 Miles

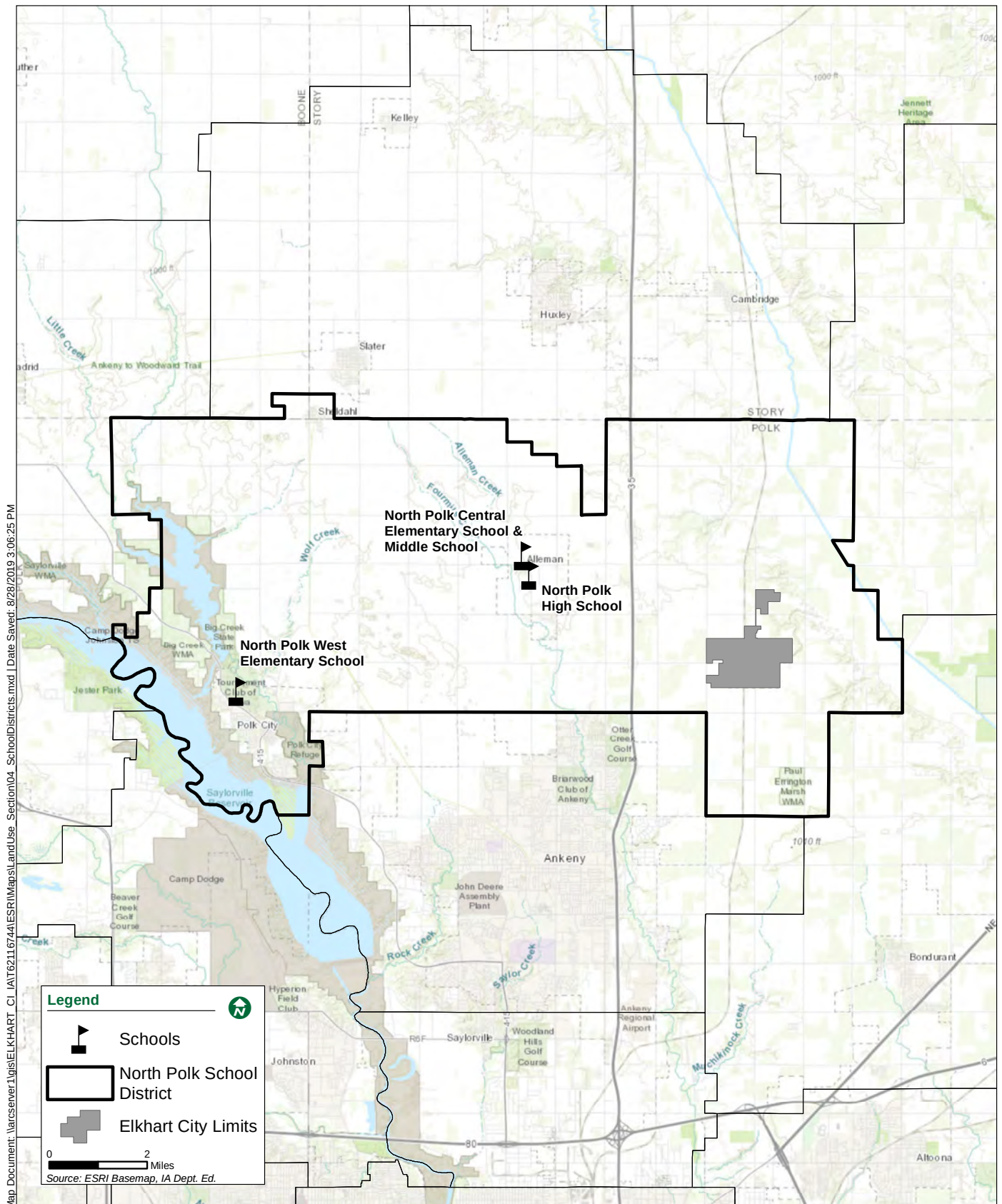
Source: Polk County, ESRI Basemap

Map Document: N:\arcserver1\wis\ELKHART_C\IAT62116744\ESRI\Maps\LandUse_Section02_CountyLocation.mxd | Date Saved: 6/5/2019 10:29:17 AM

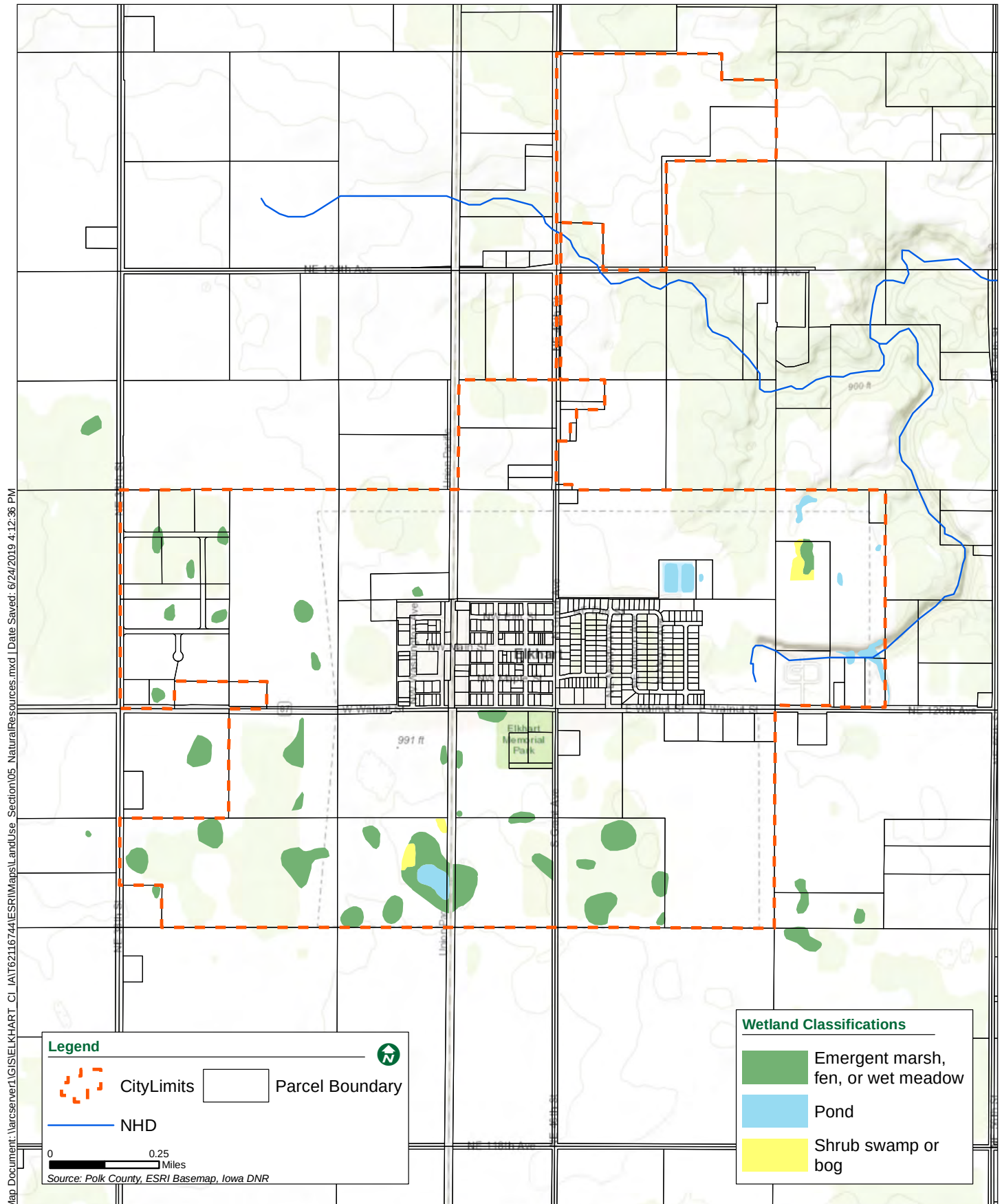




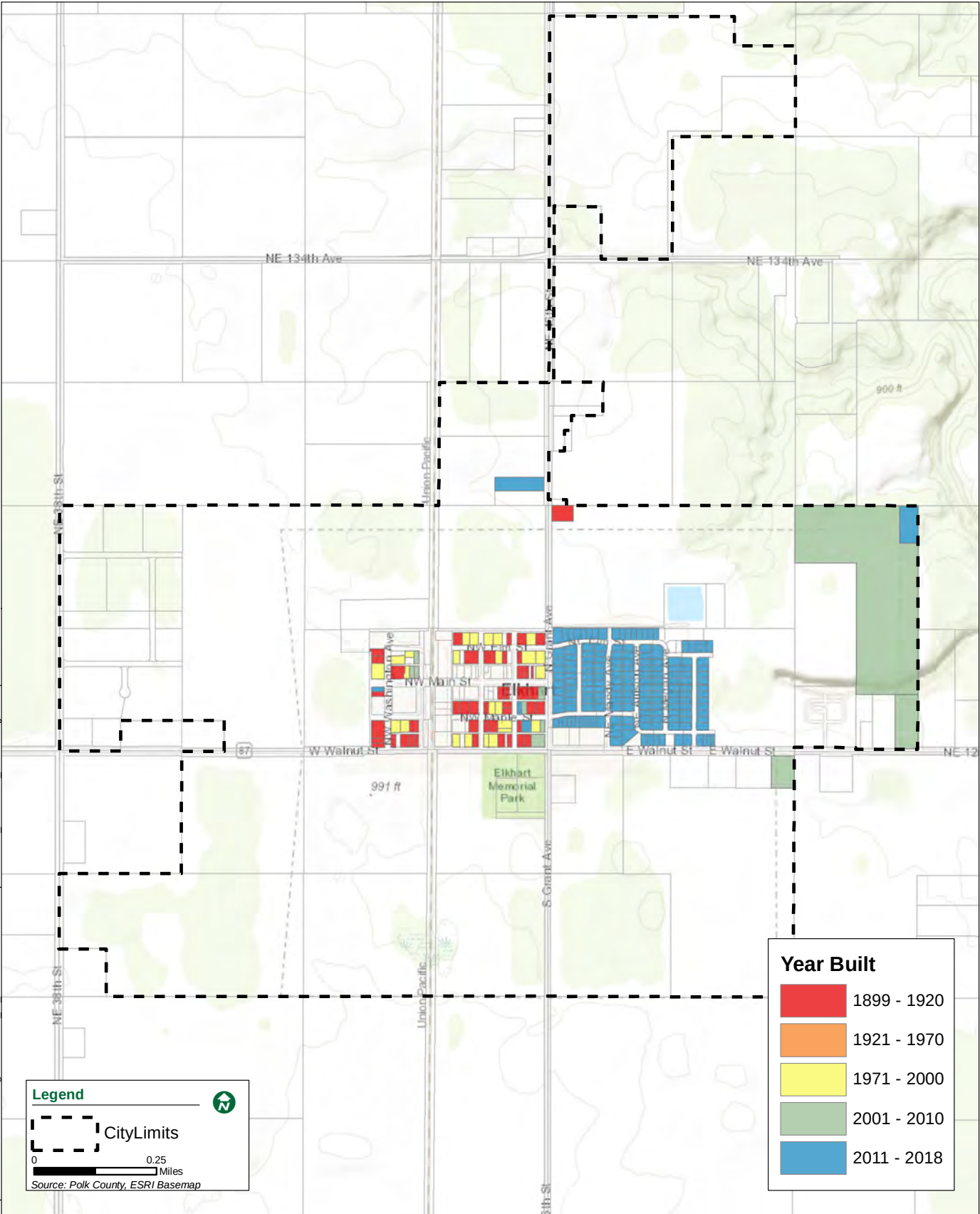


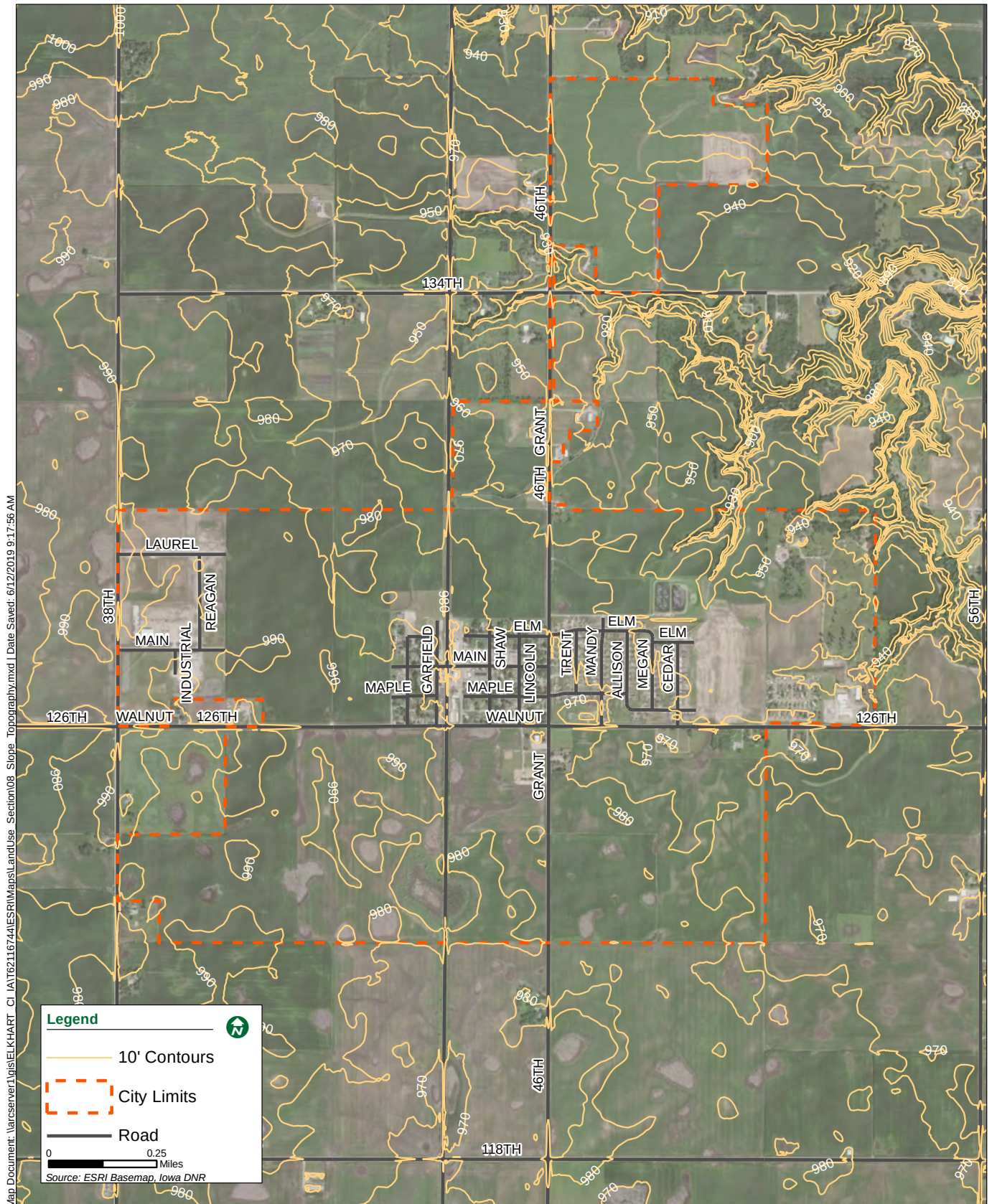


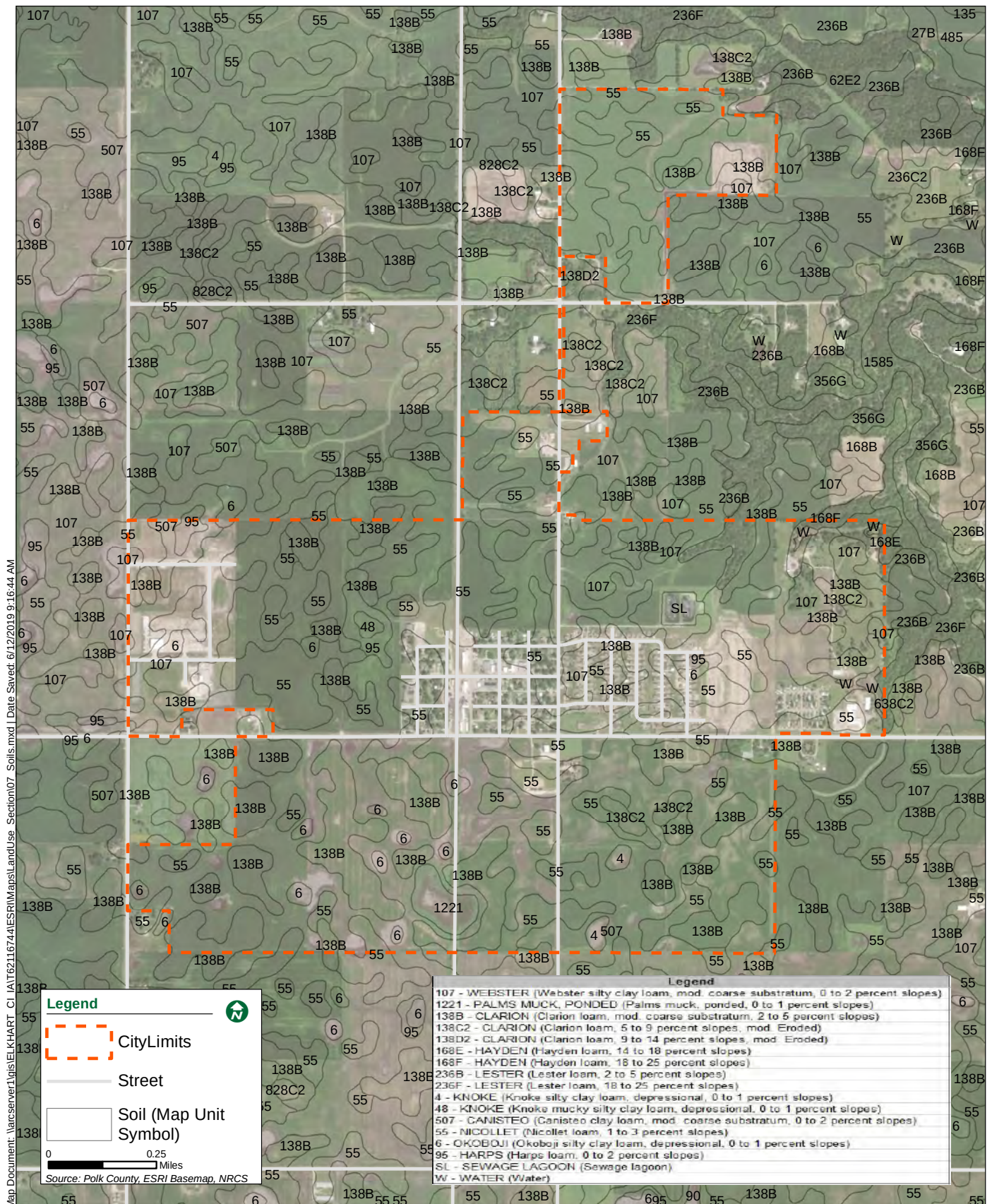
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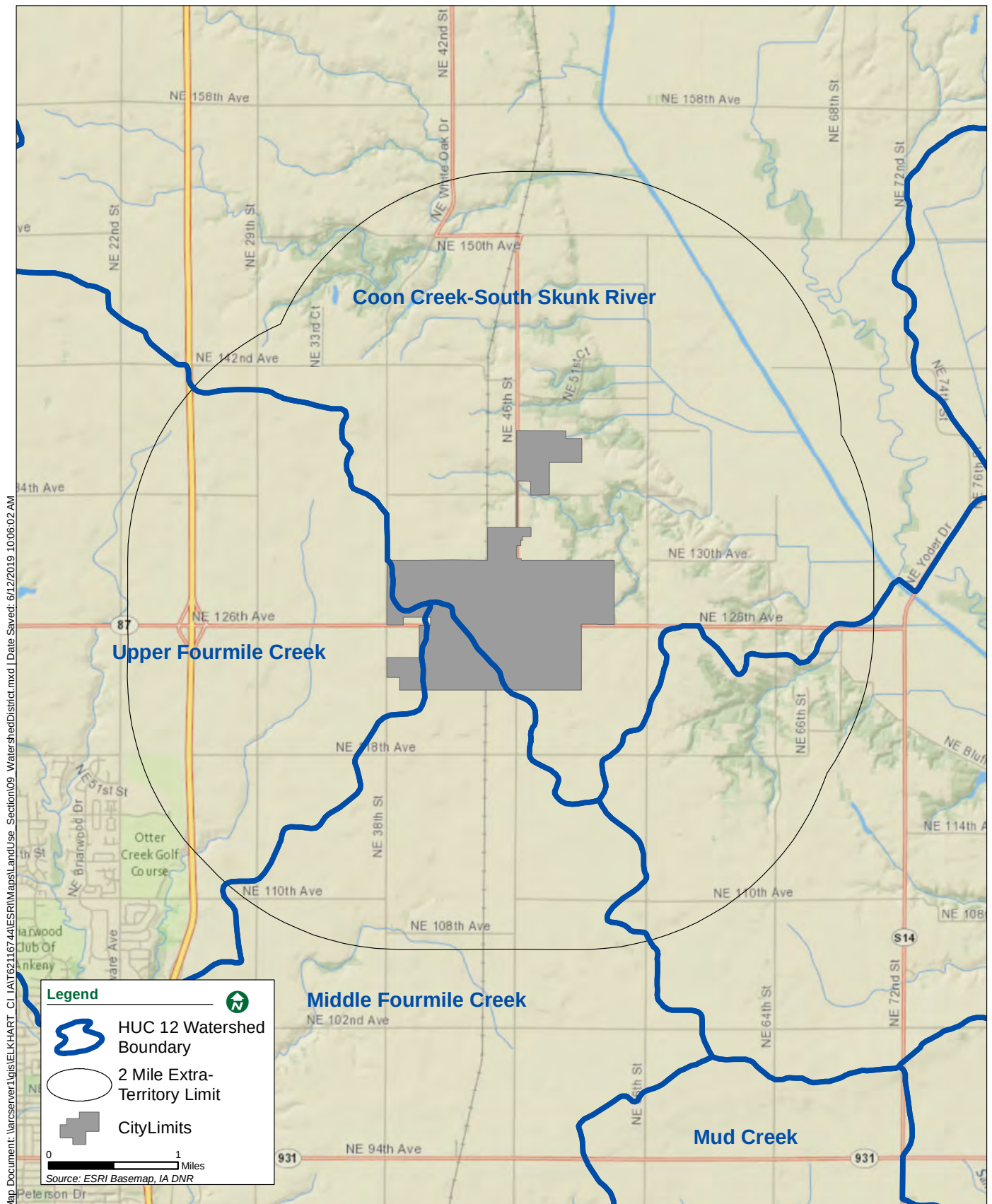


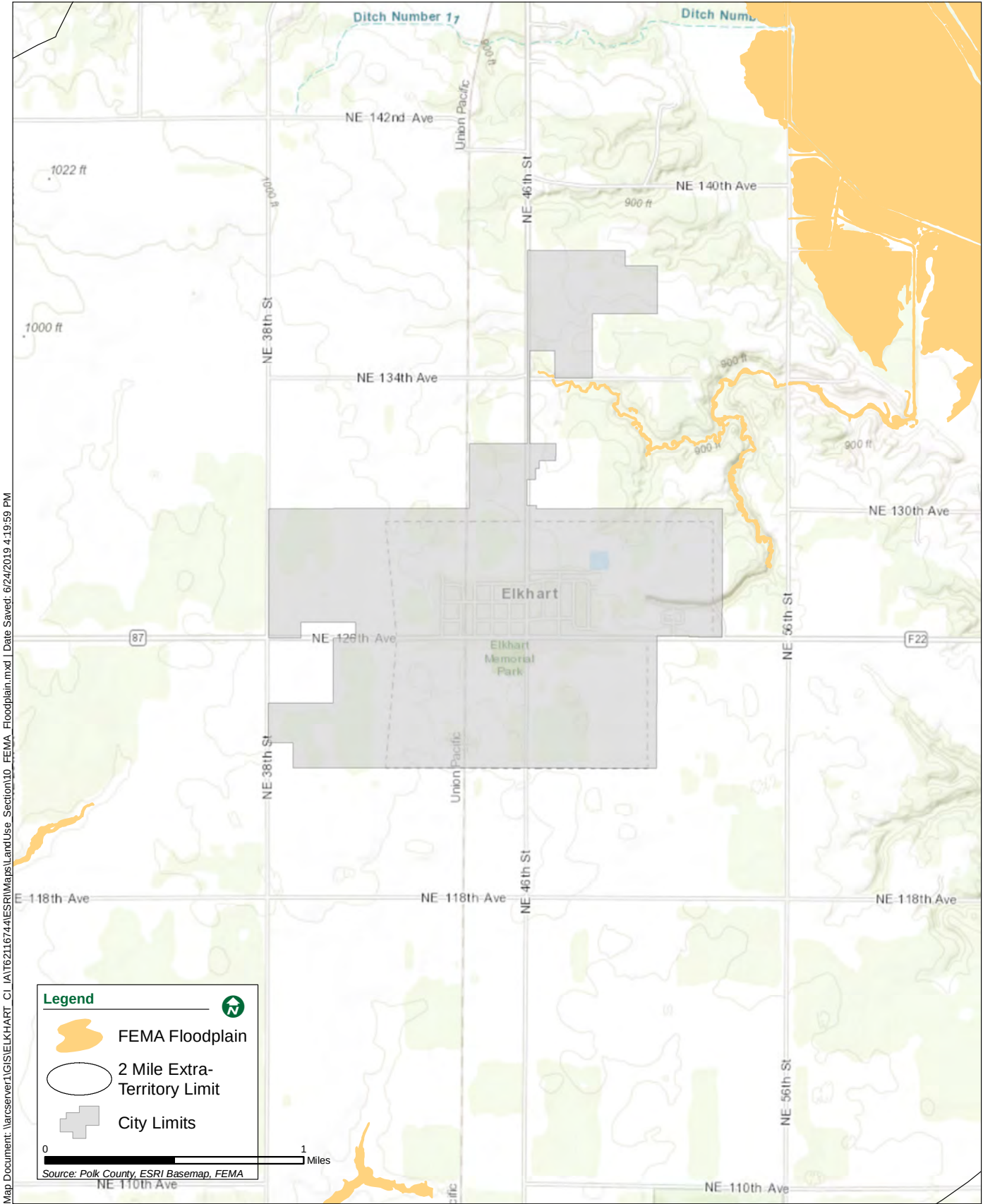
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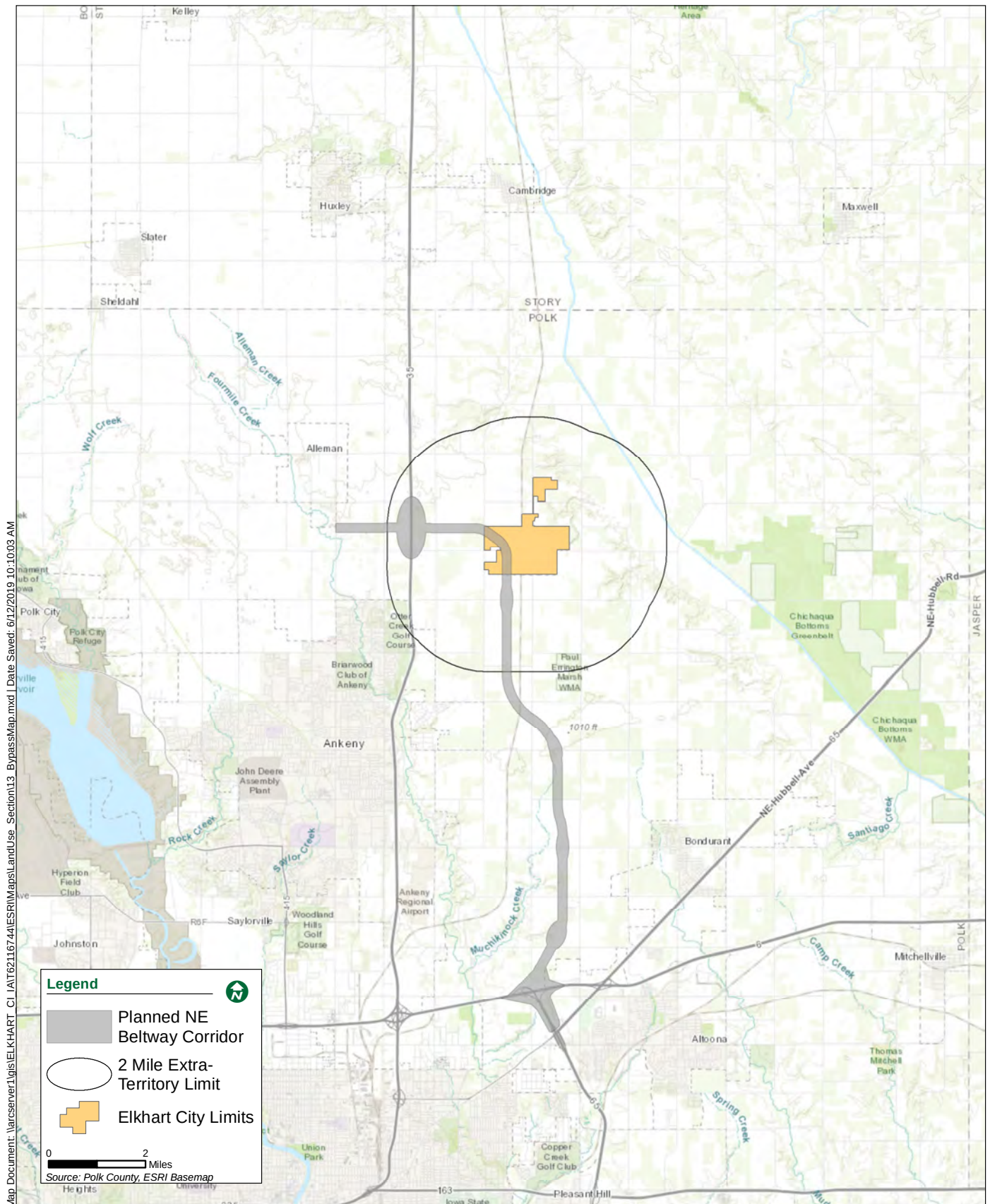




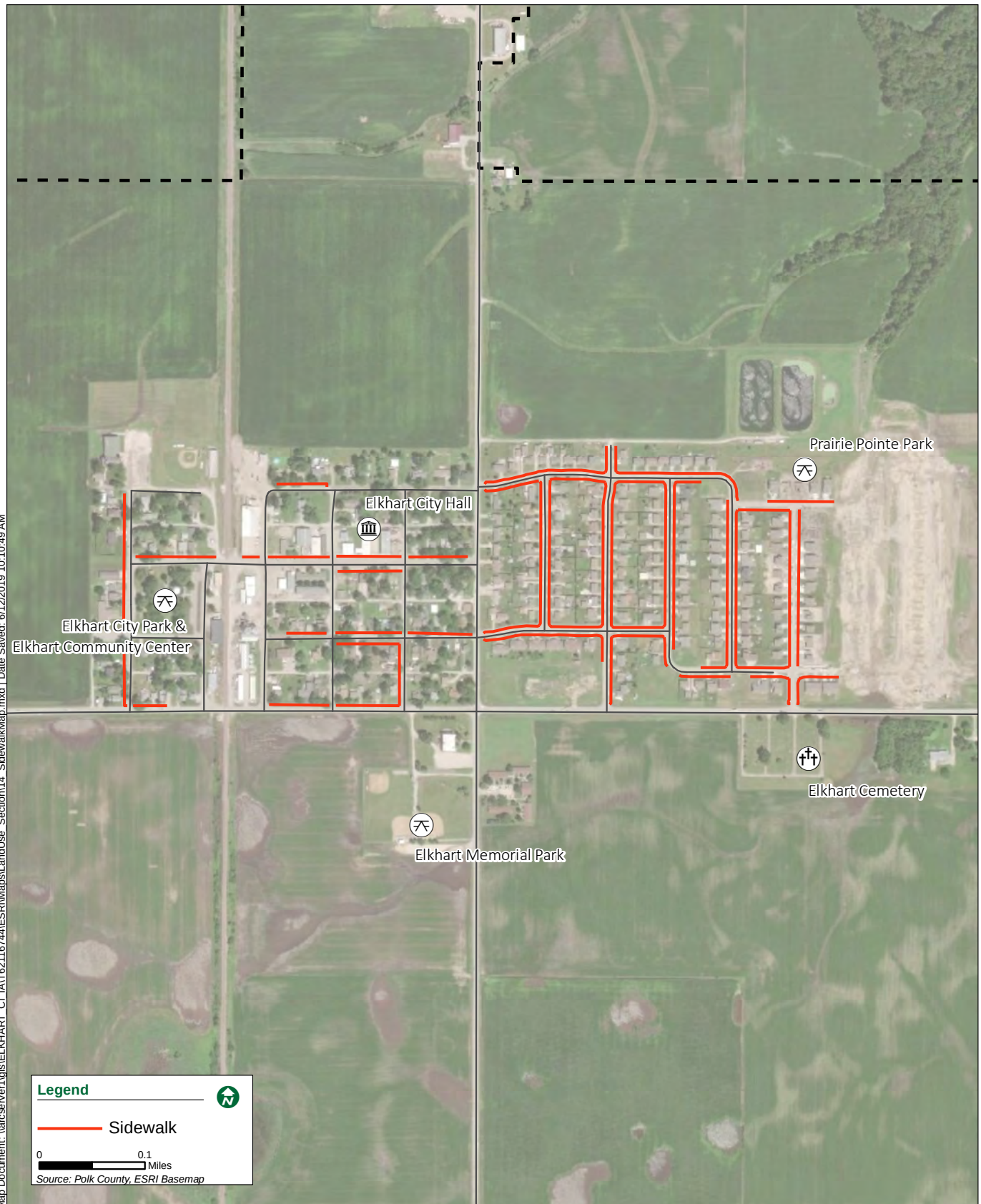


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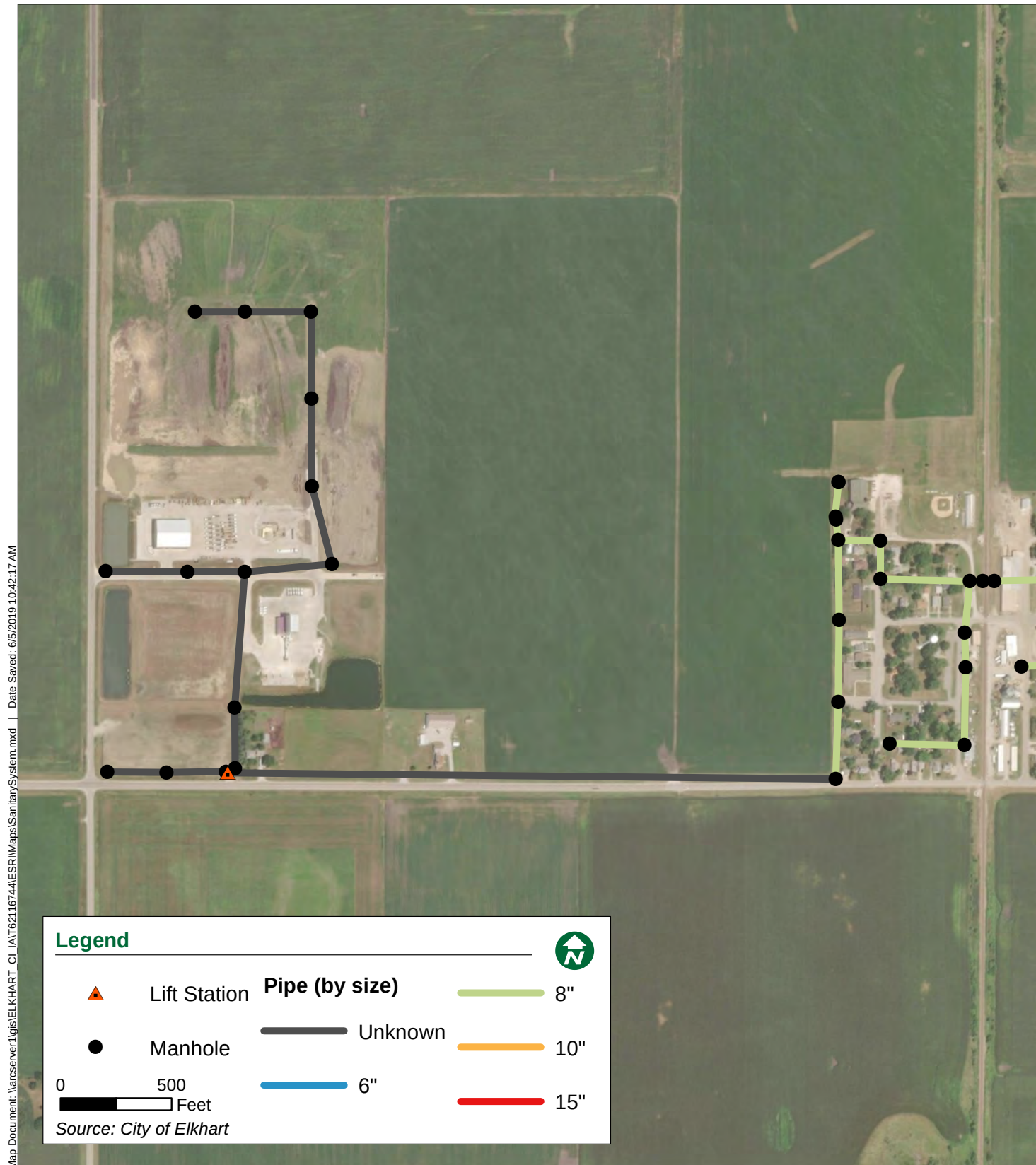


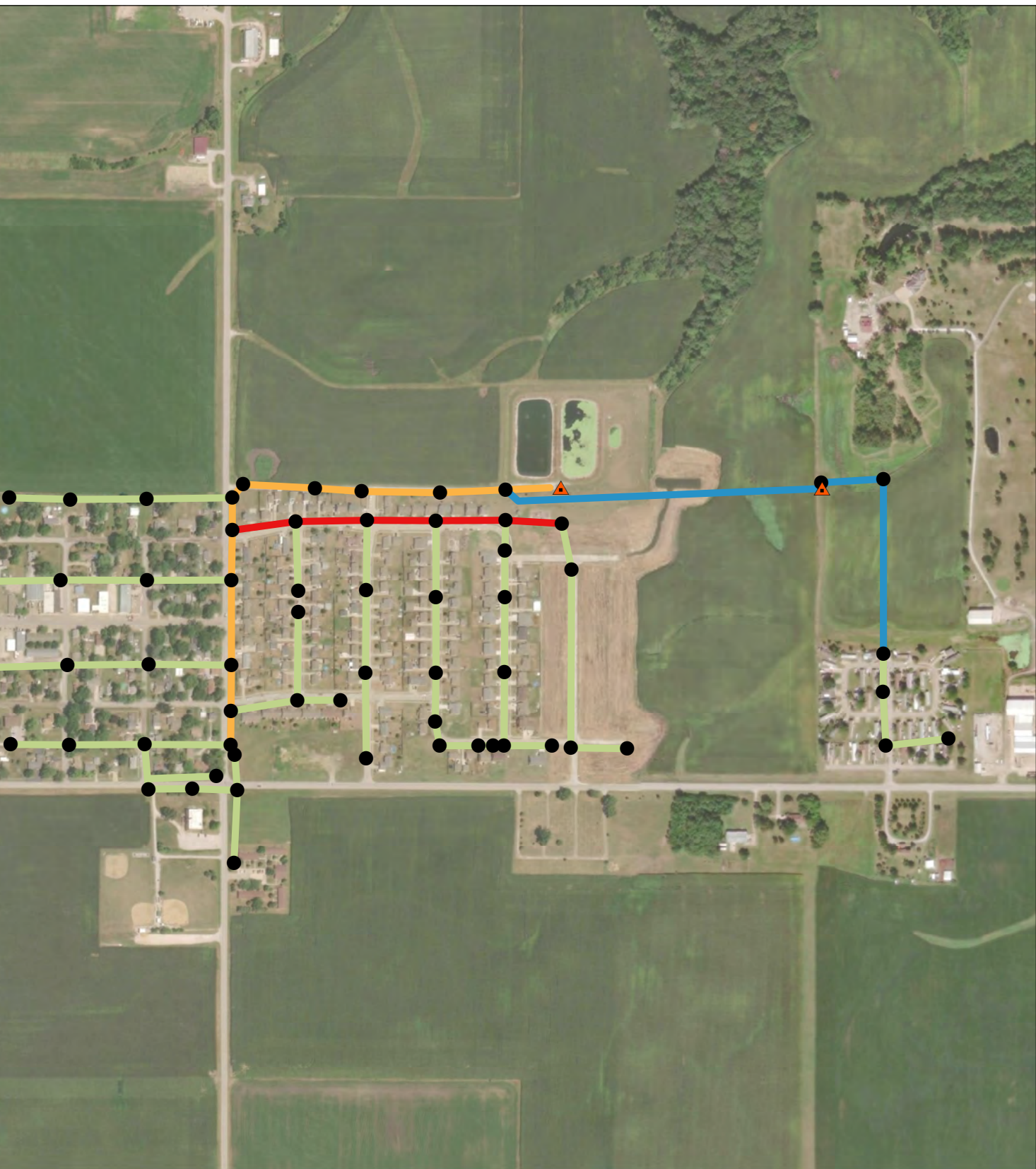


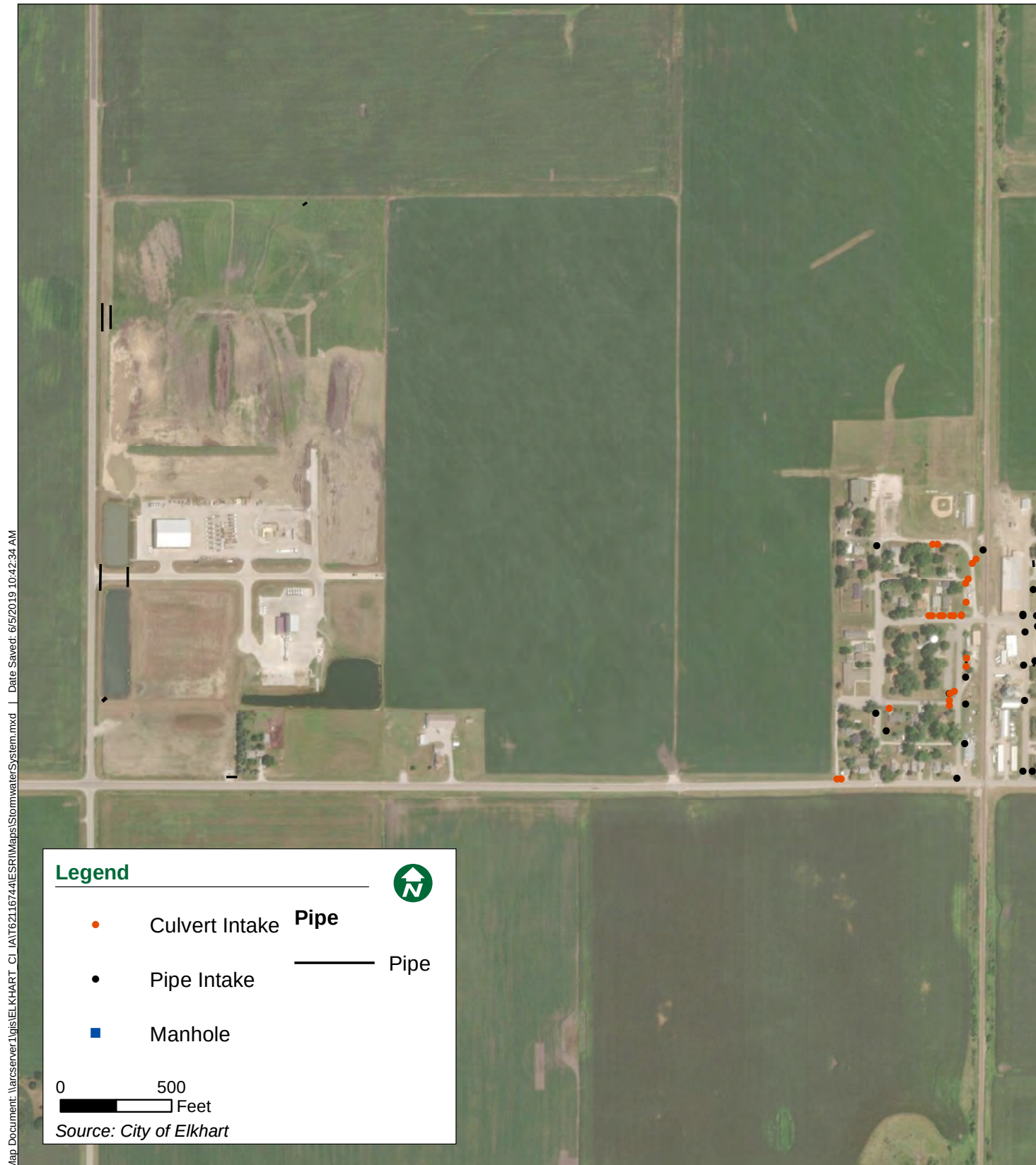
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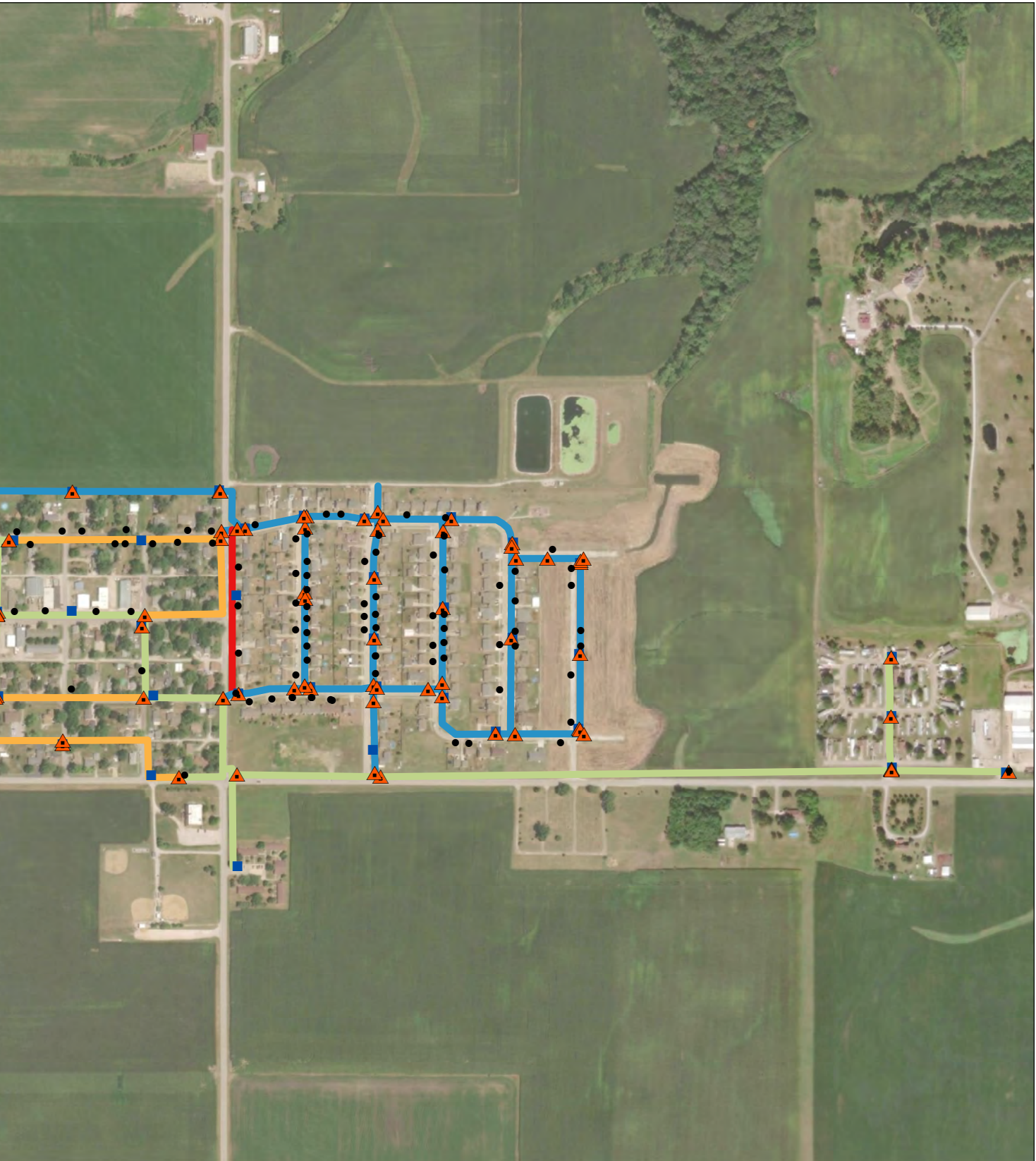


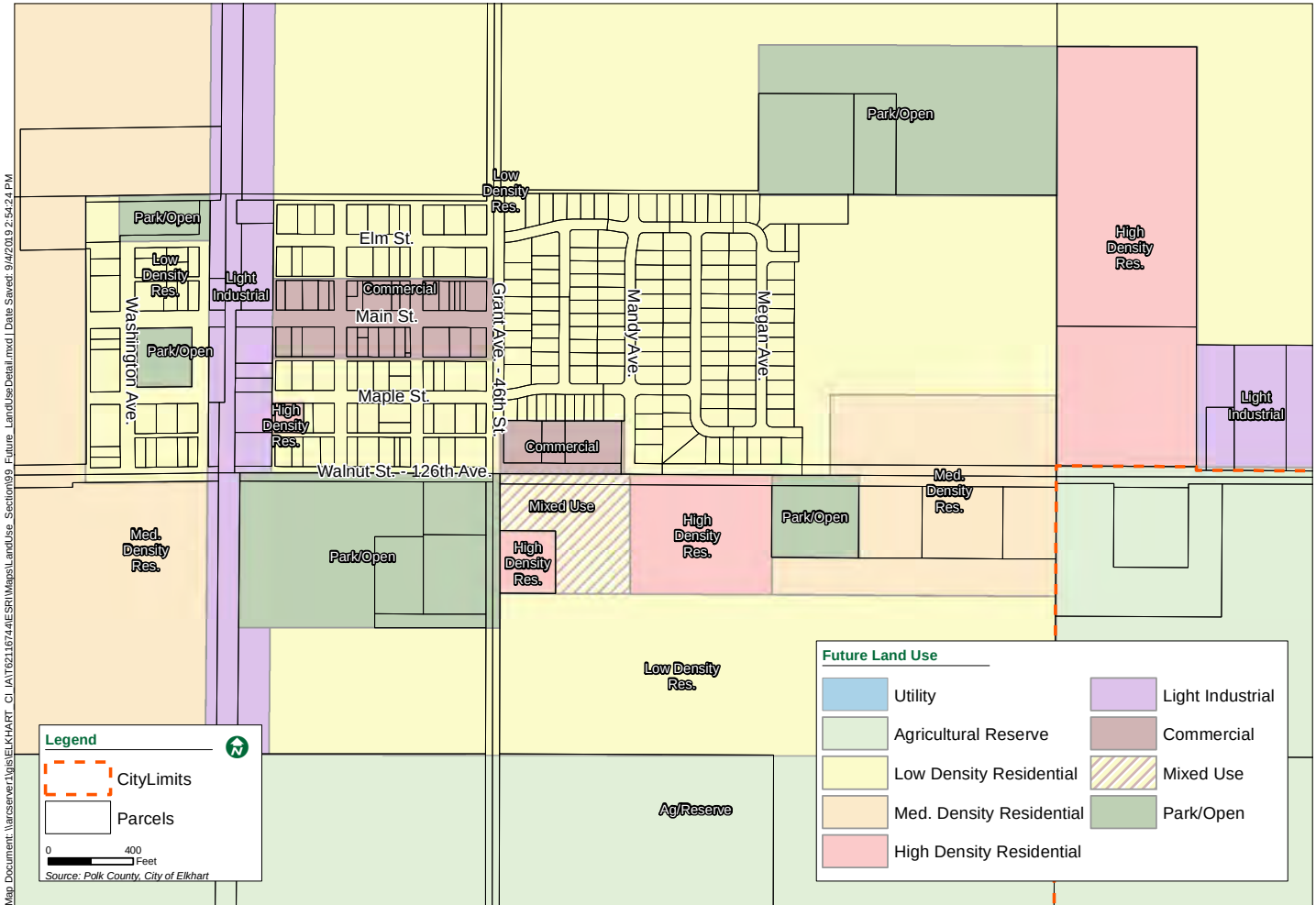












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E.1 APPENDIX E STEERING COMMITTEE MEETING 1
PRESENTATION

ELKHART, IOWA COMPREHENSIVE PLAN



Project Kick-Off Meeting

AGENDA

- **Introductions**
- **Background and Plan Elements**
- **Planning Process**
- **Existing Conditions, Goals, Success Factors**
- **Review Scope of Work**
- **Review Public Engagement Plan**
- **Potential Dates for Meetings/Events**
- **Available Data**
- **Next Steps**

INTRODUCTIONS



BACKGROUND

- What is a Comprehensive Plan?

“As City officials look to the future, the Comprehensive Plan will provide clear, workable recommendations and to serve as a framework for development policies. The Plan should inspire, guide and direct the growth of Elkhart, while being sensitive to existing residents and businesses.”

IOWA SMART PLANNING



- 10 Principles

Collaboration

Housing Diversity

Efficiency, Transparency, Consistency

Community Character

Clean, Renewable & Energy Efficient

Natural Resources & Ag Preservation

Occupational Diversity

Sustainable Design

Revitalization

Transportation Diversity

IOWA SMART PLANNING

- 13 Elements

Community Facilities

Public Participation

Housing

Community Character

Issues + Opportunities

Transportation

Hazards

Land Use

Economic
Development

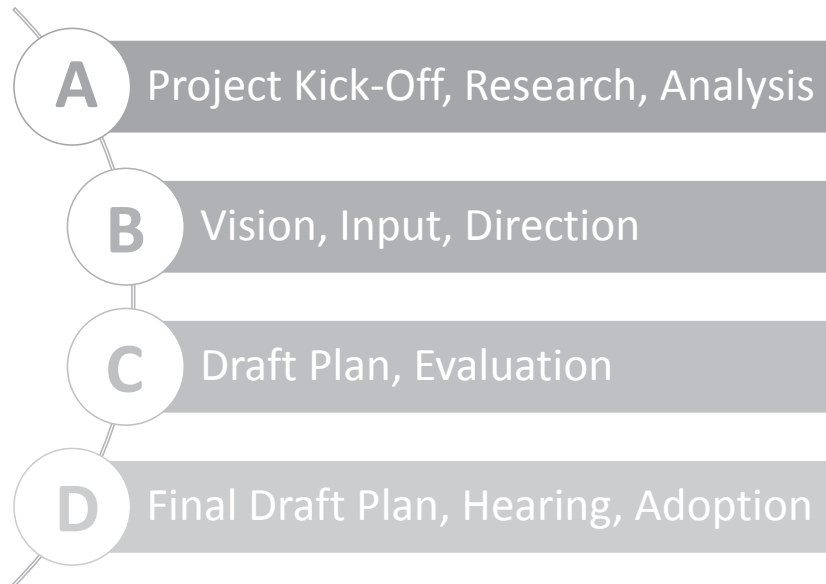
Intergovernmental
Coordination

Public Infrastructure
and Utilities

Natural & Ag
Resources

Implementation

PLANNING PROCESS



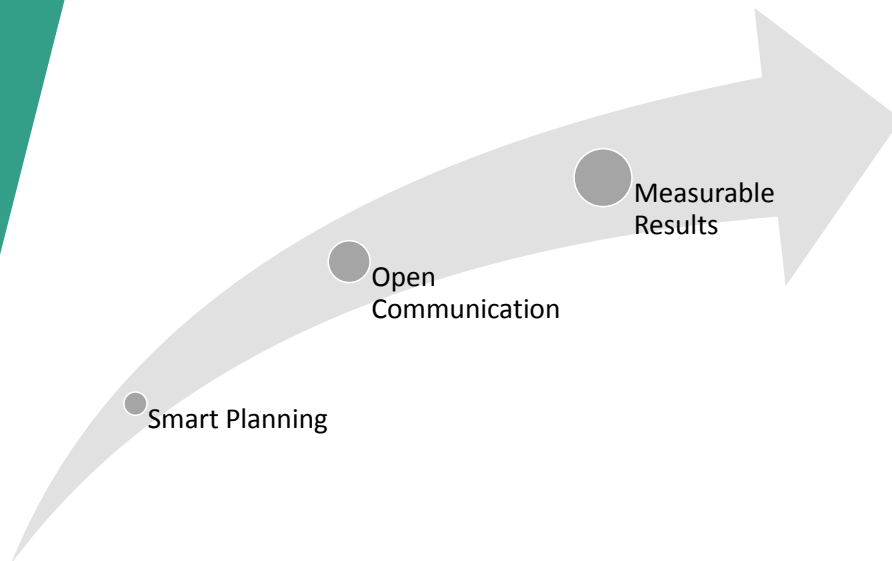
EXISTING CONDITIONS



PROJECT GOALS



CRITICAL SUCCESS FACTORS



SCOPE OF WORK

- Project Initiation
- Project Management
- Public Participation
- Data Development & Analysis
- Plan Elements
- Final Report

PUBLIC ENGAGEMENT PLAN

- Steering Committee
- Workshops (3)
- Public Open House
- Public Hearing(s)
- Online Engagement
 - Project Website
 - Online Survey

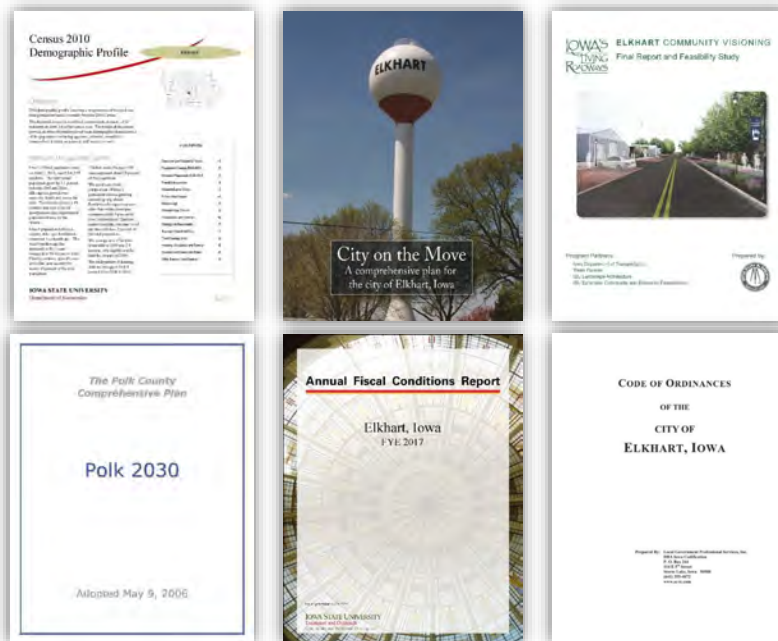


POTENTIAL DATES FOR MEETINGS/EVENTS

- Steering Committee Workshop #1
- Steering Committee Workshop #2
- Steering Committee Workshop #3
- Public Open House



AVAILABLE INFORMATION





NEXT STEPS

- **Additional Research**
- **Steering Committee Workshops**
- **Draft Materials**
- **Public Open House**
- **Draft Report**



QUESTIONS?

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E.1 APPENDIX E STEERING COMMITTEE MEETING 2
PRESENTATION

ELKHART, IOWA COMPREHENSIVE PLAN



Steering Committee Meeting

AGENDA

- Overview
- Plan Elements
- Project Website
- Community Input Survey
- Existing Conditions
- Vision Statement
- Goals
- Next Steps

PLAN ELEMENTS

01

INTRODUCTION

02

DEMOGRAPHICS &
HOUSING

03

EXISTING & FUTURE
LAND USE

04

PARKS & RECREATION

05

TRANSPORTATION

06

ECONOMIC
DEVELOPMENT

07

PUBLIC
INFRASTRUCTURE &
UTILITIES

08

COMMUNITY FACILITIES
& CHARACTER

09

IMPLEMENTATION

INTRODUCTION

- Background & History
- Comprehensive Planning
- Regional & Local Context
- Smart Planning
- Steering Committee Input

Regional Context



Local Context



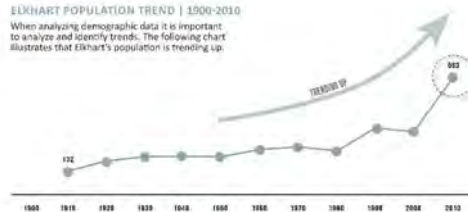
DEMOGRAPHICS & HOUSING



DEMOGRAPHICS & HOUSING

Demographics

ELKHART POPULATION TREND | 1900-2010
When analyzing demographic data it is important to analyze and identify trends. The following chart illustrates that Elkhart's population is trending up.



ELKHART
POPULATION PERCENT
CHANGE 2000-2010



↑ 88.7%

Housing

AVERAGE MEDIAN
HOUSING VALUE



\$121,900



EXISTING & FUTURE LAND USE

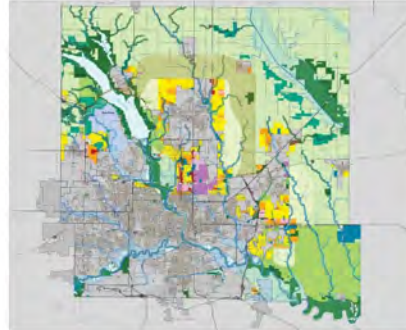
Polk County | Existing Land Use



Existing Land Use

- Residential
- Residential Exempt
- Commercial
- Commercial Exempt
- Industrial
- Governmental
- Utilities
- Agricultural

Polk County | Future Land Use

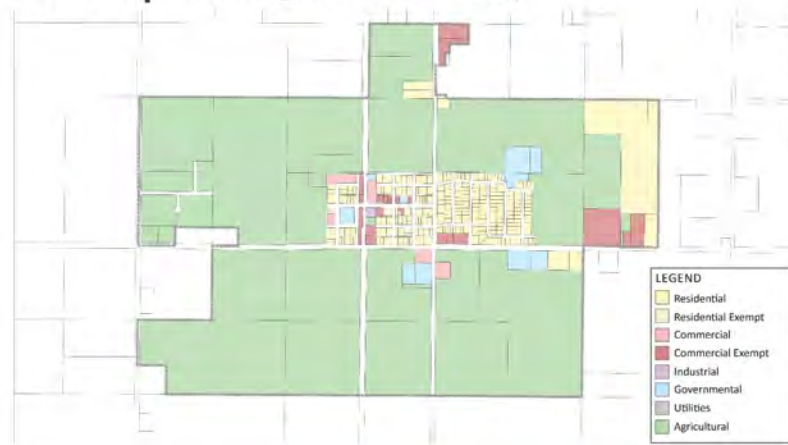


Polk County
Future Land Use

- Residential
- Residential Exempt
- Commercial
- Commercial Exempt
- Industrial
- Governmental
- Utilities
- Agricultural

EXISTING & FUTURE LAND USE

Elkhart | Existing Land Use Map



LEGEND

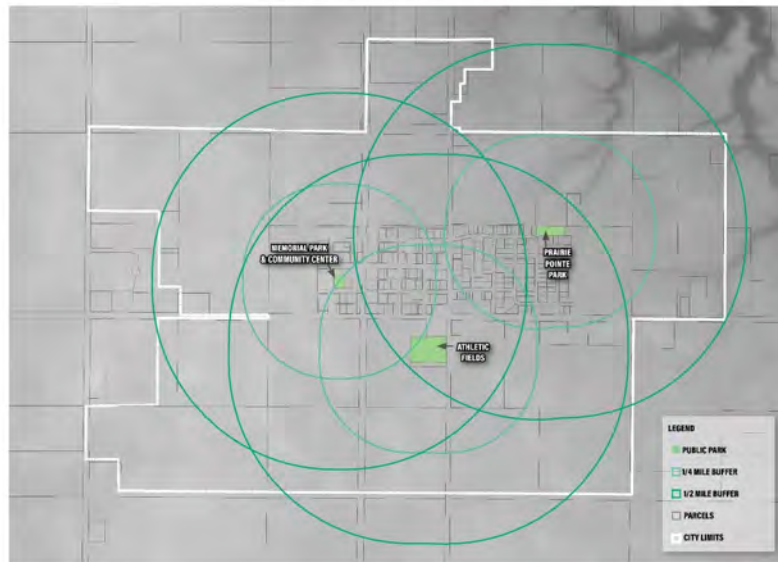
- Residential
- Residential Exempt
- Commercial
- Commercial Exempt
- Industrial
- Governmental
- Utilities
- Agricultural

Elkhart | Existing Zoning Map



PARKS & RECREATION

Elkhart Parks and Recreation



PARKS & RECREATION

Prairie Pointe Park Master Plan



PARKS & RECREATION



Natural Resources

The abundance and health of an area's natural resources are imperative to the well-being of a community. This section focuses on protecting, preserving, restoring, and enhancing Elkhart's natural resources and environmentally sensitive areas.

KEY COMPONENTS

To fulfill Elkhart's future park, recreation, and natural resource needs, the following have been identified as key planning components:

- Improve ecosystem diversity, including native plant community restoration
- Incorporating "naturalized" areas and enhancing the ecological resources within parks and recreation amenities
- Promoting inclusive play and improved accessibility
- Expanding the diversity of park users, including age, ethnicity, social class, and/or ability
- Enhancing the park programming, shared uses, and public/private opportunities
- Reducing long-term input and maintenance costs
- Creating opportunities for incorporating art, culture, and community identity
- Planning for and developing improved connectivity throughout the community
- Preparing long-term vision and growth reports

ENVIRONMENTAL IMPACTS

There are a number of environmental factors that put stresses on natural resources in parks. These can include invasive species, tree diseases, soil and water pollution, and impacts relating to climate change. The spread of the emerald ash borer, for example, has already caused the loss of many trees in central Iowa and continues to raise concern.

The maintenance practices used in these areas can have significant impacts on the local ecosystem. In order to lessen the burden on our rivers and streams, improve wildlife habitat, and protect plant species, it remains important to identify opportunities to improve water quality, protect environmentally sensitive areas, and increase native vegetation.



TRANSPORTATION

- Vehicular
- Railroad
- Transportation Networks
- Walkability
- Bike-ability
- Trail/Sidewalk System



TRANSPORTATION

INTRODUCTION

The purpose of the Transportation Plan element of the Comprehensive Plan is to provide guidance to the City of Elkhart, as well as existing and future landowners in preparing for future growth and development. As such, whether an existing roadway is proposed for upgrading or a land use change is proposed on a property, this plan provides the framework for decisions regarding the nature of roadway infrastructure improvements necessary to achieve safety, adequate access, mobility, and performance of the existing and future roadway system. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major transportation investments and policy decisions. To accomplish these objectives, the Transportation Plan provides information about:

- The functional hierarchy of streets and roads related to access and capacity requirements.
- Access management policies and intersection controls.

The transportation system principles and standards included in this plan create the foundation for developing the transportation system, evaluating its effectiveness, determining future system needs, and implementing strategies to fulfill the goals and objectives identified.



TRANSPORTATION

- Goals will be developed for each chapter
- Steering Committee feedback and community values identified through the Public Input Survey will guide them



TRANSPORTATION GOAL 1: Create a more pedestrian friendly community.



TRANSPORTATION GOAL 2: Maintain and update safe routes of vehicular transportation.



TRANSPORTATION GOAL 3: Address transportation safety concerns throughout the community.



TRANSPORTATION GOAL 4: Develop an enhanced trail network within the community that connects to regional trail systems.



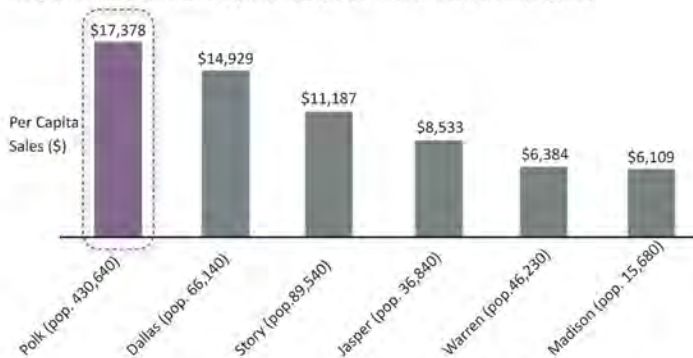
TRANSPORTATION GOAL 5: Establish a functional and brand supported community wayfinding system.

ECONOMIC DEVELOPMENT



Economic Development

NEIGHBORING COUNTY COMPARISON OF PER CAPITA RETAIL SALES



PUBLIC INFRASTRUCTURE & UTILITIES



PUBLIC INFRASTRUCTURE GOAL 1: Ensure adequate infrastructure is provided to areas targeted for growth (residential, commercial, and industrial).



PUBLIC INFRASTRUCTURE GOAL 2: Promote energy efficiency and the use of renewable resources.



PUBLIC INFRASTRUCTURE GOAL 3: Increase the provision of telecommunication services.



PUBLIC INFRASTRUCTURE GOAL 4: Maintain high functioning infrastructure and utilities, including:

- Water System
- Sewer System
- Electric System
- Storm Sewer
- Transportation

COMMUNITY FACILITIES & CHARACTER



- Social Connections
- Arts & Creative Economy



- Culture & Identity
- Community Branding & Wayfinding

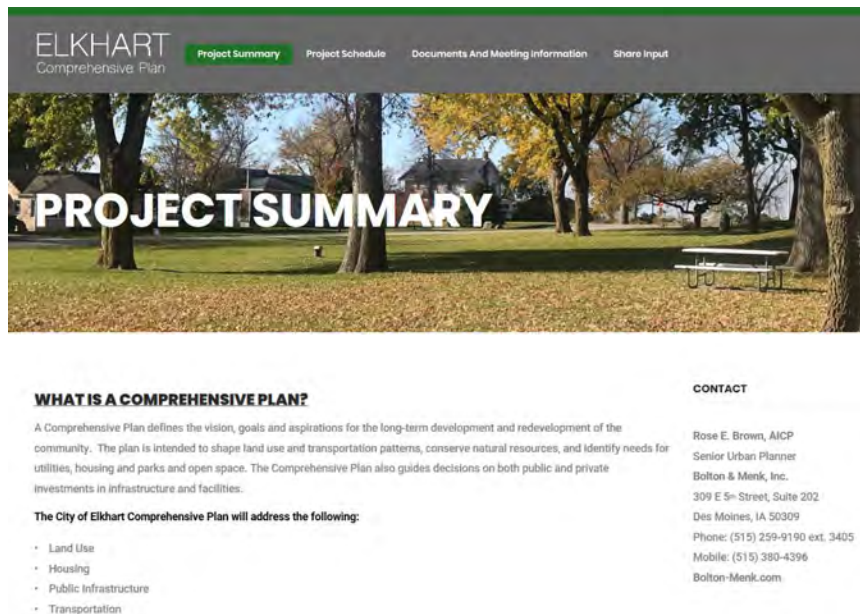
IMPLEMENTATION

Implementation Goals, Objectives & Strategies

To be meaningful to the City of Elkhart, the comprehensive plan must be implemented. The goals below aim to assist the implementation of the plan through public programs, fiscal devices, and other related actions.

-  IMPLEMENTATION GOAL 1: Welcome growth to the City by planning for and providing a mix of housing opportunities.
-  IMPLEMENTATION GOAL 2: Create and develop mixed use centers throughout the community to support livability and community vitality.
-  IMPLEMENTATION GOAL 3: Support and strengthen the City's residential areas with reinvestment and appropriate infill.
-  IMPLEMENTATION GOAL 4: Create appropriate transitions between areas where there are potential incompatibilities in land use or scale.
-  IMPLEMENTATION GOAL 5: Develop and maintain a safe and functional transportation network that accommodates all users and balances access and mobility.

PROJECT WEBSITE



The screenshot shows the 'PROJECT SUMMARY' page of the Elkhart Comprehensive Plan website. The header includes the title 'ELKHART Comprehensive Plan' and navigation links: 'Project Summary' (highlighted), 'Project Schedule', 'Documents And Meeting Information', and 'Share Input'. The main content area features a large image of a park with trees and a bench, with the text 'PROJECT SUMMARY' overlaid. Below the image, there are two columns of text. The left column is titled 'WHAT IS A COMPREHENSIVE PLAN?' and describes the plan's purpose. The right column is titled 'CONTACT' and lists the contact information for Rose E. Brown, AICP, Senior Urban Planner at Bolton & Menk, Inc.

ELKHART
Comprehensive Plan

[Project Summary](#) [Project Schedule](#) [Documents And Meeting Information](#) [Share Input](#)

PROJECT SUMMARY

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan defines the vision, goals and aspirations for the long-term development and redevelopment of the community. The plan is intended to shape land use and transportation patterns, conserve natural resources, and identify needs for utilities, housing and parks and open space. The Comprehensive Plan also guides decisions on both public and private investments in infrastructure and facilities.

The City of Elkhart Comprehensive Plan will address the following:

- Land Use
- Housing
- Public Infrastructure
- Transportation

CONTACT

Rose E. Brown, AICP
Senior Urban Planner
Bolton & Menk, Inc.
309 E 5th Street, Suite 202
Des Moines, IA 50309
Phone: (515) 259-9190 ext. 3405
Mobile: (515) 380-4396
Bolton-Menk.com

<https://clients.bolton-menk.com/elkhartcompplan/>

COMMUNITY INPUT SURVEY

CITY OF ELKHART COMPREHENSIVE PLAN PUBLIC INPUT SURVEY

QUESTIONS

1. What are the three issues you would like to discuss in Elkhart?

2. What is your age group?

3. Do you live in Elkhart?

4. If you, how long have you lived in Elkhart?

5. What are the three most important reasons you or your family chose to live in Elkhart?

6. How would you rate the overall quality of life in Elkhart?

7. Over the next five years, I expect the quality of life in Elkhart will:

8. Please indicate your level of agreement with the following statement: "The City of Elkhart needs more affordable entry-level single-family housing."

9. What types of housing are most needed in Elkhart?

10. Please indicate your level of agreement with the following statement: "The City of Elkhart needs more family housing options such as apartments, townhomes, condos, or senior housing."

11. What type of dwelling do you live in?

12. Do you own or rent your home?

13. Please indicate your level of agreement with the following statement: "The City of Elkhart needs more family housing options such as apartments, townhomes, condos, or senior housing."

14. What type of dwelling do you live in?

15. Do you own or rent your home?

1. What are three words you would use to describe Elkhart?

What is your age group?

18-24 25-34 35-44 45-54 55-64 65-74 75+

Do you live in Elkhart?

Yes No

If you, how long have you lived in Elkhart?

Less than 1 year 1-5 years 6-10 years Over 10 years

What are the three most important reasons you or your family chose to live in Elkhart?

Proximity to work Proximity to family Cost of homes Quality of school district Small town feel Low crime rate Recreational opportunities Quality of housing and neighborhoods Safety Other (Please specify)

How would you rate the overall quality of life in Elkhart?

Excellent Good Fair Poor Not sure

Over the next five years, I expect the quality of life in Elkhart will:

Improve Stay the same Worsen Other (Please specify)

Please indicate your level of agreement with the following statement: "The City of Elkhart needs more affordable entry-level single-family housing."

Strongly agree Agree Disagree Strongly disagree Not sure

What types of housing are most needed in Elkhart?

Entry-level single-family homes (Median: \$122,000) Mid-level single-family homes (Median: \$122,000) Large estate single-family homes Townhomes Apartments Condominiums Senior housing (independent and assisted living) Senior housing (skilled nursing care)

Please indicate your level of agreement with the following statement: "The City of Elkhart needs more family housing options such as apartments, townhomes, condos, or senior housing."

Strongly agree Agree Disagree Strongly disagree Not sure

What type of dwelling do you live in?

Single family detached home Condominium, duplex, or townhome Apartment Rural estate or farm house Mobile or modular home Senior housing

Do you own or rent your home?

Own Rent

- Online Survey through SurveyMonkey
- Hard copy survey

QUESTIONS?

F.1 **APPENDIX F STEERING COMMITTEE MEETING 3
PRESENTATION**

ELKHART, IOWA COMPREHENSIVE PLAN



Steering Committee Meeting

AGENDA

- **General Status Update & Overview**
- **Draft goals/objectives**
- **Future Land Use**
- **Population projections**
- **Next Steps**
- **Public Open House (June 19)**

VISION STATEMENT

Vision Statement: future looking, aspirational

Goal: Achievements necessary to move toward the Vision

Strategic Action Step: Specific actions necessary to achieve a goal

VISION STATEMENT

Elkhart will be a family friendly, attractive community that provides high quality services and amenities to its residents and visitors while maintaining a unique identity within the metropolitan area.

INCREASE TAX BASE - CORA/PES
MAINTAIN USER-FRIENDLY DEV. REVIEWS/REGULATIONS
BICENTENNIAL/RETHINKING
HOUSING VARIETY - RENT + OWN
COMMERCIAL STRIPS
TRAILS - TRAILHEADS
ONGOING STREET MAINT.
UTILITIES/INFRASTRUCTURE
REMOVE OF FORMER SEWAGE LAGOONS

COMMERCIAL/INDEPENDENT
ECONOMY VIABLE
FAMILY-FRIENDLY
AFFORDABLE HOUSING - BETTER QUALITY
USER-FRIENDLY GOVT.
WELCOMING - CARE APPR.

NOT ANXIOUS

PROJECT WEBSITE



WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan defines the vision, goals and aspirations for the long-term development and redevelopment of the community. The plan is intended to shape land use and transportation patterns, conserve natural resources, and identify needs for utilities, housing and parks and open space. The Comprehensive Plan also guides decisions on both public and private investments in infrastructure and facilities.

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CONTACT

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PLAN ELEMENTS

01

INTRODUCTION

02

DEMOGRAPHICS &
HOUSING

03

EXISTING & FUTURE
LAND USE

04

PARKS & RECREATION

05

TRANSPORTATION

06

ECONOMIC
DEVELOPMENT

07

PUBLIC
INFRASTRUCTURE &
UTILITIES

08

COMMUNITY FACILITIES
& CHARACTER

09

IMPLEMENTATION

DEMOGRAPHICS & HOUSING

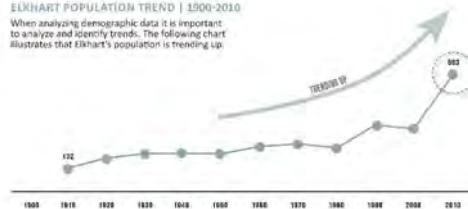


DEMOGRAPHICS & HOUSING

Demographics

ELKHART POPULATION TREND | 1900-2010

When analyzing demographic data it is important to analyze and identify trends. The following chart illustrates that Elkhart's population is trending up.



**ELKHART
POPULATION PERCENT
CHANGE 2000-2010**

↑ 88.7%

Housing

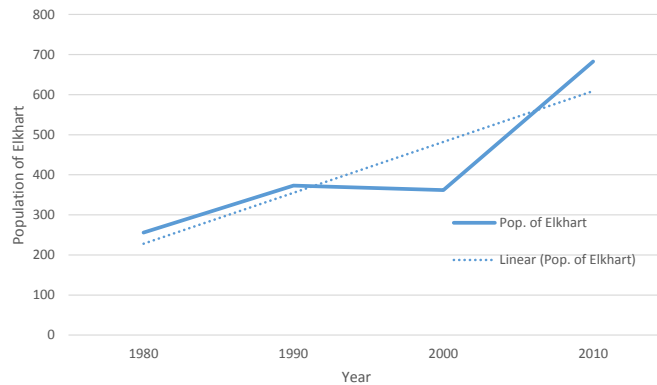
**AVERAGE MEDIAN
HOUSING VALUE**

\$121,900



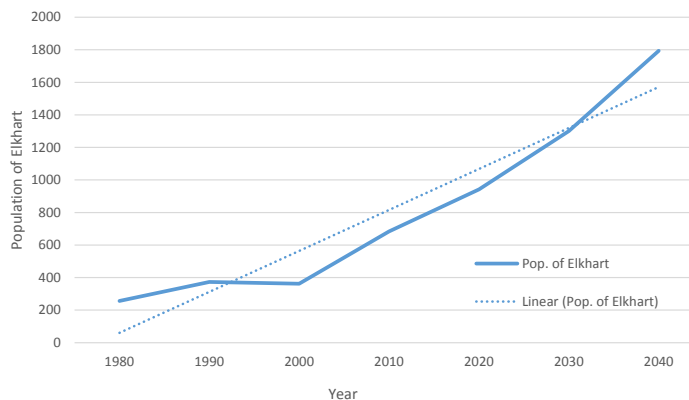
DEMOGRAPHICS & HOUSING

Past Population of Elkhart, IA



DEMOGRAPHICS & HOUSING

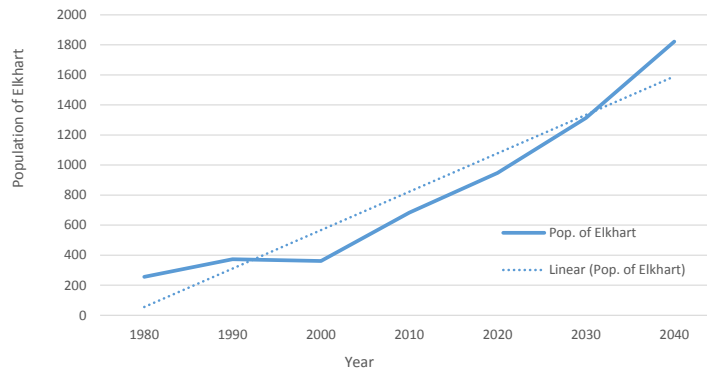
Population of Elkhart, IA - Linear Projections



Linear Model
Projected 2040 Population: 1,794

DEMOGRAPHICS & HOUSING

Population of Elkhart, IA - Exponential Projections

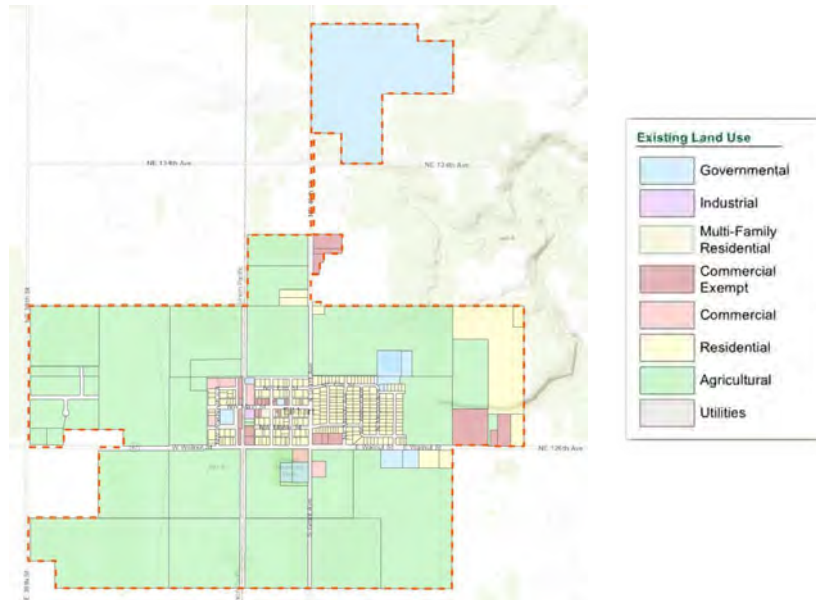


Exponential Model
Projected 2040 Population: 1,822

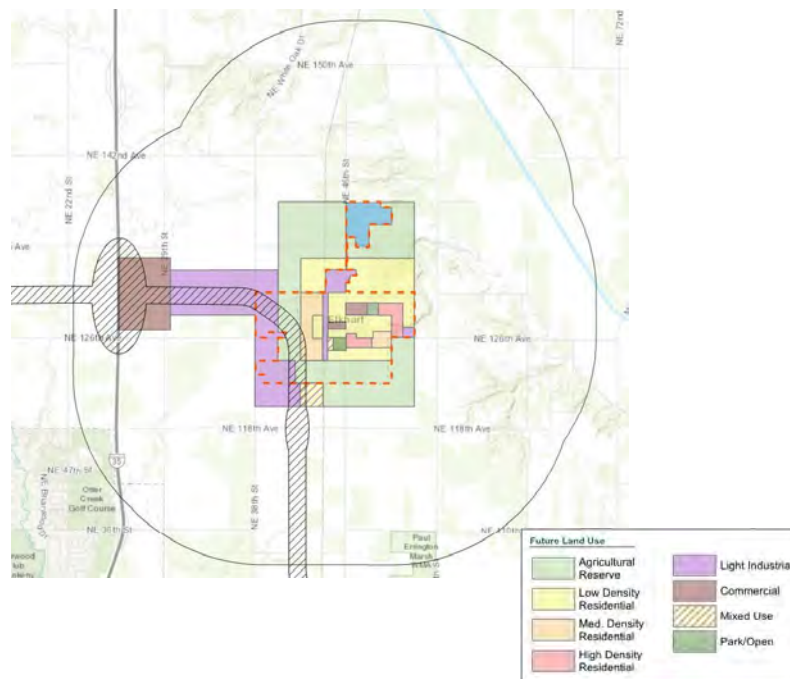
DEMOGRAPHICS & HOUSING

-  HOUSING GOAL 1: Encourage appropriate density levels of housing for the location and context of development.
-  HOUSING GOAL 2: Provide for a variety of housing types that appeal to a variety of age groups, demographics and household sizes.
-  HOUSING GOAL 3: Encourage the development of organized neighborhood associations and groups.
-  HOUSING GOAL 4: Plan for safe, affordable, and attractive housing to meet current and future housing demands of all Elkhart residents.
-  HOUSING GOAL 5: Plan for housing types and densities that reinforce the character of the community.
-  HOUSING GOAL 6: Plan for and design housing in a manner that reflects the residents' needs and desires.
-  HOUSING GOAL 7: Maintain the quality of existing housing.

EXISTING LAND USE



FUTURE LAND USE



FUTURE LAND USE



EXISTING & FUTURE LAND USE

- 
LAND USE GOAL 1: Encourage the development of land uses that increase the tax base of the community.
- 
LAND USE GOAL 2: Provide for transition and buffering between intense housing.
- 
LAND USE GOAL 3: Identify locations for future civic facilities; City, County, School District.
- 
LAND USE GOAL 4: Encourage the development of housing and employment to establish centers and districts.
- 
LAND USE GOAL 5: Provide appropriate amenities, such as parks and public services in proposed growth areas.
- 
LAND USE GOAL 6: Improve pedestrian and bicycle access to all centers and districts in coordination with the development of these areas.
- 
LAND USE GOAL 7: Encourage the location and maintenance of local businesses, arts, and creative economy business in the downtown, centers, and districts.

NATURAL RESOURCES



Natural Resources

The abundance and health of an area's natural resources are imperative to the well-being of a community. This section focuses on protecting, preserving, restoring, and enhancing Elkhart's natural resources and environmentally sensitive areas.

KEY COMPONENTS

To fulfill Elkhart's future park, recreation, and natural resource needs, the following have been identified as key planning components:

- Improve ecosystem diversity, including native plant community restoration
- Incorporating "naturalized" areas and enhancing the ecological resources within parks and recreation amenities
- Promoting inclusive play and improved accessibility
- Expanding the diversity of park users, including age, ethnicity, social class, and/or ability
- Enhancing the park programming, shared uses, and public/private opportunities
- Reducing long-term input and maintenance costs
- Creating opportunities for incorporating art, culture, and community identity
- Planning for and developing improved connectivity throughout the community
- Preparing long-term vision and growth reports

ENVIRONMENTAL IMPACTS

There are a number of environmental factors that put stresses on natural resources in parks. These can include invasive species, tree diseases, soil and water pollution, and impacts relating to climate change. The spread of the emerald ash borer, for example, has already caused the loss of many trees in central Iowa and continues to raise concern.

The maintenance practices used in these areas can have significant impacts on the local ecosystem. In order to lessen the burden on our rivers and streams, improve wildlife habitat, and protect plant species, it remains important to identify opportunities to improve water quality, protect environmentally sensitive areas, and increase native vegetation.



NATURAL RESOURCES

NATURAL RESOURCES GOAL 1: Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity.

NATURAL RESOURCES GOAL 2: Improve water quality through continuing education and incentive programs to ensure the City has adequate water supply to meet the long-term needs of the community.

NATURAL RESOURCES GOAL 3: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the community.

NATURAL RESOURCES GOAL 4: Foster air quality improvement to preserve natural resources and sustain community health.

NATURAL RESOURCES GOAL 5: Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future use.

TRANSPORTATION

- Vehicular
- Railroad
- Transportation Networks
- Walkability
- Bike-ability
- Trail/Sidewalk System



TRANSPORTATION

INTRODUCTION

The purpose of the Transportation Plan element of the Comprehensive Plan is to provide guidance to the City of Elkhart, as well as existing and future landowners in preparing for future growth and development. As such, whether an existing roadway is proposed for upgrading or a land use change is proposed on a property, this plan provides the framework for decisions regarding the nature of roadway infrastructure improvements necessary to achieve safety, adequate access, mobility, and performance of the existing and future roadway system. The primary goal of this plan is to establish local policies, standards, and guidelines to guide major transportation investments and policy decisions. To accomplish these objectives, the Transportation Plan provides information about:

- The functional hierarchy of streets and roads related to access and capacity requirements.
- Access management policies and intersection controls.

The transportation system principles and standards included in this plan create the foundation for developing the transportation system, evaluating its effectiveness, determining future system needs, and implementing strategies to fulfill the goals and objectives identified.



TRANSPORTATION

TRANSPORTATION GOAL 1: Provide pedestrian access to the south portion of the community.

TRANSPORTATION GOAL 2: Provide pedestrian network between the main street, public parks and community facilities.

TRANSPORTATION GOAL 3: Identify a trail corridor to provide use to the community and provide a future linkage to regional trails such as the Heart of Iowa Nature Trail and Chichaqua Valley Trail.

TRANSPORTATION GOAL 4: Develop an enhanced trail network within the community that connects to regional trail systems.

TRANSPORTATION GOAL 5: Establish a functional and brand supported community wayfinding system.

TRANSPORTATION GOAL 6: Establish a standard section for roadways, turn arounds, etc.

TRANSPORTATION GOAL 7: Develop a connection plan to ensure a stronger community connection between the northern and southern portion of town.

TRANSPORTATION GOAL 8: Address transportation safety concerns throughout the community.

TRANSPORTATION GOAL 9: Maintain and update safe routes of vehicular transportation.

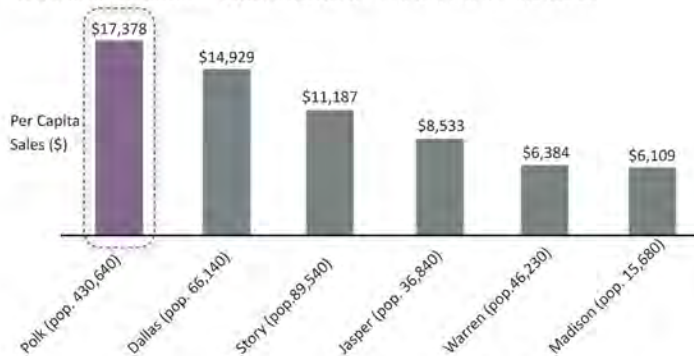
TRANSPORTATION GOAL 10: Create a more pedestrian friendly community

ECONOMIC DEVELOPMENT



Economic Development

NEIGHBORING COUNTY COMPARISON OF PER CAPITA RETAIL SALES



ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT GOAL 1: Encourage the development of commercial and industrial uses that can expand the tax base while providing other benefits to the community.



ECONOMIC DEVELOPMENT GOAL 2: Encourage development that provides a net gain of benefits to the community when cost of services and improvements and overall community needs are considered.



ECONOMIC DEVELOPMENT GOAL 3: Maximize the impact of the proposed NE Beltway to the benefit of the community. Consider planning studies that can provide appropriate levels of service to attract commerce and industry.



ECONOMIC DEVELOPMENT GOAL 4: Encourage the operation of convenience service businesses to serve the immediate needs of residents.



ECONOMIC DEVELOPMENT GOAL 5: Identify unique commercial opportunities. Focus on the business start-ups that do not rely on significant visitor/customer in-person visits. Create a niche for entrepreneurial development.



ECONOMIC DEVELOPMENT GOAL 6: Promote economic equity in Elkhart to benefit residents regardless of identity or background.

PUBLIC INFRASTRUCTURE &



PUBLIC INFRASTRUCTURE GOAL 1: Analyze the existing water and sanitary sewer system capacity and necessary future investment needs to provide for a long-term strategy for providing high quality un-interrupted services to the community in a cost-efficient manner.



PUBLIC INFRASTRUCTURE GOAL 2: Identify location for future facilities. Prioritize locations that minimize long-term maintenance costs that can most efficiently provide service to growth areas without compromising overall community needs.



PUBLIC INFRASTRUCTURE GOAL 3: Increase the provision of telecommunication services.



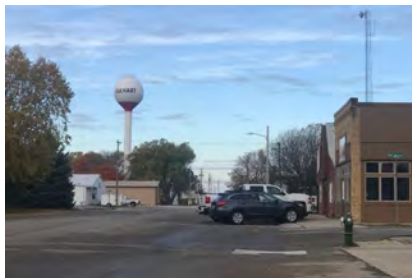
PUBLIC INFRASTRUCTURE GOAL 4: Ensure adequate infrastructure is provided to areas targeted for growth (residential, commercial, and industrial).



PUBLIC INFRASTRUCTURE GOAL 5: Maintain high functioning infrastructure and utilities, including:

- Water System
- Sewer System
- Electric System
- Storm Sewer
- Transportation

COMMUNITY FACILITIES & CHARACTER



- Social Connections
- Arts & Creative Economy



- Culture & Identity
- Community Branding & Wayfinding

COMMUNITY FACILITIES & CHARACTER

COMMUNITY GOAL 1: Maintain existing properties and standards to ensure that neighborhoods and buildings remain safe and livable.

COMMUNITY GOAL 2: Support a strong, connected, inclusive vision that provides opportunities for everyone to participate in public events and processes.

COMMUNITY GOAL 3: Maintain and/or improve public infrastructure, buildings, equipment, and open spaces to meet current and future community needs.

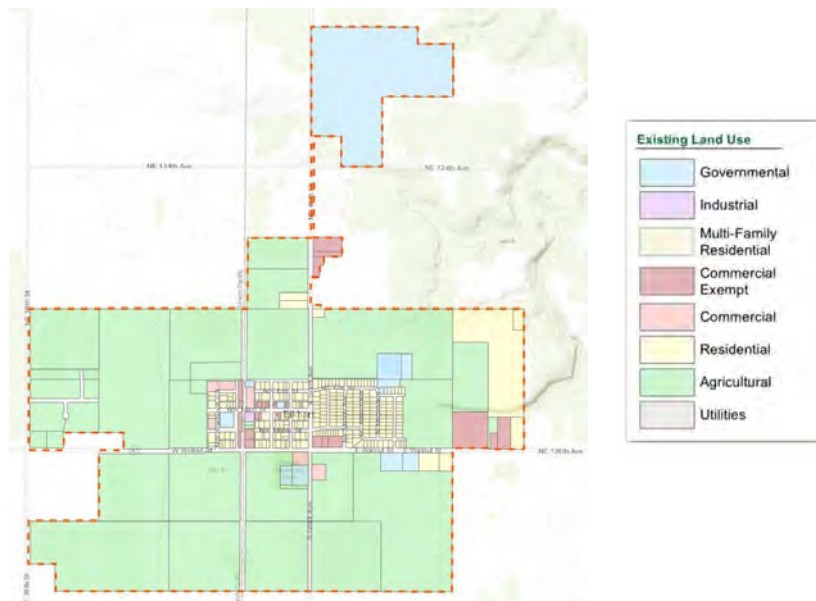
COMMUNITY GOAL 4: Support a vision for the community that provides adequate resources to support healthy, active lives.

COMMUNITY GOAL 5: Recognize, promote, and preserve elements that are significant to the City's history, culture, and arts.

COMMUNITY GOAL 6: Prioritize the reuse of the former sanitary sewer aeration lagoons.

COMMUNITY GOAL 7: Establish a community wayfinding program.

EXISTING LAND USE



FUTURE LAND USE



IMPLEMENTATION

Implementation Goals, Objectives & Strategies

To be meaningful to the City of Elkhart, the comprehensive plan must be implemented. The goals below aim to assist the implementation of the plan through public programs, fiscal devices, and other related actions.

- TI1** IMPLEMENTATION GOAL 1: Welcome growth to the City by planning for and providing a mix of housing opportunities.
- TI2** IMPLEMENTATION GOAL 2: Create and develop mixed use centers throughout the community to support livability and community vitality.
- TI3** IMPLEMENTATION GOAL 3: Support and strengthen the City's residential areas with reinvestment and appropriate infill.
- TI4** IMPLEMENTATION GOAL 4: Create appropriate transitions between areas where there are potential incompatibilities in land use or scale.
- TI5** IMPLEMENTATION GOAL 5: Develop and maintain a safe and functional transportation network that accommodates all users and balances access and mobility.



Next Steps...

Public Open House (June 19)

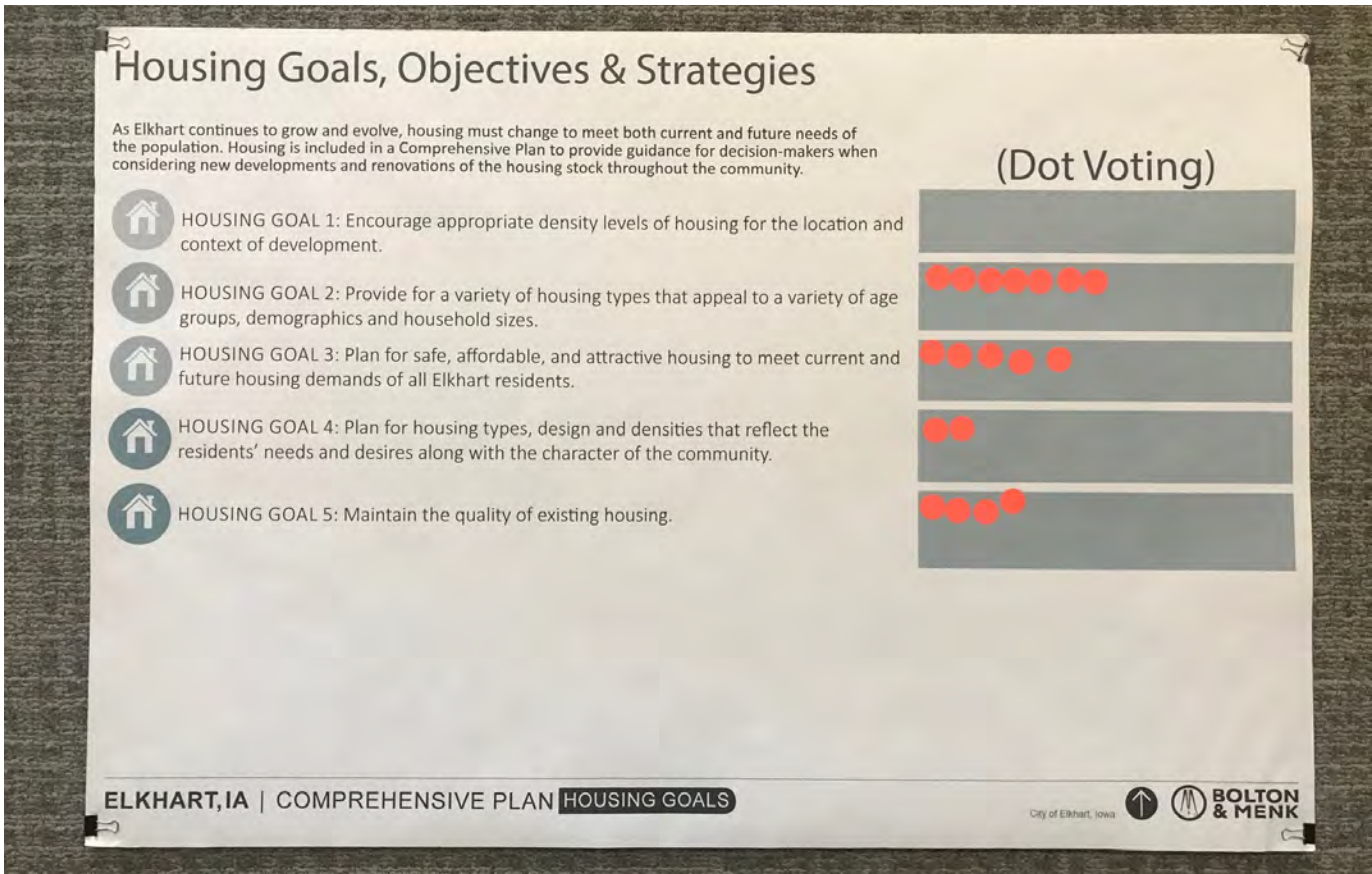
G.1 APPENDIX G PUBLIC OPEN HOUSE BOARDS

Housing Goals, Objectives & Strategies

As Elkhart continues to grow and evolve, housing must change to meet both current and future needs of the population. Housing is included in a Comprehensive Plan to provide guidance for decision-makers when considering new developments and renovations of the housing stock throughout the community.

-  HOUSING GOAL 1: Encourage appropriate density levels of housing for the location and context of development.
-  HOUSING GOAL 2: Provide for a variety of housing types that appeal to a variety of age groups, demographics and household sizes.
-  HOUSING GOAL 3: Plan for safe, affordable, and attractive housing to meet current and future housing demands of all Elkhart residents.
-  HOUSING GOAL 4: Plan for housing types, design and densities that reflect the residents' needs and desires along with the character of the community.
-  HOUSING GOAL 5: Maintain the quality of existing housing.

(Dot Voting)

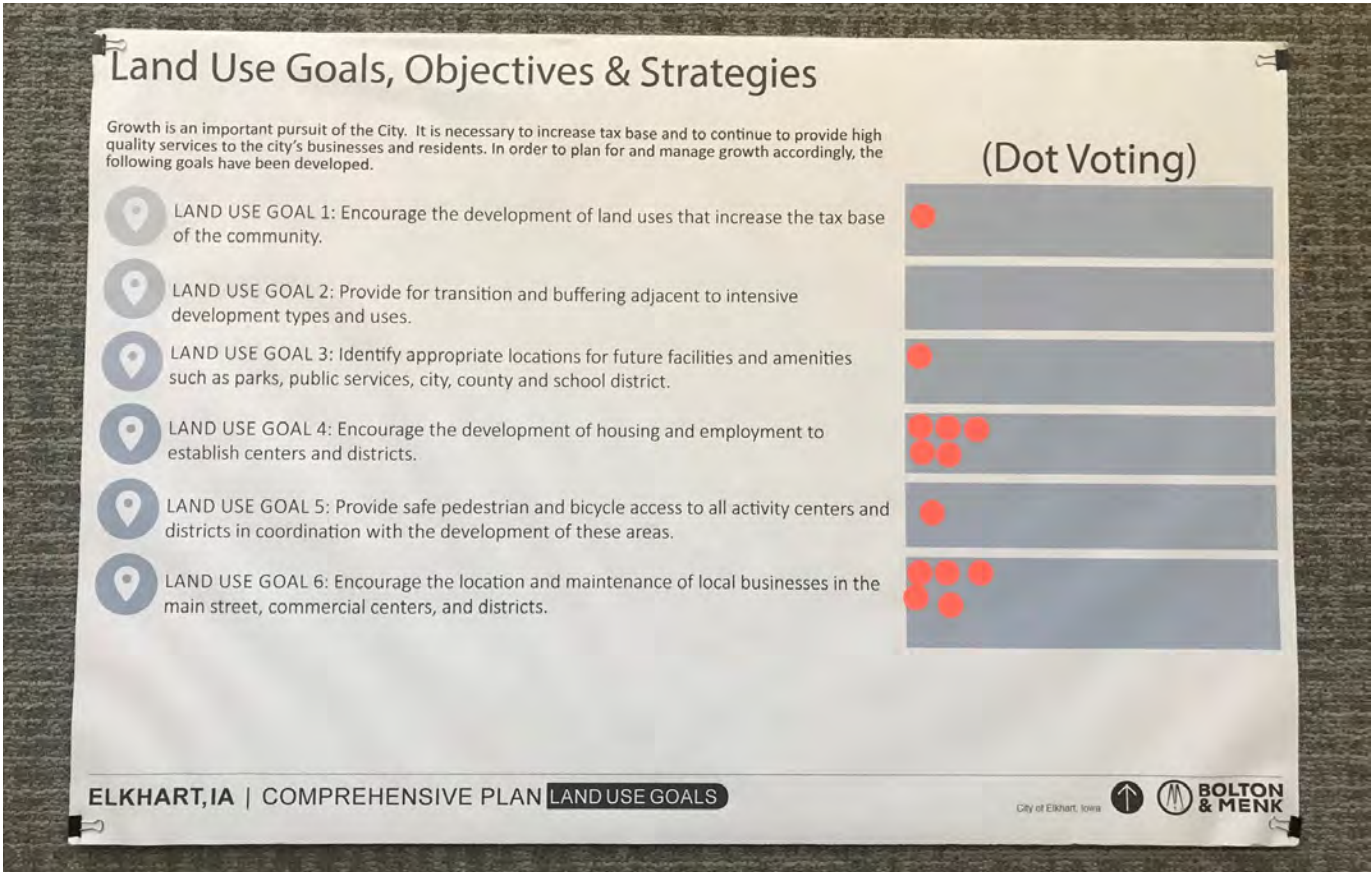


Land Use Goals, Objectives & Strategies

Growth is an important pursuit of the City. It is necessary to increase tax base and to continue to provide high quality services to the city's businesses and residents. In order to plan for and manage growth accordingly, the following goals have been developed.

-  LAND USE GOAL 1: Encourage the development of land uses that increase the tax base of the community.
-  LAND USE GOAL 2: Provide for transition and buffering adjacent to intensive development types and uses.
-  LAND USE GOAL 3: Identify appropriate locations for future facilities and amenities such as parks, public services, city, county and school district.
-  LAND USE GOAL 4: Encourage the development of housing and employment to establish centers and districts.
-  LAND USE GOAL 5: Provide safe pedestrian and bicycle access to all activity centers and districts in coordination with the development of these areas.
-  LAND USE GOAL 6: Encourage the location and maintenance of local businesses in the main street, commercial centers, and districts.

(Dot Voting)



Natural Resources Goals, Objectives & Strategies

Clean water, air, and the conservation of native plants and animals are key principles of environmental integrity. In order for the City of Elkhart to continue to maintain and provide quality resources and recreation amenities, the following goals have been developed.



NATURAL RESOURCES GOAL 1: Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity.



NATURAL RESOURCES GOAL 2: Foster air quality and water quality improvement through continuing education and incentive programs to ensure the preservation of natural resources, sustain community health and meet the long-term needs of the community.

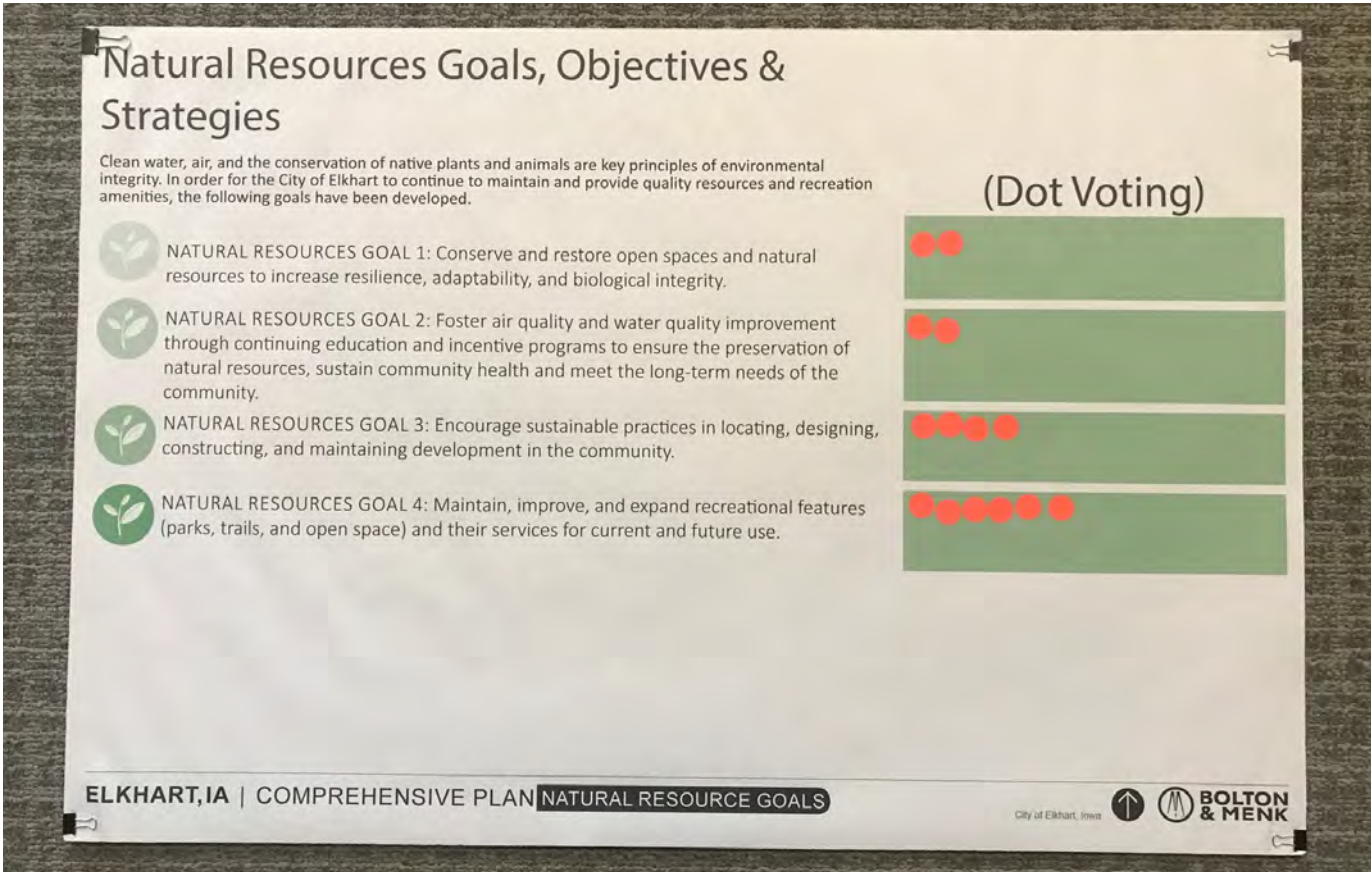


NATURAL RESOURCES GOAL 3: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the community.



NATURAL RESOURCES GOAL 4: Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future use.

(Dot Voting)



Transportation Goals, Objectives & Strategies

In order to develop and maintain a safe and functional transportation network that supports and accommodates all users, the following goals were developed.



TRANSPORTATION GOAL 1: Create a more pedestrian friendly community by providing pedestrian access and a network to the south side of town, main street, public parks and community facilities.



TRANSPORTATION GOAL 2: Provide pedestrian network between the main street, public parks and community facilities.



TRANSPORTATION GOAL 3: Identify and develop an enhanced trail network within the community while connecting to regional trails and provide for future linkages to other trails.



TRANSPORTATION GOAL 4: Establish a functional and brand supported community wayfinding system.



TRANSPORTATION GOAL 5: Establish a standard section for roadways, turn-arounds, and sidewalks for all new development and redevelopment areas.



TRANSPORTATION GOAL 6: Develop a connection plan to ensure a stronger community connection between the northern and southern portion of town.



TRANSPORTATION GOAL 7: Address, maintain, and update transportation safety concerns and safe routes of vehicular transportation throughout the community.

(Dot Voting)

ELKHART, IA | COMPREHENSIVE PLAN **TRANSPORTATION GOALS**

City of Elkhart, Iowa



BOLTON & MENK

Transportation Goals, Objectives & Strategies

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(Dot Voting)

ELKHART, IA | COMPREHENSIVE PLAN **TRANSPORTATION GOALS**

City of Elkhart, Iowa

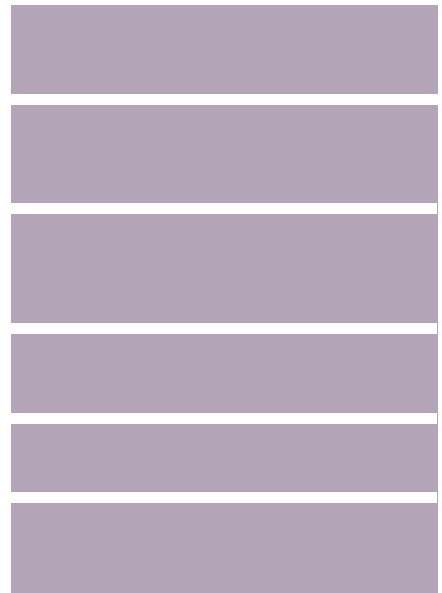
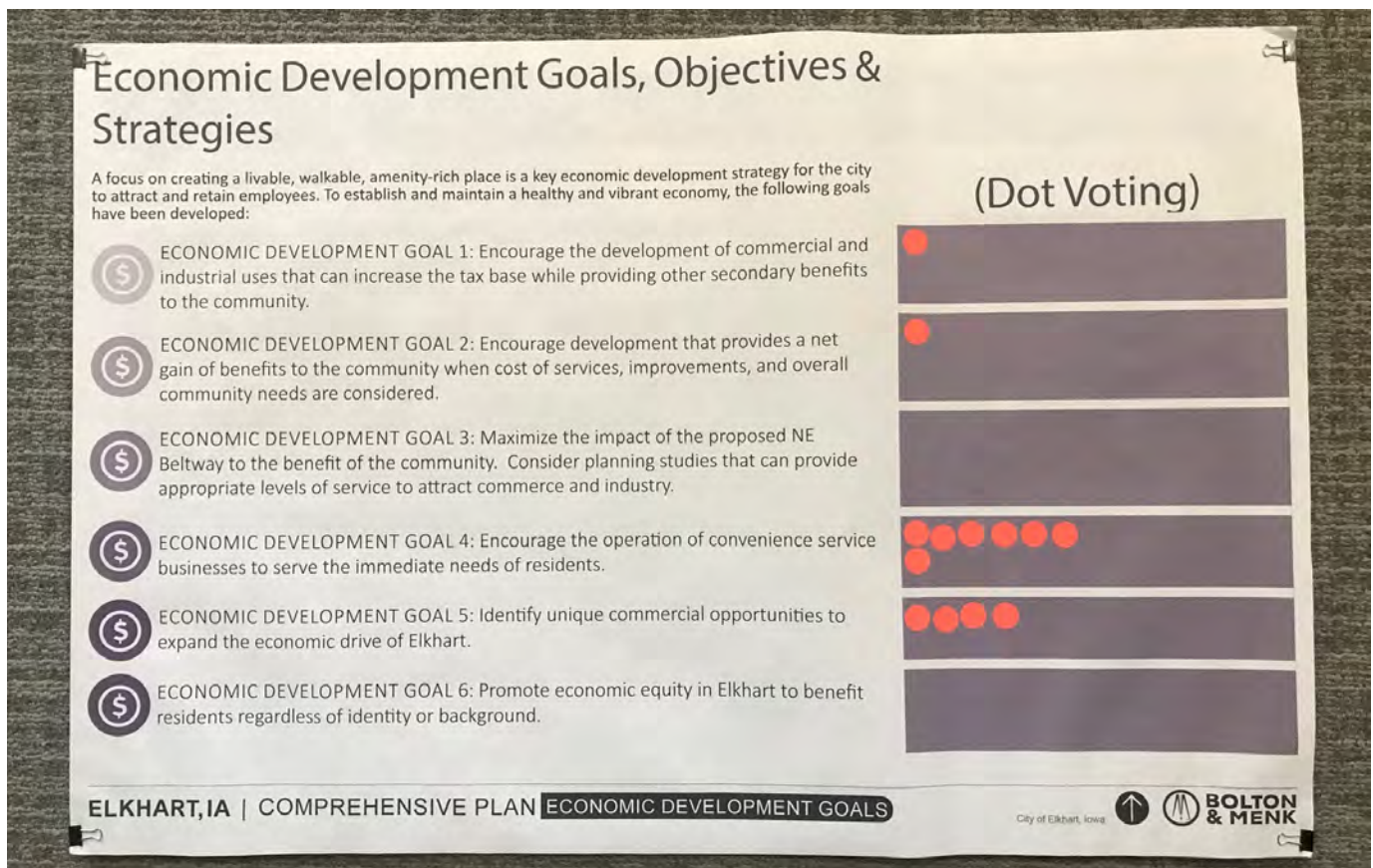
BOLTON & MENK

Economic Development Goals, Objectives & Strategies

A focus on creating a livable, walkable, amenity-rich place is a key economic development strategy for the city to attract and retain employees. To establish and maintain a healthy and vibrant economy, the following goals have been developed:

-  ECONOMIC DEVELOPMENT GOAL 1: Encourage the development of commercial and industrial uses that can increase the tax base while providing other secondary benefits to the community.
-  ECONOMIC DEVELOPMENT GOAL 2: Encourage development that provides a net gain of benefits to the community when cost of services, improvements, and overall community needs are considered.
-  ECONOMIC DEVELOPMENT GOAL 3: Maximize the impact of the proposed NE Beltway to the benefit of the community. Consider planning studies that can provide appropriate levels of service to attract commerce and industry.
-  ECONOMIC DEVELOPMENT GOAL 4: Encourage the operation of convenience service businesses to serve the immediate needs of residents.
-  ECONOMIC DEVELOPMENT GOAL 5: Identify unique commercial opportunities to expand the economic drive of Elkhart.
-  ECONOMIC DEVELOPMENT GOAL 6: Promote economic equity in Elkhart to benefit residents regardless of identity or background.

(Dot Voting)

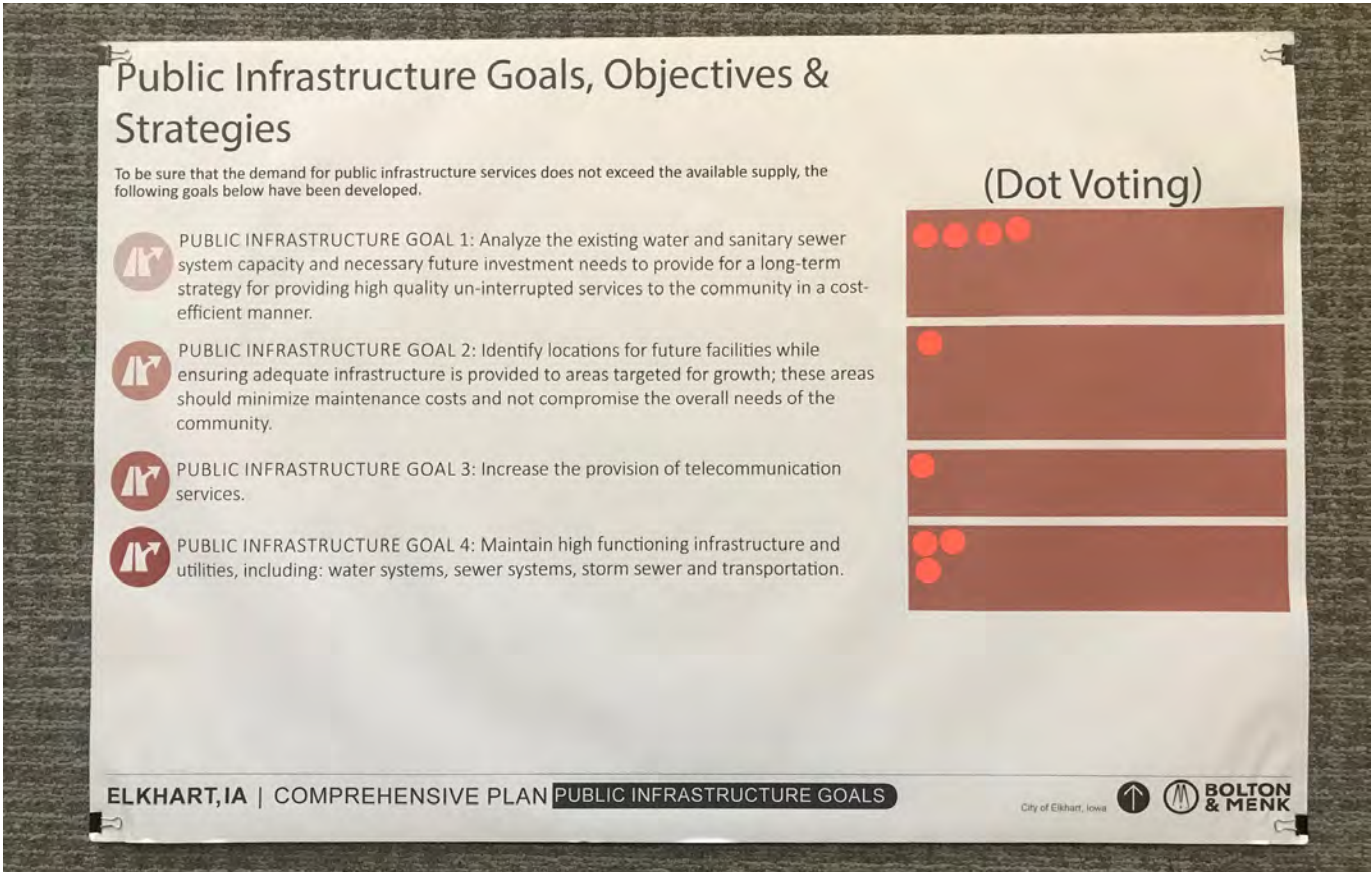



Public Infrastructure Goals, Objectives & Strategies

To be sure that the demand for public infrastructure services does not exceed the available supply, the following goals below have been developed.

-  PUBLIC INFRASTRUCTURE GOAL 1: Analyze the existing water and sanitary sewer system capacity and necessary future investment needs to provide for a long-term strategy for providing high quality un-interrupted services to the community in a cost-efficient manner.
-  PUBLIC INFRASTRUCTURE GOAL 2: Identify locations for future facilities while ensuring adequate infrastructure is provided to areas targeted for growth; these areas should minimize maintenance costs and not compromise the overall needs of the community.
-  PUBLIC INFRASTRUCTURE GOAL 3: Increase the provision of telecommunication services.
-  PUBLIC INFRASTRUCTURE GOAL 4: Maintain high functioning infrastructure and utilities, including: water systems, sewer systems, storm sewer and transportation.

(Dot Voting)



Community Goals, Objectives & Strategies

This chapter encompasses the social environment which can be defined as human interaction and engagement in the community. It includes public services and facilities, education, public health, community connections, equity, and arts and culture. The community goals below work to provide the City of Elkhart with direction to preserve the community's small town feel while enhancing existing amenities.



COMMUNITY GOAL 1: Maintain and/or improve existing properties, public infrastructure, buildings, equipment and open spaces to meet current and future community needs while ensuring the safety and livability of the community.



COMMUNITY GOAL 2: Support a strong, connected, inclusive vision that provides opportunities for everyone to participate in public events and processes.



COMMUNITY GOAL 3: Support a vision for the community that provides adequate resources to support healthy, active lives.



COMMUNITY GOAL 4: Recognize, promote, and preserve elements that are significant to the City's history, culture, and arts.



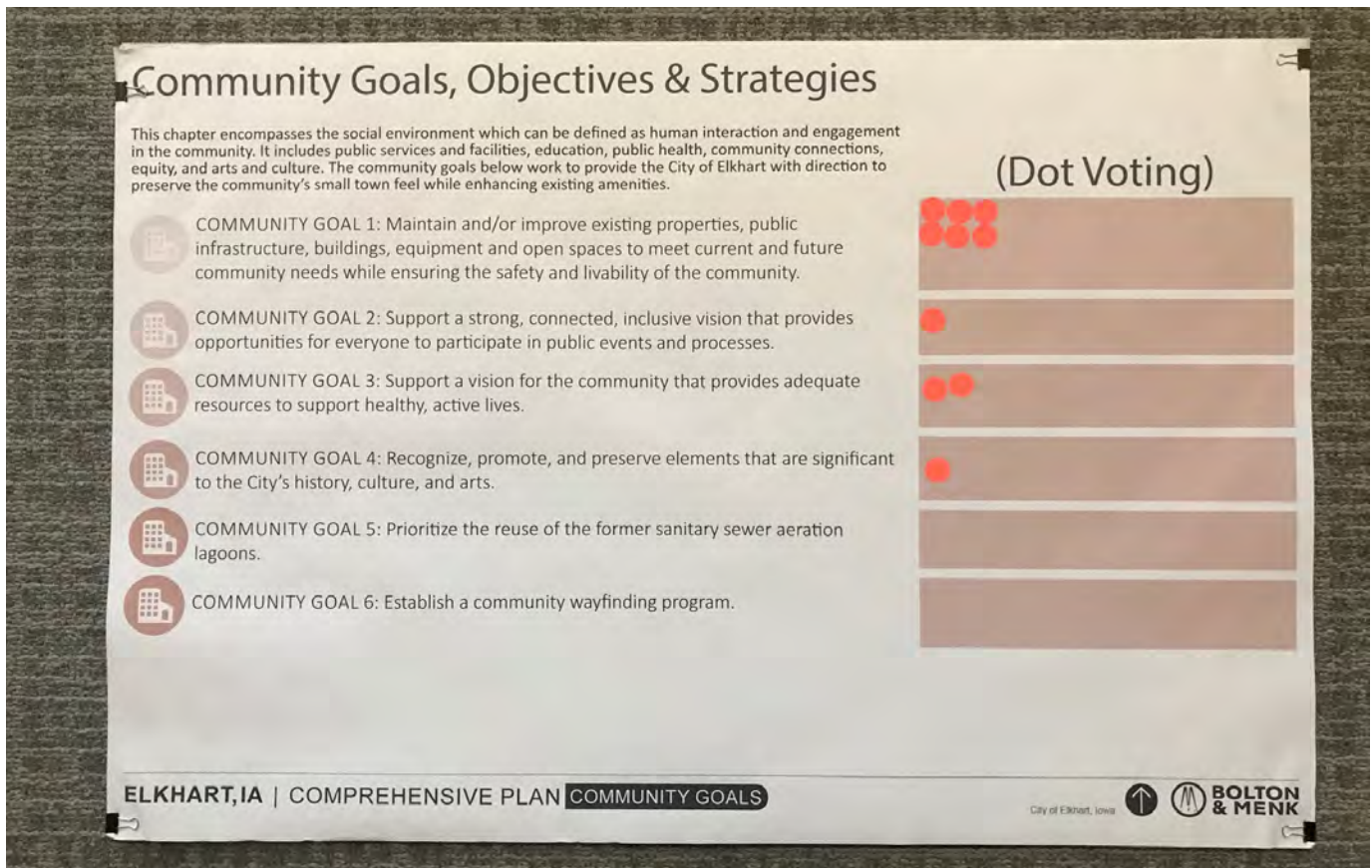
COMMUNITY GOAL 5: Prioritize the reuse of the former sanitary sewer aeration lagoons.



COMMUNITY GOAL 6: Establish a community wayfinding program.

(Dot Voting)

Dot voting area with six horizontal bars for community goals.





Submitted by: Bolton & Menk, Inc.



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