

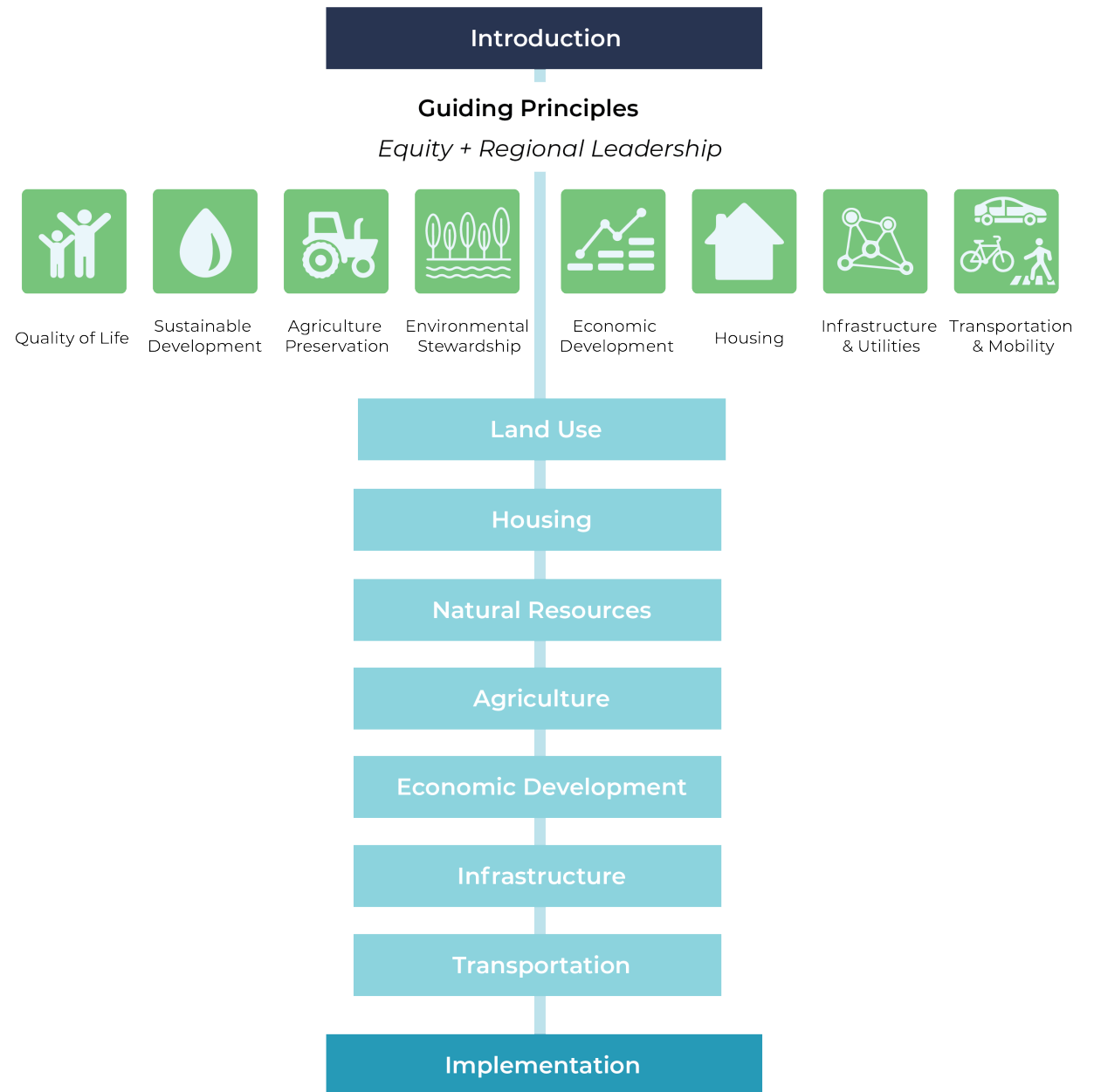
Comprehensive Plan Review



PLAN OUTLINE

8 Guiding Principles

- **Quality of Life**
- **Sustainable Development**
- **Agriculture Preservation**
- **Environmental Stewardship**
- **Economic Development**
- **Housing**
- **Infrastructure and Utilities**
- **Transportation and Mobility**



PLAN OUTLINE

Equity Analysis Umbrella

- Access
- Options
- Quality
- Reinvest
- Resources

Figure 1.6 - Equity Analysis Umbrella



Access A

Ensuring that there are homes available for vulnerable populations, such as workforce and low-income residents, in Polk County.

Options O

A diverse range of housing typologies for a variety of household sizes and price points spread evenly throughout the County and Metro.

Quality Q

Every resident should have access to decent and safe housing.

Reinvest R

Offer resources and assistance to reinvest in Polk County's existing housing stock with opportunities to partner with incorporated municipalities.

Resources R

Provide educational resources and promote the existing programs in Polk County.

Polk County's 5 Points of Progress

- Fulfill the basic needs of all individuals in Polk County
- **Lead regional collaboration**
- Maintain and improve the quality of life for all residents
- Help all of our neighborhoods prosper
- Drive economic development

Figure 1.7 - Polk County 5 Points of Progress



Fulfill the basic needs of all individuals in Polk County by providing innovative resources for mental health, physical well-being and economic livelihood.



Lead regional collaboration to create positive change, navigate crisis situations and plan our region's future.



Maintain and improve the quality of life for all residents with conservation programs, infrastructure management and other essential services.



Help all of our neighborhoods prosper by funding revitalization initiatives and bringing new opportunities to communities.



Drive economic development by promoting our region and creating a prosperous environment for businesses and residents alike.

PLAN OUTLINE

7 Major Chapters

- Land Use
- Housing
- Natural Resources
- Agriculture
- Economic Development
- Infrastructure
- Transportation



ACTION ITEMS + POLICY RECOMMENDATIONS



HOUSING CHAPTER

- **Goal 1:** Promote housing rehabilitation to support the preservation of the existing housing stock
- **Goal 2:** Maintain and expand housing affordability county-wide
- **Goal 3:** Support a variety of new construction initiatives
- **Goal 4:** Continue to be a strategic partner and regional leader in housing

GOALS



Promote housing rehabilitation to support the preservation of the existing housing stock



Maintain and expand housing affordability county-wide



Support a variety of new construction initiatives



Continue to be a strategic partner and regional leader in housing

LAND USE CHAPTER

- **Goal 1:** Plan for new growth in strategic areas of Polk County
- **Goal 2:** Ensure preservation and conservation of environmental and historic land uses in Polk County
- **Goal 3:** Be a regional leader in sustainable land use management

GOALS

G1

Plan for new growth in strategic areas of Polk County

G2

Ensure preservation and conservation of environmental and historic land uses in Polk County

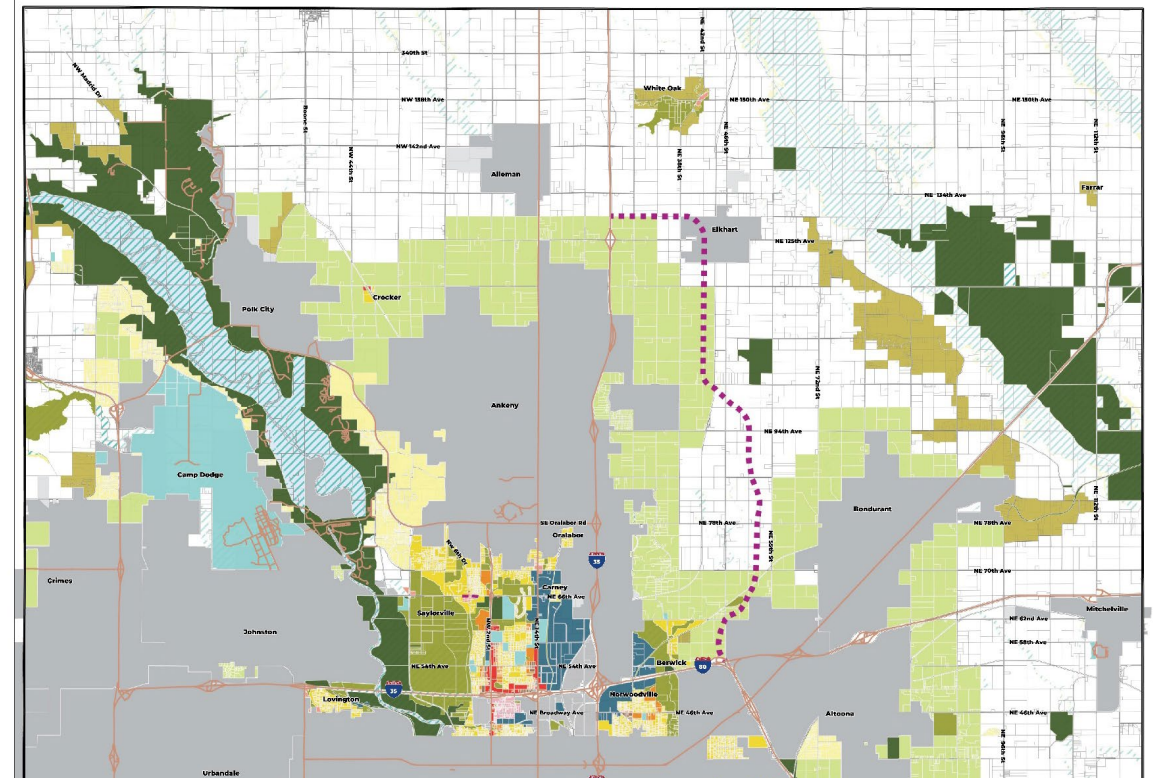
G3

Be a regional leader in sustainable land use management

LAND USE CHAPTER

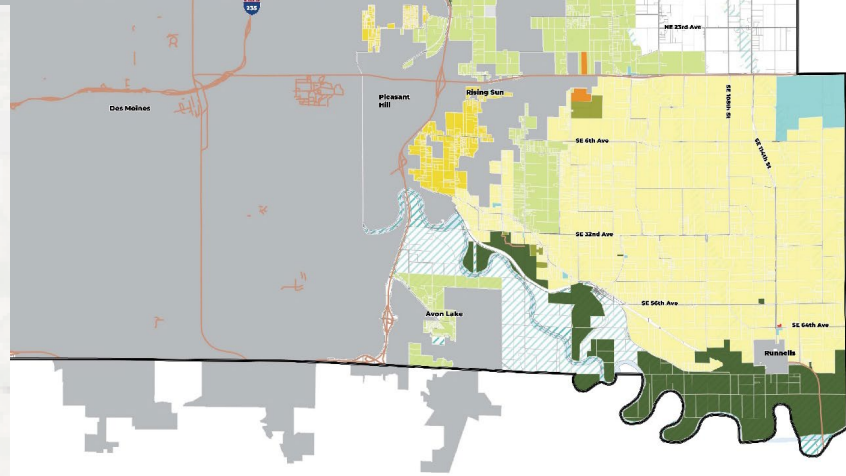
FUTURE LAND USE PLAN

Future Land Use	Acres	Share (%)
Agriculture	104,840.7	49.8%
Urban Fringe	30,793.4	14.6%
Rural Residential	25,389.2	12.1%
Conservation	24,676.2	11.7%
Institutional	6,303.8	3.0%
Estate Residential	5,466.5	2.6%
Low-Density Residential	4,605.0	2.2%
Parks and Open Space	4,702.8	2.2%
Business Park	1,704.2	0.8%
Industrial	989.1	0.5%
Medium-Density Residential	468.0	0.2%
Highway Commercial	231.6	0.1%
Residential-Business Flex	129.9	0.1%
Neighborhood Commercial	92.7	0.0%
High-Density Residential	61.4	0.0%
Total Acres	210,454.6	100%



LEGEND

- - - Polk County Limits
- - - Proposed NE Beltway + Roads
- Grey box: Incorporated City Limits
- Blue hatched box: 100-Year Floodplain
- Yellow hatched box: 500-Year Floodplain
- White box: Agriculture
- Dark green box: Conservation
- Medium green box: Parks and Open Space
- Light green box: Urban Fringe
- Light blue box: Institutional
- Olive box: Estate Residential
- Yellow box: Rural Residential
- Bright yellow box: Low-Density Residential
- Orange box: Medium-Density Residential
- Brown box: High-Density Residential
- Pink box: Residential-Business Flex
- Light red box: Neighborhood Commercial
- Red box: Highway Commercial
- Dark blue box: Business Park
- Grey box: Industrial



LAND USE CHAPTER

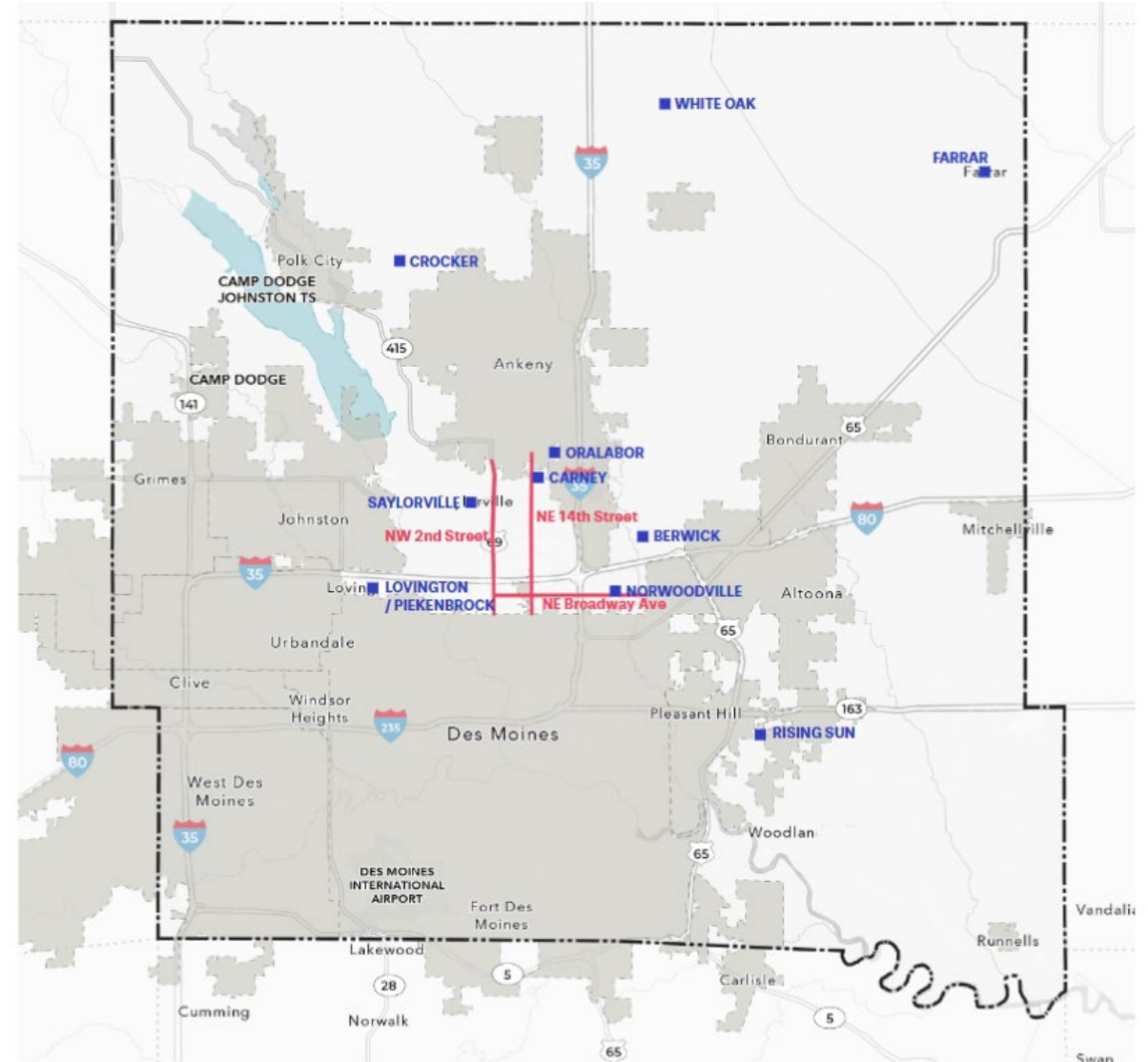
CORRIDOR + VILLAGE PLANS

3 Corridor Plans

- NW 2nd Street
- NE 14th Street
- NE Broadway Avenue

10 Village Plans

- Rising Sun
- Norwoodville
- Lovington / Piekenbrock
- Berwick
- Saylorville
- Carney
- Oralabor
- Crocker
- White Oak
- Farrar



LAND USE CHAPTER

CORRIDOR + VILLAGE PLANS

NW 2nd Street Corridor FUTURE LAND USE PLAN









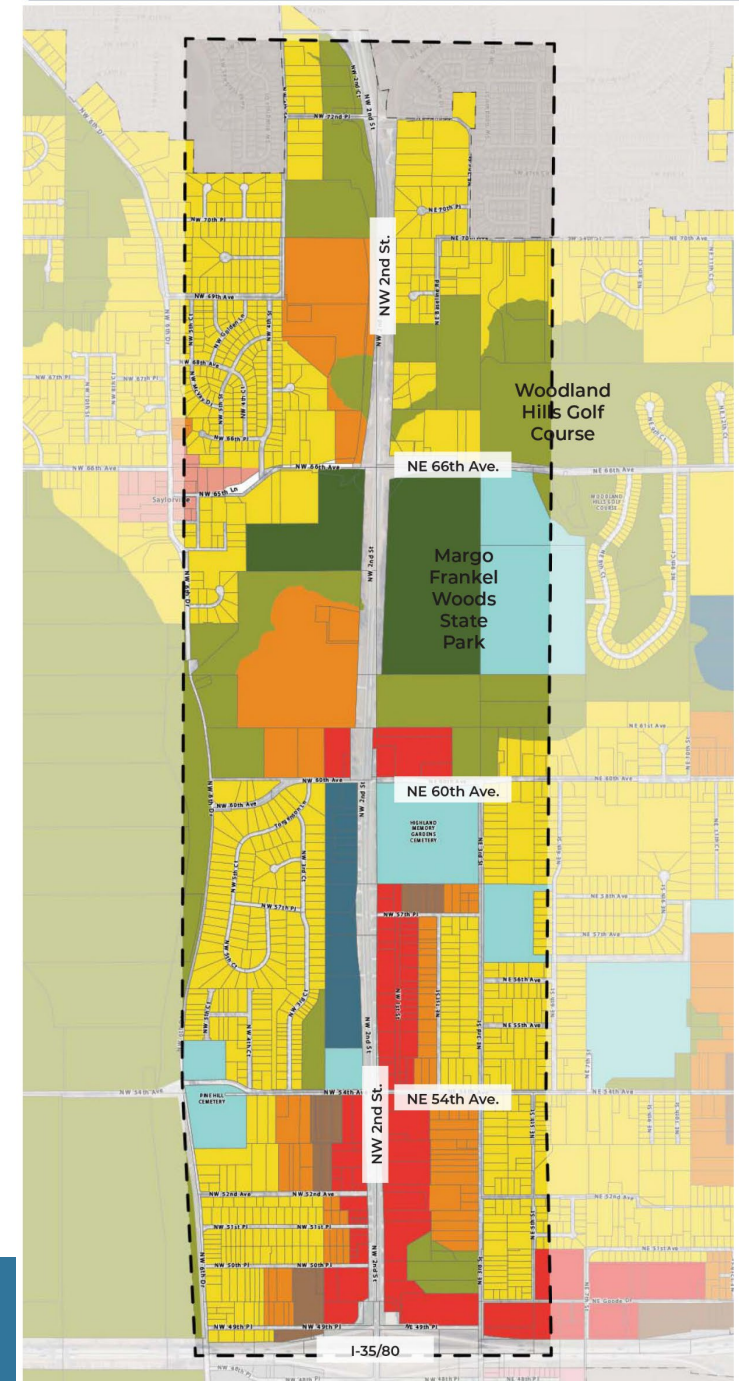
Future Land Use	Acres	Share (%)
 Parks + Open Space	398.5	28.6%
 Low-Density Residential	552.0	39.6%
 Medium-Density Residential	179.3	12.9%
 High-Density Residential	21.6	1.6%
 Neighborhood Commercial	7.4	0.5%
 Highway Commercial	123.7	8.9%
 Institutional	77.7	5.6%
 Business Park	32.4	2.3%
Total Acres	1,392.6	100%










Figure X.X - NW 2nd Street Proposed Future Land Use Map

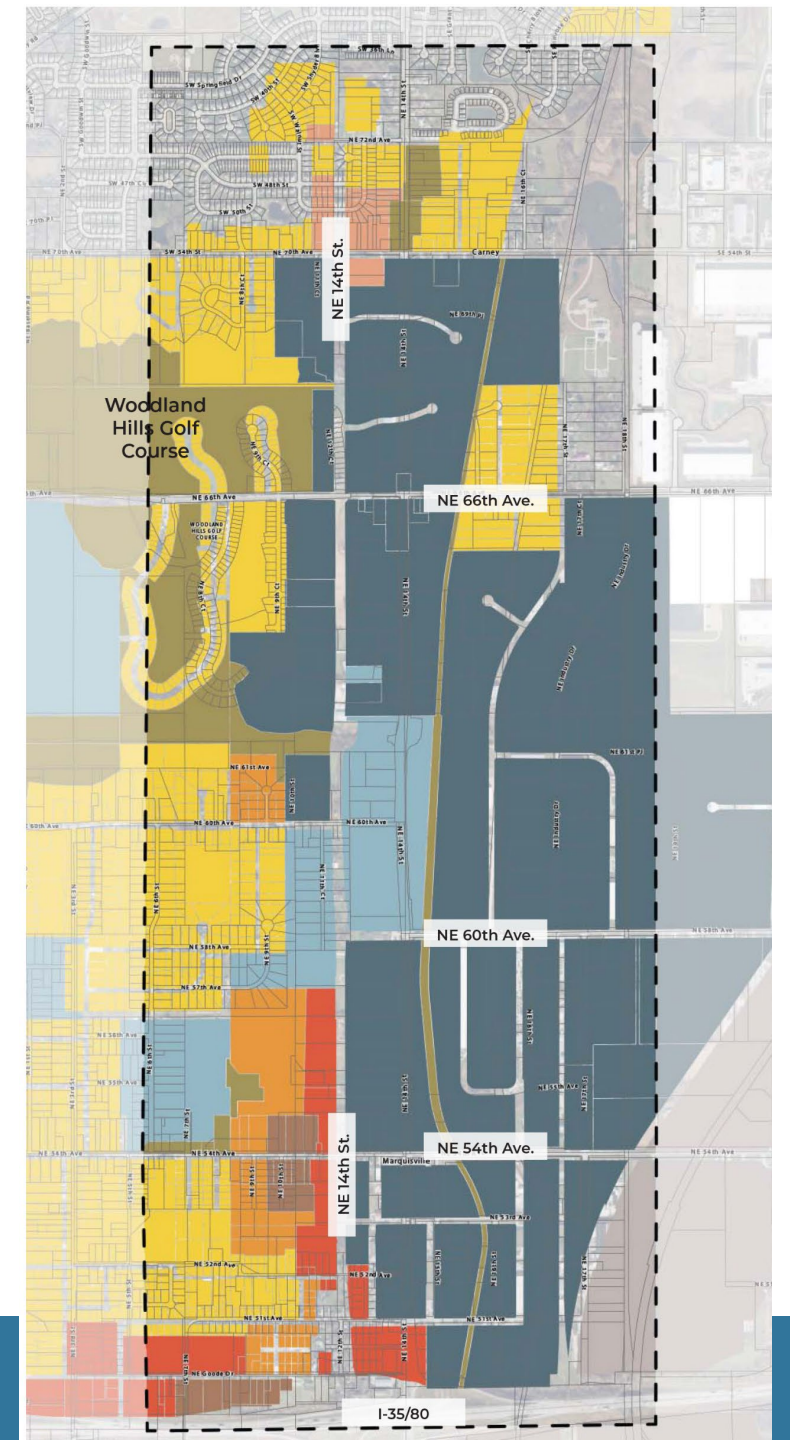


LAND USE CHAPTER

CORRIDOR + VILLAGE PLANS

NE 14th Street Corridor FUTURE LAND USE PLAN


Future Land Use	Acres	Share (%)
 Business Park	723.6	40.4%
 Low-Density Residential	522.8	29.2%
 Parks + Open Space	218	12.2%
 Institutional	125.3	7.0%
 Highway Commercial	80.9	4.5%
 Medium-Density Residential	72.7	4.1%
 High-Density Residential	25.4	1.4%
 Neighborhood Commercial	21.2	1.2%
 Industrial	2.2	0.1%
Total Acres	1,792.1	100%

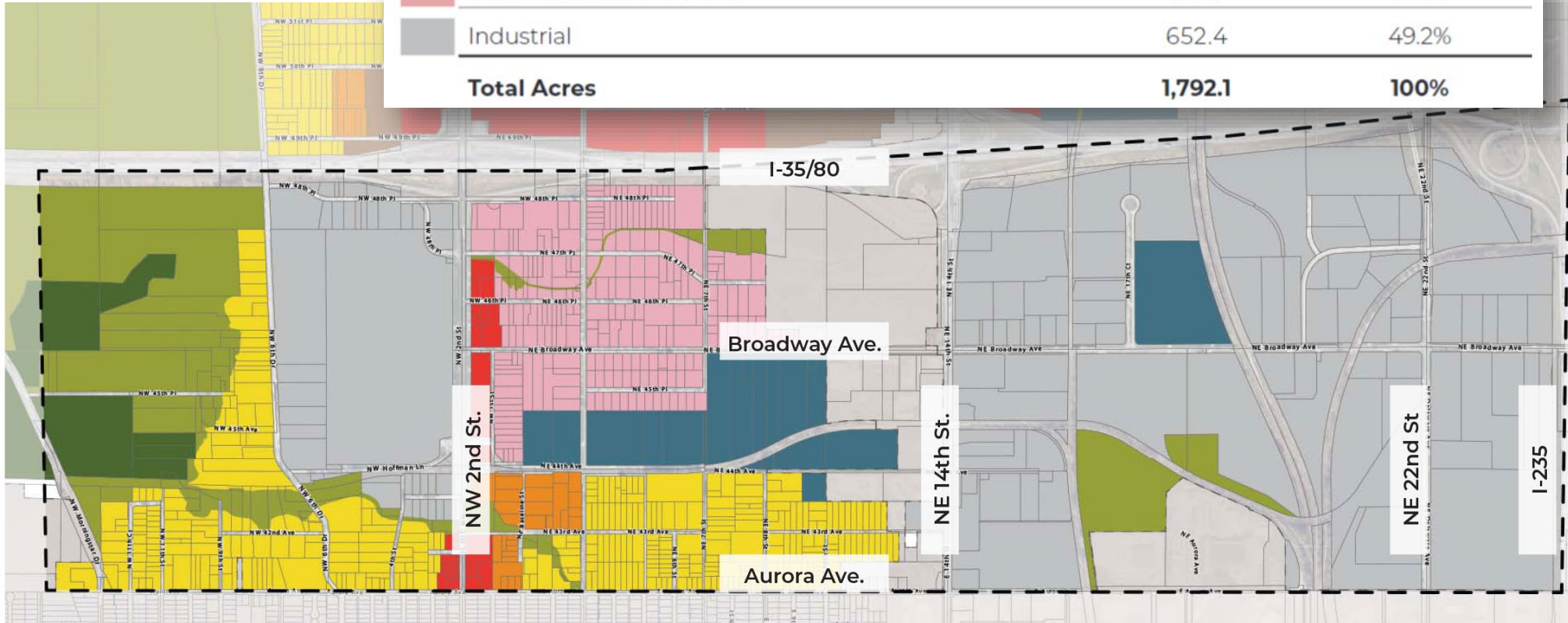










LAND USE CHAPTER

CORRIDOR + VILLAGE PLANS

Broadway Avenue

-  Study Area
 -  Incorporated Cities
 -  Parks + Open Space
 -  Low-Density Residential
 -  Medium-Density Residential
 -  Residential-Business Flex
 -  Highway Commercial
 -  Institutional
 -  Business Park
 -  Industrial
-  N



Future Land Use	Acres	Share (%)
 Business Park	98.5	7.4%
 Low-Density Residential	183.4	13.8%
 Parks + Open Space	215.3	16.3%
 Institutional	11.5	0.9%
 Highway Commercial	18.3	1.4%
 Medium-Density Residential	16.4	1.2%
 Residential-Business Flex	128.9	9.7%
 Industrial	652.4	49.2%
Total Acres	1,792.1	100%