

GILBERT COMPREHENSIVE PLAN



The City of Gilbert 2030 is a growing, thriving community that maintains its safe, small-town feel, yet abounds in economic, educational and recreational opportunities. Gilbert boasts beautiful parks and trails, thriving schools and a rejuvenated downtown. Gilbert is a progressive city, where neighbors work together to accomplish goals and objectives. Gilbert is a nice place to visit and a great place to call home.

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What is a **COMPREHENSIVE PLAN**?

A **COMPREHENSIVE PLAN** embodies the vision of a community. It paints a picture of what that community will look like in the future and prescribes steps for attaining that future. It may go by other names, such as a land use plan or a master plan, but the term **comprehensive** implies that the plan will address all parts of a community.

The comprehensive plan establishes goals and policies for land use, transportation, community facilities, parks, and many other facets of community life. These guide the decisions of the City Council, the Planning Commission, City staff, and other advisory boards. It is also a legal document. It is used to justify zoning changes and development, and it guides the capital improvement budgeting process.

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Acknowledgments

City Council

Jonathan C. Popp, Mayor
Shaon Anderson, Mayor Pro Tem
Teri Harriman Gallahan
Jamie J. Miller
Katie Jerkins
D. Frank Rydl

City Staff

Sonia Arellano-Dodd
Tad Stupp

Planning Commission

Michael Davis
Elisa Gibson
Aaron Kester
Andy Loonan
Doug Stevens

Prepared by

Angela Snyder Planning
for the City of Gilbert
Angela Snyder, MCRP
Hannah Dankbar, MCRP
Dustin Ingram, MCRP candidate
Abigail Westemeyer-Rose, MCRP MUD

Cover and Title Images

Google
University of Iowa
Public Domain
Ames Historical Society

Comprehensive Plan

Advisory Committee

Jon Mullenbach
Steve Mahoney
Mary Buchman
Miles Moore
Mike Johnson
Teri Gallahan
Tad Stupp
John Swart
Jake Hanson
Gregg Durbin
Deb Christy
Tera Sitzmann
Julie Spear
Aaron Kester
Doug Stephens
Lindsey Beecher

Contributors

Teri Gallahan, *Franklin-Gilbert
Fire and Emergency
Response Agency/Gilbert
Historical Society*
Tracy Laws, *Gilbert Parks*
Matt J. Boeck, *Story County GIS
Department*
Steve Van Dyke, *Fox Engineering*
Scott A. Williams, *Fox Engineering*
Matt and Becky Law, *Century 21*

PLANNING PROCESS



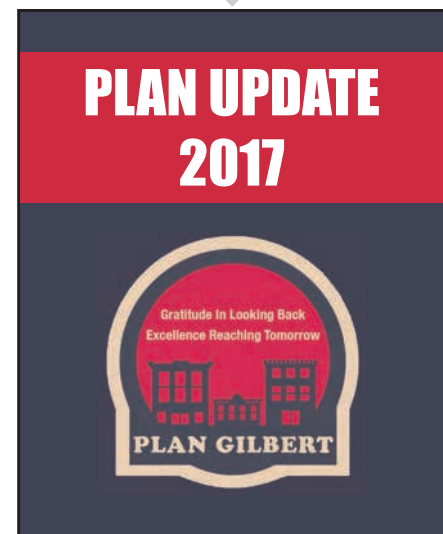
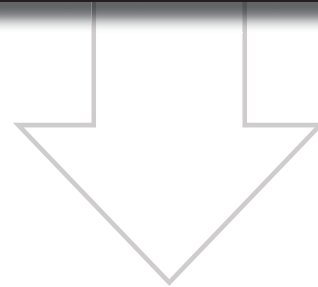
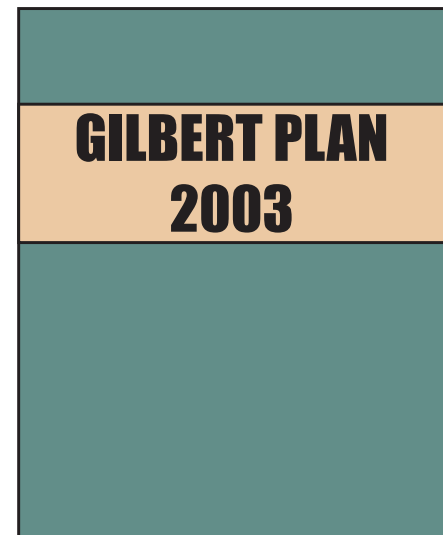
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Purpose and Intent

Gilbert has begun a new phase of comprehensive planning that will prepare the city for the next 15 years. The purpose of this document is to provide an update of the 2003 Comprehensive Plan, as part of the continuing planning process involved in evaluating and modifying the Plan to keep it as a current and effective means of guiding the growth and development of Gilbert.

This process develops detailed vision, goals, and policy statements, which are then translated into plans, maps and ordinance amendments, which reinforce the policies.



This Comprehensive Plan Update is being prepared in four phases:

Phase I: Existing Conditions Report

Phase II: Community Input

Phase III: Vision, Goals and Policies

Phase IV: Approval Process

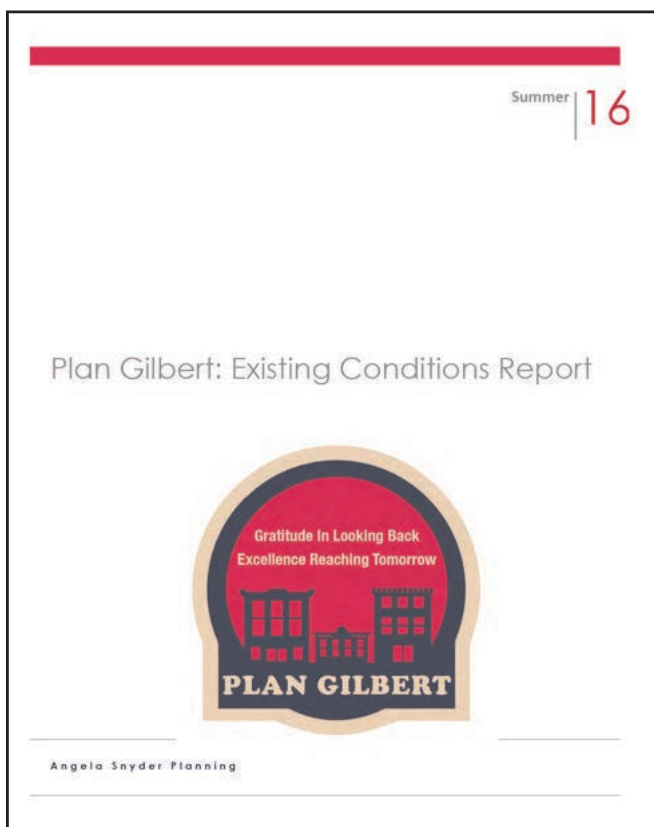


Figure 1: *Plan Gilbert: Existing Conditions Report*, Angela Snyder Planning, 2016.

Phase I: Existing Conditions Report

This first phase involved gathering information about population data and growth projections, existing land use, housing need and capacity, housing, sidewalk, and street conditions, extensive economic analyses, natural environmental status, inventories of municipal assets, and utility capacities gathered during the summer of 2016. All City departments contributed information to this report.

Plan Gilbert: Existing Conditions Report was delivered to the City in August of 2016. The most pressing issues revealed in the report include a need for infrastructure

improvement and an increase in commercial industry thereby varying and strengthening the tax base. The results of the report have been summarized and incorporated into Plan Gilbert. The full existing conditions report is available at City Hall.

Phase II: Community Input

The second phase of the comprehensive plan update involved gathering community input from Gilbert residents and business owners. Planners gathered community input from a booth in City Hall during *Gilbert Days* on July 16, 2016, a policy workshop on November 16, 2016 at the Gilbert Library, and from a community survey.

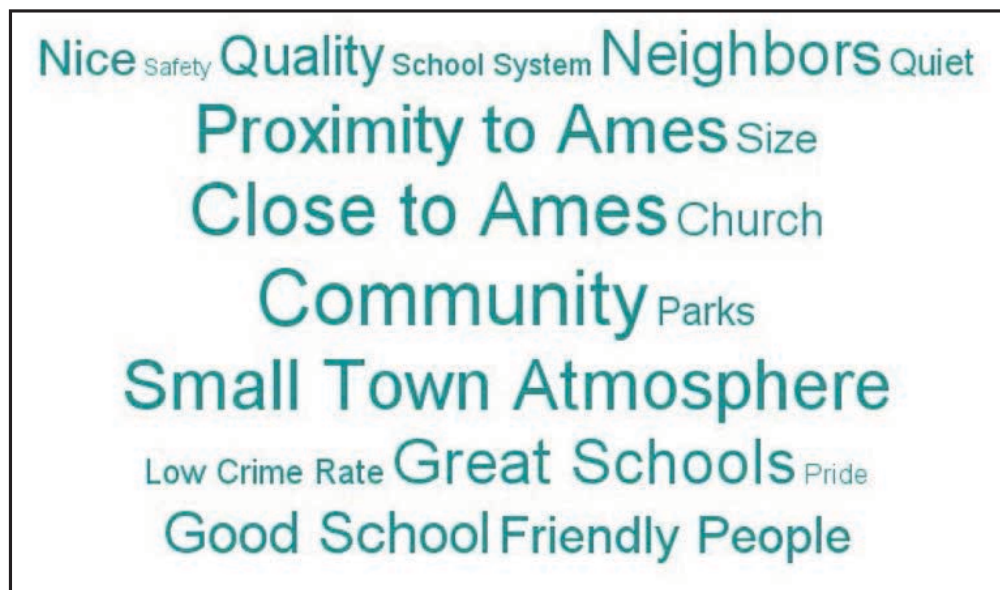


Figure 2: Word Cloud. “Identify three (3) factors/attributes that make Gilbert a great place to live,” Angela Snyder Planning, 2016.

The 2016 Gilbert Community Survey was created online using the Survey Monkey service. Seventeen questions gathered responses about existing and future growth of Gilbert in both residential and commercial sectors. The public was able to access the survey online on July 11th, and the public received this announcement

on the City of Gilbert website, at the *Gilbert Days* booth on July 16th, and on the Gilbert electronic information sign.

Paper surveys were sent out in the September/October edition of the City newsletter that was mailed in August and collected at City Hall until September 10th. The paper surveys were entered into the online system to generate uniform results. Seventy-five surveys were received in total--fifty online and twenty-five paper versions--which is 10.3% of the adult population. The survey results that were answered by all participants carry a 95% confidence level and an 11% margin of error.



30.88%

of respondents rated the quality of the school system as the most important factor in their move to Gilbert.



Most respondents were residents of Gilbert (85.33%). Also, most respondents had lived in Gilbert for 11 years or longer (54.69%). The quality of the school system was the highest-rated reason for moving to Gilbert (30.88%) and for remaining (36.76%), although remaining for the small-town atmosphere was a close second (27.94%).

Overall, the hopes for Gilbert's future involve an increase in commercial opportunity while at the same time protecting the small-town atmosphere. Many also desired a downtown beautification project. Concern for inadequate infrastructure in the face of rapid growth was most prevalent, as well as a concern of overbuilding without managed growth. Respondents desired improvements included securing high-speed Internet, fixing sidewalks and streets, building a bike path to Ames, and encouraging economic development, especially small businesses such as coffee shops.

Phase III: Vision, Goals and Policies

PLAN GILBERT 2030 VISION

Gratitude In Looking Back, Excellence Reaching Tomorrow

Gilbert has a small town feel where everybody is your neighbor.

Gilbert is a nice place to visit and a great place to call home.

Gilbert is a great place to raise a family.

Gilbert is a safe, growing and thriving community.

Gilbert is full of economic, educational and recreational opportunities.

Gilbert has growing, thriving schools,

Gilbert is progressive, where residents work together to make things happen.

Figure 3: *Plan Gilbert 2030 Vision Statement*, Angela Snyder Planning, 2016.

The third phase of the comprehensive plan update involved the creation of a Comprehensive Plan Advisory Committee (PAC), a sixteen-member committee representing a cross-section of Gilbert population and interests and led by the planning consultant. The PAC met five times between August and December 2016.

The PAC was responsible for taking information from the *Plan Gilbert: Existing Conditions Report* and community input to establish a vision for what the City of Gilbert will look like 2030. The vision guided the drafting of community goals and policies.

Policy was created using national standards outlined in the American Planning Association's *Sustaining Places: Best Practices for Comprehensive Plans* (Berke, Godschalk, Kaiser, & Rodriguez, 2006), state statute standards from the *Iowa Code* (§18.b.1, §18.b.2, §335.5, §414.3) and the State of Iowa's *Smart Planning in Iowa: A*

Guide to Principles, Strategies and Policy Tools (Rebuild Iowa Office, 2011).

The PAC was also responsible for updating the Gilbert Future Land Use Map, which is a visual guide for growth and development in and around the City within the two-mile planning area.

Phase IV: Implementation

The draft Plan Gilbert will be delivered to the City. It will then be presented to the Planning Commission. The Commission will decide to **Recommend**, **Recommend with Changes**, or **Reject** the draft document. If the Commission recommends adoption, then the document will be presented to the Mayor and City Council. The Council has the option to **Adopt**, **Adopt with Changes**, or **Reject** the draft plan.

If adopted, then the comprehensive plan becomes a legal document, guiding the decisions of City governance and staff. Every five years, the Planning Commission will reevaluate the plan, including reprioritization of policy implementation. In 15 years, the City plans to complete a broad update for the comprehensive plan, which would involve repeating the same process of as described here. The comprehensive plan can be amended at any time by resolution from the City Council.

Planning Process Policies

The planning process itself is guided by comprehensive plan policies. As the comprehensive plan guides municipal decisions for many years, it is important that the process be transparent and accessible. All efforts need to be made to incorporate community input and the most up-to-date community information. Accountability on all parts is vital to plan implementation.

P Goal 1	The City of Gilbert will make the planning process accessible and understandable to the public.	
	Policy P ₁	Gilbert will encourage and sustain public involvement throughout the planning process, from visioning to implementation.
	Policy P ₂	Gilbert will provide easy access to planning documents, processes, and resources and will keep these resources up to date and available through online and traditional mediums.
P Goal 2	The City of Gilbert will plan for an expected 3% population growth per year within the context of the community's capacity, needs and character.	
	Policy P ₃	Gilbert will encourage the use of the <i>Iowa Smart Planning</i> principles in community planning projects.
	Policy P ₄	Gilbert will include county-wide development visions and plans in local planning scenarios.
	Policy P ₅	Gilbert will align city development with school district and other partner community organizations.
	Policy P ₆	Gilbert will consider local and regional population projections in decision-making processes involving growth.

Policy P ₇	Gilbert will coordinate land use planning with communities having intersecting two-mile planning areas and Story County.
Policy P ₈	Gilbert will promote sustainable development by actively working to prevent sprawl and to protect agricultural and conservation lands through the annexation of contiguous land only, encouragement of infill development, and the use of density controls built into the Future Land Use Map.

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CITY OVERVIEW



About Gilbert

The City of Gilbert is a municipality of approximately 1,116 people, located in Franklin Township in the northwestern part of Story County and approximately two miles from Ames. Founded in 1878 as primarily a railroad and commercial hub for the surrounding agricultural area, Gilbert retains its historic connections with the agricultural landscape while at the same time offers the attractions of a livable and stable residential community.

Gilbert's history is inextricably linked with its agricultural origins, though its future will be defined in the context of nearby City of Ames growth and Iowa State University. Families living in Gilbert currently have a unique opportunity: the security of living in a small, quiet, rural-based community, within a short commute to a major commercial and employment center.

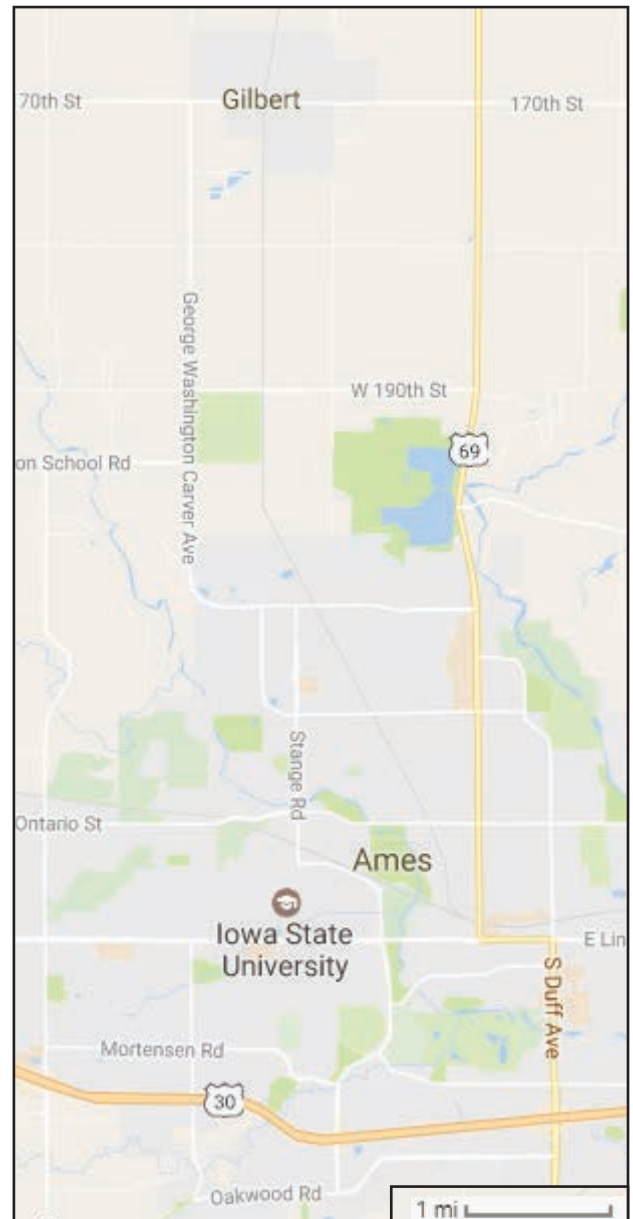


Figure 4: Map showing proximity of Gilbert to Ames and Iowa State University, Google Maps, 2017.

History

The history of the Gilbert area stretches far back into the period before European settlement. The fertile lands of the tall-grass prairie were home to successive cultures of Native Americans. For generations, Native Americans moved back and forth across the broad plains hunting the animals that thrived on the rich forage.

The middle of the 1850s brought the first European settlers to the Gilbert area. By the late 1870s a new north/south railroad

line had been inaugurated that ran through the site of the future city of Gilbert, giving impetus to the establishment of a town in 1878. The town appears to have

been known initially as “Gilbert Station” after Hezekial Gilbert, its first postmaster and a prominent businessman. By 1887, Gilbert had several churches, a grain elevator, hardware store, lumberyard, barbershop, ice cream parlor, piano store, hotel, furniture store, and a livery stable.



Figure 5: Tall-grass prairie, U.S. Fish and Wildlife Service, 2014.



Figure 6: Gilbert around 1908, Ames Historical Society.

Prosperity continued to grow, and by 1904, the town, with a population of well over 100 people, decided to formally incorporate as a city. The first meeting of the town council was on June 13, 1904. In the ensuing years the city embarked on many of the programs and projects that one would expect of a small city. In particular, the year 1915 saw the establishment of a water works system, construction of a jail, and the beginnings of a storm sewer system. At some point during this early period, the city also took the step of issuing its first municipal debt, unmistakable evidence of faith in a solid future.

By the early 1950s however, it was clear that geography and the development trends of the post-war world were not going to be supportive of the growth of the city of Gilbert. Because of isolation from immediate access to major state highway arterials, the town confronted a period of slow development during which much of the business it had once maintained became non-viable due to the new mobility.

Yet, what the automobile was to take from Gilbert in commercial activity it was soon to give back in pressure on the city for residential development. It did not take long for developers to spot Gilbert as an ideal place to sell homes to those who preferred the small town ambience. From 1960 to the present, Gilbert has maintained a steady, moderate increase in residential growth.

Demographic Trends

Population Projections

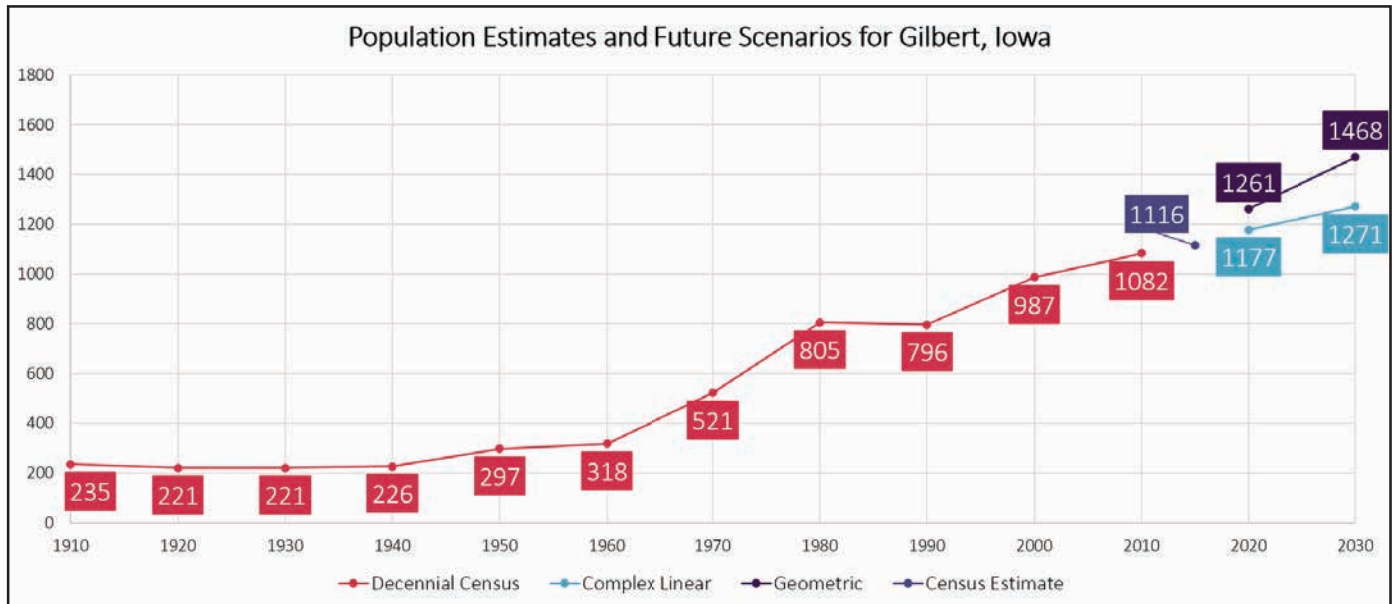


Chart I: Population Projections, United States Decennial Census, 1910 - 2030.

Current population characteristics, such as age, gender, percent in poverty, income, household makeup, and race/ethnicity can be used to make forecasts and projections to describe what the location's population will be like in the future. Population growth is a reliable indicator that can be used to assess a city's overall potential for vitality. Gilbert has experienced steady and modest population growth for several decades. Gilbert's 2010 population, per estimates provided by the United States Decennial Census, was 1,082. If the population of Gilbert follows long-term historical trends, the population will reach between 1,271 and 1,468 by 2030.

However, the population could increase at a much quicker rate if large residential development occurs. Because of the great school district reputation and proximity

to Ames, housing in Gilbert is in high demand. Presently, The City has 800± gross acres available for residential development within the two-mile planning area. If even 20% of this land (160± acres) is developed at an average density of three units per acre and 2.83 people per unit, the City could experience an increase of 1,358 people, more than doubling the current population to 2,474 people in 2030.

The population of Gilbert will continue to grow as long as the school district is in high demand and land is made available for development. The population of Gilbert in 2030 will range between the conservative estimate of 1,271 and the more aggressive estimate of 2,474.

Educational Attainment

Educational attainment refers to the educational experience of a given population. If educational attainment is wide-ranging, then a community likely offers a variety of industries or amenities that attract people with different backgrounds. This document utilizes comparisons of educational attainment between Gilbert, Story County, and the state of Iowa.

Gilbert shows proportionality and diversity among levels of educational attainment. The largest group, consisting of over a third of the population, has attended some college. The second-largest group is made up of students with bachelor's degrees, and the third largest is composed of high school graduates or equivalent.

Story County shows a similar variety of educational backgrounds. College graduates, individuals with some college experience, and people with high school degrees or equivalent are roughly proportional and make up the largest groups. However, when compared to the state of Iowa, the largest group is made up of people with some college experience, followed by people with a high school degree or equivalent. Still, a high degree of proportionality exists, further demonstrating a variety of employment and amenities in the state.

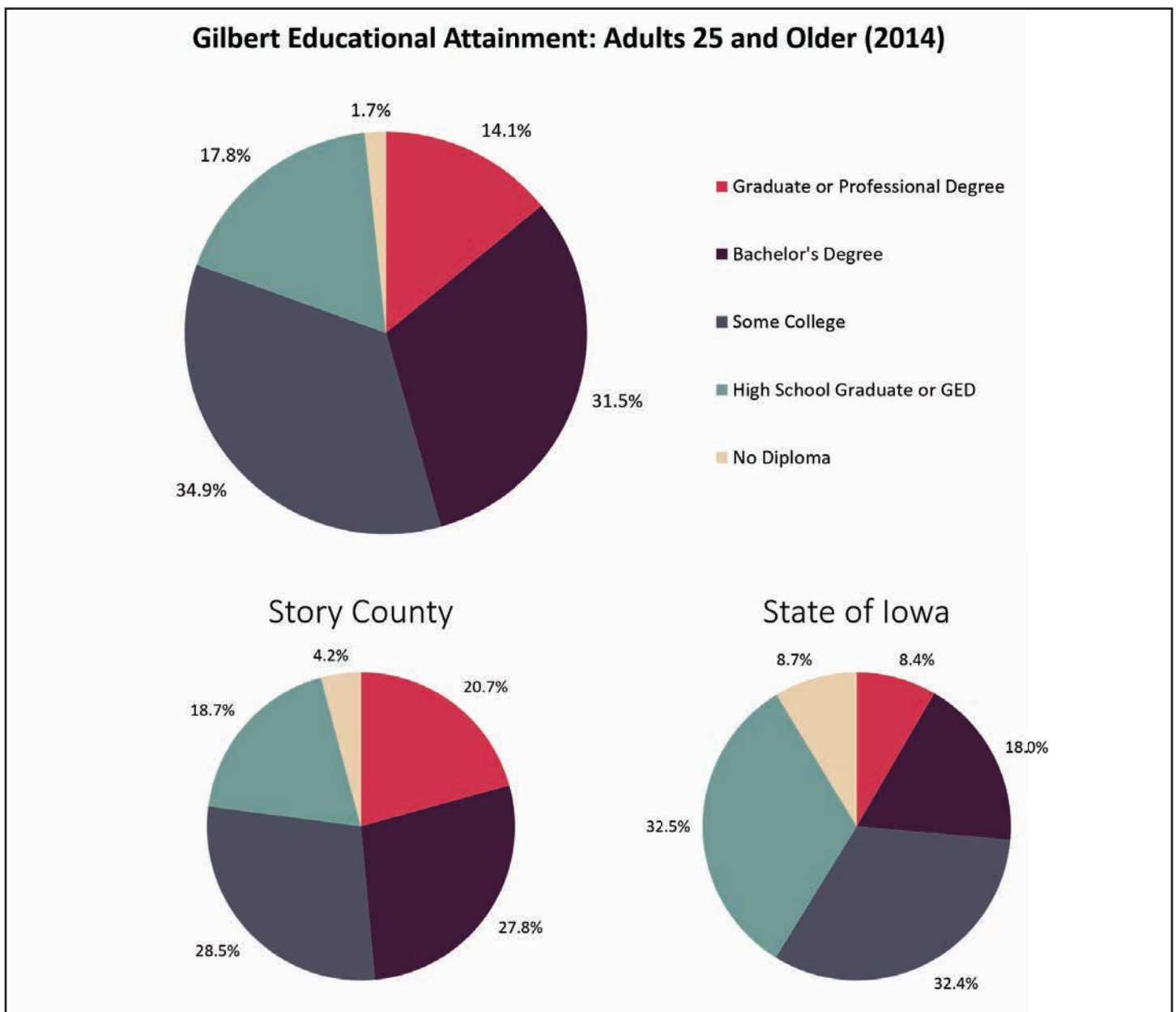


Chart 2: Educational attainment comparisons, *American Community Survey 5-Year Estimates*, United States Census Bureau, 2010-2014.

Race and Ethnicity

While Iowa, Story County, and Gilbert are predominantly composed of a white population, other races do reside in these areas, and diversity in Gilbert increased from 2000-2010. In 2000, for instance, less than one percent of Gilbert's

population was composed of blacks or African Americans, and American Indians or Alaskan natives were not represented in the population. In 2010, however, the Black or African American population doubled, and there was a small but estimable uptick of American Indians or Alaskan natives.

	Iowa		Story County		Gilbert	
Race	2000	2010	2000	2010	2000	2010
White	93.9%	88.7%	91.1%	86.9%	97.1%	95.3%
Black or African American	2.1%	2.9%	1.8%	2.4%	0.7%	1.4%
American Indian and Alaska Native	0.3%	0.3%	0.2%	0.1%	0.0%	0.2%
Asian	1.3%	1.7%	5.10%	6.0%	1.5%	1.1%
Native Hawaiian and other Pacific Islander	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Some other race	1.3%	0.1%	0.6%	0.1%	0.2%	0.8%
Two or more races	1.1%	1.4%	1.1%	1.4%	0.5%	1.2%
Ethnicity						
Hispanic or Latino (of any race)	2.8%	5.0%	1.5%	3.0%	1.1%	1.5%
Not Hispanic or Latino	97.2%	95.0%	98.5%	97.0%	98.9%	98.5%

Table I: Race and Ethnicity, United States Decennial Census, 2000, 2010.

Income

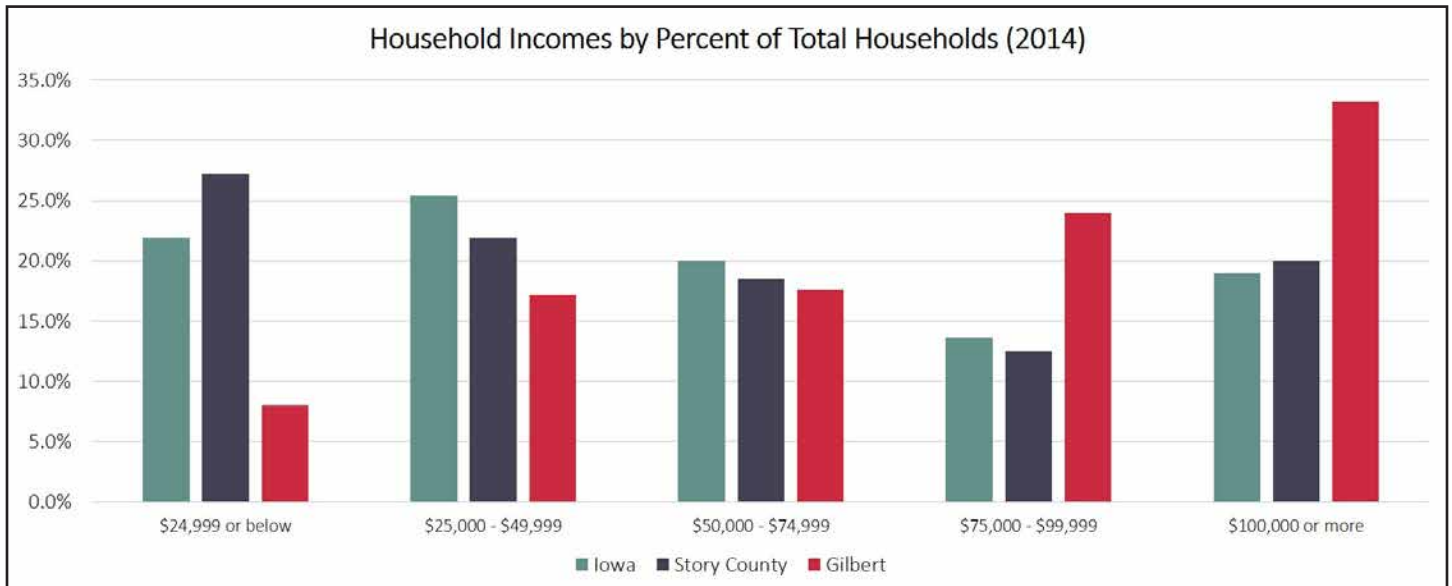


Chart 3: Household income comparisons, *American Community Survey Five-Year Estimates*, United States Census Bureau, (2010-2014).

When compared to Story County and the State of Iowa, middle-income groups make up roughly the same percentage of the total. However, Gilbert's higher-income populations make up a much larger share of total households. Gilbert also has the smallest share of lower-income households among the three areas.

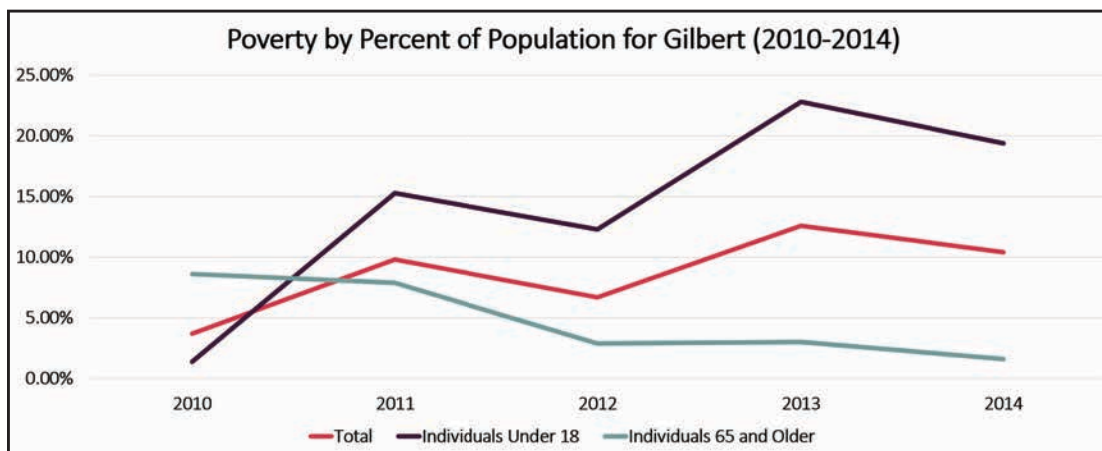


Chart 4: Poverty comparisons, *American Community Survey Five-Year Estimates*, United States Census Bureau, 2010-2014.

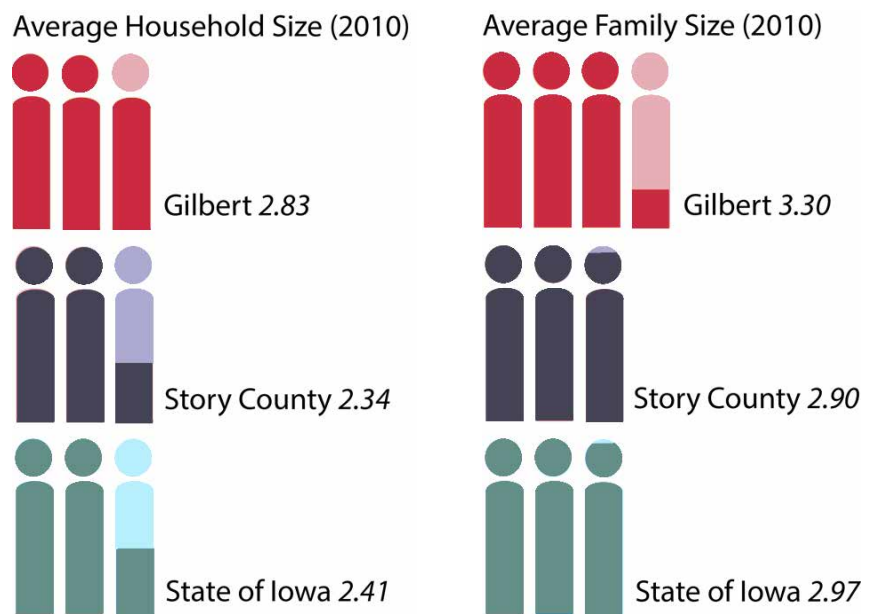
In terms of poverty, high poverty rates can have a number of negative implications on community stability. For instance,

impoverished children may also suffer from food insecurity and/or greater health complications. Additionally, it is important to be knowledgeable of poverty as it pertains to different age groups, as people of different ages have different need.

The poverty level in Gilbert is rising overall and for individuals 18 years or younger, but the percentage of elderly residents in poverty is trending downward. Poverty among children peaked in 2013 when it exceeded 20%. Having a variety of employment opportunities to accommodate people of different social and economic backgrounds may provide relief to impoverished families.

Households

The Census data reveals that Gilbert is a place for families. 74.6% of Gilbert householders are married. Families make up 79.3% of all households. In an era of shrinking families and households, Gilbert has experienced the opposite trend. Since the 2010 Census, the family and household size averages are estimated to have grown to 3.54 and 3.20 respectively.



The Census also records when households moved into their present homes. This is a good measure of in-migration, but also includes previous Gilbert residents who moved. A total of 80.9% of Gilbert households were established after 1990. Over half of all households moved in after 2000.

Gilbert households and families tend to be larger than those in neighboring cities. Most households moved to Gilbert after 2000, have a householder that is a younger to middle-aged adult and more than likely have school age children. Children may also suffer from food insecurity and/or greater health complications. Additionally, it is important to be knowledgeable of poverty as it pertains to different age groups, as people of different ages have different need.

Year Householder Moved In	Percent
Moved in 2000 or later	52.5%
Moved in 1990 to 1999	28.4%
Moved in 1980 to 1989	7.0%
Moved in 1970 to 1979	10.6%
Moved in 1969 or earlier	1.6%

Table 2: Household move-in dates, *American Community Survey Five-Year Estimates*, United States Decennial Census, 2010-2014.

	2011	2012	2013	2014
Average household size	2.75	2.93	3.13	3.20
Average family size	3.31	3.42	3.53	3.54

Table 3: Household size, *American Community Survey Five-Year Estimates*, United States Decennial Census, (2010-2014).

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LAND USE



About Land Use

The land use plan is the foundation for all comprehensive planning. The term “land use” is used to describe how areas of land are being used. Land use designations are more general than zoning allowing flexibility in application. The map on the following page shows existing land uses in the City.

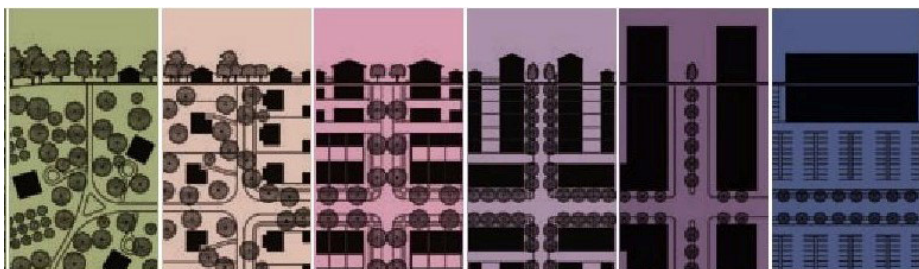
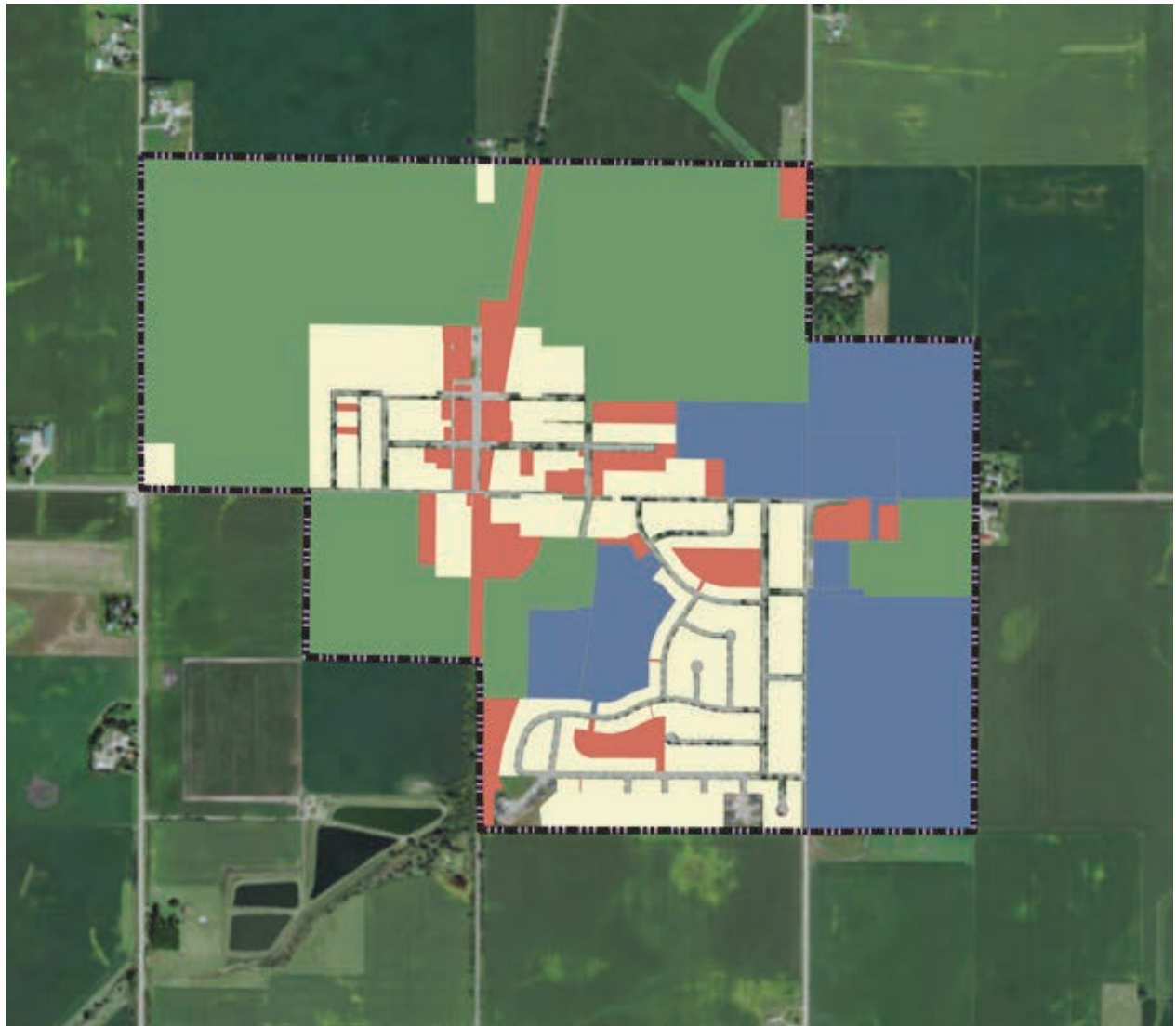


Figure 7: Land use categories. These appear throughout the Land Use section.

The State of Iowa grants cities the permission to plan future land uses for the land that falls within a two-mile buffer from the current City limits. For Gilbert, this area overlaps with the City of Ames planning areas. Changes to land use in overlapping areas are coordinated between the two cities and Story County.

Gilbert is in demand and growth is inevitable. The following future land use designations and coordinating policies have been created to guide this new growth in an orderly manner that will ensure the integrity of Gilbert is maintained. In the next 20 years, Gilbert may annex any or all of the land from 180th Street in the south to one-half mile north of 170th Street, from George Washington Carver Avenue in the west to the east side of US Highway 69. This land is within the Two-Mile Planning Area as designated by the State of Iowa and does not violate any intergovernmental agreements with the City of Ames or Story County.

Gilbert Existing Land Use, 2016



Legend

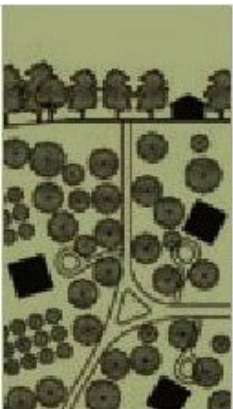
- Agriculture
- Commercial
- Institutional
- Residential

Figure 8: Existing Land Use Map.

Growth and Densities

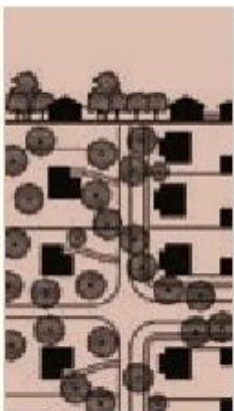
The *Plan Gilbert* Growth and Future Land Use Map (**Figure 9**) uses a combination of density and land use descriptions to form zones of development options.

Rural Density



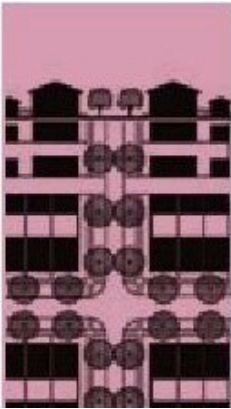
Land in the Rural Density category will be used for continued agricultural uses, including agricultural dwellings at a density of one unit per 35 acres or more and other industrial uses not conflicting with agriculture uses, such as below-surface mining. Soil in and around the City of Gilbert is of national importance and should be preserved for agricultural uses as much as is reasonably possible. It is the intent of this land use category to discourage pockets of development discontinuous to the existing urban area.

Low Density



Land in the Low Density category may be developed at less than four units per acre. The intent is to provide a smooth transition between rural and urban areas. It is the proper place for large estate lots or small farm/horse properties. While predominantly intended for residential development, these areas are also conducive to other compatible uses, such as but not limited to neighborhood commercial nodes, churches, parks, natural areas, trails, and schools. Developments should have multiple access points and connecting streets for public safety and traffic disbursement. Public services will eventually be extended to these areas, but may not be in place at the time of development.

Urban Density



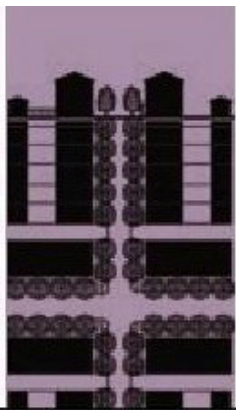
Land in the Urban Density category is either in or adjacent to present Gilbert City Limits. This area is for urban/suburban residential homes, multi-family dwellings, parks, schools, and churches. Density should range from 4 to 12 units per acre. This area should be equipped with sidewalks and safe routes to schools and have adequate access to parks and trails. Protected bicycle lanes should be provided along arterial and connector roads. Residences should be within a half-mile of a commercial node.

Roads should have curb and gutter and have as many connections as possible. The City expects to annex and provide municipal services to these areas.

Commercial

The commercial category contains areas that are not precisely defined spaces, but loosely defined as areas conducive to commercial development surrounding major intersections, “Commercial Nodes,” and the Central Business District (**CBD**). Commercial development located at community gateways should be architecturally designed and landscaped to present a positive visual image of Gilbert.

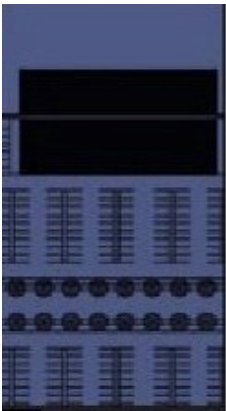
Commercial Business District (Downtown)



The Central Business District is the “downtown” part of Gilbert on Main Street. This is a mixed-use area, in which storefronts line the sidewalks. Buildings may have residential dwellings built either in the rear of the commercial space or filling stories above the ground floor. This is the area with the highest level of density, creating a cohesive downtown “feel.” A healthy density for small town centers is 8 to 12 units per acre. Land use redevelopment

efforts in this area will focus on creating downtown ambiance using such tools as increased density, façade design and improvement, decorative way-finding signs, and protected pedestrian walkways. These land use and design tools, when coupled with economic development programs, will create sustainable “place” in Gilbert’s Central Business District.

Commercial Nodes



Retail and food establishments are encouraged to locate in nodes that are pedestrian friendly and have a higher density, increasing opportunity for overall economic development, such as the proposed node at Grant and 180th. Commercial uses with limited customer contact are encouraged to locate in auto-centric nodes, such as the node at Mathews and US Highway 69 and along Gretten, east of the City between Mathews and US Highway 69.

Industrial

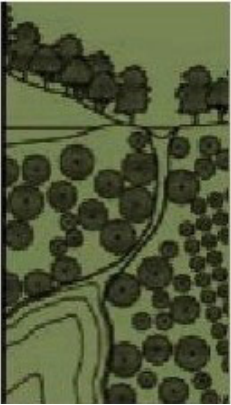
Land in the Industrial category is west of the railroad tracks and north of 180th. This area is shielded from view of community gateways, has easy access to rail and paved roads and is not conducive to residential development. Residential uses should be buffered from industrial uses. This may include but is not limited to noise, fume and dust mitigation, landscaping, and downward pointing lights. Buildings in the industrial area should be architecturally designed and landscaped to present a positive visual image of Gilbert.

Public/Institutional

Land in the Public/Institutional category is set aside for school and other public uses. These areas will be pedestrian friendly, equipped with sidewalks, and safe

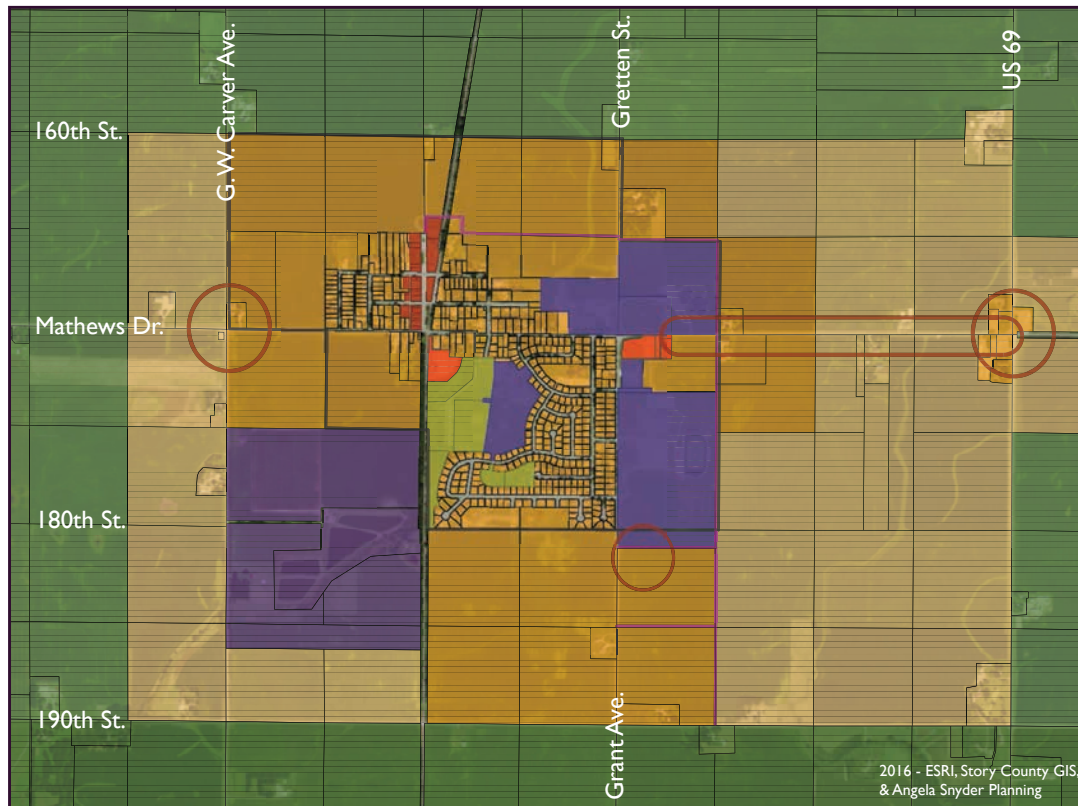
street crossings. Protected bicycle lanes and controlled traffic devices should be employed in areas with higher traffic volume.

Ames Urban Fringe Agreement Buffer

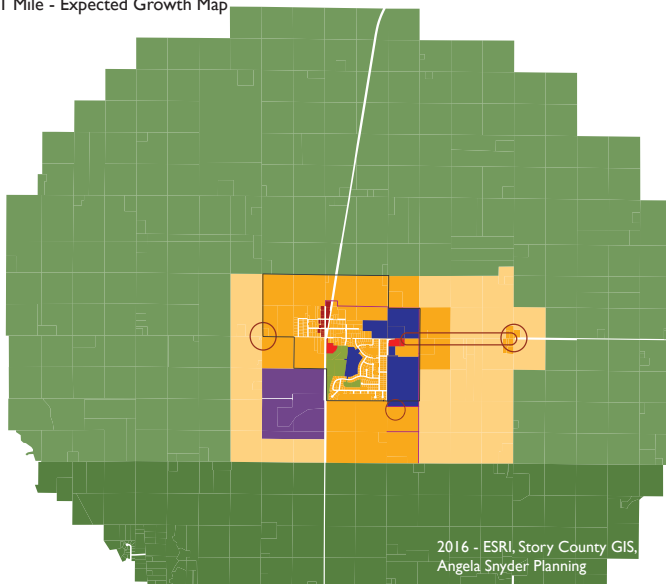


Development will be discouraged in the mile-wide strip of land between 180th and 190th Streets in accordance with the intergovernmental agreement between the City of Ames, the City of Gilbert, and Story County. Bicycle and pedestrian trails through this buffer will connect Gilbert to Ada Hayden Lake, other trail networks and the City of Ames. The three vehicle connections through the buffer will be George Washington Carver Avenue, Grant Avenue, and US Highway 69.

Gilbert Growth and Future Land Use Map



1 Mile - Expected Growth Map



1 Mile - Two Mile Planning Area Map

Legend

Future Land Use

- Low Density
- Rural Density
- Urban Density
- Central Business District
- Commercial
- Commercial Node
- Park
- Public/Institutional
- Ames-Gilbert Buffer
- Industrial
- Future ROW
- Two Mile Planning Area

Figure 9. Future Land Use Map

Housing



Chart 5: Property sale prices, MLS, Matt and Becky Law, Century 21.

Residential development is the number one land use in Gilbert. Since 2011, the average sale prices for homes in

Gilbert have been rising exponentially. This is very likely related to the housing shortage in Ames, the draw of the Gilbert School District, and the type (and price tag) of new homes on the south side of town. This trend is expected to continue.

Homes in Gilbert are also larger than average, with much higher percentages of four and five-plus bedroom homes than Story County and the State.

The newest housing units in Gilbert are predominantly single-family. Different densities, prices and types of housing should be intermixed in new developments to maintain a healthy variety of housing options within each neighborhood. These options give empty nesters, emerging professionals and others who are not looking for a

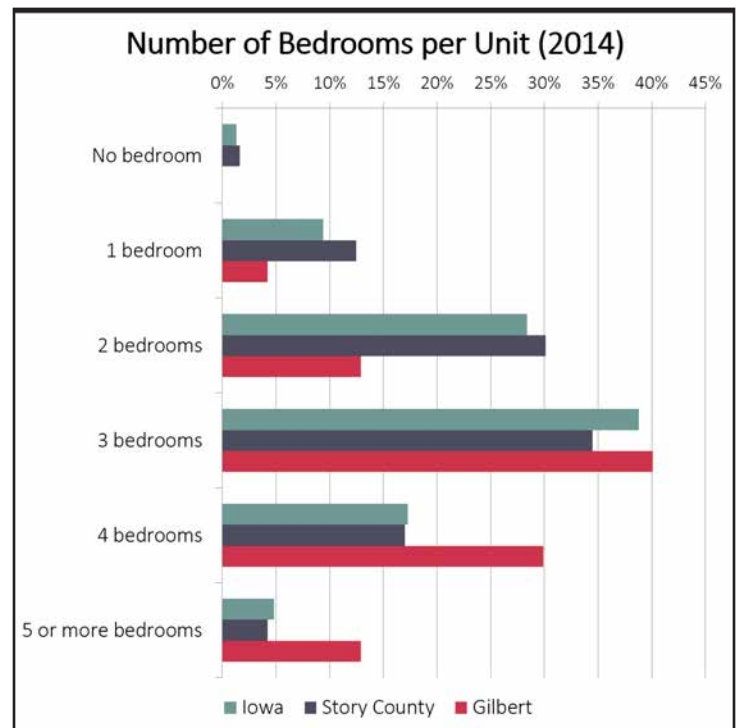


Chart 6: Property sale prices, MLS, Matt and Becky Law, Century 21.

traditional single family home a reason to stay in Gilbert.

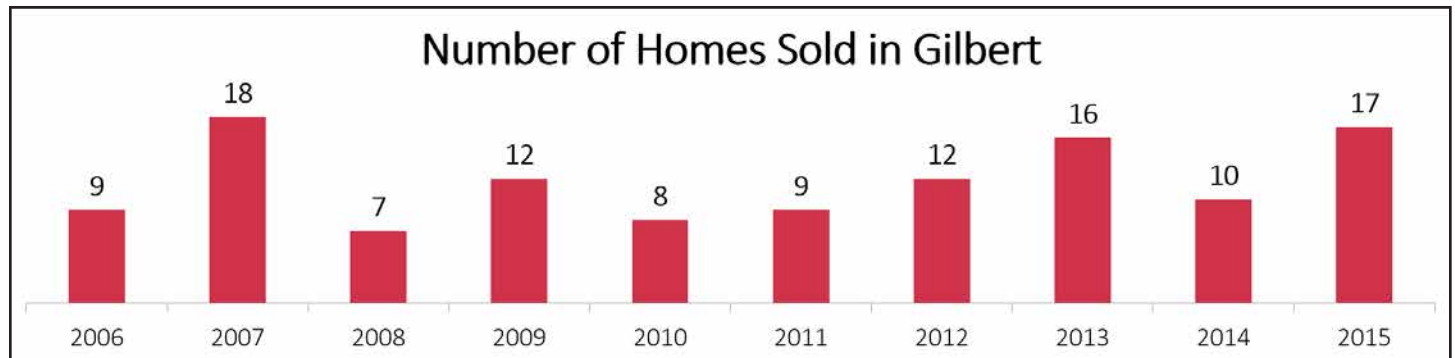


Chart 7: Property sale prices, MLS, Matt and Becky Law, Century 21.

There are an estimated 42 remaining homes that were built before 1939. These pre-war homes often have two and three stories with basements. They are located in the central core. There are an estimated eleven homes that were built during World War II. Any homes built in the 1940s are rare.

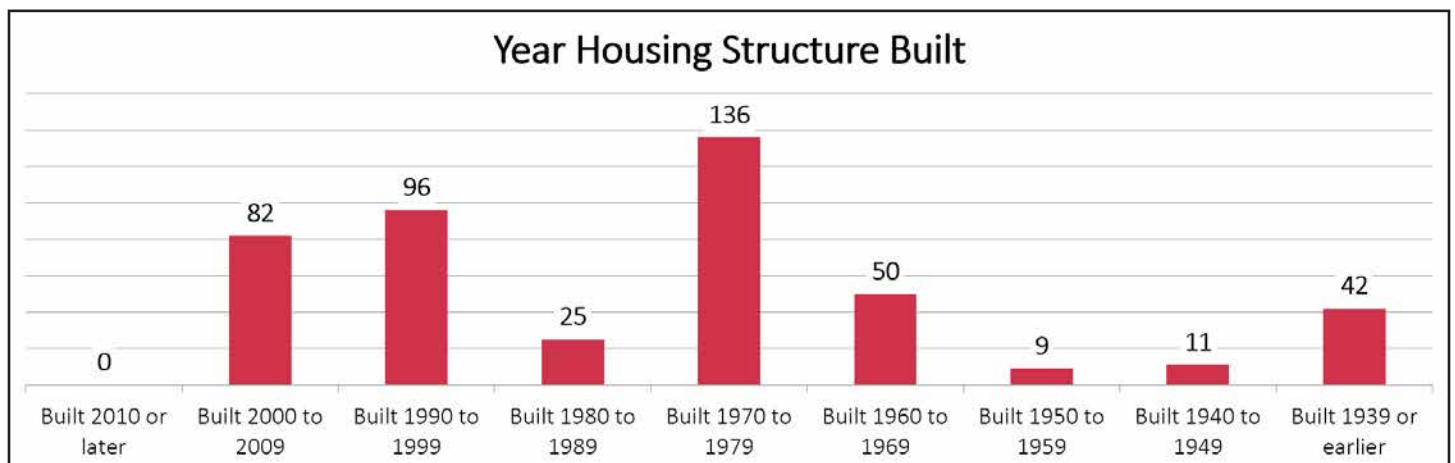


Chart 8: American Community Survey Five-Year Estimates, United States Census Bureau, 2010-2014.

The 1970s were the most prolific building era in the past century for Gilbert. The recession in the late 70s then resulted in the sharp decrease in housing developments. The 1990s brought a new wave of home building that has only been

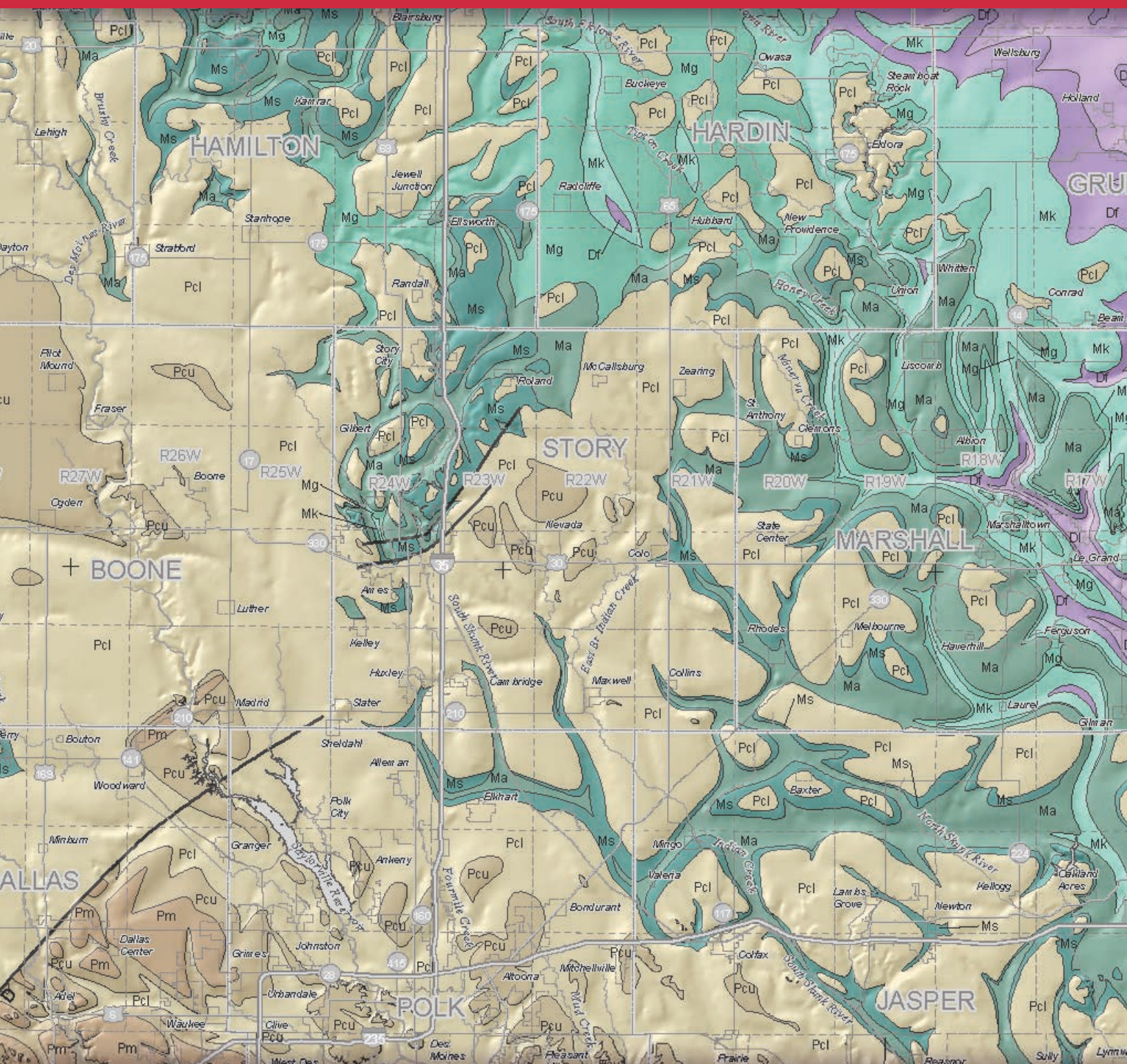
constrained by land availability and service capacity. The national housing crisis that began in 2008 brought most new housing development to a standstill, but did not affect Gilbert.

A cursory building condition study was completed in June of 2016. Structures were classified as being in one of three conditions: good, fair, or poor. Homes in the southern and eastern parts of the city are in better condition than those in the older, northwestern part. Structures in poor condition can be remedied through the creation and enforcement of city or homeowner's association ordinances, the usage of HUD grants, and through community volunteer efforts. The full study is included in the 2016 Plan Gilbert Existing Conditions Report.

Housing Policies

H Goal 1	The City of Gilbert aims to increase the supply and variety of housing options.	
	Policy H ₁	Gilbert will encourage the demand for housing to be met through a mixture of redevelopment, infill development and new development that is within the limit of public service extension capability to prevent sprawl.
	Policy H ₂	Gilbert will encourage accessible, affordable, and age-friendly housing alternatives to accommodate persons with disabilities, allow seniors to age in place, and house families across a range of incomes.
	Policy H ₃	Gilbert will encourage residential development in areas not designated for conservation and open space, industry and agriculture.
	Policy H ₄	Gilbert will communicate with the school district regarding new housing needs and plans for new housing developments.
H Goal 2	The City of Gilbert aims to preserve, maintain, and improve the existing inventory of single-family and multi-family housing.	
	Policy H ₅	Gilbert will ensure safe and habitable housing through continued enforcement of building codes and development of rental codes.
	Policy H ₆	Gilbert will create and enforce timetabled regulations and citations that require residents to maintain their properties.

NATURAL RESOURCES



About Natural Resources

The natural environment determines the flow of development. Endangered or protected animal habitats must be respected. Steep slopes, flood plains, and protected soils are undesirable development locations. These also change over time as wind and water change the physical landscape. It is vital to maintain up-to-date maps to properly guide growth. These can be used to find acceptable places for future development. This chapter includes elevation, slope, floodplain and soil maps.

Elevation and Slopes

Gilbert is officially 991 feet (302 meters) above sea level. The elevation in the Gilbert planning area goes from the highest in the North and East to lowest in the South (Ada Hayden Lake) and West (Squaw Creek). Places with significant change

in elevation are areas in which to use caution when developing. This map shows slopes between 6% and 12% in which caution should be used and above 12%, in which case development is discouraged.

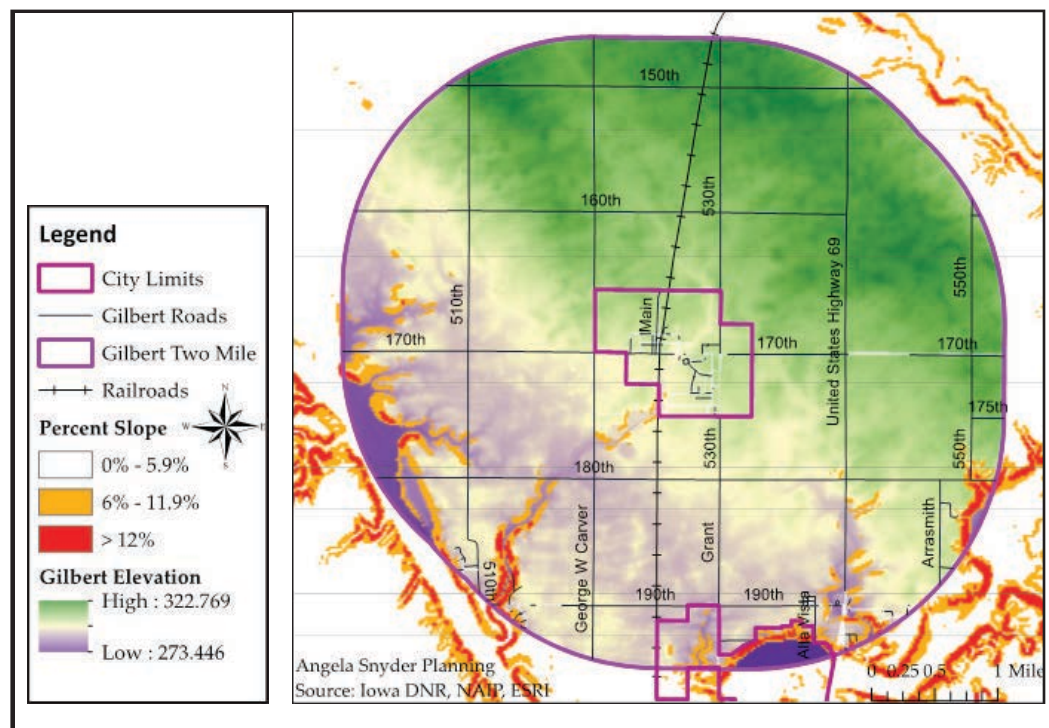


Figure 10: Gilbert Elevations and Slope Map, 2016.

Flood Hazards

Flood hazard maps are maintained by the federal government as a way to mitigate and prevent the severity of natural disasters. Due to manmade drainage and climate change, the United States has seen an increase in both the number of flood events and their extent in the past ten years. The Federal Emergency Management Administration (FEMA) updated the flood hazard zone map for Gilbert in 2008. The potential hazard area was enlarged to better reflect the changing hydrology patterns. The FEMA flood zones are not acceptable places for development.

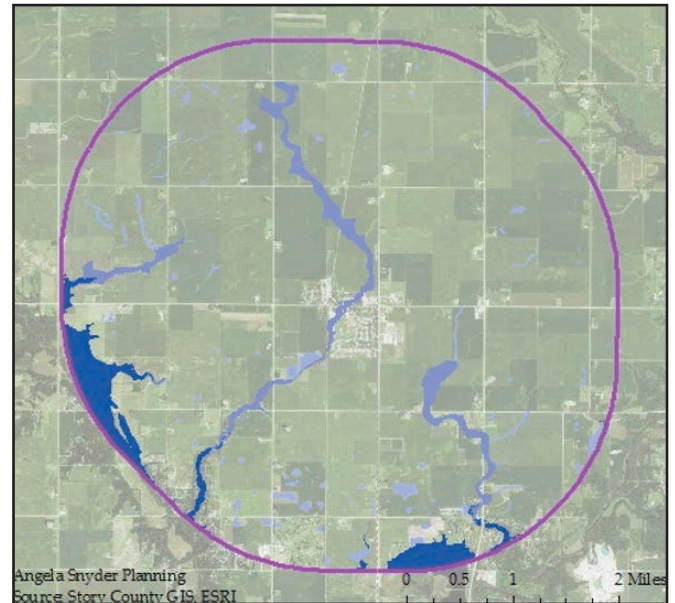


Figure 13 FEMA Flood Hazard Map (2016)



Figure 11: FEMA Flood Hazard Map, 2016.

Soils

Soils are classified into twelve categories, two of which are found around Gilbert: Mollisols, and Inceptisols. Mollisols are the thick, black soils that are considered best for farming, but are most often ideal for development as well. Inceptisols typically grace the sides of slopes, are susceptible to erosion and are not conducive to farming or development. In Gilbert, these are only found around the water treatment lagoons.

Threatened, Endangered and Sensitive Species

The Iowa Department of Natural Resources and the United States Fish and Wildlife Service keep record of species that are threatened, endangered or sensitive in Story County. Bats are the only federally recognized species on the list. The Northern long-eared bat is considered threatened. The endangered Indiana bat has been introduced into Iowa in an effort to reestablish the population. There are two federally recognized threatened plants in Story County: the Prairie Bush Clover and the Western Prairie Fringed Orchid.

Figure 12, below: Indiana Banded Bat, IN DNR, Rich Fields; **Figure 13, left:** Prairie Bush Clover, USFWS, Phil Delphey; **Figure 14 far left:** Western Prairie Fringed Orchid, USFWS, Marlin Bowles.



Natural Resource Policies

NR Goal	The City of Gilbert will preserve critical environmental areas within the City limits as they are identified, such as the Squaw Creek Watershed and the surrounding woodlands.	
Policy NR ₁	Gilbert will integrate development with the natural environment by making use of site planning practices that limit development on floodplains to appropriate uses as determined by the Planning Commission.	
Policy NR ₂	Gilbert will protect environmentally-sensitive areas as green belts, parks or wildlife refugee areas, while preserving wetlands as open space.	
Policy NR ₃	Gilbert will maintain the main watershed within the City.	
Policy NR ₄	Gilbert will encourage green infrastructure and sustainable development practices.	
Policy NR ₅	Gilbert will develop community buildings and facilities that are energy efficient, designed using sustainable, environmentally friendly practices, and located away from flood prone areas.	
Policy NR ₆	Gilbert will locate residential development in areas with suitable topography and soils as defined by the Natural Resource Conservation Service.	

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COMMUNITY CHARACTER



About Community Character

The vision of the City of Gilbert is to maintain the small-town atmosphere while at the same time embracing the inevitable growth. A small town atmosphere is created by having a safe place for children to roam, slower moving vehicles, smaller businesses lining a pedestrian friendly main street, and friendly residents ready to lend a helping hand.



Figure 15: Gilbert Water Tower, City of Gilbert.

Community character is often reflected in the condition of the built environment. Community facilities, homes, schools, businesses, sidewalks and streets all play a role in creating that character. Improving overall aesthetics by creating façade improvement programs, adding decorative way-finding signs, planting flowerbeds, while at the same time eliminating blight through community programs and code enforcement can raise not only community pride, but also property values and safety. The City can lead the way by carefully maintaining municipally owned facilities and properties.

Managing inevitable growth means guarding the small-town atmosphere by requiring new developments to assimilate into the town character rather than redefining it. This is achieved by maintaining a connecting street network, using traffic calming measures to keep speeds down, ensuring pedestrian accessibility, using community-wide design standards, and more. Community special events are a great way to spread community pride to newcomers, spreading awareness about community programs and opportunities to get involved.

Community Facilities

City Hall, Fire Station, and Community Center

105 Southeast 2nd Street

This is a new building, added in 2015. It is owned by the Gilbert-Franklin Fire & Emergency Response Agency. The City Hall has a 99-year lease with the Fire Agency for the administrative offices. The Fire Station consists of an office, bathrooms, tool room, and apparatus bay. There are also shared meeting room/council chambers and a shared kitchen. The Community Room is a large multi-purpose room available for rent for receptions or meetings.

Streets Department Shop

213 Main Street

This building is the “old” Streets Department maintenance shop and garage.

Water Plant and Tower

306 1st Street

This facility treats and stores drinking water sourced from the Buried Sand and Gravel aquifer.

Wastewater Treatment Facility

17492 George Washington Carver

This property is home to the City’s wastewater treatment lagoon system.

Gilbert Library and Red Buchman Community Center

207 Main Street

This building holds the Gilbert Library and the Red Buchman Community Center. The Gilbert Library has been operated by the Bertha Bartlett Library system since 2011. The library is open three days per week. It offers a rotating selection of books, audiobooks, videos, music and Wi-Fi service for patrons. The library also offers a number of children's programs including a weekly preschool story-time hour and summer programs for K-4th graders and tweens.

Gilbert Community Historical Society Museum

209 Main Street

The Gilbert Community Historical Society sponsors the museum, whose collection is managed by a museum director and a research specialist. There are 76 current members in the historical society. The museum is open every Tuesday from 4 to 6 pm.



Figure 16: The Gilbert Community Historical Society Museum, Teri Gallahan.

Schools

The Gilbert Community School District includes four schools. The Elementary School includes preschool – 2nd grade. The Intermediate School houses 3rd – 5th grades. The Middle School includes 6th – 8th grades. The High School has 9th – 12th grades.

The school district includes the rapidly growing northern portion of the City of

Ames. This has resulted in exponential growth in Gilbert school enrollment and tax base. The tax base has allowed the school system to remodel existing buildings and build new buildings to keep pace with the increased development. The school district has also used the funds to enhance shared public spaces, such as ball fields.

A brand new high school, athletic facilities and auditorium are the most recent improvements. The elementary and intermediate buildings were renovated in 2014. The middle school was built in 2005.



Figure 17: Gilbert High School, Sioux City Brick.

Community Character Policies

CC Goal 1	Gilbert will enhance the physical appearance of the community, promoting a small town feel while embracing growth.	
Policy CC ₁	Gilbert will preserve, maintain and routinely improve public community areas.	
Policy CC ₂	Gilbert will develop a comprehensive set of strategies to eliminate blighted, vacant or abandoned properties, such as a vacant property registry and strengthened property maintenance, public nuisance, and rental codes.	
Policy CC ₃	Gilbert will improve the appearance of the City through beautification efforts in public spaces and on Main Street, such as way-finding signs, flowerbeds, and pedestrian friendly street lamps.	
CC Goal 2	The City of Gilbert will prioritize historic preservation efforts in order to preserve the past to enhance the future.	
Policy CC ₄	Gilbert will promote the preservation, restoration and reuse of historical structures and landmarks.	
Policy CC ₅	Gilbert will encourage the preservation and celebration of City history and culture to preserve community identity for the future.	
Policy CC ₆	Gilbert will encourage the identification of potential historic sites in the development and redevelopment of publically and privately owned land and structures.	

	Policy CC ₇	Gilbert will continue to support the efforts of the local Historical Society.
CC Goal 3	The City of Gilbert will continue to provide access to library resources and other educational resources.	
	Policy CC ₈	Gilbert will maintain relationships to provide community members with books and other resources.
	Policy CC ₉	Gilbert will consider changes in technology and social media and consider new ways that the city can increase access to information for their residents.

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HEALTHY COMMUNITY



About Healthy Community

The City is tasked with providing for the health, safety and welfare of its residents. A mayor and five council members lead the City of Gilbert. The City staff consists of a city clerk, a streets/parks manager and a water/wastewater operator. The City also operates with the help of the Park and Recreation Commission, the Planning and Zoning Commission and the Zoning Board of Adjustments.

Gilbert prides itself on small-town community spirit that is expressed through the many coordinated events and services that would not be possible without volunteers: the neighbors and friends who work together to improve their town, such as the countless parks and recreation volunteers and volunteer firefighters.

Public Safety

The City of Gilbert outsources police services from the Story County Sheriff's Office. The Story County Sheriff's Office provides law enforcement services for the City of Gilbert under a service agreement contract. There are no present plans or need to create a police department in Gilbert.

The Gilbert/Franklin Township Fire & Emergency Response

Agency was established in 2011 by the City of Gilbert and Franklin Township. The fire agency has an average of 20 members. According to the National Fire



Figure 18: Fire Station, Franklin-Gilbert Fire and Emergency Response Agency.

Protection Association, the number of firefighters should range between 7.3 and 20.4 volunteers per thousand residents depending on regional fire danger. The twenty-member volunteer agency can adequately service a population of up to 2,700 people. As the City and Township grow, it will be important to recruit new volunteers to maximize efficiency and maintain a high level of service.

Water

The water system was completely replaced in the early 1970s, but there is now a need for increased storage and a new water treatment system. A new water treatment plant is recommended within the next twenty years to ensure adequate storage and that Gilbert residents are receiving the highest quality drinking water.

Wastewater

Wastewater treatment is the number one issue facing the City of Gilbert at present. Gilbert has a two-pool lagoon system to treat wastewater.

The current system is over capacity. The current demand as a percentage of capacity is 158%. The existing controlled discharge lagoon treatment system is undersized when flows are high, which normally occurs in very wet years.

Any new building development will need to be preceded by either the addition of two more lagoons to double the capacity or a switch to a mechanical treatment system.

Parks and Recreation

Quality of life is often measured by opportunities to exercise and recreate. Strolling through a park, playing a round of Frisbee golf or participating on a basketball team all add satisfaction to life. The maintenance and occasional



Figure 19: Gilbert Parks.

reinvention of city park facilities establishes a safe and enjoyable medium for these activities. Recreation programs are provided by Gilbert Youth Sports, Incorporated, a volunteer organization that organizes and operates all but the t-ball programs in the City of Gilbert. Community volunteers run all programs, which include basketball, baseball, t-ball/coach pitch, softball, football, soccer, and volleyball.



Figure 20: Upstill Park, Google Maps, 2013.

Gilbert Parks

Upstill Park

29 Park, 18.10 acres

Banford Park

100 Bennett, 3.95 acres

Lions Park

133 Mathews, 1.27 acres

Healthy Community Policies

HC Goal I	The City of Gilbert will provide a safe and secure environment for all city residents, workers, and visitors.
Policy HC ₁	Gilbert will maintain effective law enforcement by continuing to contract with the Story County Sheriff's Office.
Policy HC ₂	Gilbert will continue to contract with the Gilbert-Franklin Fire and Emergency Response Agency.
Policy HC ₃	Gilbert will provide preventative safety education (fire, police, and emergency services) to all residents.
Policy HC ₄	Gilbert will coordinate with Story County Emergency Management Agency to update and maintain emergency operation capabilities by planning for, acquiring equipment, and training for response to emergencies and disasters. Gilbert will keep residents informed of proper emergency management strategies.
Policy HC ₅	Gilbert will minimize risk to life and health from exposure to hazardous materials through designation of appropriate travel routes for hazardous materials transportation, groundwater monitoring, contamination remediation, and required testing and remediation of contaminated sites prior to development.
Policy HC ₆	Gilbert will require hazardous material mitigation response plans from businesses engaging in activities involving hazardous material.

	Policy HC ₇	Gilbert will create a plan for providing shelter and resources to City residents in the event of natural disasters, such as flooding, and dangerous weather conditions, such as tornados.
HC Goal 2	The City of Gilbert will provide safe and reliable infrastructure and utilities for current and future residents.	
	Policy HC ₈	Gilbert will establish infrastructure project priorities and capital improvement plan requests based on comprehensive plan goals and policies.
	Policy HC ₉	Gilbert will upgrade, repurpose or replace old and substandard infrastructure. Gilbert will adequately plan for maintenance, repair, upgrades and replacement of City infrastructure (sewer capacity expansion first, water system replacement second).
	Policy HC ₁₀	Gilbert will require new development to provide adequate public infrastructure to serve the needs of the development and ensure facilities are sized and staged to provide for additional development beyond its boundaries.
	Policy HC ₁₁	Gilbert will provide city residents with information and incentives to use water and energy efficiently.
	Policy HC ₁₂	Gilbert will work with utility companies to continue the burial and consolidation of overhead utility lines during street improvement projects, along new streets, and redevelopment proposals.
	Policy HC ₁₃	Gilbert will work with providers to expand high-speed internet access in all neighborhoods.

	Policy HC ₁₄	Gilbert will encourage the deployment of internet service infrastructure to coincide with other public infrastructure improvement projects.
	Policy HC ₁₅	Gilbert will reduce the amount of solid waste headed to the landfill by encouraging recycling and composting practices at homes, schools and commercial areas.
	Policy HC ₁₆	Gilbert will provide sufficient lighting for better way-finding and safe circulation by providing pedestrian friendly illumination, preserving dark sky conditions, minimizing glare, and other unnecessary light pollution.
CC Goal 3	Gilbert will continue to provide parks and recreation programs to a wide range of community members.	
	Policy HC ₁₇	Gilbert will continue to provide parks and recreation programs to a wide range of community members.
	Policy HC ₁₈	Gilbert will maintain existing parks and seek opportunities to expand the parks system.
	Policy HC ₁₉	Gilbert will work with regional partners to identify and construct regional trail systems that connect the city to surrounding communities and natural areas.

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TRANSPORTATION



About Transportation

Transportation includes streets, sidewalks, bicycle lanes, trails, and alternative transportation options. Streets need to be carefully designed to accommodate regular and emergency vehicles, cyclists, pedestrians, and parking needs. The primary arterials serving Gilbert are Mathews (east/west) and Gretten (north/south).

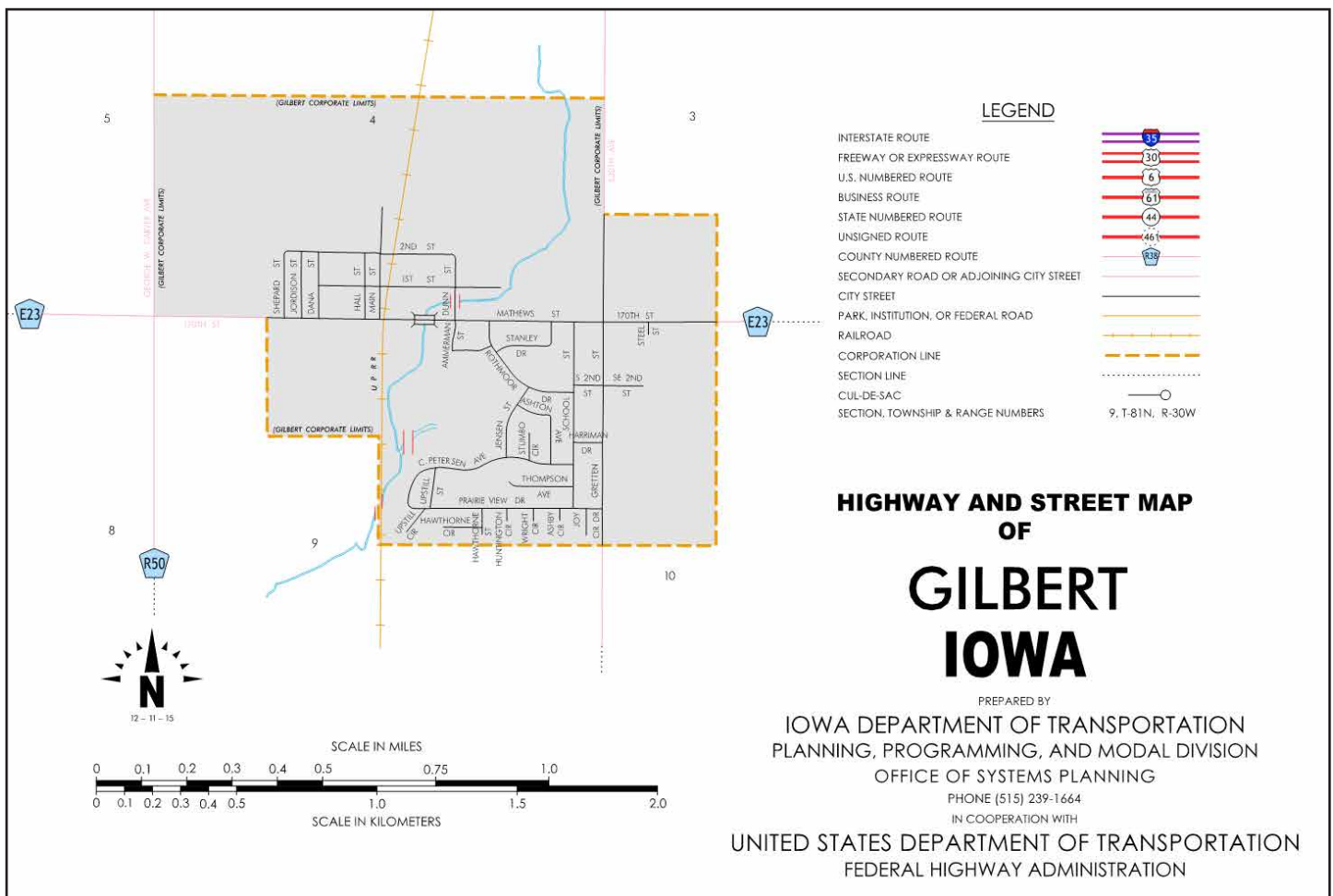


Figure 21: Gilbert Highway and Street Map, IDOT.

The cul-de-sac-heavy street network in Gilbert results in traffic bottlenecks on Christian Petersen Avenue and Prairie View Drive, especially during sporting events. Gilbert will require a grid-like pattern with multiple through-streets (not dead-end) to ensure future developments have multiple entrances and exits. This will add continuity to the city in addition to providing traveling options for residents. This ability to choose different paths keeps the volume of street traffic low and dispersed, rather than traffic being funneled into one or two collector roads, which leads to congested streets.

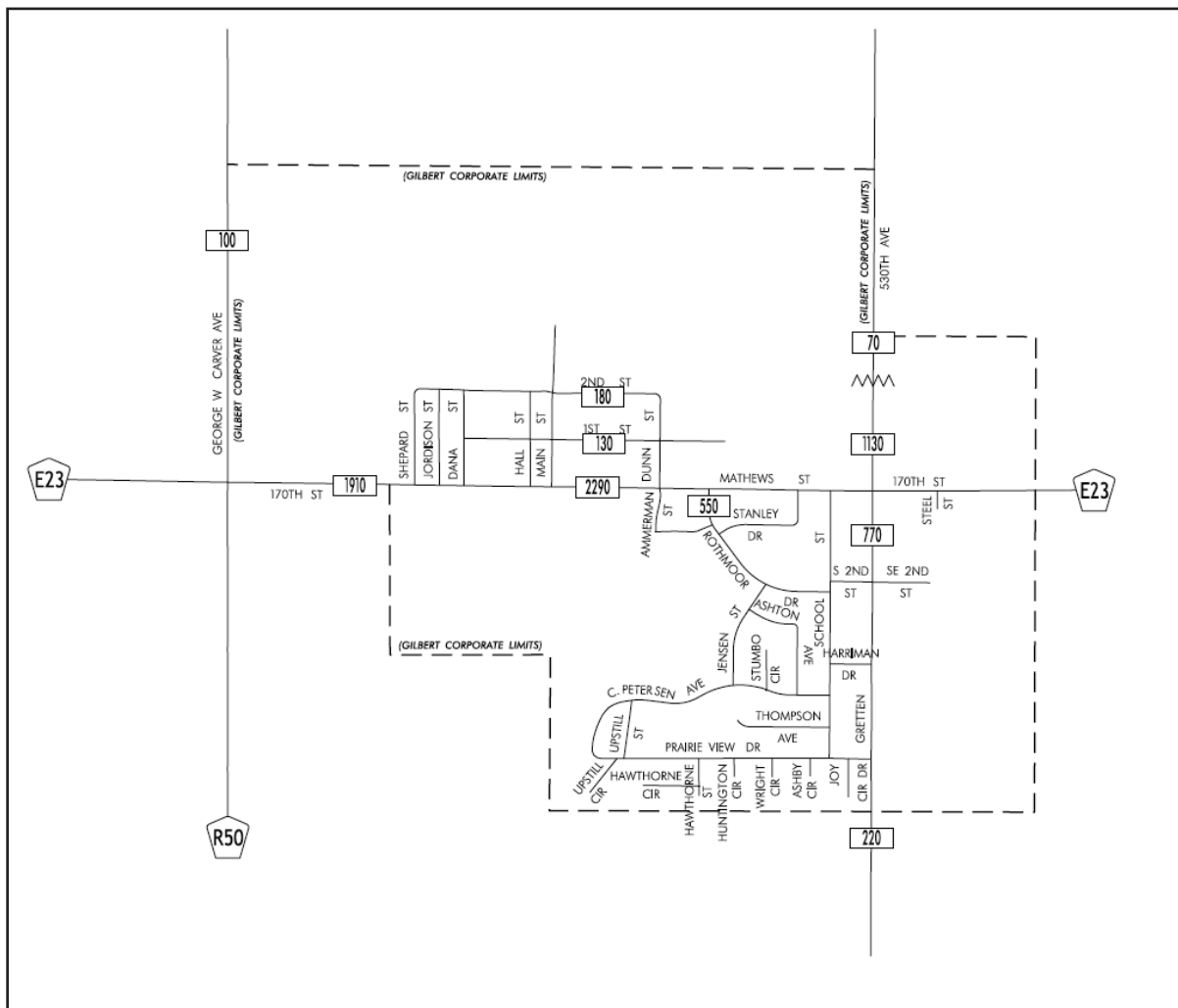


Figure 22: Traffic Counts, IDOT, 2015.

The Federal Highway Administration gives guidelines for road widths (Federal Highway Administration, 2014). The street right-of-way must also be sufficiently wide to not only accommodate the pavement width but also utilities, sidewalks, ditch drainage in rural design, and street plantings.

For arterial streets, sufficient separation from traffic noise primarily from adjoining residential development also must be considered. Generally,

12 to 15 feet of street parking (area between the right-of-way line and pavement) is sufficient to accommodate utilities, sidewalks and trees when the streets are designed with curb and gutter.

Type of Roadway	Rural (ft)	Urban (ft)
Arterial	11-12	10-12
Collector	10-12	10-12
Local	9-12	9-12

Table 4: Roadway Lane Width, Federal Highway Administration, 2017.

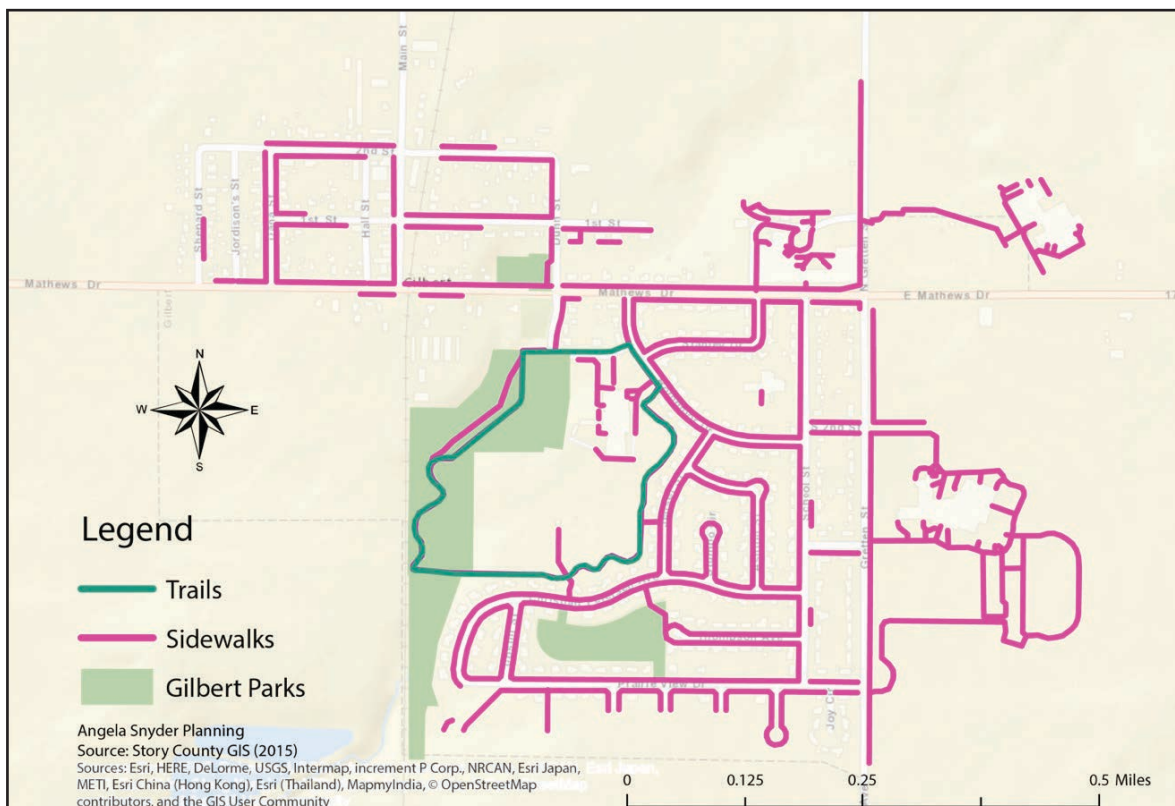


Figure 23: Trails, sidewalks, and parks map, Angela Snyder Planning, Story County GIS, 2015.

Safer streets and sidewalks create an environment that encourages healthy choices, such as walking to work or biking to school. Walkability is finding its way to the forefront of the residence location selection. Gilbert is meeting this demand by maintaining a high level of sidewalk connectivity, ensuring children safe routes to schools, and parks. In addition to walking, Gilbert is working to expand the regional trail network, connecting the City to Ames along 530th Avenue. Transit is also provided by Heart of Iowa Regional Transit Authority (HIRT), offering door-to-door transportation services from Gilbert to anywhere in the Story County for \$4. Gilbert also desires a regional bus stop, such as a CyRide connection.

Transportation Policies

T Goal	The City of Gilbert will improve and enhance mobility and connectivity throughout the city and region by creating an integrated and safe transportation system, including providing for alternative modes of transportation.	
Policy T ₁	Gilbert will maintain streets throughout the community.	
Policy T ₂	Gilbert will accommodate the growing population by planning for through streets and adequate parking at a rate of one-half space per house.	
Policy T ₃	Gilbert will ensure and promote a safe and accessible sidewalk system throughout the community. This sidewalk system will connect to all community facilities, including schools and natural areas.	
Policy T ₄	Gilbert will work with regional partners to explore future regional bike trail networks.	
Policy T ₅	Gilbert will work with the school district to identify routes and strategies that promote safe biking and walking to school.	
Policy T ₆	Gilbert will explore alternative transportation methods to popular regional destinations, partnering with regional transportation services to projects such as continued partnership with HIRTA, a CyRide stop, and a bike trail to Ames.	

ECONOMIC DEVELOPMENT



Unemployment Rates in 2014, Local Comparisons	
Story County	5.7%
Iowa	3.7%
Gilbert	3.4%
Ames	4.1%
Story City	4.2%

Table 5: Unemployment comparisons, United States Census Bureau, 2014.

The economy in Gilbert has been relatively consistent throughout the past decade, with roughly 30 businesses. While the Great Recession led to the loss of three firms and higher unemployment, recovery quickly followed. Gilbert has the lowest unemployment rate in Story County.

The largest employer in Gilbert is the Gilbert Community School District with approximately 150 employees. The school district operates an elementary, middle, intermediate, and high school.

Another employer, Mullenbach Construction, provides commercial and residential construction services and employs roughly 30 people. Among other firms, a grain elevator, pest management and landscaping services, boutique and consignment shops, an animal care facility, and a restaurant are located in Gilbert.

Where Gilbert's Workers Live (2014)		
Location	Count	Share
All Places	351	100.0%
Ames	137	39.0%
Story City	21	6.0%
Ankeny	11	3.1%
Boone	10	2.8%
Gilbert	5	1.4%
Ottumwa	5	1.4%
Roland	5	1.4%
Des Moines	4	1.1%
Nevada	4	1.1%
Slater	4	1.1%
All Other Locations	145	41.3%

Where Gilbert's Residents Work (2014)		
Location	Count	Share
All Places	465	100.0%
Ames	329	70.8%
Des Moines	27	5.8%
Nevada	26	5.6%
Ankeny	8	1.7%
West Des Moines	8	1.7%
Boone	6	1.3%
Story City	6	1.3%
Gilbert	5	1.1%
Clive	4	0.9%
Urbandale	4	0.9%
All Other Locations	42	9.0%

Table 6 (left) and Table 7 (right): Labor force and residency, *On The Map*, United States Census Bureau, 2014.

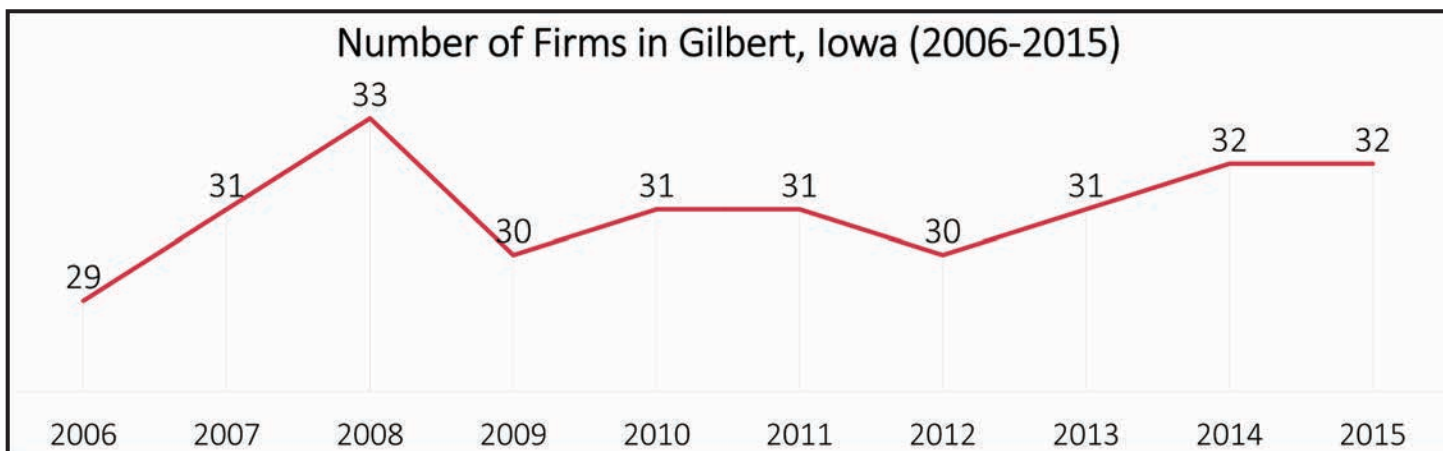


Chart 9: Retail firms in Gilbert, Iowa Community Indicators Project, 2015.

While the number of jobs is on the uptick, retail sales per capita in Gilbert are lower than state and county values. Residents of Gilbert tend to work and shop in nearby communities, such as Ames, that offer a greater variety of retail establishments and employment options.

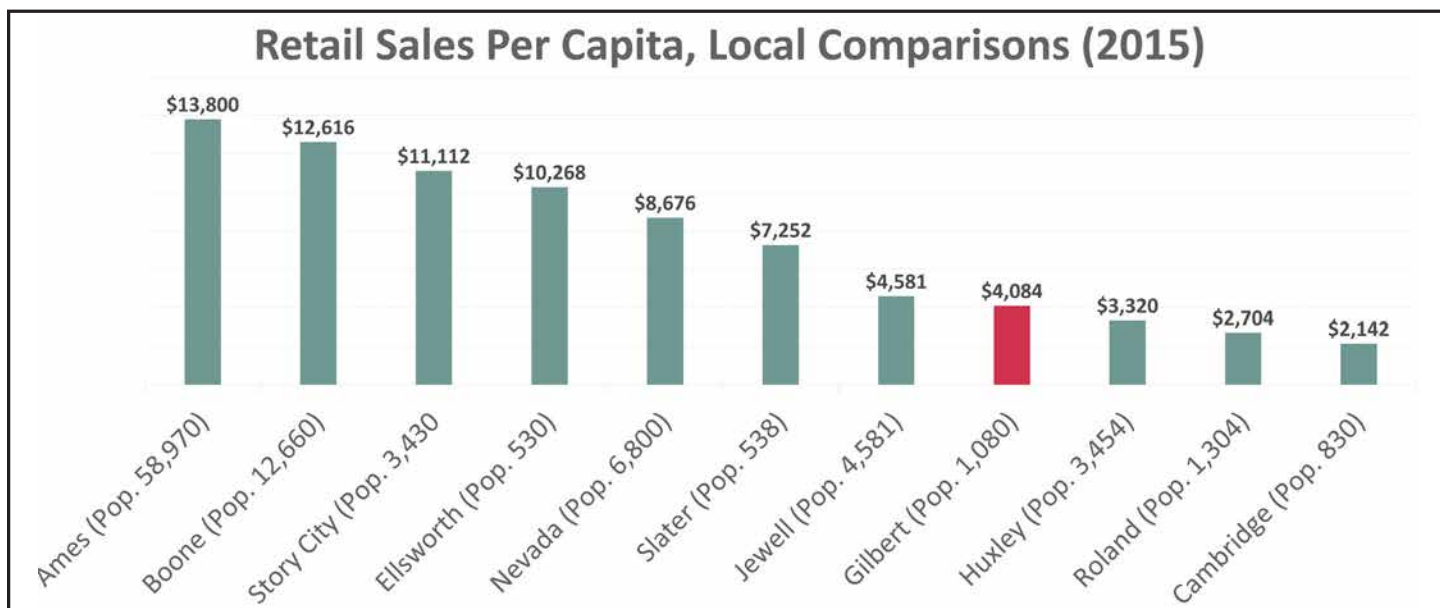


Chart 10: Retail sales comparisons, Iowa Community Indicators Project, 2015.

Given Gilbert's small size and location in a region with cities that attract a large number of shoppers, it is reasonable to expect that some of Gilbert's residents

will leave the area to shop; however, the large disparity between the number of shoppers and residents in Gilbert indicates a large trade leakage. Gilbert is losing shoppers, and therefore potential income, to other communities.

To improve the situation, Gilbert will make efforts to recruit new retail establishments and retain current firms. In addition, recruiting retail establishments that reflect a diversity of shopping options will enable people to meet more of their shopping needs locally.

Economic Development Policies

ED Goal 1	The City of Gilbert will provide for and manage commercial and industrial land-use development through the implementation of plans and policies that promote sustainable economic growth goals.	
	Policy ED ₁	Gilbert will encourage and support revitalization and development in all commercial areas.
	Policy ED ₂	Gilbert will regulate the location, type and appearance of new commercial development through use-by-right zoning controls and site-plan design review, including consideration of building façades and other sides, landscaping, provisions for off-street parking, pedestrian accessibility, and vehicle access.
	Policy ED ₃	Gilbert will keep future industrial uses separate from residential uses by a buffer acceptable to the Planning Commission on a case-by-case basis.
ED Goal 2	The City of Gilbert will engage in efforts to promote economic growth and development within the City's capacity, taking into consideration community preference.	
	Policy ED ₄	Gilbert will support local businesses by encouraging City residents to shop local.
	Policy ED ₅	Gilbert will attempt to attract a variety of businesses to encourage economic resiliency.
	Policy ED ₆	Gilbert will encourage equal opportunity employment that provides livable wages.

Policy
ED₇

Gilbert will support efforts to recruit and train a workforce that meets the needs of existing and future employment opportunities in the region.

IMPLEMENTATION





The vision of Gilbert 2030 becomes a reality when the goals are achieved through policy implementation. The comprehensive plan policies are placed into three categories for strategic implementation: short-term, long-term and ongoing.

The majority of the comprehensive plan policies are ongoing in nature. Many of these ongoing policies are meant to reinforce what the City is already doing, to justify the continuation of quality programs, procedures and ordinances. A few of the policies in this category introduce new procedural guidelines. City staff will work to incorporate these practices in the every operations of the City.

Short-term goals for the City are designed to be met with policy implementation within the next five years and will be added to the City Council's strategic capital improvement planning process. Long-term goals are more future-oriented, and thus are added to the docket when they become feasible. Policies in this category have the full fifteen-year life span of the plan for implementation.



Legend

Vision:	Fulfills a part of the <i>Plan Gilbert</i> vision statement for 2030.
IA:	Fulfills an element of the <i>Iowa Code</i> .
APA:	Fulfills a national standard defined by the American Planning Association
Term:	S = Short-Term (<5 years); L = Long-Term (5-15 Years); O = Ongoing

Short-Term Policies

Policy No.	Policy Text	Vision	IA	APA	Term
Policy P ₂	Gilbert will provide easy access to planning documents, processes, and resources and will keep these resources up to date and available through online and traditional mediums.	X		X	S
Policy LU ₇	Gilbert will ensure safe and habitable housing through continued enforcement of building codes and development of rental codes.	X		X	S
Policy LU ₈	Gilbert will create and enforce timetabled regulations and citations that require residents to maintain their properties.	X			S
Policy NR ₄	Gilbert will encourage green infrastructure and sustainable development practices.			X	S
Policy CC ₂	Gilbert will develop a comprehensive set of strategies to eliminate blighted, vacant or abandoned properties, such as a vacant property registry and strengthened property maintenance, public nuisance, and rental codes.	X	X		S
Policy CC ₉	Gilbert will consider changes in technology and social media and consider new ways that the city can increase access to information for their residents.	X		X	S
Policy HC ₇	Gilbert will create a plan for providing shelter and resources to City residents in the event of natural disasters, such as flooding, and dangerous weather conditions, such tornados.			X	S
Policy HC ₈	Gilbert will establish infrastructure project priorities and capital improvement plan requests based on comprehensive plan goals and policies.	X		X	S
Policy HC ₉	Gilbert will upgrade, repurpose or replace old and substandard infrastructure. Gilbert will adequately plan for maintenance, repair, upgrades and replacement of City infrastructure (sewer capacity expansion 1st, water system replacement 2nd).	X	X	X	S

Policy HC13	Gilbert will work with providers to expand high-speed internet access in all neighborhoods.	X		X	S
Policy T5	Gilbert will work with the school district to identify routes and strategies that promote safe biking and walking to school.	X		X	X

Long-Term Policies

Policy No.	Policy Text	Vision	IA	APA	Term
Policy CC₃	Gilbert will improve the appearance of the City through beautification efforts in public spaces and on Main Street, such as way-finding signs, flowerbeds, and pedestrian friendly street lamps.	X			L
Policy CC₆	Gilbert will encourage the identification of potential historic sites in the development and redevelopment of publically and privately owned land and structures.	X	X		L
Policy HC₄	Gilbert will coordinate with Story County Emergency Management Agency to update and maintain emergency operation capabilities by planning for, acquiring equipment, and training for response to emergencies and disasters. Gilbert will keep residents informed of proper emergency management strategies.	X		X	L
Policy HC₁₅	Gilbert will reduce the amount of solid waste headed to the landfill by encouraging recycling and composting practices at homes, schools and commercial areas.		X	X	L
Policy HC₁₆	Gilbert will provide sufficient lighting for better way-finding and safe circulation by providing pedestrian friendly illumination, preserving dark sky conditions, minimizing glare, and other unnecessary light pollution.	X	X	X	L

Policy HC₁₉	Gilbert will work with regional partners to identify and construct regional trail systems that connect the city to surrounding communities and natural areas.	X	X	X	L
Policy T₄	Gilbert will work with regional partners to explore future regional bike trail networks.	X		X	L
Policy T₆	Gilbert will explore alternative transportation methods to popular regional destinations, partnering with regional transportation services to projects such as continued partnership with HIRTA, a CyRide stop, and a bike trail to Ames.		X	X	L
Policy ED₅	Gilbert will attempt to attract a variety of businesses to encourage economic resiliency.		X	X	L

Table 8 and 9 within Implementation section: Implementation matrix for the comprehensive plan.

