

# **DELAWARE COUNTY COMPREHENSIVE PLAN**

# DELAWARE COUNTY COMPREHENSIVE PLAN

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# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 1: Introduction

The Delaware County Multi-Jurisdictional Comprehensive Plan is made up of Delaware County and the Cities of Earlville, Edgewood and Hopkinton and will provide the County and Cities with a guide for the future. Delaware County, with a population of 17,764, is located in northeast Iowa and borders the Counties of Buchanan, Clayton, Dubuque, Jones and Linn. The City of Earlville is located on the eastern part of Delaware County along Highway 20. The City Edgewood is located in northern Delaware County along the Clayton County border, while the City of Hopkinton is located in southern Delaware County along the Jones County border. The comprehensive plan identifies issues and opportunities in such areas as land use, infrastructure, parks and recreation, economic development, and environmental resources. The comprehensive plan will also provide a road map for implementation which will combine the goals and objectives and found needs to achieve the shared community vision.

### Purpose of the Plan

The comprehensive planning process is designed to be a transparent public process in which citizens create a shared vision to promote the health, safety and prosperity of the community. A comprehensive plan has two fundamental purposes: First, provide a legal basis for land use regulations by analyzing existing conditions and developing growth goals. Second, present a unified and compelling vision for a community and establish the specific actions necessary to fulfill that vision. The recommendations of the plan are designed to take advantage of unique location, resources and heritage to build an optimum future for the citizens of Delaware County and the Cities of Earlville, Edgewood and Hopkinton.

### Legal Role

Iowa Code 2003: Section 414.4 enables communities to plan. A municipality is empowered to plan future land uses within a 2-mile radius of their actual municipal boundaries. Where multiple municipal jurisdictions overlap, the authority is generally split at the half-way point between the municipal boundaries. However, municipalities often plan to the 2-mile radius limit even if there is an overlap. This is to indicate their desired land use pattern as a basis for boundary agreements, review of plans for unincorporated areas, and the reservation of public sites and open space corridors. If a city chooses to adopt zoning and subdivision ordinances, which recognize that people in a city live cooperatively and have certain responsibilities to coordinate and harmonize the uses of private property, the Iowa Code requires that these ordinances be in conformance with a comprehensive plan and its corresponding vision for the community's physical development. The Delaware County Multi-Jurisdictional Comprehensive Plan provides the legal basis for the county and cities to regulate land use and development.

# DELAWARE COUNTY COMPREHENSIVE PLAN



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## **Community Vision**

Comprehensive planning is important because it helps solve and avoid problems, meet the needs of the future, and realize new opportunities for the overall benefit of the entire community. A comprehensive plan helps achieve the community's vision of the future in accord with local priorities and resources. Many of the opportunities of the future may be beyond the current resources of the county/city or require conditions, which do not exist when the plan is created. Comprehensive planning provides the basis for shaping the decisions within the county's and the three cities' control and for reacting effectively as changes occur through external factors.

A complete comprehensive plan will provide the framework for both public and private decision makers to make choices where the end results that are in the best interest of the entire community. The foundation of the plan is based upon principals that make it valid regardless of the exact rate or extent of growth. Comprehensive planning can be vital in determining:

- The quality of life in the community;
- The character, health and accessibility of open space and natural resources;
- The available revenues to support capital improvements and public services;
- The employment, housing, recreational and shopping needs of the community;
- The current and future demand on infrastructure and;
- The compatibility of new development, especially those that occur adjacent to existing or proposed residential land uses

## **Public Involvement**

Public involvement is critical to building consensus in the planning process. If the full community is involved in the planning process the comprehensive plan is stronger in its applications. It is unrealistic that all ideas presented in the comprehensive plan will receive complete agreement. However, since the planning process was all inclusive and included a wide range of ideas and opinions, the comprehensive plan becomes the unifying element for decisions.

Public participation was sought through a variety of measures. Table 1.1 is a listing of the public input measures that were undertaken.

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Table 1.1**

**Public Participation**

<b>Event Type</b>	<b>Location</b>	<b>Date</b>
Edgewood Public Input Meeting	Edgewood Library	October 26, 2011
Hopkinton Public Input Meeting	Hopkinton Community Center	December 14, 2011
Delaware County Community Survey	Random mailing, paper copies at City Hall, online	March, 2012 – May, 2012
Earlville Community Survey	Random mailing, paper copies at Courthouse, online	March, 2012 – May, 2012
Edgewood Community Survey	Random mailing, paper copies at City Hall, online	March, 2012 – May, 2012
Hopkinton Community Survey	Random mailing, paper copies at City Hall, online	March, 2012 – May, 2012
County Wide Visioning Event	Pin Oaks Link Pub & Golf Course – Manchester	May 2, 2012
Hopkinton Planning Commission Public Hearing	Hopkinton Community Center	October 18, 2012
Edgewood Planning Commission Public Hearing	Edgewood City Hall	October 22, 2012
Delaware County Planning Commission Public Hearing	Court House	October 23, 2012
Earlville Planning Commission Public Hearing	City Hall	October 25, 2012

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 2: Vision Statement, Goals & Objectives

The comprehensive plan goals will help guide the future development and growth within the planning boundaries of Delaware County and the Cities of Earlville, Edgewood and Hopkinton. These goals and objectives are to be used for guidance for proposed development and redevelopment.

**Goals** are considered to be a series of guides to consistent and rational public and private decisions to be used in the development of our urban and rural lands. A goal is an ideal and expresses the real purpose that underlies the action. As such, it is expressed in abstract terms and deals with subjective values. It is open to a variety of interpretations and must be interpreted by one's own individual system of values.

Whereas goals are lofty and abstract, specific ends must be attained in order to reach these goals. These ends are called **Objectives**, and unlike goals, can be measured to a certain specificity or standard. The objective is either reached, or it is not; it is a matter of fact, not a matter of opinion. The objectives of the Plan take the form of **Policy** recommendations.

### Delaware County

***Vision Statement for Delaware County: Delaware County envisions a community that encourages healthy active living, promotes economic development and the preservation of agricultural land.***

#### ***Economic Development***

Provide sufficient opportunities for industrial development sites within Delaware County.

- i. Promote the retention and expansion of existing industrial development opportunities in suitable locations.
- ii. Promote the attraction of industrial development opportunities in suitable locations.
- iii. Support protecting existing industrial development from encroachment by incompatible development.

Stabilize employment, achieve economic stability and increase the standard of living for all citizens.

- i. Promote the diversification of the commercial/industrial base.
- ii. Create/develop access to economic incentives for quality job creation and/or tax base enhancement.
- iii. Develop and/or maximize programs to help address workforce housing needs
- iv. Identify additional resources to aid in economic development.



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Build a highly skilled, flexible work force.

- i. Partner with local educational institutions to coordinate training/skill requirements to meet the needs of employers.
- ii. Develop and maintain an informational clearinghouse that coordinates job training, placement, and skills development.
- iii. Provide information on work skills development and available employment opportunities through print, electronic and telecommunications media.

Concentrate on retaining and expanding existing local business and jobs.

- i. Cooperate with business, educational institutions, community organizations, and government to provide information to local businesses.
- ii. Assist local firms in finding appropriate development sites for expansion.
- iii. Promote retaining existing manufacturing firms and facilitate their expansion.
- iv. Encourage downtown revitalization and business development.
- v. Encourage diversified retail shopping.
- vi. Promote job retention

Increase the number of small firms by fostering local entrepreneurship.

- i. Cooperate with other agencies and institutions to identify programs and services to assist in the creation of new small business.
- ii. Provide support for start-up businesses with both financial and technical assistance.

Maintain and strengthen Delaware County's position as a tourist destination.

- i. Identify and promote existing attractions.
- ii. Identify future attractions and develop a plan to get them implemented.



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## ***Housing***

Promote the preservation, rehabilitation, and investment in the housing stock.

- i. Encourage a range of affordable, accessible and decent housing options through the county.
- ii. Promote adaptive reuse of existing vacant or under-utilized structures, such as convents, schools, and industrial buildings, into housing with an affordable and/or workforce component, where appropriate.

Promote the creation and maintenance of an adequate supply of sound housing.

- i. Provide for a variety of housing types, costs and locations.
- ii. Become more aggressive in attracting new residents to live in Delaware County.

Expand the opportunities for homeownership, especially for low to moderate income household.

- i. Encourage the use of flexible development regulations in order to assist affordable and workforce housing production and decrease housing costs.
- ii. Encourage local lenders to participate in programs designed to assist first-time home buyers.
- iii. Promote compact and contiguous development with a variety of higher density housing options that utilize available infrastructure within the existing built environment.

Consider the use of sustainable design principles in new housing developments.

- i. Encourage builders and developers to follow green building codes to reduce energy consumption and promote energy efficiency.

## ***Public Infrastructure and Utilities***

Encourage the use of low impact development and centralized water or sewer systems to preserve open space and prevent degradation of the air and water quality through the County.

- i. Encourage development to locate within existing cities and established urban fringe areas where adequate public utilities are in place, planned or can be easily provided.
- ii. Encourage existing developments that have expanded beyond the original subdivision, to install centralized water and sewer systems in the new and original developments, if there has been a history of contamination problems in or adjacent to the original subdivision
- iii. Require new developments in the unincorporated area of the County to provide for the private long-term maintenance and operation of internal infrastructure.

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- iv. Require new developments in the unincorporated area of the County to be designed for future connection of municipal services.

Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents.

- i. Establish a system for planning purposes, which will evaluate the costs and benefits of necessary rural services when provided to new rural growth.
- ii. Provide facilities and services in locations compatible with planned uses, populations, and needs
- iii. Establish a system to continuously monitor individual well and septic systems for detection of potential off-site environmental contamination before it occurs.
- iv. Evaluate the creation of rural water districts in developed areas experiencing water quality problems, and encourage non-farm residents to join rural water districts as soon as possible after district creation.
- v. Evaluate the creation of rural sanitary sewer districts in developed areas experiencing septic system problems, with boundaries of such districts based, whenever possible, on existing watershed areas.
- vi. Facilitate the incorporation of new septic system technologies into the County’s health regulations.

Consider the use of sustainable design principles community facilities.

- i. Consider the use of universal design principles to ensure accessibility to new and existing community facilities.
- ii. Consider following green building codes on community facility projects to reduce energy consumption and promote energy efficiency.

Prevent erosion and control sediment during construction.

- i. Address areas that are prone to and/have erosion problems with stabilization control Best Management Practices (BMPs).

Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls.

- i. Utilize low-impact development (LID) principles and conservation subdivision design to promote good stormwater management through smaller building lots, higher density standards, and protection of sensitive areas through preservation of open space.
- ii. Use stormwater management BMP’s during the site planning and design stage of development to reduce the volume of runoff, thus reducing the need for large retention and detention ponds to store and treat stormwater.
- iii. Design and strategically locate drainage outlets for site runoff that limits negative impacts to downstream neighbors.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## ***Transportation***

Provide, maintain and improve safe and efficient movement on the County's road system.

- i. Support continuing ongoing road construction program, providing for timely maintenance repair and reconstruction of the road system.
- ii. Encourage the implementation of sound safe engineering principles and practices.
- iii. Encourage the integration of complete streets infrastructure and design features into road design and construction.

Plan long-range for local, regional roads and highway systems to ensure safe, efficient access into and through the County.

- i. Coordinate with the Regional Planning Affiliation 8 (RPA 8) to maintain and update a long range transportation plan.
- ii. Coordinate with RPA 8 on highway planning and construction.
- iii. Encourage the involvement of the public in the transportation planning process.

Encourage an efficient, affordable and assessable transit system.

- i. Promote meeting the changing needs of the transit dependent.
- ii. Promote a safe, clean, timely, affordable and comfortable mode of public transportation.
- iii. Promote the best
- iv. Establish a hike and bike route system in the County to encourage alternative modes of transportation.
- i. Development of a comprehensive regional system of bicycles and/or multi-purpose trails which minimize conflicts between motor vehicles, bicycles and pedestrians.
- ii. Promote a more bicycle and pedestrian friendly transportation network.
- iii. Consider relevant bicycle and pedestrian elements in all new transportation projects.
- iv. Encourage pedestrian/bike routes as part of new subdivision development wherever possible.
- v. Promote bicycles as a viable alternative mode of transportation, using signs, striped lanes and safe crossings.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## ***Land Use and Zoning***

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the County.

- i. Review the Comprehensive Plan and Future Land Use Map at five year intervals to ensure these planning documents remain useful guides for growth and development.
- ii. Consider prompt review and possible amendment of the Comprehensive Plan and Future Land Use Map between the five year intervals should development conditions significantly change.

Explore and consider the adoption of a county zoning ordinance.

- i. Research neighboring counties zoning ordinances.
- ii. If decided to adopt a county zoning ordinance develop an ordinance that protects industry and the agricultural sector.

Plan for the future and orderly development within a regional context.

- i. Consider the regional setting and economy when assessing the opportunities and constraints for land development.
- ii. Encourage intergovernmental partnerships to minimize the negative impact of city/county urban fringe development on regional watersheds, ecosystems, and rural infrastructure through compact and contiguous development with storm water management.
- iii. Encourage intergovernmental cooperation to develop policies for development of fringe areas, to enhance development, and avoid unregulated sprawl.
- iv. Initiate a process with cities to establish a mutual fringe area planning and development agreements.
- v. Recognize that transportation and land use are directly related, and encourage appropriate land use and transportation planning.

Protect viable land for agriculture.

- i. Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity and appearance.
- ii. Encourage developments to locate within existing cities and established urban fringe areas where adequate public services are planned or can be provided.

Recognize agricultural lands outside the urban fringe areas as an important natural resource of the region, and to preserve agricultural soils that have historically exhibited high crop yields and are considered most suitable for agricultural production.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Discourage development of productive agricultural soils by nonfarm uses in the non-fringe areas.

- i. Support economic development efforts to diversify the farm economy through “value added” products, organic farming and alternative crops and livestock.

Encourage farming techniques and soil conservation practices that will protect and conserve top soil and prevent degradation of water resources.

- i. Educate and inform landowners of both federal and state cost-share programs, which provide incentives for landowners to enroll in conservation programs and implement conservation practices.
- ii. Promote the protection of wetlands, and/or sensitive areas, which play a crucial role in our local and global ecosystem.
- iii. Encourage landowners to leave adequate buffers between agricultural land and waterways.
- iv. Encourage landowners to not fragment land, but rather leave fencerows, timber areas and riparian areas for wildlife and waterway protection.

Minimize conflicts between agriculture and non-farm rural development.

- i. Discourage non-farm uses from locating outside of urban areas, or limit such uses to areas that appropriate for the development, are least disruptive to the area’s natural character, and are designed to blend with the area’s natural character as much as possible.
- ii. Discourage non-farm development in agricultural areas that may hinder efficient farming practices, agricultural operations, and the ability of the agricultural community to maintain and expand agriculture activity.
- iii. Permit agriculture services, businesses and industries that serve the local agricultural community in rural areas if compatible with adjacent uses and located along a road that is adequate to support projected traffic demand.

Promote the protection, preservation, and enhancement of bluff’s, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas.

- i. Protect environmentally sensitive natural resources such as stream banks, flood plains, natural forests, wildlife habitat and endangered plants and animals.
- ii. Encourage the reduction of non-native, invasive plant and animal species and maintain an appropriate balance of native species.
- iii. Encourage protection and restoration of sensitive areas as development and redevelopment occurs.
- iv. Encourage environmentally appropriate public use of and access to wetlands and waterways.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## **Recreation**

Provide a safe park and recreation system that continues to meet the community's needs for useable and accessible park and open space.

- i. Continue to identify the type of parks, park facilities, and hike/bike trails lacking in the County.
- ii. Continue to identify potential park and recreation sites and hike/bike trails to meet the needs identified in the Comprehensive Plan.
- iii. Continue to identify funding sources and partnerships for land acquisition and development.
- iv. Expand and build the Delaware County Historical Museum with increased educational programs, events and adequate storage for preserving documents, artifacts and materials.
- v. Market the park and recreation system to promote county wide tourism.
- vi. Maximize rivers and waterways as a recreational opportunity and tourism draw.

## **Earlville**

Vision Statement for Earlville: The City of Earlville will be a vital, safe and growing community with more housing and more jobs. The community will be linked to the world, will have well maintained infrastructure and there will be a greater array of recreation opportunities.

## **Economic Development**

Concentrate on retaining and expanding business.

- i. Assist firms in finding appropriate development sites.
- ii. Promote retaining existing manufacturing firms and facilitate their expansion.
- iii. Encourage downtown revitalization and business development.
- iv. Encourage diversified retail shopping.
- v. Encourage the transfer of ownership of existing commercial and industrial operations to the next generation.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## ***Housing***

Promote the preservation, rehabilitation and investment in existing housing stock.

- i. Encourage a range of affordable, assessable and decent owner occupied housing options.
- ii. Encourage a range of affordable, assessable and decent rental housing options.
- iii. Promote programs that improve energy efficiency and rehabilitation.

Expand opportunities for residential development in Earlville.

- i. Encourage single family housing developments in the appropriate areas identified on the future land use map.
- ii. Promote residential development above commercial uses.
- iii. Encourage affordable rental developments such as apartment buildings.

Consider the use of sustainable design principles in new housing developments.

- i. Encourage builders and developers to follow green building codes to reduce energy consumption and promote energy efficiency.

## ***Public Infrastructure and Utilities***

Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents.

- i. Support a cost-effective, adequate water service.
- ii. Support maintaining the integrity of the sanitary sewer system.
- iii. Provide facilities and services in locations compatible with planned uses, populations, and needs
- iv. Support providing, maintaining and improving a safe and functional storm sewer system.

Consider the use of sustainable design principles community facilities.

- i. Consider the use of universal design principles to ensure accessibility to new and existing community facilities.
- ii. Consider following green building codes on community facility projects to reduce energy consumption and promote energy efficiency.

Prevent erosion and control sediment during construction.

- i. Address areas that are prone to and/have erosion problems with stabilization control Best Management Practices (BMPs).



# DELAWARE COUNTY COMPREHENSIVE PLAN

Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls.

- i. Utilize low-impact development (LID) principles and conservation subdivision design to promote good stormwater management through smaller building lots, higher density standards, and protection of sensitive areas through preservation of open space.
- ii. Use stormwater management BMP's during the site planning and design stage of development to reduce the volume of runoff, thus reducing the need for large retention and detention ponds to store and treat stormwater.
- iii. Design and strategically locate drainage outlets for site runoff that limits negative impacts to downstream neighbors.

## ***Transportation***

Provide a cost-effective and safe transportation system.

- i. Support ongoing street maintenance and reconstruction program.
- ii. Seek alternative funding sources for construction and maintenance of the street system.
- iii. Support extending the life and improve the quality of the street system through preventative maintenance.
- iv. Coordinate with state, county and other cities for transportation system improvements and maintenance.
- v. Support maintaining and improving the condition of public sidewalks.
- vi. Support building walking/biking trails through the city.
- vii. Encourage the integration of complete streets infrastructure and design features into street design and construction.

## ***Land Use & Zoning***

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City.

- i. Review the Comprehensive Plan and Future Land Use Map at five year intervals to ensure these planning documents remain useful guides for growth and development.
- ii. Consider prompt review and possible amendment of the Comprehensive Plan and Future Land Use Map between the five year intervals should development conditions significantly change.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Plan for the future and orderly development within a regional context.

- i. Consider the regional setting and economy when assessing the opportunities and constraints for land development.
- ii. Encourage intergovernmental partnerships to minimize the negative impact of city/county urban fringe development on regional watersheds, ecosystems, and rural infrastructure through compact and contiguous development with storm water management.
- iii. Encourage intergovernmental cooperation to develop policies for development of fringe areas, to enhance development, and avoid unregulated sprawl.
- iv. Initiate a process with cities to establish a mutual fringe area planning and development agreements.
- v. Recognize that transportation and land use are directly related, and encourage appropriate land use and transportation planning.

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas.

- i. Protect environmentally sensitive natural resources such as stream banks, flood plains, natural forests, wildlife habitat and endangered plants and animals.
- ii. Encourage the reduction of non-native, invasive plant and animal species and maintain an appropriate balance of native species.
- iii. Encourage protection and restoration of sensitive areas as development and redevelopment occurs.
- iv. Encourage environmentally appropriate public use of and access to wetlands and waterways.

## **Recreation**

Provide a safe park and recreation system that meets the community's needs.

- i. Maintain existing facilities.
- ii. Strive to improve the existing park system.
- iii. Continue to identify potential park, recreation and trail sties to meet the needs identified in the Comprehensive Plan.
- iv. Continue to identify funding sources and partnerships for park and recreational facilities.
- v. Strive to develop a comprehensive hike/bike trail system throughout the City.

# DELAWARE COUNTY COMPREHENSIVE PLAN

- vi. Explore the development of a community fitness center.

## Edgewood

Vision Statement for Edgewood: The City of Edgewood strives to stand out as a welcoming community that is dedicated to providing business opportunities and attracting new residents.

### ***Economic Development***

Concentrate on retaining and expanding business.

- i. Assist firms in finding appropriate development sites.
- ii. Promote retaining existing manufacturing firms and facilitate their expansion.
- iii. Encourage downtown revitalization and business development.
- iv. Encourage diversified retail shopping.

### ***Housing***

Promote the preservation, rehabilitation and investment in existing housing stock.

- i. Encourage a range of affordable, assessable and decent owner occupied housing options.
- ii. Encourage a range of affordable, assessable and decent rental housing options.
- iii. Promote programs that improve energy efficiency and rehabilitation.

Consider the use of sustainable design principles in new housing developments.

- i. Encourage builders and developers to follow green building codes to reduce energy consumption and promote energy efficiency.

### ***Public Infrastructure and Utilities***

Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents.

- i. Support a cost-effective, adequate water service.
- ii. Support maintaining the integrity of the sanitary sewer system.



# DELAWARE COUNTY COMPREHENSIVE PLAN

- iii. Provide facilities and services in locations compatible with planned uses, populations, and needs
- iv. Support providing, maintaining and improving a safe and functional storm sewer system.

Consider the use of sustainable design principles community facilities.

- i. Consider the use of universal design principles to ensure accessibility to new and existing community facilities.
- ii. Consider following green building codes on community facility projects to reduce energy consumption and promote energy efficiency.

Prevent erosion and control sediment during construction.

- i. Address areas that are prone to and/have erosion problems with stabilization control Best Management Practices (BMPs).

Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls.

- i. Utilize low-impact development (LID) principles and conservation subdivision design to promote good stormwater management through smaller building lots, higher density standards, and protection of sensitive areas through preservation of open space.
- ii. Use stormwater management BMP's during the site planning and design stage of development to reduce the volume of runoff, thus reducing the need for large retention and detention ponds to store and treat stormwater.
- iii. Design and strategically locate drainage outlets for site runoff that limits negative impacts to downstream neighbors.

## ***Transportation***

Provide a cost-effective and safe transportation system.

- i. Support ongoing street maintenance and reconstruction program.
- ii. Seek alternative funding sources for construction and maintenance of the street system.
- iii. Support extending the life and improve the quality of the street system through preventative maintenance.
- iv. Coordinate with state, county and other cities for transportation system improvements and maintenance.
- v. Support maintaining and improving the condition of public sidewalks.
- vi. Support building walking/biking trails through the city.

# DELAWARE COUNTY COMPREHENSIVE PLAN

- vii. Encourage the integration of complete streets infrastructure and design features into street design and construction.

## ***Land Use & Zoning***

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City.

- i. Review the Comprehensive Plan and Future Land Use Map at five year intervals to ensure these planning documents remain useful guides for growth and development.
- ii. Consider prompt review and possible amendment of the Comprehensive Plan and Future Land Use Map between the five year intervals should development conditions significantly change.

Plan for the future and orderly development within a regional context.

- i. Consider the regional setting and economy when assessing the opportunities and constraints for land development.
- ii. Encourage intergovernmental partnerships to minimize the negative impact of city/county urban fringe development on regional watersheds, ecosystems, and rural infrastructure through compact and contiguous development with storm water management.
- ii. Encourage intergovernmental cooperation to develop policies for development of fringe areas, to enhance development, and avoid unregulated sprawl.
- iii. Initiate a process with cities to establish a mutual fringe area planning and development agreements.
- iv. Recognize that transportation and land use are directly related, and encourage appropriate land use and transportation planning.

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas.

- i. Protect environmentally sensitive natural resources such as stream banks, flood plains, natural forests, wildlife habitat and endangered plants and animals.
- ii. Encourage the reduction of non-native, invasive plant and animal species and maintain an appropriate balance of native species.
- iii. Encourage protection and restoration of sensitive areas as development and redevelopment occurs.
- iv. Encourage environmentally appropriate public use of and access to wetlands and waterways.

## ***Recreation***

Provide a safe park and recreation system that meets the community's needs.

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- i. Maintain existing facilities.
- ii. Strive to improve the existing park system by looking into additional amenities such as tennis courts.
- iii. Continue to identify potential park, recreation and trail sites to meet the needs identified in the Comprehensive Plan.
- iv. Continue to identify funding sources and partnerships for park and recreational facilities.
- v. Strive to develop a comprehensive hike/bike trail system throughout the City.
- vi. New swimming pool.

## Hopkinton

Vision Statement for Hopkinton: The City of Hopkinton is a community that builds upon its past to embrace the changing needs of its residents.

### *Economic Development*

Concentrate on retaining and expanding business.

- i. Assist firms in finding appropriate development sites.
- ii. Promote retaining existing manufacturing firms and facilitate their expansion.
- iii. Encourage downtown revitalization and business development.
- iv. Encourage diversified retail shopping.



### *Housing*

Promote the preservation, rehabilitation and investment in existing housing stock.

- i. Encourage a range of affordable, assessable and decent owner occupied housing options.
- ii. Encourage a range of affordable, assessable and decent rental housing options.
- iii. Promote programs that improve energy efficiency and rehabilitation.

Expand opportunities for residential development in Hopkinton.

- i. Encourage single family housing developments in the appropriate areas identified on the future land use map.

# DELAWARE COUNTY COMPREHENSIVE PLAN

- ii. Promote residential development above commercial uses.
- iii. Encourage affordable rental developments such as apartment buildings.

Consider the use of sustainable design principles in new housing developments.

- i. Encourage builders and developers to follow green building codes to reduce energy consumption and promote energy efficiency.

## ***Public Infrastructure and Utilities***

Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents.

- i. Support a cost-effective, adequate water service.
- ii. Support maintaining the integrity of the sanitary sewer system.
- iii. Provide facilities and services in locations compatible with planned uses, populations, and needs
- iv. Support providing, maintaining and improving a safe and functional storm sewer system.

Consider the use of sustainable design principles community facilities.

- i. Consider the use of universal design principles to ensure accessibility to new and existing community facilities.
- ii. Consider following green building codes on community facility projects to reduce energy consumption and promote energy efficiency.

Prevent erosion and control sediment during construction.

- i. Address areas that are prone to and/have erosion problems with stabilization control Best Management Practices (BMPs).

Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls.

- i. Utilize low-impact development (LID) principles and conservation subdivision design to promote good stormwater management through smaller building lots, higher density standards, and protection of sensitive areas through preservation of open space.
- ii. Use stormwater management BMP’s during the site planning and design stage of development to reduce the volume of runoff, thus reducing the need for large retention and detention ponds to store and treat stormwater.
- iii. Design and strategically locate drainage outlets for site runoff that limits negative impacts to downstream neighbors.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## ***Transportation***

Provide a cost-effective and safe transportation system.

- i. Support ongoing street maintenance and reconstruction program.
- ii. Seek alternative funding sources for construction and maintenance of the street system.
- iii. Support extending the life and improve the quality of the street system through preventative maintenance.
- iv. Coordinate with state, county and other cities for transportation system improvements and maintenance.
- v. Support maintaining and improving the condition of public sidewalks.
- vi. Support building walking/biking trails through the city.
- vii. Encourage the integration of complete streets infrastructure and design features into street design and construction.

## ***Land Use & Zoning***

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the County.

- i. Review the Comprehensive Plan and Future Land Use Map at five year intervals to ensure these planning documents remain useful guides for growth and development.
- ii. Consider prompt review and possible amendment of the Comprehensive Plan and Future Land Use Map between the five year intervals should development conditions significantly change.

Plan for the future and orderly development within a regional context.

- i. Consider the regional setting and economy when assessing the opportunities and constraints for land development.
- ii. Encourage intergovernmental partnerships to minimize the negative impact of city/county urban fringe development on regional watersheds, ecosystems, and rural infrastructure through compact and contiguous development with storm water management.
- iii. Encourage intergovernmental cooperation to develop policies for development of fringe areas, to enhance development, and avoid unregulated sprawl.
- iv. Initiate a process with cities to establish a mutual fringe area planning and development agreements.
- v. Recognize that transportation and land use are directly related, and encourage appropriate land use and transportation planning.



# DELAWARE COUNTY COMPREHENSIVE PLAN

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas.

- i. Protect environmentally sensitive natural resources such as stream banks, flood plains, natural forests, wildlife habitat and endangered plants and animals.
- ii. Encourage the reduction of non-native, invasive plant and animal species and maintain an appropriate balance of native species.
- iii. Encourage protection and restoration of sensitive areas as development and redevelopment occurs.
- iv. Encourage environmentally appropriate public use of and access to wetlands and waterways.

## ***Recreation***

Provide a safe park and recreation system that meets the community's needs.

- i. Maintain existing facilities.
- ii. Strive to improve the existing park system.
- iii. Continue to identify potential park, recreation and trail sites to meet the needs identified in the Comprehensive Plan.
- iv. Continue to identify funding sources and partnerships for park and recreational facilities.
- v. Strive to develop a comprehensive hike/bike trail system throughout the City.
- vi. Explore the development of a community fitness center.
- vii. Maximize riverfront for both recreation and tourism.
- viii. Maximize the Delaware County Historical Museum for both recreation and tourism.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 3: Smart Planning

The “Iowa Smart Planning Act” was signed into law in the spring to 2010, as a way to guide and encourage the development of local comprehensive plans. The bill articulates 10 Smart Planning Principles and 13 comprehensive plan elements for application in local comprehensive plan development and public decision making. These guidelines are intended to improve economic opportunities, preserve the natural environment, protect quality of life and ensure equitable decision-making processes.

### The 10 Smart Planning Principles are as follows:

•***Collaboration:***

The comprehensive plan should have a proactive strategy to gain public participation from governmental, community and individual stakeholders, including those outside the jurisdiction in planning, zoning, development and, resource management deliberations, decision making and implementation processes.

•***Efficiency, Transparency and Consistency:***

The comprehensive planning process should be transparent. The decision making process should follow clearly defined standards, be consistent and documented.

•***Clean, Renewable and Efficient Energy:***

Efforts to incorporate clean, renewable and efficient principals into design standards, ordinances and policies should be looked at and addressed in the comprehensive plan.

•***Occupational Diversity:***

Planning, zoning and development should promote increased diversity of employment, business opportunities, access to education and training, expanded entrepreneurial opportunities.

•***Revitalization:***

Facilitate the redevelopment and or reuse of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility and integrated mixed uses of properties. Redevelopment and reuse of existing sites, structures and infrastructure is preferred over new construction in under developed areas.

# DELAWARE COUNTY COMPREHENSIVE PLAN

•**Housing Diversity:**

Promote a multitude of housing types, styles, and price ranges. Look at areas where rehabilitation might be a good fit and identify new housing developments close to existing transportation and employment centers.

•**Community Character:**

Identify the characteristics that make the city what it is. Then develop a strategy to promote activities and development that are consistent with the character and architectural style of the community.

•**Natural Resources & Agricultural**

Protection: Emphasize the protection, preservation and restoration of natural resources, agricultural land, cultural and historic landscapes while also looking to increase the availability of open spaces.

•**Sustainable Design:**

Promote developments, buildings and infrastructure that utilize green design and construction practices with the goal of conserving natural resources by reducing waste and pollution through efficient use of land, water, air, and energy.

•**Transportation Diversity:**

Promote expanded transportation options for residents of the community. Consideration should be given to transportation options and development that maximize mobility, reduce congestion, conserve fuel and improve air quality.



# DELAWARE COUNTY COMPREHENSIVE PLAN

*The 13 Comprehensive Planning Elements are as follows:*

- *Public Participation:*
- *Issues and Opportunities*
- *Land Use*
- *Housing*
- *Public Infrastructure and Utilities*
- *Transportation*
- *Economic Development*
- *Agricultural and Natural Resources*
- *Community Facilities*
- *Community Character:*
- *Hazards*
- *Intergovernmental Collaboration*
- *Implementation*



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 4: Community Profile/Character

### *Community Profile*

To understand where the future of the County and Cities are heading, it is good to examine its past. A community profile includes information on the demographic information which includes: total population, gender, race, ancestry, age, employment, income, economy, education, housing and natural/cultural resources. The data presented should provide an overall picture of the community. This data is meant to provide a resource for County and City officials and the public in the creation of policy, implementation of capital improvement projects, and making of business decisions.

Much of the data for this chapter comes from the 2010 Census, Iowa Workforce Development, and U.S. Bureau of Labor Statistics, Iowa State University Extension and the American Community Survey. It should be noted that the American Community Survey produces population, demographic and housing data using estimates, while the 2010 Census provides official counts. To show relevance and significance of the data presented, comparisons are made between Delaware County and other counties that are similar. The same comparison will be conducted for the Cities of Earlville, Edgewood and Hopkinton.

### **Delaware County**

#### *Peer County Reasoning*

Comparing the Delaware County to the peer counties identified in the Iowa State University Retail Sales Analysis and Report for Delaware County, Iowa Fiscal Year 2011 can help identify the County's strengths and weaknesses relative to similar counties in the state. The counties used in the Retail Sales Analysis as peer counties are the counties Buchanan, Carroll, Cedar, Crawford, Hardin, Henry, Jackson, Jefferson, Poweshiek and Tama.

Table 4.1			
Historic Population Change in Delaware, 1880-2010			
Year	Population	Decade	Percent Change between Decade
1850	1,759		
1860	11,024	1850-1860	84.04%
1870	17,432	1860-1870	36.80%
1880	17,950	1870-1880	2.89%
1890	17,349	1880-1890	-3.46%
1900	19,185	1890-1900	9.57%
1910	17,888	1900-1910	-7.25%
1920	18,183	1910-1920	1.62%
1930	18,122	1920-1930	-0.34%
1940	18,487	1930-1940	1.97%
1950	17,734	1940-1950	-4.25%
1960	18,483	1950-1960	4.05%
1970	18,770	1960-1970	1.53%
1980	18,933	1970-1980	0.86%
1990	18,035	1980-1990	-4.98%
2000	18,404	1990-2000	2.00%
2010	17,764	2000-2010	-3.61%
Source: U.S. Census Bureau			

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Table 4.2**

**Population Change for Delaware County and Peer Counties, 1960-2010**

	1960	1970		1980		1990		2000		2010	
	Population	Population	Percent Change	Population	Percent Change	Population	Percent Change	Population	Percent Change	Population	Percent Change
Delaware	18,483	18,770	1.53%	18,933	0.86%	18,035	-4.98%	18,404	2.00%	17,764	-3.61%
Buchanan	22,293	21,762	-2.44%	22,900	4.97%	20,844	-9.86%	21,093	1.18%	20,958	-0.64%
Carroll	23,431	22,912	-2.27%	22,951	0.17%	21,423	-7.13%	21,421	-0.01%	20,816	-2.91%
Cedar	17,791	17,655	-0.77%	18,635	5.26%	17,444	-6.83%	18,187	4.09%	18,499	1.69%
Crawford	18,569	19,116	2.86%	18,935	-0.96%	16,775	-12.88%	16,942	0.99%	17,096	0.90%
Hardin	22,533	22,248	-1.28%	21,776	-2.17%	19,094	-14.05%	18,812	-1.50%	17,534	-7.29%
Henry	18,187	18,114	-0.40%	18,890	4.11%	19,226	1.75%	20,336	5.46%	20,145	-0.95%
Jackson	20,754	20,839	0.41%	22,503	7.39%	19,950	-12.80%	20,296	1.70%	19,848	-2.57%
Jefferson	15,818	15,774	-0.28%	16,316	3.32%	16,310	-0.04%	16,181	-0.80%	16,843	3.93%
Poweshiek	19,300	18,803	-2.64%	19,306	2.61%	19,033	-1.43%	18,815	-1.16%	18,914	0.52%
Tama	21,413	20,147	-6.28%	19,533	-3.14%	17,419	-12.14	18,103	3.78%	17,767	-1.89%
Source: U.S. Census											

### ***Population History and Characteristics***

Examination of the population history reveals important changes in the personality and characteristics of Delaware County. Table 4.1 summarizes the historical population changes in that have occurred over time in the county. Table 4.2 includes a comparison of the peer counties with Delaware County.

### ***Population Projections***

Population projections can help Delaware County plan efficiently for future land use and community needs. These projections are formed by first evaluating the county’s historic trends in population and then projecting these trends out toward the future. The methods implemented to predict the future population are:

1. Trend line analysis
2. Relative proportion

# DELAWARE COUNTY COMPREHENSIVE PLAN

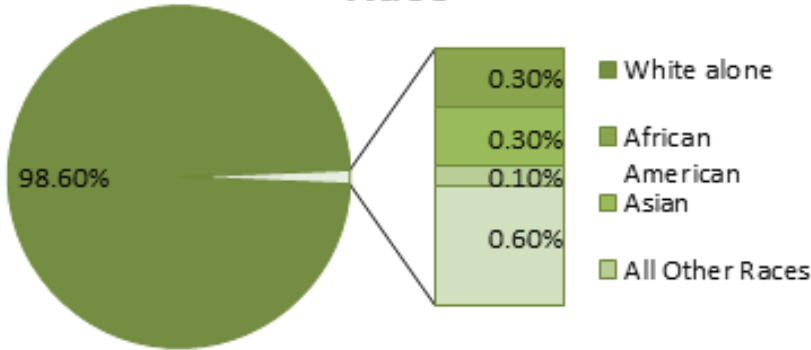
The trend line analysis method utilizes the community’s historic census population figures to calculate a “best fit” trend line of past growth. Once the trend line is developed, it is then extended to show projected future growth. This method assumes that Delaware County’s growth rate will continue at a rate similar to the past.

Woods & Poole provides detailed estimates for economic and demographic data for regions, counties, metropolitan and micropolitan areas in the US. Currently all data is projected out to 2040.

Table 4.3			
Population Project Delaware County, 2020-2040			
	2020	2030	2040
Trend Line Analysis	21022	21493	21964
Woods & Poole	17702	17696	17656

Figure 4.1

### Race



### Race, Ancestry, Ethnicity, Age & Gender

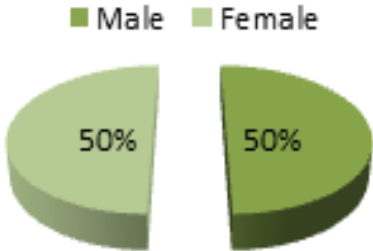
Census data can show diversity within a population that is not always perceptible to the general public. The latest U.S. Census figures show Delaware County’s population to be fairly homogenous in terms of race with 98.60% of the population identified as white. The highest racial minorities are persons of African American or Asian both at 0.30% of the population.

### Gender

As of the 2010 Census, Delaware County’s population was 50% male and 50% female. These numbers are consistent with the majority of U.S. which is at 51% male and 49% female.

Figure 4.2

### Gender 2010

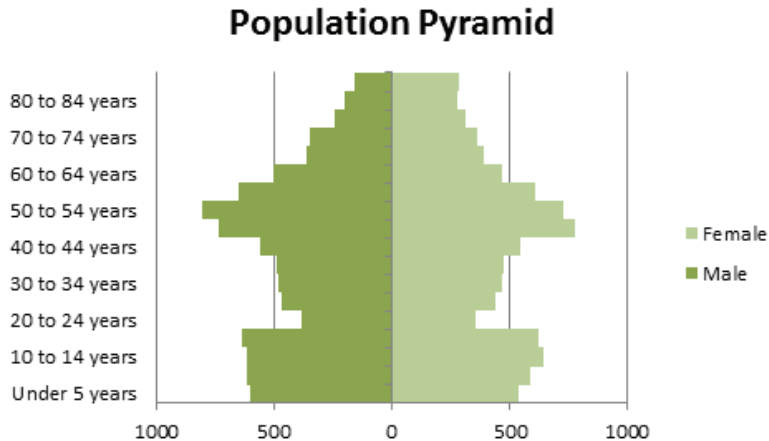


### Ethnicity

Respondents to the decennial census can indicate if they have Hispanic or Latino ethnicity. Persons identifying themselves as Hispanic or Latino can be of any race or ancestry. Delaware County has a Hispanic/Latino population of 139 or 0.01% of the total population.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Figure 4.3



## Age & Gender

The best evaluation of the population's overall age is the median age. The U.S. Census Bureau defines the median age as the "measure that divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value." The higher the median age the older a population, and conversely, the lower the median age the younger the population. The U.S. Census Bureau data shows that the median age for Delaware County has been steadily increasing from 27.8 in 1980 to 42.1 in 2010.

The population figures provide an illustration of the age distribution within the county. On graphs of this type, younger communities will be wider at the base and narrower at the top. The opposite is true for older communities.

## Labor Force and Employment

According to the American Community Survey there are 9,704 persons in the labor force of those 4,695 are female. The labor force is employed across a wide range of industrial sectors. An industrial sector is simply any grouping of private, non-profit or governmental establishments that have some type of commonality. The most common industrial sector for Delaware County, according to American Community Survey is manufacturing at 19.8% followed by education, health and social services at 19.4%.

## Income

The median household income is a standard used to measure the prosperity within a community. The median household income is the income for a housing unit that includes both related and unrelated persons living in that unit. The median household income for Delaware County according the American Community Survey for the past 12 months (in 2010 inflation-adjusted dollars) 2006-2010 5-year estimates was \$47,078 has increased from the U.S. Census 1980 to the U.S. Census 2000. A household is defined as all related and unrelated persons living in that housing unit, whereas, family is defined as related persons living in a housing unit. The table below provides income statistics for the Delaware County from 1980 to 2010. It should be noted that the 2010 data is from the American Community Survey while the 1990 and 2000 data is from the Census. It should be noted that the American Community Survey is a monthly sample household survey conducted by the Census Bureau to obtain information similar to the long-form census questionnaire, which is it has replaced.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Economy

The Retail Sales Analysis & Report for Delaware County, Iowa Fiscal Year 2011 created by Iowa State University Department of Economics provides an extensive look at the retail activity occurring within Delaware County. In fiscal year 2011 Delaware County generated \$110,282,250 in real total taxable sales. There were 607 firms reporting with an average of \$184,245 in sales per firm and an average per capita sale of \$6,302.00. In comparison the ten peer counties range from \$68,895,588 to \$269,474,733 in real taxable sales for fiscal year 2011.

A pull factor is a measure that describes how well a community is servicing its population in terms of retail trade or the ability to attract business from beyond its borders. A pull

Table 4.5		
2011 Retail Sales Analysis Table		
County	Taxable Retail Sales Per Capita	Pull Factor
Delaware	\$110,282,250	0.61
Buchanan	\$155,364,056	0.73
Carroll	\$269,747,733	1.21
Cedar	\$89,130,779	0.46
Crawford	\$112,746,064	0.66
Hardin	\$139,967,183	0.78
Henry	\$156,644,288	0.78
Jackson	\$115,119,613	0.57
Jefferson	\$140,901,862	0.81
Poweshiek	\$147,707,447	0.74
Tama	\$68,895,588	0.39

factor of 1 indicates a community is servicing 100% of its population's retail needs. A pull factor greater than 1 indicates that customers are being drawn

from beyond the community's borders. The 2011 pull factor according to the Retail Sales Analysis & Report for Delaware County, Iowa Fiscal Year 2011 is 0.61.

Table 4.5 shows how Delaware County compares to the peer counties identified in the Retail Sales Analysis & Report.

## Education

According to the American Community Survey for 2010, 95.5% of Delaware County residents who are 25 to 64 years earned a high school diploma/GED or higher educational attainment. Of those 25 to 64 years 44.1% earned a high school diploma/GED, 33.74% attend some college or associate degree, 17.69% earned a bachelor degree or higher degree.

The Delaware County has three k-12 public school districts, a k-6 catholic school and is service by Northeast Iowa Community College. Edgewood-Colesburg serves the northern portion of Delaware County. The elementary school is located in Colesburg while 11-miles away on State HWY 3 the junior and senior high school are located in Edgewood. North East

Table 4.4			
Delaware County Income Statistics Table			
	1990	2000	2010
Persons 16 and older in the workforce	8,158	9,623	9,704
Per Capita Income	\$11,515	\$17,327	\$22,578
Median Household Income	\$25,757	\$37,168	\$47,078
Median Family Income	\$29,685	\$43,607	\$59,802
Individuals Below Poverty Status	12.8%	7.9%	8.8%
Families Below Poverty Status	10.1%	6.3%	7.0%

# DELAWARE COUNTY COMPREHENSIVE PLAN

Iowa Community College and Upper Iowa University both provide classes at the Manchester Regional Education Partnership Center.

Maquoketa Valley Community School District serves the southern portion of Delaware County. Elementary schools are located in Earlville, Hopkinton and Delhi. The junior high and high school is also located in Delhi.

West Delaware County Community School District serves the western portion of Delaware County which includes the communities of Ryan, Dundee, Greeley, Manchester and Masonville. The elementary, middle and high schools are all located in Manchester.

St. Mary's School in Manchester is a private catholic school that provides kindergarten through sixth grade education.

## Earlville

### Peer City Reasoning

Comparing the City of Earlville to the peer cities identified in the Iowa State University Retail Sales Analysis and Report for Earlville, Iowa Fiscal Year 2011 can help identify the City's strengths and weaknesses relative to its peer cities. The cities used in the Retail Sales Analysis as peer cities are the cities of Edgewood, Elkader, Garnavillo, Hopkinton, McGregor, Montezuma, Stanwood, Sully, West Point, and Wheatland.

	1960	1970	1980	1990	2000	2010
Earlville	668	751	844	822	900	812
Edgewood	767	786	900	842	923	864
Elkader	1,584	1,592	1,688	1,510	1,465	1,273
Garnavillo	662	634	723	727	754	745
Hopkinton	768	800	774	695	681	628
McGregor	1,040	990	945	797	871	871
Montezuma	1,416	1,353	1,485	1,651	1,440	1,462
Stanwood	598	641	705	646	680	684
Sully	508	685	828	841	904	821
West Point	758	1,045	1,133	1,079	980	966
Wheatland	643	832	840	723	772	764

Source: U.S. Census Bureau

Year	Population	Decade	Percent Change between Decade
1890	569	1880-1890	
1900	618	1890-1900	7.93%
1910	552	1900-1910	-11.96%
1920	619	1910-1920	10.82%
1930	615	1920-1930	-0.65%
1940	687	1930-1940	10.04%
1950	661	1940-1950	-3.90%
1960	668	1950-1960	1.05%
1970	751	1960-1970	11.05%
1980	844	1970-1980	11.02%
1990	822	1980-1990	-2.68%
2000	900	1990-2000	8.67%
2010	812	2000-2010	-10.84%

Source: U.S. Census Bureau

### Population History and Characteristics

Examination of the population history reveals important changes in the personality and characteristics of Earlville. Table 4.6 summarizes the historical population change in Earlville. Table 4.7 includes a comparison with the cities of the peer cities.

### Population Projections

Population projections can help Earlville plan efficiently for future land use and community service needs. These projections are formed by first evaluating Earlville's historic trends in population and then projecting these trends out toward the future. The methods implemented to predict the future population are:

# DELAWARE COUNTY COMPREHENSIVE PLAN

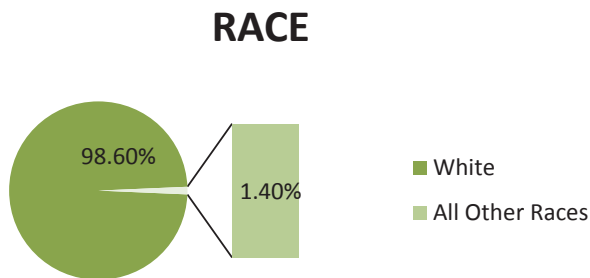
1. Trend line analysis
2. Relative proportion

The trend line analysis method utilizes the community’s historic census population figures to calculate a “best fit” trend line of past growth. Once the trend line is developed, it is then extended to show projected future growth. This method assumes that Earlville’s growth rate will continue at a rate similar to the past.

Table 4.8			
Population Projection Earlville, 2020-2040			
	2020	2030	2040
Trend Line Analysis	320	232	145
Relative Proportion	809	809	805

The relative proportion method assumes that the total population of a municipality can be projected based on the total population of its surrounding county. By using Woods and Poole population projections for Delaware County a ratio of Earlville’s Population to Delaware County’s population can be established. The table below shows the results for the City of Earlville from the two methods.

**Figure 4.4**



### **Race, Ancestry, Ethnicity, Age & Gender**

Census data can show diversity within a population that is not always perceptible to the general public. The latest U.S. Census figures show Earlville’s population to be fairly homogenous in terms of race with 98.60% of the population identified as white. All other races make up 1.40% of the population. Delaware County’s racial diversity is similarly situated to Earlville in that 98.60% of the population identified as white.

### **Gender**

As of the 2010 Census, Earlville’s population was 50% male and 50% female. These numbers are consistent with the majority of U.S. cities. Delaware County shows a similar division of male and female population with 50% male and 50% females according to the 2010 Census. These numbers are consistent with the majority of U.S. which is at 51% male and 49% female.

**Figure 4.5**  
**Earlville Gender 2010**



# DELAWARE COUNTY COMPREHENSIVE PLAN

## **Ethnicity**

Respondents to the decennial census can indicate if they have Hispanic or Latino ethnicity. Persons identifying themselves as Hispanic or Latino can be of any race or ancestry. Earlville has a Hispanic/Latino population of 20 or 2.50% of the total population.

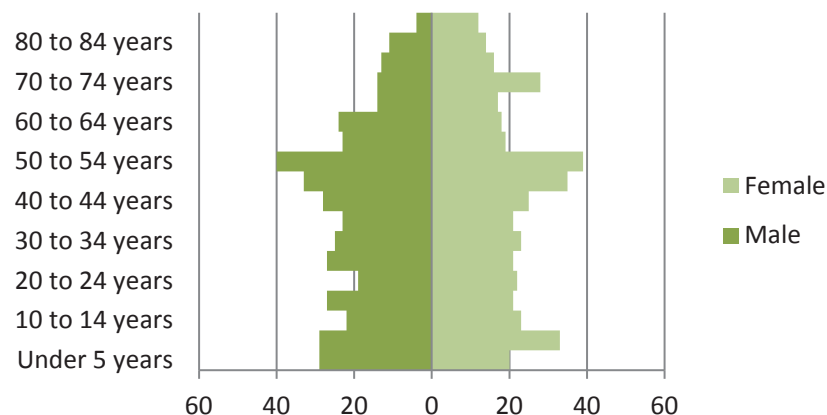
## **Age & Gender**

The best evaluation of the population's overall age is the median age. The U.S. Census Bureau defines median age as the "measure that divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value." The higher the median age the older a population, and conversely, the lower the median age the younger the population. The U.S. Census Bureau data shows that the median age for Earlville has been steadily increasing from 29.0 in 1980 to 42.3 in 2010. Delaware County's median has also been steadily increasing from 27.8 in 1980 to 42.1 in 2010.

The population figures provide an illustration of the age distribution within the City. On graphs of this type, younger communities will be wider at the base and narrower at the top. The opposite is true for older communities.

**Figure 4.6**

## **Population Pyramid**



## **Economy**

The Retail Sales Analysis & Report for Earlville, Iowa Fiscal Year 2011 created by Iowa State University Department of Economics provides an extensive look at the retail activity occurring within Earlville. In fiscal year 2011 Earlville generated \$2,484,824 in real taxable sales.

A pull factor is a measure that describes how well a community is servicing its population in terms of retail trade or the ability to attract business from beyond its borders. A pull factor of 1 indicates a community is servicing 100% of its population's retail needs. A pull factor greater than 1 indicates that customers are being drawn from beyond the community's borders. The 2011 pull factor according to the Retail Sales Analysis & Report for Earlville, Iowa Fiscal Year 2011 is 0.31. In comparison Delaware County has a pull factor of 0.61.

The table shows how Earlville compares to the peer cities identified in the Retail Sales Analysis & Report.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Table 4.9		
2011 Retail Sales Analysis Table		
City	Taxable Retail Sales Per Capita	Pull Factor
Earlville	\$3,079	0.31
Edgewood	\$17,057	1.73
Elkader	\$24,368	2.32
Garnavillo	\$5,297	0.52
Hopkinton	\$4,965	0.49
McGregor	\$11,860	1.21
Montezuma	\$12,911	1.25
Sully	\$20,573	1.98
Stanwood	\$2,966	0.29
West Point	\$6,730	0.65
Wheatland	\$7,449	0.74

## Edgewood

### *Peer City Reasoning*

Comparing the City of Edgewood to the peer cities identified in the Iowa State University Retail Sales Analysis and Report for Edgewood, Iowa Fiscal Year 2011 can help identify the City's strengths and weaknesses relative to its peer cities. The cities used in the Retail Sales Analysis as peer cities are the cities of Earlville, Elkader, Garnavillo, Hopkinton, McGregor, Montezuma, Stanwood, Sully, West Point, and Wheatland.

### *Population History and Characteristics*

Examination of the population history reveals important changes in the personality and characteristics of Edgewood. Table 4.10 summarizes the historical population change in Edgewood. Table 4.11 includes a comparison with the cities of the peer cities.

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Table 4.10**

**Historic Population Change in Edgewood, 1990-2010**

Year	Population	Decade	Percent Change between Decade
1900	565		
1910	555	1900-1910	-1.80%
1920	617	1910-1920	10.05%
1930	638	1920-1930	3.29%
1940	716	1930-1940	10.89%
1950	696	1940-1950	-2.87%
1960	767	1950-1960	9.26%
1970	786	1960-1970	2.42%
1980	900	1970-1980	12.67%
1990	842	1980-1990	-6.89%
2000	923	1990-2000	8.78%
2010	864	2000-2010	-6.83%

Source: U.S. Census Bureau

**Population Projections**

Population projections can help Edgewood plan efficiently for future land use and community service needs. These projections are formed by first evaluating Edgewood’s historic trends in population and then projecting these trends out toward the future. The methods implemented to predict the future population are:

1. Trend line analysis
2. Relative proportion

The trend line analysis method utilizes the community’s historic census population figures to calculate a “best fit” trend line of past growth. Once the trend line is developed, it is then extended to show projected future growth. This method assumes that Edgewood’s growth rate will continue at a rate similar to the past.

**Table 4.11**

**Population Change for Edgewood and Peer Cities, 1960-2010**

	1960	1970	1980	1990	2000	2010
Edgewood	767	786	900	842	923	864
Earlville	668	751	844	822	900	812
Elkader	1,584	1,592	1,688	1,510	1,465	1,273
Garnavillo	662	634	723	727	754	745
Hopkinton	768	800	774	695	681	628
McGregor	1,040	990	945	797	871	871
Montezuma	1,416	1,353	1,485	1,651	1,440	1,462
Stanwood	598	641	705	646	680	684
Sully	508	685	828	841	904	821
West Point	758	1,045	1,133	1,079	980	966
Wheatland	643	832	840	723	772	764

Source: U.S. Census

**Table 4.12**

**Population Projection Edgewood, 2020-2040**

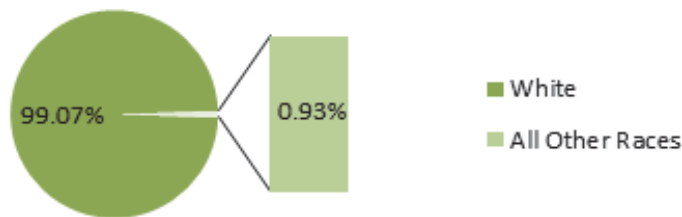
	2020	2030	2040
Trend Line Analysis	961	995	1,029
Relative Proportion	860	860	858

# DELAWARE COUNTY COMPREHENSIVE PLAN

The relative proportion method assumes that the total population of a municipality can be projected based on the total population of its surrounding county. By using Woods and Poole population projections for Delaware County a ratio of Edgewood's Population to Delaware County's population can be established. The table 4.12 shows the results for the City of Edgewood from the two methods.

Figure 4.7

## Race



### Race, Ancestry, Ethnicity, Age & Gender

Census data can show diversity within a population that is not always perceptible to the general public. The latest U.S. Census figures show Edgewood's population to be fairly homogenous in terms of race with 99.07% of the population identified as white. All other races make up less than one percent of the population. Delaware County's racial diversity is similarly situated to Edgewood in that 98.60% of the population identified as white.

### Gender

As of the 2010 Census, Edgewood's population was 46% male and 54% female. These numbers are slightly higher with the female population and slightly lower with the male population compared with the majority of U.S. cities. Delaware County shows a division of male and female population with 50% male and 50% females according to the 2010 Census. These numbers are consistent with the majority of U.S. which is at 51% male and 49% female.

### Ethnicity

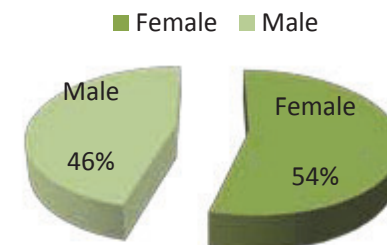
Respondents to the decennial census can indicate if they have Hispanic or Latino ethnicity. Persons identifying themselves as Hispanic or Latino can be of any race or ancestry. Edgewood has a Hispanic/Latino population of 7 or 0.80% of the total population.

### Age & Gender

The best evaluation of the population's overall age is the median age. The U.S. Census Bureau defines median age as the "measure that divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value." The higher the median age the older a population, and conversely, the lower the median age the younger the population.

Figure 4.8

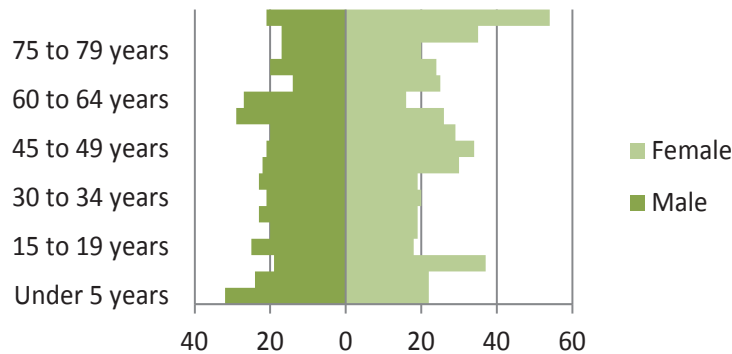
## Edgewood Gender 2010



# DELAWARE COUNTY COMPREHENSIVE PLAN

Figure 4.9

## Population Pyramid



The U.S. Census Bureau data shows that the median age for Edgewood has been steadily increasing from 35.9 in 1980 to 46.6 in 2010. Delaware County’s median has also been steadily increasing from 27.8 in 1980 to 42.1 in 2010.

The population figures provide an illustration of the age distribution within the City. On graphs of this type, younger communities will be wider at the base and narrower at the top. The opposite is true for older communities.

### Economy

The Retail Sales Analysis & Report for Edgewood, Iowa Fiscal Year 2011 created by Iowa State University Department of Economics provides an extensive look at the retail activity occurring within Edgewood. In fiscal year 2011 Edgewood generated \$2,484,824 in real taxable sales.

A pull factor is a measure that describes how well a community is servicing its population in terms of retail trade or the ability to attract business from beyond its borders. A pull factor of 1 indicates a community is servicing 100% of its population’s retail needs.

A pull factor greater than 1 indicates that customers are being drawn from beyond the community’s borders. The 2011 pull factor according to the Retail Sales Analysis & Report for Edgewood, Iowa Fiscal Year 2011 is 1.73. In comparison Delaware County has a pull factor of 0.61. The table shows how Edgewood compares to the peer cities identified in the Retail Sales Analysis & Report.

Table 4.13		
2011 Retail Sales Analysis Table		
City	Taxable Retail Sales Per Capita	Pull Factor
Edgewood	\$17,057	1.73
Earlville	\$3,079	0.31
Elkader	\$24,368	2.32
Garnavillo	\$5,297	0.52
Hopkinton	\$4,965	0.49
McGregor	\$11,860	1.21
Montezuma	\$12,911	1.25
Sully	\$20,573	1.98
Stanwood	\$2,966	0.29
West Point	\$6,730	0.65
Wheatland	\$7,449	0.74



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Hopkinton

### Peer City Reasoning

Comparing the City of Hopkinton to the peer cities identified in the Iowa State University Retail Sales Analysis and Report for Hopkinton, Iowa Fiscal Year 2011 can help identify the City's strengths and weaknesses relative to its peer cities. The cities used in the Retail Sales Analysis as peer cities are the cities of Earlville, Edgewood, Elkader, Garnavillo, McGregor, Montezuma, Stanwood, Sully, West Point, and Wheatland.

### Population History and Characteristics

Table 4.14 Historic Population Change in Hopkinton, 1880-2010			
Year	Population	Decade	Percent Change between Decade
1880	645		
1890	668	1880-1890	3.44%
1900	767	1890-1900	12.91%
1910	797	1900-1910	3.76%
1920	759	1910-1920	-5.01%
1930	758	1920-1930	-0.13%
1940	841	1930-1940	9.87%
1950	731	1940-1950	-15.05%
1960	768	1950-1960	4.82%
1970	800	1960-1970	4.00%
1980	774	1970-1980	-3.36%
1990	695	1980-1990	-11.37%
2000	681	1990-2000	-2.06%
2010	628	2000-2010	-8.44%

Source: U.S. Census Bureau

Examination of the population history reveals important changes in the personality and characteristics of Hopkinton. Table 4.14 summarizes the historical population change in Hopkinton. Table 4.15 includes a comparison with the cities of the peer cities.

Table 4.15 Population Change for Hopkinton and Peer Cities, 1960-2010						
	1960	1970	1980	1990	2000	2010
Hopkinton	768	800	774	695	681	628
Edgewood	767	786	900	842	923	864
Earlville	668	751	844	822	900	812
Elkader	1,584	1,592	1,688	1,510	1,465	1,273
Garnavillo	662	634	723	727	754	745
McGregor	1,040	990	945	797	871	871
Montezuma	1,416	1,353	1,485	1,651	1,440	1,462
Stanwood	598	641	705	646	680	684
Sully	508	685	828	841	904	821
West Point	758	1,045	1,133	1,079	980	966
Wheatland	643	832	840	723	772	764

Source: U.S. Census

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Population Projection**

Population projections can help Hopkinton plan efficiently for future land use and community service needs. These projections are formed by first evaluating Hopkinton’s historic trends in population and then projecting these trends out toward the future. The methods implemented to predict the future population are:

Table 4.16			
Population Projection Hopkinton, 2020-2040			
	2020	2030	2040
Trend Line Analysis	724	722	720
Relative Proportion	627	626	625

- 1. Trend line analysis
- 2. Relative proportion

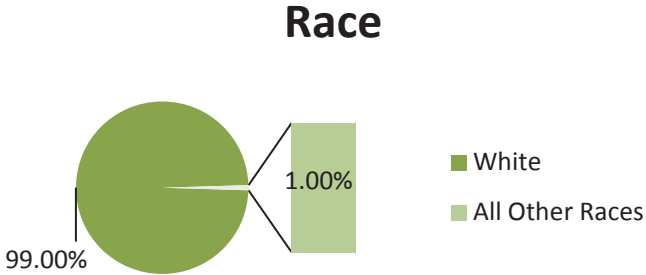
The trend line analysis method utilizes the community’s historic census population figures to calculate a “best fit” trend line of past growth. Once the trend line is developed, it is then extended to show projected future growth. This method assumes that Hopkinton’s growth rate will continue at a rate similar to the past.

The relative proportion method assumes that the total population of a municipality can be projected based on the total population of its surrounding county. By using Woods and Poole population projections for Delaware County a ratio of Hopkinton’s Population to Delaware County’s population can be established. The table 4.15 shows the results for the City of Hopkinton from the two methods.

**Race, Ancestry, Ethnicity, Age & Gender**

Census data can show diversity within a population that is not always perceptible to the general public. The latest U.S. Census figures show Hopkinton’s population to be fairly homogenous in terms of race with 99.07% of the population identified as white. All other races make up less than one percent of the population. Delaware County’s racial diversity is similarly situated to Hopkinton in that 98.60% of the population identified as white.

**Figure 4.10**



# DELAWARE COUNTY COMPREHENSIVE PLAN

## **Ethnicity**

Respondents to the decennial census can indicate if they have Hispanic or Latino ethnicity. Persons identifying themselves as Hispanic or Latino can be of any race or ancestry. Hopkinton has a Hispanic/Latino population of 7 or 0.80% of the total population.

## **Gender**

As of the 2010 Census, Hopkinton's population was 49% male and 51% female. These numbers are comparable with the majority of U.S. cities. Delaware County shows a division of male and female population with 50% male and 50% females according to the 2010 Census. These numbers are consistent with the majority of U.S. which is at 51% male and 49% female.

## **Age & Gender**

The best evaluation of the population's overall age is the median age. The U.S. Census Bureau defines median age as the "measure that divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value." The higher the median age the older a population, and conversely, the lower the median age the younger the population. The U.S. Census Bureau data shows that the median age for Hopkinton has been steadily increasing from 31.9 in 1980 to 43.8 in 2010. Delaware County's median has also been steadily increasing from 27.8 in 1980 to 42.1 in 2010. The population figures provide an illustration of the age distribution within the City. On graphs of this type, younger communities will be wider at the base and narrower at the top. The opposite is true for older communities.

Figure 4.11

## Hopkinton 2010 Gender

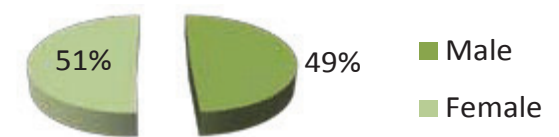
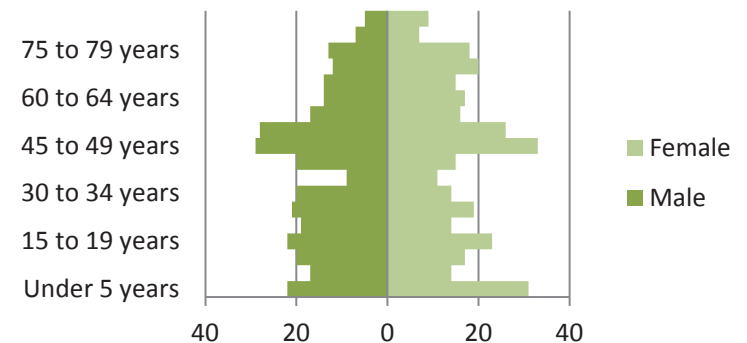


Figure 4.12

## Population Pyramid



# DELAWARE COUNTY COMPREHENSIVE PLAN

## *Economy*

The Retail Sales Analysis & Report for Hopkinton, Iowa Fiscal Year 2011 created by Iowa State University Department of Economics provides an extensive look at the retail activity occurring within Hopkinton. In fiscal year 2011 Hopkinton generated \$3,102,966 in real taxable sales.

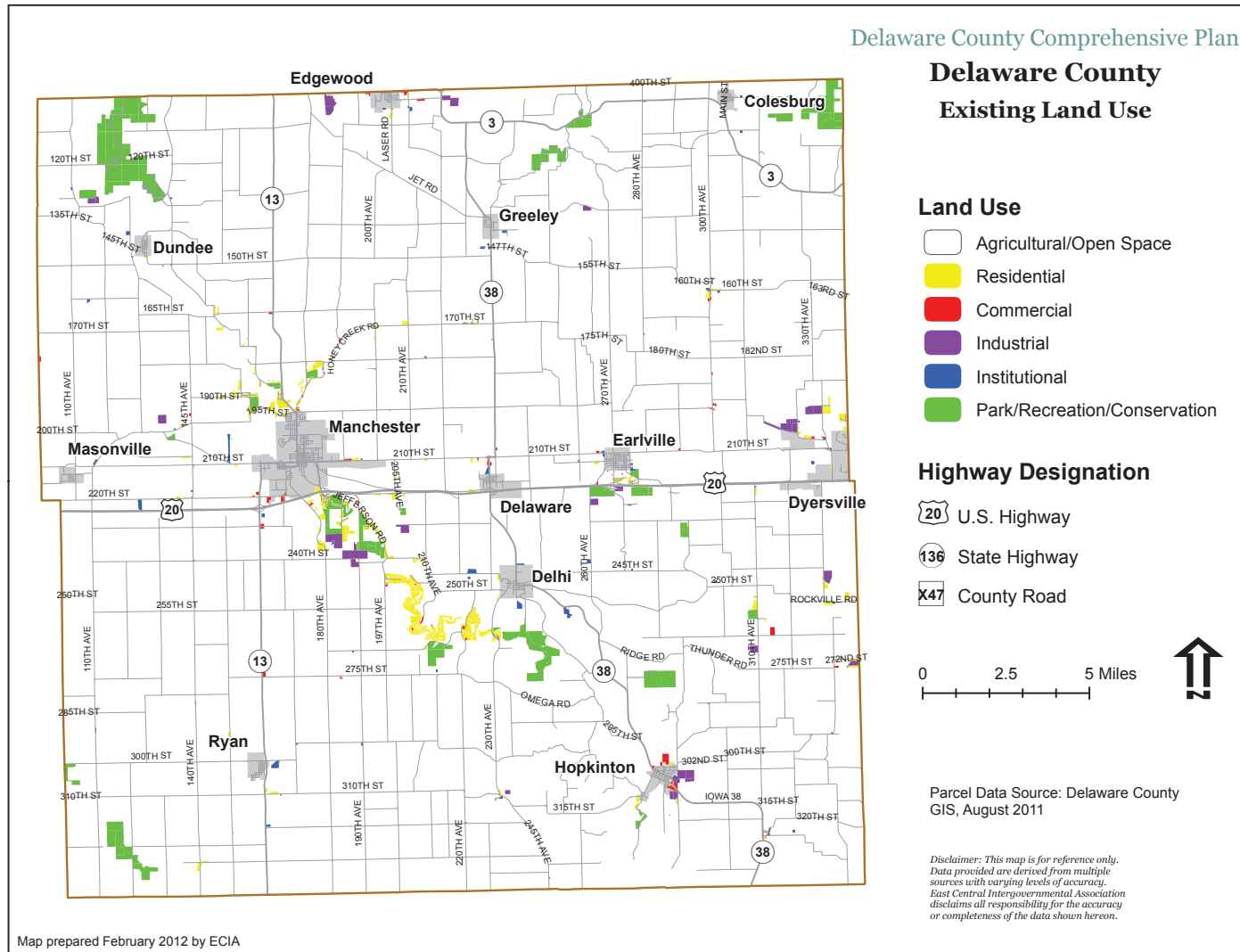
A pull factor is a measure that describes how well a community is servicing its population in terms of retail trade or the ability to attract business from beyond its borders. A pull factor of 1 indicates a community is servicing 100% of its population's retail needs. A pull factor greater than 1 indicates that customers are being drawn from beyond the community's borders. The 2011 pull factor according to the Retail Sales Analysis & Report for Hopkinton, Iowa Fiscal Year 2011 is 0.49. In comparison Delaware County has a pull factor of 0.61.

The table below shows how Hopkinton compares to the peer cities identified in the Retail Sales Analysis & Report

<b>Table 4.17</b>		
<b>2011 Retail Sales Analysis Table</b>		
City	Taxable Retail Sales Per Capita	Pull Factor
Hopkinton	\$4,965	0.49
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Elkader	\$24,368	2.32
Garnavillo	\$5,297	0.52
McGregor	\$11,860	1.21
Montezuma	\$12,911	1.25
Sully	\$20,573	1.98
Stanwood	\$2,966	0.29
West Point	\$6,730	0.65
Wheatland	\$7,449	0.74

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5-1



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 5: Land Use

The Canadian Institute of Planners defines land use planning as the “means the scientific, aesthetic, and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities.” In other words, land use describes how and why the land is being used for a particular purpose. Existing land uses are those in place at the time the information was recorded or surveyed. Future land use addresses the desired use for land within the planning period and planning boundary. The Delaware Multi-Jurisdictional Comprehensive Plan planning period is 20 years with a planning boundary of roughly 2 miles from the existing corporate limits.

The land use chapter provides the framework and statement of land use policy. The future land use map, presented in this chapter provides guidance to local officials on the quality and character of the development that may take place within the next 20 years.

There are six types of land uses identified in the comprehensive plan. They are residential, commercial, industrial, recreational, open space and conservation, institutional, and agricultural. Residential land use is land that has a home or dwelling on it for the purpose of human habitation. Commercial land use is land used for wholesale/retail sales, office use, which relates to professional services and business activities. Industrial facilities include manufacturing, warehousing, wholesale trade, construction and utilities. Parks, recreation, and conservation land use are areas dedicated to parks, recreation such as trails or have been put into conservation. Institutional land use is defined as land dedicated for government buildings, schools, churches, cemeteries and health services. An agricultural land use is land used for agricultural production either crop or livestock production or land that has been left as open space..

### Delaware County

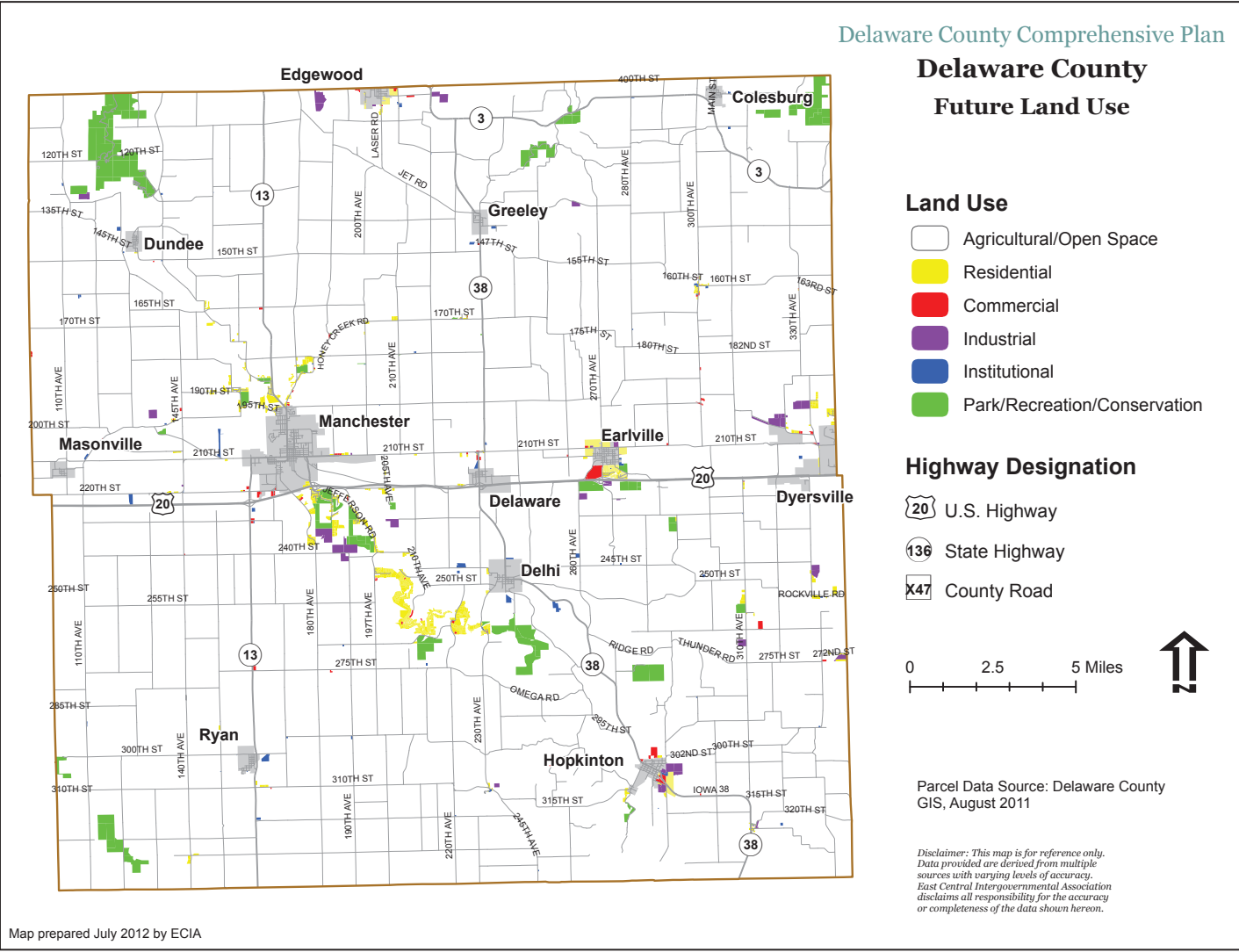
#### Existing Land Use

To plan what types of land use Delaware County will need in the next 20 years it is important to understand what the existing conditions are. Map 5.1 shows the existing land use in Delaware County. Table 5.1 provides a detailed breakdown of the existing land use by acres in the unincorporated areas of Delaware County.

Table 5.1		
Existing Land Use by acres in the unincorporated areas of Delaware County		
Land Use Type	Total Acres	Percentage
Residential	2,415	0.7%
Commercial	325	0.1%
Industrial	1,139	0.3%
Parks, Recreation, & Conservation	5,997	1.7%
Institutional	366	0.1%
Agricultural & Open Space	350,305	97.2%

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5.2



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Future Land Use

Providing a map of the anticipated future growth areas and expected future land uses allows for preferred future growth patterns to occur. This provides a guide for where development activities should occur to maximize the County's resources. Map 5.2 is the Future Land Use Map for the Delaware County display's the county's preferred future growth patterns and future land uses. In preparing for the future it is essential to identify ways to encourage, attract and/or retain residential. Ways to encourage long-term residents are:

- Retain and encourage locally owned businesses
- Encourage home ownership
- Provide a variety of housing options
- Offer quality of like amenities; such as multi-use trails



Table 5.2 provides a detailed breakdown of the future land use needs for unincorporated Delaware County.

Table 5.2		
Future Land use needs for unincorporated Delaware County		
Land Use Type	Total Acres	Percentage
Residential	2,744	0.8%
Commercial	440	0.1%
Industrial	1,179	0.3%
Parks, Recreation, & Conservation	5,997	1.7%
Institutional	366	0.1%
Agricultural & Open Space	349,823	97%



# DELAWARE COUNTY COMPREHENSIVE PLAN

## **Land Use Goals**

The land use goals of Delaware County are meant to provide continuity on how land use matters are addressed over the next 20 years in Delaware County. It is a means to protect identified valuable resources and preserve what truly makes Delaware County a great place to live, work and play.

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the County. The comprehensive plan is designed to be a living document. The comprehensive plan should be evaluated approximately every five years to ensure that it is constant with the growth and development that is or has occurred. If significant development changes occur between the five year comprehensive plan evaluation then the comprehensive plan should be amended to reflect changes.

Explore and consider the adoption of a county zoning ordinance. The agricultural industry in Delaware County is extremely important and valued. If the county chooses to implement a county zoning ordinance priority should be given to protecting the industry and agriculture sectors within the county.

Plan for the future and orderly development within a regional context. When assessing where future development should occur a regional approach at identifying the best possible sites should be used. Intergovernmental partnerships should be developed and utilized to develop policies, address fringe development and address any negative impact of a development. Any new development should have to address its impact on the existing infrastructure, especially the transportation system and the development.

Protect viable land for agriculture. Agriculture and the agriculture land in Delaware County is an extremely valuable resource. In order to protect this valuable resources land adjacent to viable agriculture land should be compatible with regards to smoke, noise, odor, traffic, activity and appearance. Non-agricultural related development should be encouraged to development within existing cities or already established developments where infrastructure and services are already available.

Recognize agricultural lands outside the urban fringe areas as an important natural resource of the region, and to preserve agricultural soils that have historically exhibited high crop yields and are considered most suitable for agricultural production. Development of productive agricultural soils by nonfarm uses should be discouraged. Encourage and/or development programs to help diversify the farm economy, through “value added” products, organic farming and alternative crops and livestock.

Encourage farming techniques and soil conservation practices that will protect and conserve top soil and prevent degradation of water resources. Educate farmers and land owners of conservation programs through state and federal agencies. Wetlands and sensitive areas should be protected; therefore policies and practices that help achieve the protection of these areas should be developed.

Minimize conflicts between agriculture and non-farm rural development. Due to the nature of the agricultural industry some land uses are not compatible. Therefore it is recommended to encourage non-farm uses to locate inside the urban areas. Agriculture related business should be permitted to locate in the rural agricultural areas if compatible with the adjacent uses and if the existing infrastructure can support the increased traffic.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas. Development should consider the impact on environmentally sensitive areas. Efforts should be made protect stream banks, flood plain, natural forests, wildlife habitat, and endangered plant and animal species. When the opportunity presents itself for the restoration of sensitive areas the developer should be encouraged. The public should have access to wetlands and waterways and developers should be encouraged to provide it.

## Earlville

### Existing Land Use

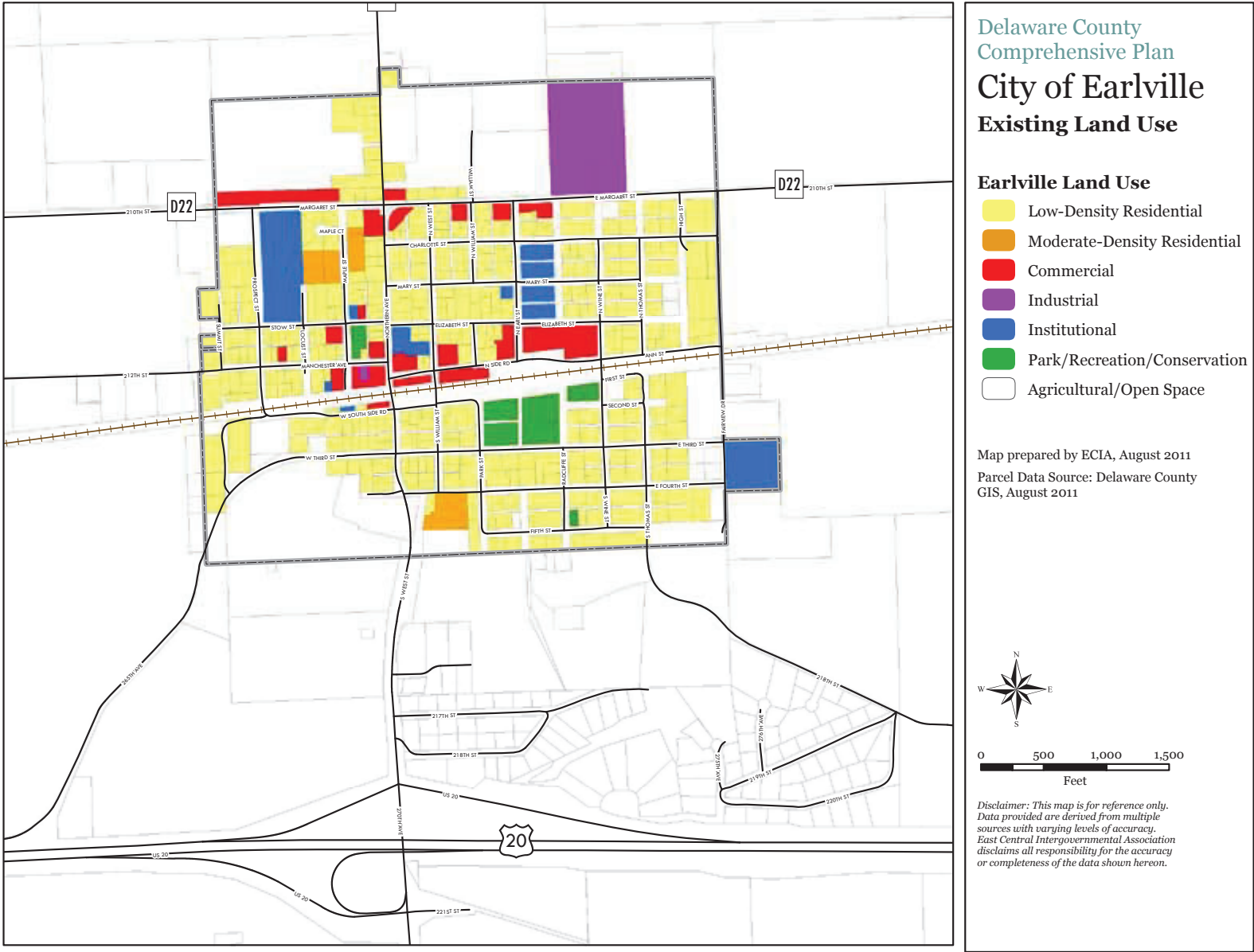
To plan what types of land use the City of Earlville will need in the next 20 years it is important to understand what the existing conditions are. Map 5.3 shows the existing land use in the City of Earlville. Table 5.3 provides a detailed breakdown of the existing land use by acres in the City of Earlville.

Table 5.3		
Existing Land Use by Acres in the City of Earlville		
Land Use Type	Total Acres	Percentage
Moderate Density Residential	4.9	1.8%
Low Density Residential	113.1	42.5%
Commercial	14.1	5.3%
Industrial	12.7	4.8%
Parks, Recreation, & Conservation	6.4	2.4%
Institutional	15.3	5.7%
Agricultural & Open Space	99.7	37.5%



# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5.3



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Future Land Use

Providing a map of the anticipated future growth areas and expected future land uses allows for preferred future growth patterns to occur. This provides a guide for where development activities should occur to maximize City resources. Map 5.4 is the Future Land Use Map for the City of Earlville. The future land use map displays the communities preferred future growth patterns and future land uses. In preparing for the future it is essential to identify ways to encourage, attract and/or retain residential. Ways to encourage long-term residents are:

- Retain and encourage locally owned businesses
- Encourage home ownership
- Provide a variety of housing options
- Offer quality of like amenities; such as multi-use trails

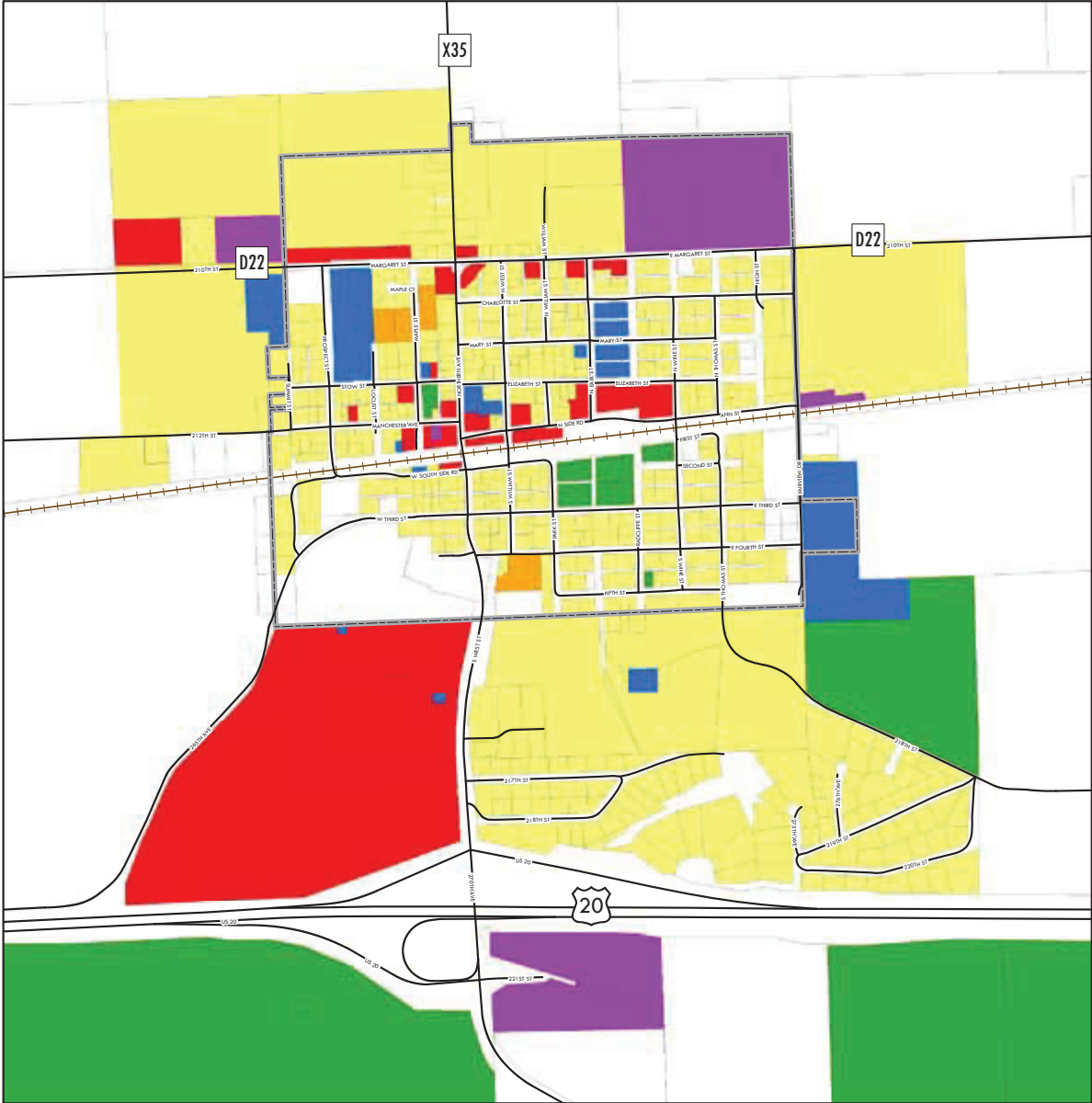
Table 5.4 shows how the City of Earlville's future land use is comprised.

Table 5.4		
City of Earlville's Future Land Use		
Land Use Type	Total Acres	Percentage
Moderate Density Residential	4.9	1.8%
Low Density Residential	157.1	59%
Commercial	14.1	5.3%
Industrial	27.6	10.4%
Parks, Recreation, & Conservation	6.4	2.4%
Institutional	15.3	5.7%
Agricultural & Open Space	40.8	15.3%



# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5.4



Delaware County  
Comprehensive Plan

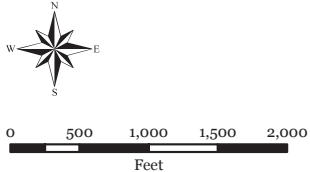
## City of Earlville

### Future Land Use

**Earlville Land Use**

- Low-Density Residential
- Moderate-Density Residential
- Commercial
- Industrial
- Institutional
- Park/Recreation/Conservation
- Agricultural/Open Space

Map prepared by ECIA, July 2012  
Parcel Data Source: Delaware County GIS, August 2011



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown herein.*

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Land Use Goals

The land use goals of the City of Earlville are meant to provide continuity on how land use matters are addressed over the next 20 years in the City. It is a means to help ensure development occurs in areas where existing infrastructure is in place to elevate the City from expense of new development.

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City. The comprehensive plan is designed to be a living document. The comprehensive plan should be evaluated approximately every five years to ensure that it is constant with the growth and development that is or has occurred. If significant development changes occur between the five year comprehensive plan evaluation then the comprehensive plan should be amended to reflect changes.

Plan for the future and orderly development within a regional context. When assessing where future development should occur a regional approach at identifying the best possible sites should be used. Intergovernmental partnerships should be developed and utilized to develop policies, address fringe development and address any negative impact of a development. Any new development should have to address its impact on the existing infrastructure, especially the transportation system and the development.

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas. Development should consider the impact on environmentally sensitive areas. Efforts should be made to protect stream banks, flood plain, natural forests, wildlife habitat, and endangered plant and animal species. When the opportunity presents itself for the restoration of sensitive areas the developer should be encouraged. The public should have access to wetlands and waterways and developers should be encouraged to provide it.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Edgewood

### Existing Land Use

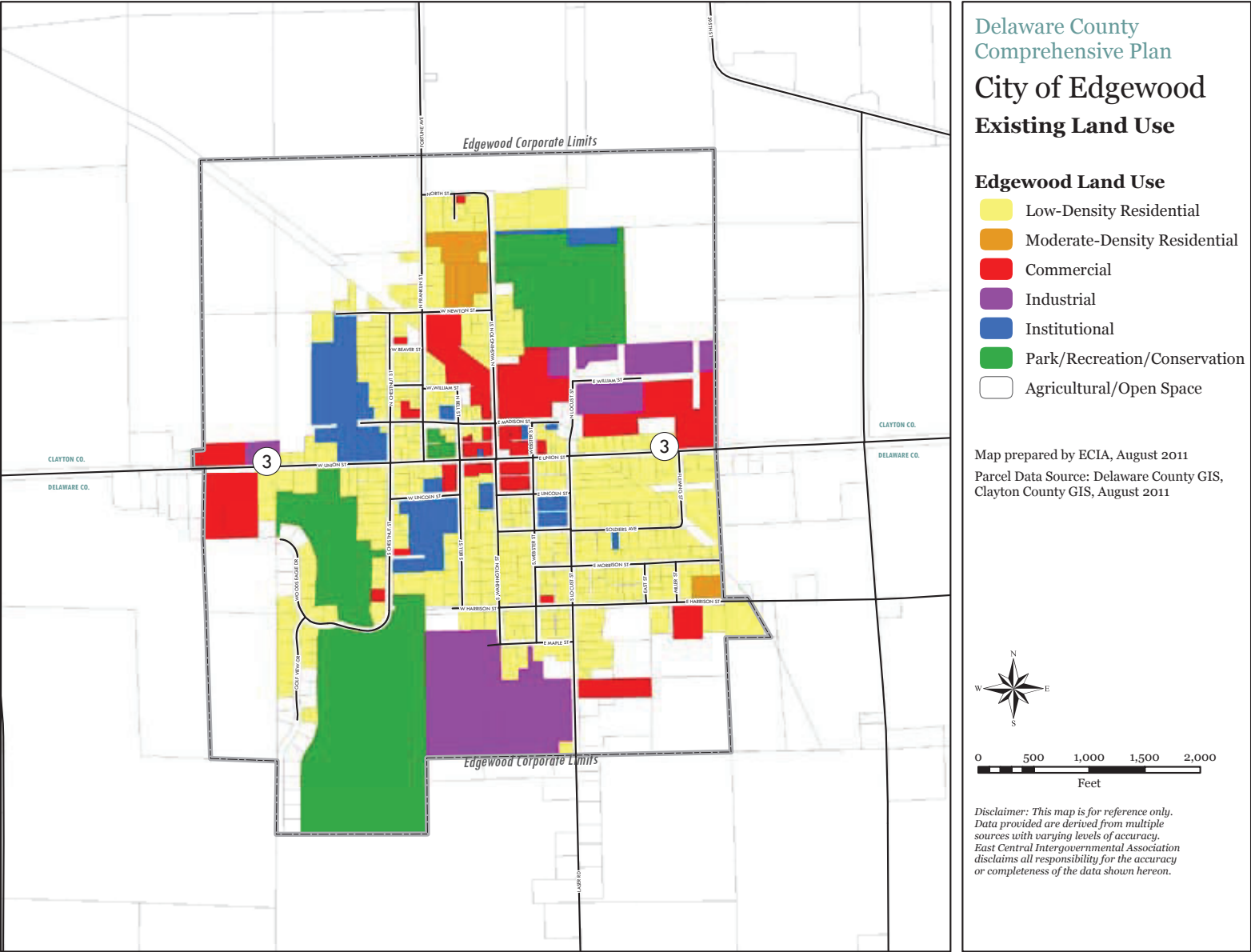
To plan what types of land use the City of Edgewood will need in the next 20 years it is important to understand what the existing conditions are. Map 5.5 shows the existing land use in the City of Edgewood. Table 5.5 provides a detailed breakdown of the existing land use by acres in the City of Edgewood.

Table 5.5		
City of Edgewood Existing Land use by Acres		
Land Use Type	Total Acres	Percentage
Moderate Density Residential	7.4	1.3%
Low Density Residential	127.5	23.2%
Commercial	42.4	7.7%
Industrial	40.2	7.3%
Parks, Recreation, & Conservation	86.6	15.8%
Institutional	24.2	4.4%
Agricultural & Open Space	221.5	40.3%



# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5.5





# DELAWARE COUNTY COMPREHENSIVE PLAN

## Future Land Use

Providing a map of the anticipated future growth areas and expected future land uses allows for preferred future growth patterns to occur. This provides a guide for where development activities should occur to maximize City resources. Map 5.6 is the Future Land Use Map for the City of Edgewood. The future land use map displays the communities preferred future growth patterns and future land uses. In preparing for the future it is essential to identify ways to encourage, attract and/or retain residential. Ways to encourage long-term residents are:

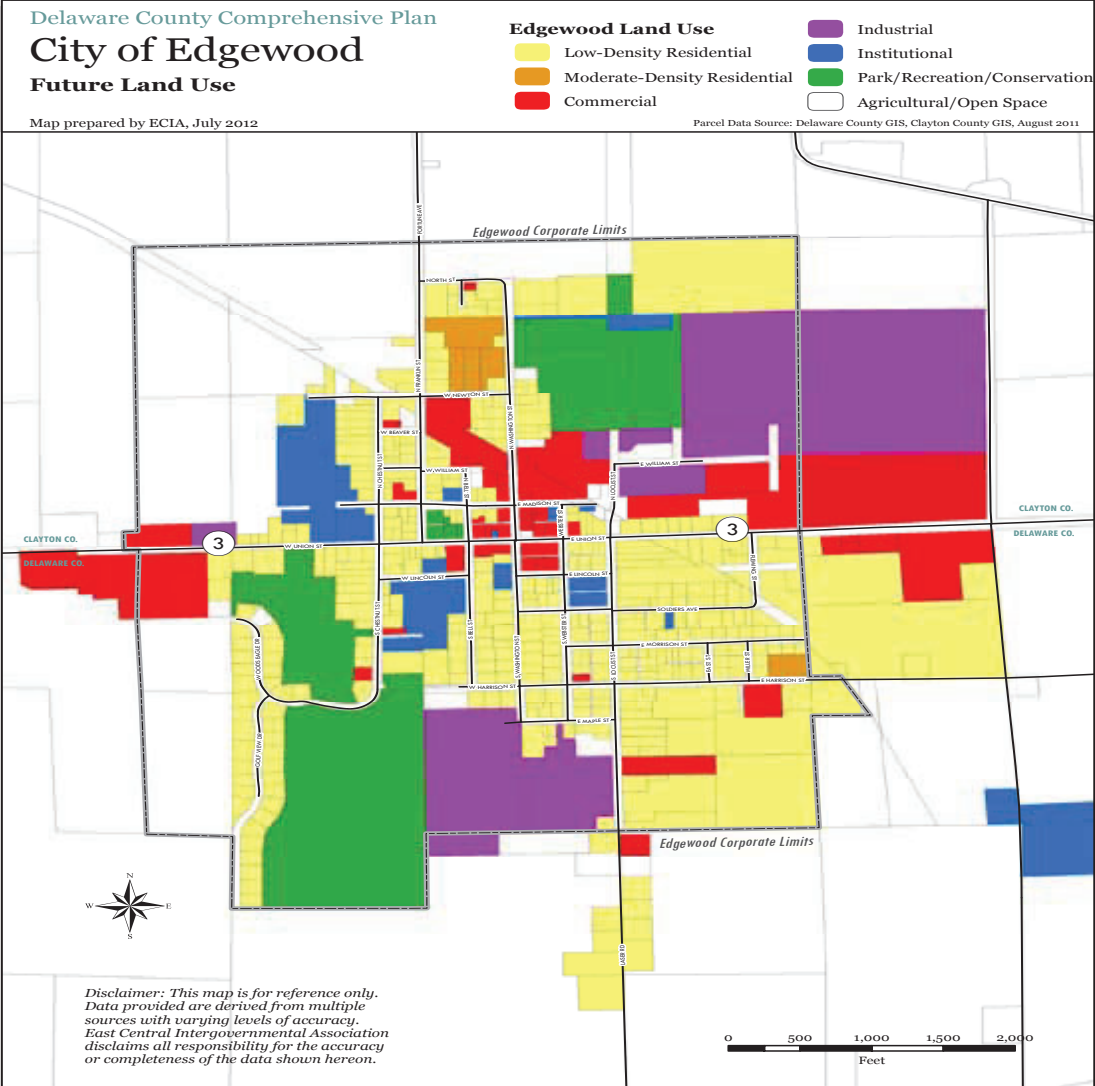
- Retain and encourage locally owned businesses
- Encourage home ownership
- Provide a variety of housing options
- Offer quality of like amenities; such as multi-use trails

Table 5.6 shows how the City of Edgewood’s future land use is comprised.

Table 5.6		
Composition of City of Edgewood’s Future Land Use		
Land Use Type	Total Acres	Percentage
Moderate Density Residential	7.4	1.3%
Low Density Residential	184.4	33.5%
Commercial	42.4	7.7%
Industrial	60.1	10.9%
Parks, Recreation, & Conservation	88.1	16%
Institutional	24.2	4.4%
Agricultural & Open Space	143.2	26%

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5.6



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Land Use Goals

The land use goals of the City of Edgewood are meant to provide continuity on how land use matters are addressed over the next 20 years in the City. It is a means to help ensure development occurs in areas where existing infrastructure is in place to elevate the City from expense of new development.

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City. The comprehensive plan is designed to be a living document. The comprehensive plan should be evaluated approximately every five years to ensure that it is constant with the growth and development that is or has occurred. If significant development changes occur between the five year comprehensive plan evaluation then the comprehensive plan should be amended to reflect changes.

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Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas. Development should consider the impact on environmentally sensitive areas. Efforts should be made protect stream banks, flood plain, natural forests, wildlife habitat, and endangered plant and animal species. When the opportunity presents itself for the restoration of sensitive areas the developer should be encouraged. The public should have access to wetlands and waterways and developers should be encouraged to provide it.

## Hopkinton

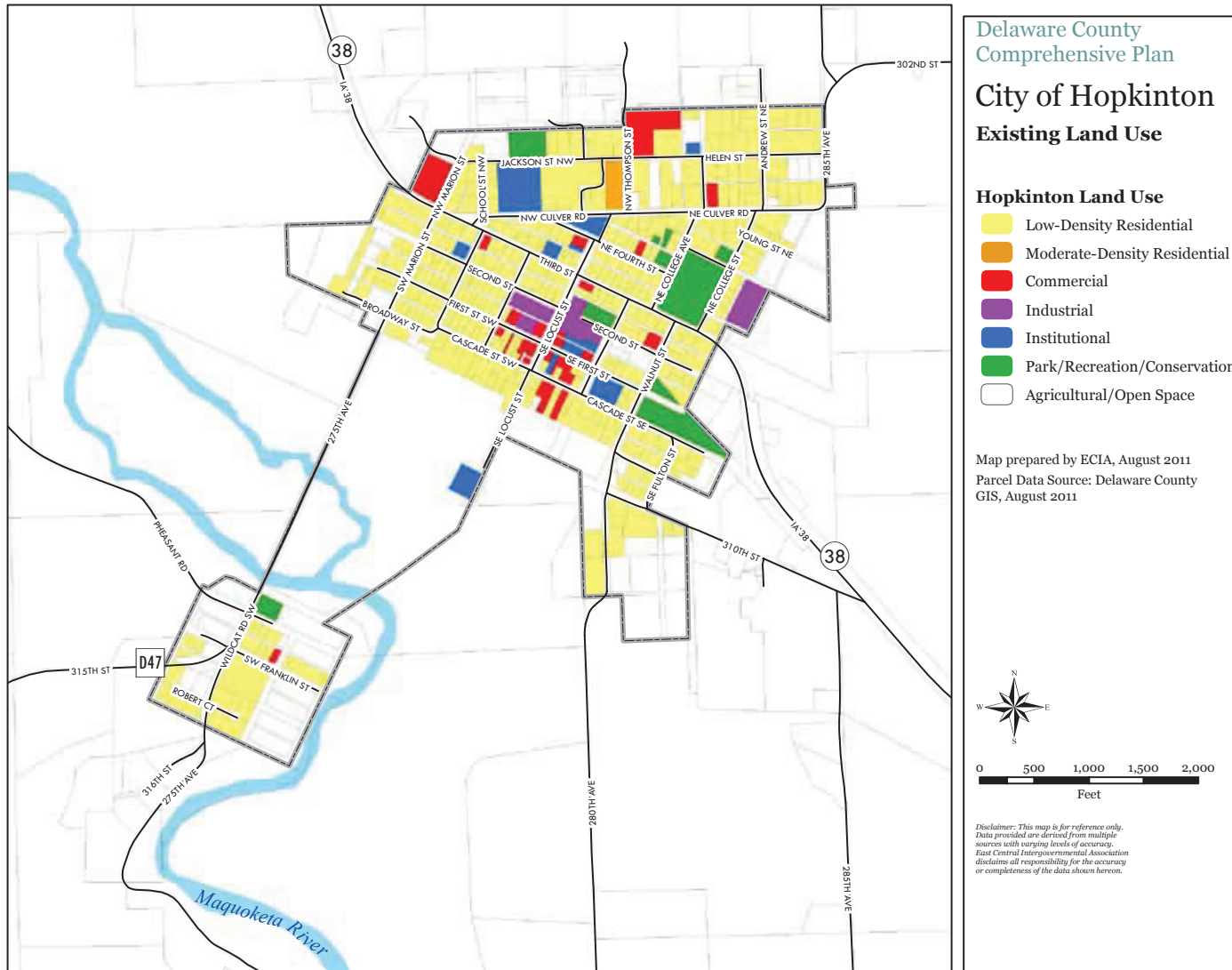
### Existing Land Use

To plan what types of land use the City of Hopkinton will need in the next 20 years it is important to understand what the existing conditions are. Map 5.7 shows the existing land use in the City of Hopkinton. Table 5.7 provides a detailed breakdown of the existing land use by acres in the City of Hopkinton.

Table 5.7		
City of Hopkinton Existing Land use by Acres		
Land Use Type	Total Acres	Percentage
Moderate Density Residential	1.7	0.5%
Low Density Residential	127.4	41%
Commercial	11.7	3.8%
Industrial	6.1	1.9%
Parks, Recreation, & Conservation	14.9	4.8%
Institutional	10.0	3.2%
Agricultural & Open Space	139.2	44.8%

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 5.7



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Future Land Use

Providing a map of the anticipated future growth areas and expected future land uses allows for preferred future growth patterns to occur. This provides a guide for where development activities should occur to maximize City resources. Map 5.8 is the Future Land Use Map for the City of Hopkinton. The future land use map displays the communities preferred future growth patterns and future land uses. In preparing for the future it is essential to identify ways to encourage, attract and/or retain residential. Ways to encourage long-term residents are:

- Retain and encourage locally owned businesses
- Encourage home ownership
- Provide a variety of housing options
- Offer quality of like amenities; such as multi-use trails

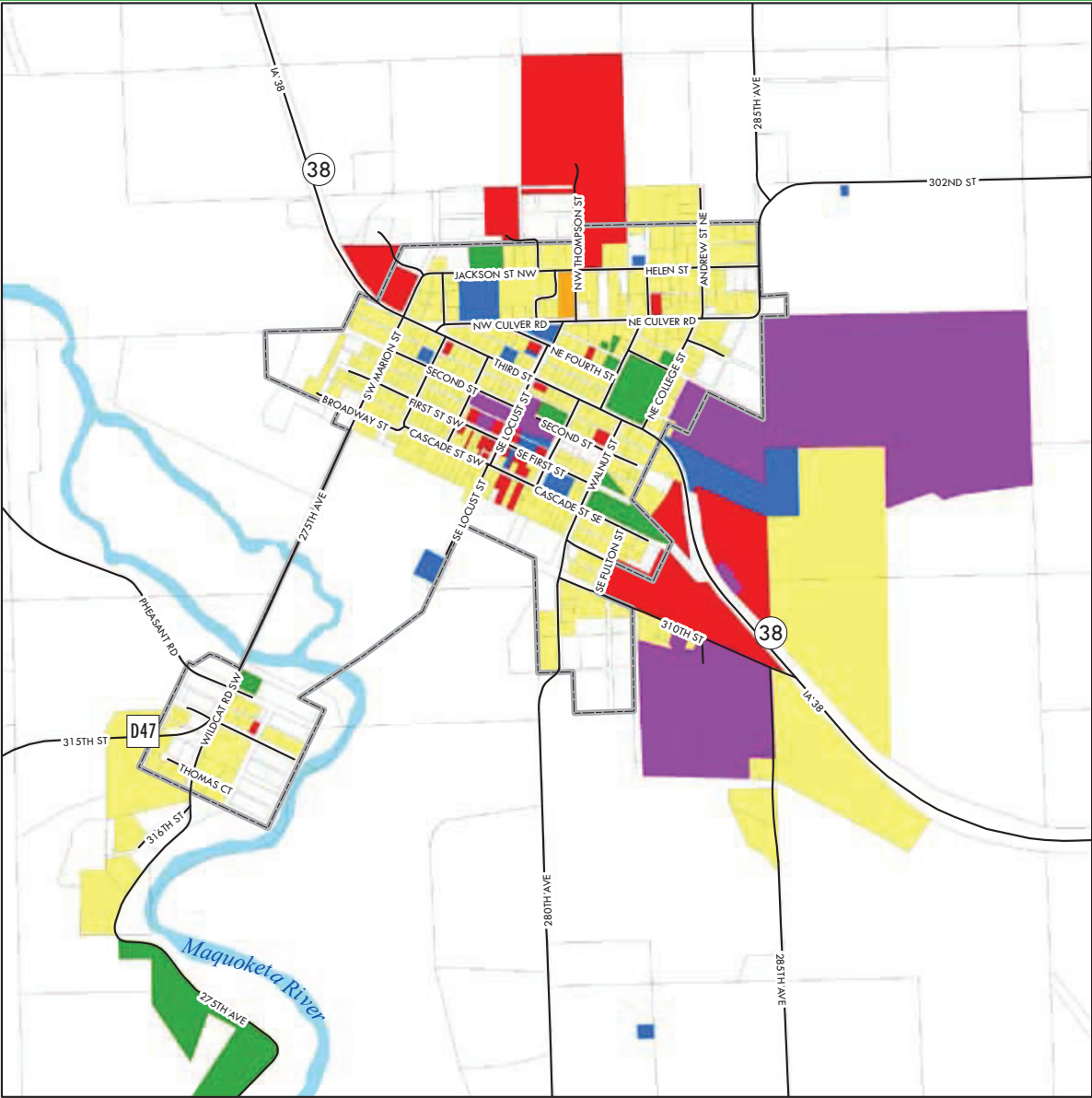
Table 5.8 shows how the City of Hopkinton's future land use is comprised.



Table 5.8		
Composition of City of Hopkinton's Future Land Use		
Land Use Type	Total Acres	Percentage
Moderate Density Residential	1.7	0.5
Low Density Residential	127.4	41.0%
Commercial	11.7	3.8%

# DELAWARE COUNTY COMPREHENSIVE PLAN

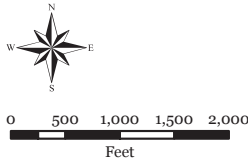
Map 5.8



Delaware County  
Comprehensive Plan  
**City of Hopkinton**  
**Future Land Use**

- Hopkinton Land Use**
- Low-Density Residential
  - Moderate-Density Residential
  - Commercial
  - Industrial
  - Institutional
  - Park/Recreation/Conservation
  - Agricultural/Open Space

Map prepared by ECIA, July 2012  
Parcel Data Source: Delaware County GIS, August 2011



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Land Use Goals

The land use goals of the City of Hopkinton are meant to provide continuity on how land use matters are addressed over the next 20 years in the City. It is a means to help ensure development occurs in areas where existing infrastructure is in place to elevate the City from expense of new development.

Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City. The comprehensive plan is designed to be a living document. The comprehensive plan should be evaluated approximately every five years to ensure that it is constant with the growth and development that is or has occurred. If significant development changes occur between the five year comprehensive plan evaluation then the comprehensive plan should be amended to reflect changes.

Plan for the future and orderly development within a regional context. When assessing where future development should occur a regional approach at identifying the best possible sites should be used. Intergovernmental partnerships should be developed and utilized to develop policies, address fringe development and address any negative impact of a development. Any new development should have to address its impact on the existing infrastructure, especially the transportation system and the development.

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas. Development should consider the impact on environmentally sensitive areas. Efforts should be made protect stream banks, flood plain, natural forests, wildlife habitat, and endangered plant and animal species. When the opportunity presents itself for the restoration of sensitive areas the developer should be encouraged. The public should have access to wetlands and waterways and developers should be encouraged to provide it.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 6: Housing

### Owner-Occupied Housing Values

Table 6.1 identifies the number of owner-occupied units within specified value ranges as determined by the 2010 census estimates. Delaware County had 19.7% of its housing stock below the \$70,000 level compared to the State of Iowa's 37.9%. At the upper end of the range, Delaware County had 8.3% of its homes valued above \$300,000 in 2010 compared to the State's 1.7%. Within the Study cities, Earlville (25.0%) and Edgewood (30.1%) also had lower percentages of homes valued below \$70,000 than the State, while Hopkinton (39.4%) had a higher percentage of homes valued below \$70,000 than the State. At the upper end of the range, Delaware County (18.1%) as a whole and Edgewood (7.1%) had percentages of homes valued above \$200,000 exceeding the State (6.1%). Earlville (1.3%) and Hopkinton (1.6%) had much lower percentages of homes valued above \$200,000 than the County or State. Within Delaware County as a whole, the City of Manchester and rural areas contribute largely to the higher percentage of homes valued above \$200,000.

The highest percentage of housing in Earlville (41.1%) and Edgewood (33.8%) fell into the \$70,000 - \$99,999 range while Hopkinton (39.4%) fell \$100,000 - \$149,999 range (25.1%) with slightly fewer (24.0%) falling into the \$70,000 - \$99,999 range. The County as a whole had a much higher percentage of homes in the >\$300,000 range (8.3%) than the State (1.7%). Only Edgewood (2.4%) had a higher percentage than State in this range. Earlville lists no houses valued above \$250,000.

### Housing Conditions

Table 6.2 discusses the age of the housing stock of Delaware County and the participating cities. Delaware County had 33.1% of its housing stock being built prior to 1940 compared to 27.3% in the State as a whole. The highest percentage of construction took place in the 1970s and 1990s. The state had 14.7% and 10.5% respectively compared to the County's 17.4% and 12.8%.

Table 6.1								
Owner-Occupied Housing Units by Value - 2010								
	<\$70,000	\$70,000 - \$99,000	\$100,000 - \$149,999	\$150,000 - \$199,999	\$200,000 - \$249,999	\$250,000- \$299,999	>\$300,000	Total
Earlville	59	97	65	12	3	0	0	236
%	25.0	41.1	27.5	5.1	1.3	0.0	0.0	
Edgewood	89	100	77	9	11	3	7	296
%	30.1	33.8	26.0	3.0	3.7	1.0	2.4	
Hopkinton	100	52	87	11	0	0	4	254
%	39.4	20.5	34.3	4.3	0.0	0.0	1.6	
Delaware County	1,166	1,424	1,488	765	439	145	494	5,921
%	19.7	24.0	25.1	12.9	7.4	2.4	8.3	
State of Iowa	252,020	185,404	134,212	53,228	19,612	9,871	11,095	665,442
%	37.9	27.9	20.2	8.0	2.9	1.5	1.7	

Source: 2010 Census estimates/America Community Survey



# DELAWARE COUNTY COMPREHENSIVE PLAN

The percentages of homes constructed in all other decades are similar to the State's percentages with slightly higher percentages constructed in the County in the 1980s and 1970s and lower percentages in the 1960s and 1950s and since 2000.

The cities of Earlville (21.3%) and Edgewood (23.0%) had much higher percentages of housing constructed in the 1970s than the County (17.4%) or the State (14.7%). Hopkinton had a much higher percentage of housing constructed in the 1990s (16.1%) compared to the County (12.8%) and State (10.5%).

Conversely, Earlville (3.2%) had the lowest percentage of units constructed in past decades in the 1950s. Earlville (0.6%) and Edgewood (2.1%) lag behind the County (7.8%) and State 11.8%) since 2000. Hopkinton (7.3%) had a percentage similar to the County. (It must be noted that Edgewood did experience in 2011 that would raise the percentages, however they would remain below the County and State.)

Edgewood (34.8%) and Hopkinton (33.0%) resemble the County (33.1%) in percentages of housing units built in the prior to 1940 category. Earlville (43.2%) exceeded the County by 10.1% in this category. This appears due in large part to the lack of construction since 2000 in Earlville.

The State experienced the Farm Crisis during the decade of the 1980s. The State saw the number of homes constructed drop by almost one half from the '70s to the '80s. At this same time, the County saw a little over a one half (52%) drop in the construction rate. Earlville (74.6%) and Edgewood (75.0%) had even greater drops in the 1980s while Hopkinton (12.8%) appeared to have a lesser impact. As noted above, all areas bounced back in the 1990s, however are lagging in the 2000s.

<b>Table 6.2</b>					
<b>Occupied Housing Units by Year Built within Delaware County</b>					
	Earlville	Edgewood	Hopkinton	Delaware County	State of Iowa
2005 or later	0	3	0	224	70,270
%	0.0	0.8	1.0	3.1	5.3
2000 – 2005	2	5	18	347	87,246
%	0.6	1.3	6.3	4.7	6.5
1990 – 1999	32	42	46	940	140,195
%	10.2	10.5	16.1	12.8	10.5
1980 – 1989	17	23	34	609	102,632
%	5.4	5.8	11.9	8.3	7.7
1970 – 1979	67	92	39	1,276	195,981
%	21.3	23.0	13.7	17.4	14.7
1960 – 1969	24	32	16	485	143,266
%	7.6	8.0	5.6	6.6	10.7
1950 – 1959	10	45	19	638	151,111
%	3.2	11.3	6.7	8.7	11.3
1940 – 1949	27	19	19	391	87,974
%	8.6	4.8	6.7	5.3	6.1
Prior to 1940	136	139	94	2,426	364,888
%	43.2	34.8	33.0	33.1	27.3
Total	315	400	285	7,336	1,337,563
Source 2010 Census/American Community Survey					

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Table 6.3**

Owner-Occupied Housing Units by Year Built within Delaware County				
	Earlville	Edgewood	Hopkinton	Delaware County
2005 or later	0	3	0	206
%	0.00	1.01	0.00	3.48
2000 – 2005	2	2	14	249
%	0.85	0.68	5.51	4.21
1990 – 1999	19	36	46	716
%	8.05	12.16	18.11	12.09
1980 – 1989	9	20	28	496
%	3.81	6.76	11.02	8.38
1970 – 1979	41	51	33	1,078
%	17.37	17.23	12.99	18.21
1960 – 1969	16	26	13	428
%	6.78	8.78	5.12	8.38
1950 - 1959	10	30	14	496
%	4.24	10.14	5.51	8.38
1940 – 1949	27	19	19	363
%	11.44	6.42	7.48	6.13
Prior to 1940	112	109	87	1,889
%	47.46	36.82	34.25	31.90
Total	236	296	254	5,921

While a significant percentage of the County’s housing stock was constructed prior to 1950, older homes are not all inherently poor in quality. However, they are more difficult and expensive to maintain, and are likely to have obsolete electrical and mechanical systems. For these reasons, age is a relatively consistent indicator for housing condition. Therefore, with approximately 40% of Delaware County’s housing stock built prior to 1939, it is likely that a significant number are in need of repair. It is notable that Earlville (51.8%) exceeds 50% of its housing constructed prior to 1950. It should be noted that the data presented in table 6.3 is from the American Community Survey and Census 2010 is not actual numbers from the County or the Cities.

**Table 6.4**

Renter-Occupied Housing Units by Year Built within Delaware County				
	Earlville	Edgewood	Hopkinton	Delaware County
2005 or later	0	0	0	18
%	0.00	0.00	0.00	1.27
2000 – 2005	0	3	4	98
%	0.00	2.88	12.90	6.93
1990 – 1999	13	6	0	224
%	16.46	5.77	0.00	15.83
1980 – 1989	8	3	6	113
%	10.13	2.88	19.35	7.99
1970 – 1979	26	41	6	198
%	32.91	39.42	19.35	13.99
1960 – 1969	8	6	3	57
%	10.14	5.77	9.68	4.03
1950 - 1959	0	15	5	142
%	0.00	14.42	16.13	10.04
1940 – 1949	0	0	0	28
%	0	0	0	0
Prior to 1940	24	30	7	537
%	30.38	28.85	22.58	37.95
Total	79	104	31	1,415

# DELAWARE COUNTY COMPREHENSIVE PLAN

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Housing Types and Availability

The availability of affordable, quality housing is an important factor in a community’s ability to maintain, expand, or develop a healthy economy. The availability of housing can be an important location factor for new industries when considering a community. A community that is better prepared to meet these needs may have an edge in attracting new development, along with retaining current residents. Housing must be made available for the low-to-moderate income households, the first-time home buyer, residents looking to upgrade homes within the community, and for those looking to move to or retire in the community.

Tables 6.5 and 6.6 provide an inventory of the types of housing located within the County and participating cities. In the occupied housing units in this Plan, owner-occupied housing is by far the dominant form of housing within Delaware County (79.8%) and the State of Iowa (79.8%). This percentage is even higher in Earlville (82.8%) and Hopkinton (81.2%). Edgewood (69.4%) appears to have a lower percentage of owner-occupied units than any of the comparison jurisdictions. The higher percentages of owner-occupied housing tend to be an indication of a traditional county and state. It is common to find the highest percentages in the smaller cities of the County.

In Table 6.5, the 12.0% vacancy rate of 2010 within the County as a whole is quite high. This is higher than the State with an 8.5% rate. It is also much higher than the 5% that the U.S. Department of Housing and Urban Development (HUD) considers to be a normal vacancy rate. This vacancy rate was likely the result of a combination of circumstances. The recession experienced in recent years resulted in significant numbers of homeowners struggling to keep their homes. The lack of a robust economy results in renters having the ability to relocate in search of employment opportunities. The lack of new construction is further challenged by lending institutions tightening up credit and their willingness to provide construction loans to developers for speculative housing units. (It must be noted that a portion of the percentage may be attributable to census error and/or methodology. Delaware does have a large recreational area with a significant number of permanent residents residing in that location who might reside elsewhere at the time of the census. Due to the mix of recreational and permanent housing in the area, there is an apparent possibility for census error.)

<b>Table 6.5</b>						
<b>Total Housing Units</b>						
	Owner-Occupied		Renter-Occupied		Vacant	
	Number	%	Number	%	Number	%
Earlville	274	77.4	57	16.1	23	6.5
Edgewood	267	63.4	118	28.0	36	8.6
Hopkinton	216	88.4	50	17.0	28	9.5
Delaware Co.	5,634	70.2	1,428	17.8	966	12.0
State of Iowa	885,770	72.4	337,669	27.9	113,693	8.5

The US Department of Housing and Urban Development (HUD) believes that a city should have a 5% vacancy rate that is 5% of a community’s housing units are available for sale or rent, as a standard. One would assume that the 5% split would reflect the percent’s of owner occupied housing versus rental units in the community. (If a community has 80% of its homes classified as owner-occupied and 20% rental units in Table 6.6 one would assume that 80% of the

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Table 6.6**

**Occupied Housing Unit Status**

	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Earlville	274	82.8	57	17.2
Edgewood	267	69.4	118	30.6
Hopkinton	216	81.2	50	18.8
Delaware Co.	5,634	79.8	1,428	20.2
State of Iowa	885,770	91.5	337,669	8.5

available units are owner occupied units for sale and 20% are rental units for rent.) It appears that the County and participating Cities did not meet this standard in 2010.

Delaware County has 79.8% of its occupied units being owner-occupied and 20.2% of the units being renter-occupied. Therefore, as a whole one would expect that 5% of the County's housing units, or approximately 401 units, would be available for sale or rent. Of these units, one would expect 320 owner-occupied units and 81 rental units being available. At the time of the Census, there were only 66 units for sale and 107 units for rent. This appears to confirm prior narrative that home-owners are reluctant to sell and renters have more ability to relocate in search of

employment elsewhere. Thus the low number of units for sale and high number for rent.

Earlville has 82.8% of its occupied units being owner-occupied and 17.2% of the units being renter-occupied. Therefore, one would expect that 5% of the Earlville's housing units, or approximately 18 units, would be available for sale or rent. Of these units, one would expect 15 owner-occupied units and 3 rental units being available. At the time of the Census, there were only 3 units for sale and 6 units for rent. The Earlville figures appear to confirm prior narrative.

Edgewood has 69.4% of its occupied units being owner-occupied and 30.6% of the units being renter-occupied. Therefore, one would expect that 5% of the Edgewood's housing units, or approximately 21 units, would be available for sale or rent. Of these units, one would expect 15 owner-occupied units and 6 rental units being available. At the time of the Census, there were only 2 units for sale and 15 units for rent. The Edgewood figures also appear to confirm prior narrative.

Hopkinton has 81.2% of its occupied units being owner-occupied and 18.8% of the units being renter-occupied. Therefore, one would expect that 5% of the Hopkinton's housing units, or approximately 15 units, would be available for sale or rent. Of these units, one would expect 12 owner-occupied units and 3 rental units being available. At the time of the Census, there were only 3 units for sale and 6 units for rent. The Hopkinton figures also appear to confirm prior narrative.

**Table 6.7**

**Status of Housing Units**

	Owner	Renter	For Sale	For Rent	Seasonal	Other Vacant
Earlville	274	57	3	6	0	14
%	77.4	16.1	0.8	1.7	0.0	4.0
Edgewood	267	118	2	15	5	14
%	63.4	28.0	0.5	3.6	1.2	3.3
Hopkinton	216	50	3	6	0	19
%	73.5	17.0	1.0	2.0	0.0	6.5
Delaware Co.	5,634	1,428	66	107	534	259
%	70.2	17.8	0.8	1.3	6.6	3.2

# DELAWARE COUNTY COMPREHENSIVE PLAN

All communities exceeded the “for rent” standard, but fell short with the “for sale” category. The combination of “for sale”, “for rent”, and “vacant” categories exceeds the 5% standard for the County had 432 units in the combined categories. Earlville (23 units), Edgewood (31 units), and Hopkinton (28 units) also all exceeded the 5% figure. However it must again be noted that there is a significant lack of units for sale in all of the communities.

The high combined figures are due in to the high number of available rental units and “other vacant” units. Other vacant includes rented units not occupied, sold not occupied, units for migratory workers and other vacant. There appears to be a high percentage of housing units in the census data in the “other vacant” category. However, there are a corresponding low number of units for sale. Windshield surveys conducted in past years found high numbers of housing units in deteriorated condition. One may surmise that a number of vacant units of the 2010 census may be the deteriorated units that have been abandoned. The County and cities should identify these units and determine if they could be addressed through existing ordinances. If the units are feasible for rehabilitation, the cities may consider an application to the IEDA Housing Fund or other programs for a rehabilitation grant and/or direct owners to other sources of assistance. If the structures are not feasible for rehabilitation, the cities may consider voluntarily acquiring and demolishing the structures and offer the lot for sale to persons who will commit to constructing a new home or develop some type of program to assist owners and/or developers to demolish units to make way for new infill construction. If a community does not foresee ability to fund such a project on its own, it should investigate state programs and other funding options for this activity. *The lack of houses for sale indicates the need for additional housing in these communities. The number of vacant and potentially deteriorated housing units may indicate the need for a rehabilitation program, perhaps coupled with acquisition and demolition activities in those communities.*

## HOUSING DEMAND

### Existing and Future Projections

Tables 6.6 through 6.13 were formulated through the use of the Iowa Department of Economic Development’s (IDED) formulas found in their Housing Needs Assessment Manual. The tables show the 1990 census figures for housing and the number of housing units needed by the year 2005. It is broken down into income categories, household size and owner- vs. renter-occupied. The 1990 household size ranged from 2.30 to 2.99 persons per household. Five of the Study cities have completed income surveys for grant applications in the late 1990s and 2000. The surveys showed that these communities averaged a decrease of 0.15 persons per household between 1990 and the survey. The calculations assume that each community will decrease by 0.15 persons per household by 2005.

The method which all community makes calculations is as follows. The calculation begins with the 1990 census number of housing units. Add the new construction of the 1990s decade plus anticipated new construction between 2000 and 2005 based on the past decade’s rate of construction to the 1990 figure. Subtract from it the total number of demolished housing units of the past decade and the number of deteriorated housing from the windshield survey.

The City of Delaware is a good example. In 1990 the City had a total of 72 housing units. In the 1990s, 15 new units were constructed. At this rate of construction, 8 more will be built by the year 2005 for a total of 23 new housing units since the census, bringing the figure to 95. From the 95 the 1 demolished house and the 9 deteriorated houses are subtracted to equal 85 units that are projected to be available in 2005. The 2005 population projection is 212. Assuming the

# DELAWARE COUNTY COMPREHENSIVE PLAN

number of persons per household in Delaware will drop from 2.63 to 2.48 persons, the 2005 number of housing units required will be 86. Add the HUD recommended 5% vacancy rate to this figure to equal 90 housing units that will be required in the year 2005. The projected requirement of 90 units exceeds the projected number of housing units available (85). Therefore there appears to be a no need for 5 additional housing units that will not be met. The Tables reflect the status and needs of the individual cities and are repeated for each community.

The US Department of HUD defines “affordable housing” as a household that expends no more than thirty percent (30%) of its gross household income on their housing expenses. Table 6.9 shows the thirty percent (30%) figures for households up to four persons. Housing expenses are generally defined as mortgage principal and interest, property tax

and insurance and utility expenses, including heat, electricity, water, sewer, and trash pick-up. Table 54 shows the maximum monthly rent or mortgage costs for households up to four persons within each of the above-defined categories less an allowance for property taxes and insurance and utilities.

Table 6.8					
Income Brackets According to HUD 2000 Percentage of Median Household Income (MHI)					
	Low Income (0-50% of MHI)	Moderate Income (51-80% of MHI)	Middle Income (81-110% of MHI)	Upper Middle Income (111-200% MHI)	Upper Income (>200% of MHI)
1 person household	\$0 - 15,850	\$15,851 - 23,350	\$25,935 - 34,870	\$34,871 - 63,400	\$63,401+
2 person household	\$0 - 18,100	\$18,101 - 29,000	\$29,001 - 39,820	\$39,821 - 72,400	\$72,401+
3 person household	\$0 - 20,400	\$20,401 - 32,600	\$32,601 - 44,880	\$44,881 - 81,600	\$81,601+
4 person household	\$0 - 22,650	\$22,651 - 36,250	\$36,251 - 49,830	\$49,831 - 90,600	90,601+
5 person household	\$0 - 24,450	\$24,451 - 39,150	\$39,151 - 53,790	\$53,791 - 97,800	\$97,801+
6 person household	\$0 - 26,250	\$26,251 - 42,050	\$42,051 - 57,750	\$57,751 - 105,000	\$105,001+
7 person household	\$0 - 28,100	\$28,101 - 44,950	\$44,951 - 61,820	\$61,821 - 112,400	\$112,400+
8 person household	\$0 - 29,900	\$29,901 - 47,850	\$47,851 - 65,780	\$65,781 - 119,600	\$119,601+
Source: HUD 2000 55 and 80 percent of Median Income Levels					

# DELAWARE COUNTY COMPREHENSIVE PLAN

The following Tables show the ranges of affordable houses that may be purchased for each of the Iowa Department of Economic Development's income ranges. The ranges are based on maximum affordable mortgages utilizing the US Department of HUD's 30% rule for housing costs depending on the amount of down payment funds the home buyer has available.

Table 6.9				
Range of Housing Costs Per Month by Household Size				
	1 Person	2 Persons	3 Persons	4 Persons
Low Income	\$0 – 396	\$0 – 453	\$0 – 510	\$0 – 566
Moderate Income	\$397 – 634	\$454 – 725	\$511 – 815	\$567 – 906
Middle Income	\$635 – 872	\$726 – 996	\$816 – 1,122	\$907 – 1,246
Upper Middle Income	\$873 – 1,585	\$997 – 1,810	\$1,123 – 2,040	\$1,247 – 2,265
Upper Income	\$1,586+	\$1,811+	\$2,041+	\$2,266+

Source: East Central Intergovernmental Association

Table 6.10				
Range of Rent or Mortgage Payments Per Month by Household Size				
	1 Person	2 Persons	3 Persons	4 Persons
Low Income	\$0 – 256	\$0 – 293	\$0 – 330	\$0 – 366
Moderate Income	\$257 - 494	\$294 - 565	\$331 - 635	\$367 - 706
Middle Income	\$495 - 672	\$566 - 746	\$636 - 822	\$707 - 896
Upper Middle Income	\$673 – 1,335	\$747 – 1,510	\$823 – 1,690	\$897 - 1,865
Upper Income	\$1,336+	\$1,511+	\$1,691+	\$1,866+

Source: East Central Intergovernmental Association

Table 6.11					
Affordable Home Purchase Price Based on Income Range with 20% Down Payment (Assuming an 8% interest rate and 30-year mortgage)					
	Low Income	Moderate Income	Middle Income	Upper Middle Income	Upper Income
1 person household	\$0 – 43,611	\$43,612 – 84,155	\$84,156 – 114,478	\$114,479 – 227,423	\$227,424+
2 person household	\$0 – 49,914	\$49,915 – 96,250	\$96,251 – 127,084	\$127,085 – 257,235	\$257,236+
3 person household	\$0 – 56,217	\$56,218 – 108,175	\$108,176 – 140,031	\$140,032 – 287,899	\$287,900+
4 person household	\$0 – 62,350	\$62,351 – 120,270	\$120,271 – 152,637	\$152,638 – 317,711	\$317,712+

Source: East Central Intergovernmental Association





# DELAWARE COUNTY COMPREHENSIVE PLAN

**Table 6.12**

**Affordable Home Purchase Price Based on Income Range with 10% Down Payment  
(Assuming an 8% interest rate and 30-year mortgage)**

	Low Income	Moderate Income	Middle Income	Upper Middle Income	Upper Income
1 person household	\$0 – 38,765	\$38,766 – 74,804	\$74,805 – 101,758	\$101,759 – 202,154	\$202,155+
2 person household	\$0 – 44,368	\$44,369 – 85,556	\$85,557 – 112,964	\$112,965 – 228,653	\$228,654+
3 person household	\$0 – 49,971	\$49,972 – 96,155	\$96,156 – 124,472	\$124,473 – 255,910	\$255,911+
4 person household	\$0 – 55,422	\$55,423 – 106,907	\$106,908 – 135,678	\$135,679 – 282,409	\$282,410+

Source: East Central Intergovernmental Association

**Table 6.13**

**Affordable Home Purchase Price Based on Income Range with No Down Payment  
(Assuming an 8% interest rate and 30-year mortgage)**

	Low Income	Moderate Income	Middle Income	Upper Middle Income	Upper Income
1 person household	\$0 – 34,888	\$34,889 – 67,324	\$67,325 – 91,582	\$91,583 – 181,938	\$181,939+
2 person household	\$0 – 39,931	\$39,932 – 77,000	\$77,001 – 101,667	\$101,668 – 205,788	\$205,789+
3 person household	\$0 – 44,973	\$44,974 – 86,540	\$86,541 – 112,025	\$112,026 – 230,319	\$230,320+
4 person household	\$0 – 49,880	\$49,881 – 96,216	\$96,217 – 122,110	\$122,111 – 254,168	\$254,169+

Source: East Central Intergovernmental Association



## DELAWARE COUNTY ACTION PLAN

Delaware County's needs have been split into four sections. Each section identifies and describes the need and lists the proposed actions to address the need. A combination of Delaware County and/or the individual City Councils are the parties responsible for the implementation of the actions. Delaware County is commended for its implementation of this Study and desire to address the housing of the entire County. The Delaware County identified needs and Action Plan follow.

Delaware County has documented its housing needs through an analysis of the 1990 census data and a thorough review of existing homes. The needs will vary by community, but are generally the need to address deteriorated housing units and create housing that will be affordable for the low though upper-middle income ranges. The County has a need to address its existing housing stock in any means feasible and to complete its investigation of the need for

# DELAWARE COUNTY COMPREHENSIVE PLAN

subdivision ordinances to assure orderly development that will preserve the County's prime farmland and agricultural resources. The County should again review the floodplain ordinance to eliminate development in the floodplain and reduce damages in the floodplain.

The cities that do not have existing municipal sewer and water systems must prioritize their needs before committing significant amounts of funds to housing programs. Many programs require municipal systems be in place as a criteria for assistance.

There has been considerable ongoing housing activities throughout the County and Study cities. Several of the cities have IDED Housing Fund programs providing rehabilitation assistance to income-qualified residents in the 1990s. These included the Study cities of Delhi, Earlville, Edgewood, Hopkinton, Manchester, and Masonville. Manchester also provided several homeownership assistance programs for lower income residents. Virtually all cities have seen some housing construction with numbers only slightly below the 1980s decade. Several cities and economic development groups are working to develop residential subdivisions, although the numbers have been very limited. However, the typical new construction has been in the higher price ranges and not affordable to households with low through middle incomes. In the 1990s, the cities of Delaware, Edgewood, and Manchester saw the construction of a limited number of rental properties.

## **Address Deteriorated Housing and Implement Infill Construction**

Each of the Delaware County communities included in this Study has deteriorated housing units. The communities should determine if the units might be addressed through existing ordinances. In the instances where this is not feasible, the local officials may wish to establish a housing fund and discuss the options to acquire the property through a voluntary sale. The local government would then demolish the structure and offer the property for sale at a reduced price to encourage affordable development on the property. The local government would then utilize the sale proceeds to acquire additional properties on an individual basis and repeat the process until all units are addressed. Any remaining funds could be utilized to assist additional housing projects. Most of the cities indicated the need for developed lots or developable land. Any remaining funds may be utilized for land development. The cities may wish to assist in the construction of housing through any of the following options:

- Discuss the possibility of a local developer/contractor (or private party via a realtor) constructing a house on the property (acquired from deteriorated housing) within a timeframe if the lot is offered at a breakeven price. The City might consider not requiring payment for the lot until the property is sold.
- Identify potential resources available to the City and their impact.
- Tax Increment Financing (TIF).
- GO (General Obligation) Bonds.
- LHAP (Local Housing Assistance Program).

# DELAWARE COUNTY COMPREHENSIVE PLAN

- IDED Housing Fund.
- Iowa Finance Authority (IFA) Programs.
- Federal Home Loan Bank Programs.
- Tax Abatement programs.
- The City may develop the property if other alternatives fail.
- Apply to applicable grant programs and proceed.

## **Rehabilitation of Existing Housing Stock**

All communities have high percentages of housing identified as being in poor and fair conditions. These communities may individually or jointly consider the following options.

- Determine the income of targeted households.
- Apply to the IDED Housing Fund Program, Federal Home Loan Bank Affordable Housing Program, Iowa Finance Authority Housing Assistance Program, and others as applicable for housing rehabilitation for low and moderate-income households.
- Apply to the LHAP Program for middle income households.
- Consider offering tax incentives/abatements for housing improvements and/or new construction.

## **Land Development**

For communities that consider that acquisition and/or development of land for a residential subdivision, the following options may be considered.

- Determine development costs, including land and infrastructure.
- Work with local economic development groups to determine local capacities for development and target market(s).
- Apply to the LHAP Program for gap financing of land and/or infrastructure.
- Consider options listed under Infill Development above and General Home Ownership Assistance below to provide assistance to homebuyers in subdivisions.

# DELAWARE COUNTY COMPREHENSIVE PLAN

- Consider applying to LHAP Program to provide gap financing to community/ development groups/contractors to build “spec” housing in subdivisions.

## General Home Ownership Assistance

For communities that consider development (or anticipate development) of residential lots for new housing, resulting from the proposal to acquire deteriorated housing units or land development, they might consider the following options.

- Determine the income level of prospective homebuyers.
- Determine the need for down payment and/or rehabilitation assistance for potential homebuyers of existing homes.
- Apply to the IDED Housing Fund and/or LHAP Program as applicable to the down payment, rehabilitation, or land development needs identified as appropriate.

## Conclusion

Delaware County is again to be commended for their proactive nature and foresight. The County must continue its economic development efforts to attract and maintain its major employers. In general, the larger cities of the County and those on US Highway 20 have been most active in the housing field as many people find smaller communities to be friendlier, have lower costs of housing, and easy commutes. The smallest cities and those further from major highways must be proactive in the availability of housing options and maintaining and promoting their individuality.

The cities or the County as a whole should discuss the options to address the various housing needs in order to maintain existing housing stock and create affordable opportunities for smaller cities. Delaware County and its cities have many opportunities to build upon in the areas of housing, all of which will increase the vitality of the County.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 7: ECONOMIC DEVELOPMENT

Economic development is a process that involves every aspect of a community. Delaware County including the Cities of Earlville, Edgewood and Hopkinton must support and develop all of these facets in order to improve the economic well-being of the community in a balanced and healthy way. Good jobs that pay a living wage and access to goods and services are important factors in measuring a community's quality of life. Effective economic development requires a broad understanding of the forces that shape an economy. Many of these forces were outlined in previous chapters of this plan: transportation, infrastructure, etc. All of these strategies must align and work towards a common goal in order to support a vibrant regional economy. This economic development plan was developed using citizen feedback collected through surveys and visioning meetings and incorporates the strategies and principles highlighted in previous chapters.

### DELAWARE COUNTY DATA ANALYSIS

As Delaware County strives to build a more vibrant economy, informative data and maps that illustrate the economic forces at work are essential. The US Census Bureau, Bureau of Economic Analysis (BEA), and the Bureau of Labor Statistics (BLS) provide a wide variety of economic data through the Decennial Census and the American Community Survey (ACS). The following charts and tables are selections from the Census that depict the most important aspects of the Delaware County economy.

#### Employment

Delaware County has seen a flux of employment over the last eleven years. The total number of jobs has decreased from 10,316 in 2001 to 10,251 in 2011. Figure 7.1 illustrates the changes in total employment in Delaware County from 2001 to 2011.

Since 2001, Delaware County's unemployment rate has closely mirrored the State of Iowa's rate. As shown in Figure 7.1, from 2001 to 2011, the unemployment rate in Delaware County was consistently lower than the national average. In 2011, the unemployment rate was 3 percentage points lower than the national waverage. Figure 7.2 shows the Annual Unemployment Rate for Delaware County, the State of Iowa, and the United States.

Employment by industrial sector data is available through the US Census Bureau's County Business Patterns (CBP) dataset. The CBP is an annual series of data that provides county economic data by industry. County Business Pattern data excludes most government employees, railroad employees, and self-employed persons. According to the 2010 CBP data, manufacturing (1,392), health care and social assistance (943), and retail trade (698) are the largest employers in Delaware County.

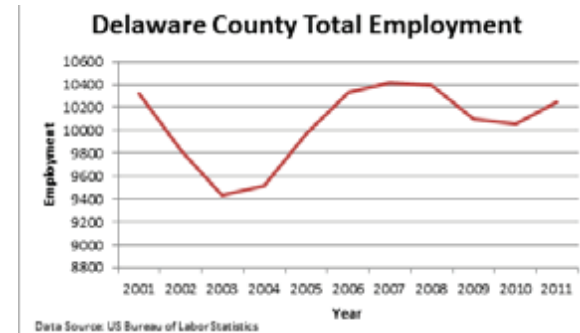


Figure 7.1

# DELAWARE COUNTY COMPREHENSIVE PLAN

Figure 7.3 shows the flow of workers in and out of Delaware County. The arrows show the numbers of workers that commute to the county to work, the number of workers that live and work in the city, and the number of workers that live in the county but work elsewhere. This employment data was mapped using the US Census Bureau On the Map service. On the Map uses data derived from Unemployment Insurance Wage Records reported by employers and maintained by each state for the purpose of administering its unemployment insurance system.

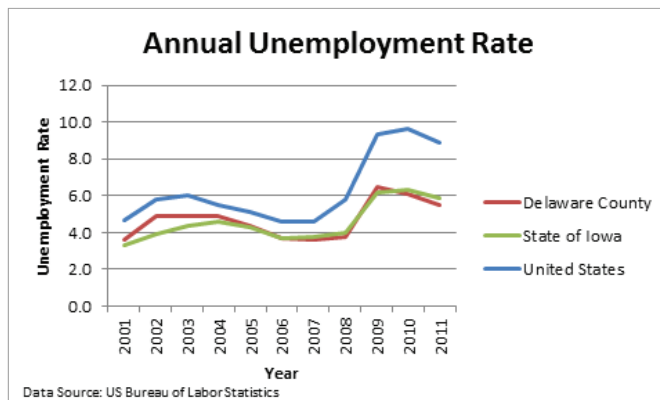


Figure 7.2

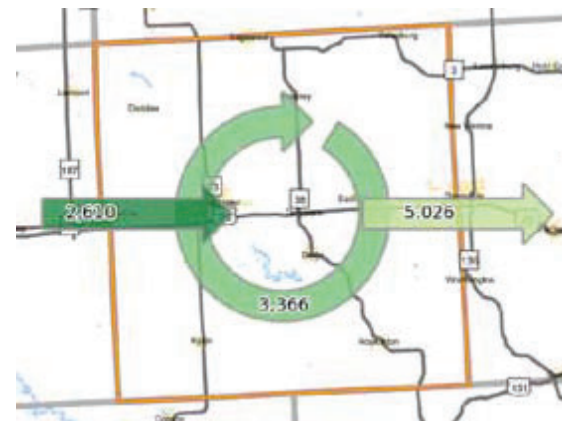


Figure 7.3

## PUBLIC INPUT

A public input survey conducted between March – May of 2012 revealed that residents are overwhelmingly satisfied with the quality of life in Delaware County. Of the seventy-five survey respondents, 98.6% reported this satisfaction, citing fair housing prices, good schools, decent jobs, and the location as contributing factors. Diversity of shopping and dining opportunities is important to residents as shown by the ninety-nine percent of survey respondents who listed this as “very important” or “somewhat important”. Residents are also fairly satisfied with the amount of land devoted to commercial and mixed uses. Exactly 50% of respondents reported that the amount of land dedicated to commercial uses (shopping, services, restaurants, offices) is about right while 41% believes the community needs more while 6% feel there is already too much. Fifty-nine percent of those surveyed reported that they are satisfied with the amount of mixed use development while 19% would like more. When asked if the county should enhance or increase its code and other ordinances, 54% reported that they should. Residents have strong opinions about their desires to enhance the County’s appearance. When asked if they would like to enhance the County’s appearance through tree plantings, flowers and landscaping, and improved signage, 78% reported “strongly agree” or “agree”. Seventy-eight percent indicated that they would like the community to promote and enhance historic preservation efforts. An overwhelming 88% agreed or strongly agreed that the building and zoning codes should be enforced in an effort to maintain the character of the community.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## DELAWARE COUNTY

### ECONOMIC DEVELOPMENT GOALS

The economic development goals of Delaware County are meant to foster economic growth through expansion of existing business, new economic partnerships, and fostering a strong workforce.

#### **Provide sufficient opportunities for industrial development sites within the County**

Providing sufficient opportunities for industrial development sites within the County will promote the retention and expansion of existing and attraction of new industrial development opportunities in suitable locations while protecting existing industrial development from encroachment by incompatible development. There are currently three industrial parks with available sites in Delaware County: 20 West, Edgewood Industrial Park, and Manchester Industrial Park. The 20 West Industrial Park in Dyersville is newly developed. The industrial park is located along 4-lane highway US 20 on the west side of the City. All utilities have been run to the site. The Edgewood Industrial Park is located on N. Locust Street in an Enterprise Zone. The environmental audit is completed and utilities are available on the site. The Manchester Industrial Park is located on the south side of the City. Some of the sites have rail access and all are near the Manchester Municipal Airport and Highway 20. As sites within these industrial parks continue to fill-up it will be important to provide new options to businesses wanting to expand in or relocate to Delaware County.

A study evaluating the type, size, and location of available industrial development sites within the County would be a helpful first step in meeting this goal. Based on the study, economic development professionals within the County will need to decide if new sites are needed and if so, where these sites should be located. Special attention should be given to sites with rail access as they are in high demand throughout the state and there are very few available sites with rail in the surrounding region. Economic developers should consider certifying through the State of Iowa site certification program one or several of the industrial parks in the county to gain a competitive advantage.

#### **Stabilize employment, achieve economic stability and increase the standard of living for all citizens**

A diversified economy can help shield Delaware County from future economic recessions while creating opportunities for people with diverse skillsets. Diversifying the local economy will require a concerted marketing effort targeted at absent industries that would benefit from the location, workforce, or other positive attributes of Delaware County.

To meet this goal, Delaware County will need to directly target industries that are not currently located in the County. They can do this through a direct marketing campaign or attending trade shows for the targeted industries. In order to be competitive, Delaware County will need to increase access to economic incentives for quality job creation and/or tax base enhancements. This can be done through a capital campaign targeted at local industries, setting aside tax dollar at the county or city level, or a combination of both.

# DELAWARE COUNTY COMPREHENSIVE PLAN

In order to maintain a diverse workforce to fuel the diverse economy, the County and local communities will need to address workforce housing needs. The first step in this process is to determine what types of units are needed. This can be completed through a residential land inventory for workforce housing. Once housing needs are determined, programs such as the single family new production program through ECIA should be expanded to fill-in gaps. Workforce housing has been identified as one of the top three properties for Prosperity Eastern Iowa, a regional economic development group. Effort should be made to coordinate strategies with this group.

## **Build a highly skilled, flexible workforce**

As the local economy grows, the skills of the workforce must also grow and adjust to meet changing needs. A highly skilled workforce is essential to business retention and recruitment. Statistics show that fifty percent of Iowa's job openings in 2012 fall within the middle skill range, however only thirty-three percent of the workforce is qualified for the opportunities. On the flip side, eighteen percent of Iowa's employment opportunities are considered low skilled, yet thirty-eight percent of the current workforce only have the skill set to fill this type of a job. Delaware County is striving to narrow this skills gap by promoting the reduction of barriers to obtaining necessary or upgraded job skills. The County is also striving to raise awareness by providing information on work skills development and available employment opportunities through print, electronic and telecommunications media.

## **Concentrate on retaining and expanding existing local business.**

In tough economic times, retaining existing business becomes even more critical. Existing business retention and expansion is a crucial component in an overall economic development plan. National economic development studies have shown that 60-80% of future job growth results from the expansion of existing industries. While business retention and expansion may not be as ostentatious as business attraction, it is a critical piece. The Iowa Economic Development Authority (IEDA) believes that business retention and expansion programs are best performed as a locally driven effort.

Understanding the needs of existing businesses is an important component of business retention. Constant communication with industries in Delaware County ensures that small problems are quickly resolved and that a more challenging problems are being addressed in long-range plans. The tool supported at the state level to track existing business visits is Synchronist.

Professional development opportunities in the form of conferences and workshops can also be utilized to improve needed skills in the region, thus ensuring that local businesses remain competitive in a global economy. These types of sessions are hosted by Delaware County Economic Development, Northeast Iowa Business Network, and Prosperity Eastern Iowa. Every effort should be made to promote the workshops already taking place and to facilitate additional sessions as needed by local businesses.

## **Increase the number of small firms by fostering local entrepreneurship.**

Locally grown, small firms have enormous growth potential. The Small Business Administration reports that small businesses represent 99.7% of all employers and provide approximately 75% of the net new jobs added to the economy. Growing local entrepreneurship will lead to homegrown small businesses in Delaware County. Companies started by local entrepreneurs bring new wealth and economic growth to a community. Local entrepreneurs are



# DELAWARE COUNTY COMPREHENSIVE PLAN

also likely to remain, grow, and invest in the home community, thus cultivating businesses that are invested in the community.

The top priority of Northeast Iowa Business Network is growing entrepreneurship throughout the region, including Delaware County. Delaware County Economic Development should continue to support this regional initiative as a way to stretch financial and intellectual resources. Delaware County Economic Development should also continue to partner with Northeast Iowa Community College and other entities that can provide direct assistance to entrepreneurs. The new state program, Iowa Source Link can also be used as a resource locally to connect entrepreneurs with resource providers throughout Iowa.

## **Maintain and strengthen Delaware County's position as a tourist destination.**

In recent years, tourism has been a top priority in Delaware County. With the addition of a county tourism director, the County is uniquely positioned to capitalize on the growing local tourism industry. In a world of digital communication, it is becoming increasingly important to connect with potential visitors through social media and a tourism website. Delaware County Tourism Association should continue to expand the website offerings and should make activities and information more readily available through social media. The County should also always be looking to expand tourism opportunities through public-private partnerships and grant opportunities.

## **Manchester**

The 2009 "Good to Great Plan" outlines goals for economic development, to be executed in partnership with the Manchester Chamber of Commerce and Delaware County Economic Development. These goals were also included in the 2012 update of the Manchester Comprehensive Plan. The "Good to Great Plan" created a vision for the future of Manchester, a community of approximately 5,200 residents. As both the county seat and the most populous city in Delaware County, Manchester has a significant role in the economic, social and environmental health of the region. The following economic goals were identified in the 2012 Manchester Comprehensive Plan and the "Good to Great Plan".

### **Branding and Marketing**

Implement an integrated Manchester Branding and Marketing Campaign aimed at improving the community image internally and externally.

### **Business Growth and Entrepreneurship**

Establish the Manchester Area Business and Entrepreneurial Growth Initiative (MGI) that will implement a targeted, proactive effort to support and attract new business and company start-ups.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Retention and Expansion

Maintain regular dialogue between existing business decision-makers and Manchester Enterprises to improve methods for identifying the expansion and retention needs.

## Work Force Education

Assure a quality future workforce by achieving “Educational Excellence” in Manchester, as evidenced by improved K-12 academic performance and increased postsecondary education opportunities in the Manchester area.

## Community Improvement

Create a focused effort to improve the visual attractiveness of the Manchester area through a community-wide beautification program.

## **Earlville**

Economic development is especially important in small rural communities such as Earlville because it can increase tax revenue and keep money re-circulating in the local economy while improving the quality of life for residents.

The City of Earlville received 26 responses to the Earlville comprehensive plan public input survey. Respondents to this survey overwhelmingly indicated that shopping opportunities, a vibrant and active downtown area, incentives for small businesses, and a sustainable or “green” community are very important or somewhat important features of a livable community. The residents are fairly satisfied with the city code and other ordinances. Sixty-five percent of respondents indicated that the City should not improve or enhance its code and other ordinances.

Although residents are satisfied with the code and ordinances they did indicate some areas for improvement. Sixty-three percent of respondents noted that more land should be devoted to commercial uses, while a slightly smaller percentage (60%) would like more mixed use development.



# DELAWARE COUNTY COMPREHENSIVE PLAN

Some of this space could be dedicated to the retail establishments the survey respondents would like to locate in Earlville: Convenience store/gas station, restaurant, bank, and grocery store. Eighty-eight percent would like the City's appearance to be enhanced through tree plantings, flowers and landscaping, improved signage and façade improvement. Enforcing the building and zoning codes to maintain the character of the community was also cited as being important.

## **ECONOMIC DEVELOPMENT GOALS**

The economic development goals of Earlville are meant to foster economic growth through expansion of existing business, new economic partnerships, and fostering a strong workforce.

### **Concentrate on retaining and expanding business.**

Earlville strives to retain and expand local businesses by assisting firms in finding appropriate development sites; promoting the retention of existing manufacturing firms and facilitate their expansion; encouraging downtown revitalization and business development; and encouraging diversified retail shopping.

Earlville can meet these objectives by appointing a local and/or county person to assist existing businesses. Local business leaders should be aware of who this individual is so they turn to him/her when they have issues or when they are looking to expand. All community leaders should also be familiar with the designated person and how he/she can be reached so that they too can point interested businesses in the correct direction.

It is unlikely that a chain retail establishment will open a business in Earlville. For this reason, it is important to encourage locally owned businesses. This can be done by providing local entrepreneurs with assistance through workshops and one-on-one guidance throughout the process. Incentives for downtown revitalization should also be considered.

## **Edgewood**

Economic development is especially important in small rural communities such as Edgewood because it can increase tax revenue and keep money re-circulating in the local economy while improving the quality of life for residents.

Fifty people responded to the Edgewood comprehensive plan public input survey. Of those respondents, 45 or 90% were Edgewood residents. Survey respondents unanimously agreed that the quality of life in Edgewood is good. Residents are also very satisfied with the City code and other ordinances. Eighty-two percent of those surveyed indicated that the City does not need to enhance or improve its code and other ordinances. Residents also believe that the amount of commercial (63%) and mixed use developments (57%) is about right. Respondents indicated that a vibrant and

# DELAWARE COUNTY COMPREHENSIVE PLAN

active downtown area is the most important contributing factor to a livable City of Edgewood. Incentives for small businesses to improve their buildings/properties were also seen as very important.

Although residents are satisfied with the quality of life available in the City of Edgewood, they did indicate some areas for improvement within the economic development sphere. When asked if the City's appearance should be enhanced through tree plantings, flowers and landscaping, improved signage and façade improvements, 90% strongly agreed or agreed. Eighty percent of survey respondents indicated that the building and zoning codes should be enforced to maintain the character of the community. Over 30 survey respondents indicated they would like the following type of business either



# DELAWARE COUNTY COMPREHENSIVE PLAN

in the City or the County: pharmacy, convenience store/gas station, clothing store, restaurant, bakery, assisted living center, hardware store, dentist, deli, bank, daycare, florist, and health club/fitness center. A pharmacy was the most desired type of business with over 40 people indicating they would like this type of business in Edgewood or Delaware County. Residents are satisfied with the telecommunications services available to them but would like to see the internet service improved and expanded.

## **ECONOMIC DEVELOPMENT GOALS**

The economic development goals of Edgewood are meant to foster economic growth through expansion of existing business, new economic partnerships, and fostering a strong workforce.

### **Concentrate on retaining and expanding business.**

Edgewood strives to retain and expand local businesses by assisting firms in finding appropriate development sites; promoting the retention of existing manufacturing firms and facilitate their expansion; encouraging downtown revitalization and business development; encouraging diversified retail shopping; encouraging the transfer of ownership of existing commercial and industrial operations to the next generation.

Edgewood Board of Economic Development should be aware of who this individual is so they turn to him/her when they have issues or when they are looking to expand. Small business owners will be encouraged to use online or personal counseling resources for business succession plans.

It is unlikely that a chain retail establishment will open a business in Edgewood. For this reason, it is important to encourage locally owned businesses. This can be done by providing local entrepreneurs with assistance through workshops and one-on-one guidance throughout the process. Incentives for downtown revitalization should also be considered.

Succession planning is becoming increasingly important in Edgewood. As business owners age, the next generation of leaders must be trained to take over operations. Succession planning workshops should be held in Edgewood to begin the transition process. Following the workshops, one-on-one assistance should be provided to the businesses so that the plan meets the unique needs of each business. Leadership opportunities should also be extended to individuals identified as future leaders. Leadership Dubuque can be used as a model for this program.

## **Hopkinton**

Economic development is especially important in small rural communities such as Hopkinton because it can increase tax revenue and keep money re-circulating in the local economy while improving the quality of life for residents.

The following opinions are based on the results from a comprehensive plan public input survey that 33 individuals responded to. Overall, residents are satisfied with the quality of life in Hopkinton. Eighty percent of survey respondents indicated that there is a good quality of life in the City. Ninety-four percent of respondents indicated that a vibrant and active downtown area and incentives for small businesses to improve their buildings/properties

# DELAWARE COUNTY COMPREHENSIVE PLAN

are very important or somewhat important. Maintaining the character of the community is extremely important to residents. Other than a change in employment, a loss of community character was the most frequently identified factor that would cause a resident to move. It will be important to consider this when striving to improve the economic conditions in Hopkinton.

Overall, residents are content with many of the economic indicators in Hopkinton; however, there is room for improvement. More land dedicated to commercial use (shopping, services, restaurants, office) is desired by 61% of survey respondents. There is also a strong desire to have a grocery store, convenience store/gas station, bank, and restaurant in Hopkinton. Several comments indicated that the Hopkinton government needs to become more business friendly to help promote development.

## **ECONOMIC DEVELOPMENT GOALS**

The economic development objectives of Hopkinton are meant to foster economic growth through expansion of existing business, new economic partnerships, and fostering a strong workforce.

### **Concentrate on retaining and expanding business.**

Hopkinton strives to retain and expand local businesses by assisting firms in finding appropriate development sites; promoting the retention of existing manufacturing firms and facilitate their expansion; encouraging downtown revitalization and business development; and encouraging diversified retail shopping.

Hopkinton can meet these objectives by appointing a local and/or county person to assist existing businesses. Local business leaders should be aware of who this individual is so they turn to him/her when they have issues or when they are looking to expand. All community leaders should also be familiar with the designated person and how he/she can be reached so that they too can point interested businesses in the correct direction.

It is unlikely that a chain retail establishment will open a business in Hopkinton. For this reason, it is important to encourage locally owned businesses. This can be done by providing local entrepreneurs with assistance through workshops and one-on-one guidance throughout the process. Incentives for downtown revitalization should also be considered.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 8: Public Infrastructure and Utilities

Infrastructure and utilities for maintaining the quality of life within Delaware County and the Cities of Earlville, Edgewood and Hopkinton as well as necessary for future development. To have the existing quality of life infrastructure and utilities are provided by both public and private entities.

### Service Providers

Alliant Energy Cooperation is an energy holding company providing electric and natural gas services to communities throughout Iowa, Wisconsin and Minnesota. Service is provided to more than 1.4 million customers and nearly 4,000 people are employed by Alliant Energy.

Alpine Communications is an Iowa owned and operated communications company that provides telecommunications, high speed internet and monitored security services. Alpine currently employs 21 local residents.

Black Hills Energy provides natural gas service in Delaware County. The company provides electric and natural gas service to over 600,000 customers in Colorado, Iowa, Kansas and Nebraska. Black Hills Energy is part of the Black Hills Corporation which is based in Rapid City, South Dakota

Century Link is the nation's third largest telecommunications company. Century Link has 615,000 access lines and employees 1,420 people in the State of Iowa.

Maquoketa Valley Electric Cooperative organized on December 27, 1935 as a private, non-profit electric utility that is owned by the members it serves. It was established to provide electric service at the lowest price possible. Maquoketa Valley Electric Cooperative is headquartered in Anamosa, Iowa and membership covers homes, farms, and businesses in Delaware, Dubuque, Jackson and Jones counties as well as portions of Buchanan, Cedar, Clayton, Clinton and Linn counties.

Mediacom Communications is the nation's eighth largest cable television company. Mediacom's focus is providing cable, internet and phone service to America's smaller cities and towns. They serve over 1,500 communities nationwide and have a workforce over 4,400.

Windstream Communications provides high-speed broadband internet, phone service and digital TV packages to residential, commercial and government customers. Windstream currently provides service for approximately 3.3 million access lines in 23 states.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Table 8.1	
Delaware County Utilities	
Service	Provider
Electric	Alliant Energy & Maquoketa Valley Electric Cooperative
Gas	Black Hills Energy
LP Gas	Three Rivers FS
Phone	Century Link and Windstream

## Current Conditions

### Water

Delaware County does not provide public water to residents living within the unincorporated areas of Delaware County. Delaware County Water and Sanitation Department is responsible for issuing well permits and testing and filling.

### Sewer

Delaware County does not provide public waste water to residents living within the unincorporated areas of Delaware County. Delaware County Water and Sanitation Department is responsible for permitting of, and the inspection of private septic systems in the county.

### Broadband

There are eleven broadband providers in Delaware County. Throughout the county, 81.97% of households have access to more than one broadband service provider. This increased competition helps keep cost low and service quality high. As technology progresses, so does the demand for faster, more reliable broadband. The FCC found that “advanced telecommunications capability” at a minimum must permit an end user to download content at speeds of at least 4 megabits per second (Mbps). In 2012, 92.08% of households in Delaware County have access to up to 10 Mbps download speed. There is currently no middle mile infrastructure in Delaware County. Last mile broadband services are dependent on access to middle mile broadband providers. Middle mile availability can impact last mile broadband service through speed, cost, and possibly reliability of service. Middle mile access is measured based on a community’s availability to fiber.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Future Needs

Broadband expansion can enhance economic development and improve quality of life, particularly in rural communities through improved healthcare, enhanced educational opportunities, more efficient government, and more effective economic development. Adequate broadband access is necessary to recruit and retain a tech-savvy workforce and a creative class that leverages broadband-enabled goods and services in innovative ways.

## Goals

- Increase the number of broadband providers in Delaware County, specifically targeting the 18.03% of households that currently have only one provider.
- Improve middle mile infrastructure throughout the county by adding fiber. Priority should be given to industrial parks and industries that require fast broadband speeds and reliable broadband service to do business.



## Earlville

Table 8.2	
Earlville Utilities	
Service	Provider
Sewer	City of Earlville
Waster	City of Earlville
Electric	Earlville Municipal
Gas	Black Hills Energy
LP Gas	Three Rivers FS
Phone	Windstream

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Current Conditions

### Water

Earlville water system was most recently upgraded in 1999 with the addition of a 1,200 foot deep Jordan well. The well replaced one of the city's existing wells and was required due to high nitrate levels in the shallow wells. The City maintains the second well as a back-up. The system includes a 187,000 gallon water storage reservoir.

### Sewer

The Earlville wastewater treatment facility was originally built in 1950 as an Imhoff tank-trickling filter plant without final clarification. The design basis was the volumetric organic loading on the trickling filter and the plant had no effluent standards applied to it. There have been several improvements made to the system, most notably in 1985 and 2001. The 1985 upgrade added a comminutor, flow meter, influent pumping station, primary clarifier, and a final clarifier. The Imhoff tank was converted to a sludge holding tank with the intent to be designed for secondary treatment with BOD and suspended solids standards only and no ammonia removal capability. The wastewater system was upgraded in 2001 with the replacement of the trickling filter media to provide ammonia removal capability, installation of an aerobic digester to provide proper processing and stabilization of wastewater biosolids, and a 100,000 gallon sludge storage tank to hold biosolids during wet and freezing weather conditions. The 2001 improvements were designed with a projected 950 population in the year 2020.

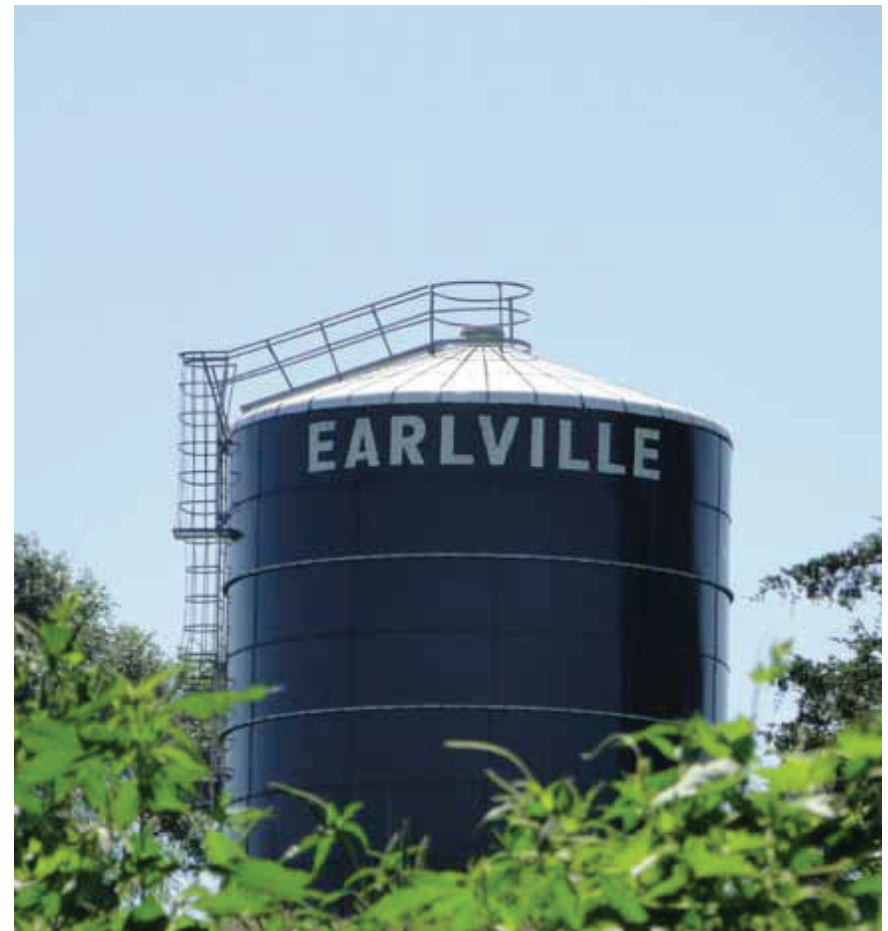
## Future Conditions

### Water

At this time no facility improvements are planned.

### Sewer

At this time no facility improvements are planned, unless there would be a change in facility requirements from the Iowa Department of Natural Resources.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Edgewood

### Current Conditions

#### Water

The Edgewood water system was most recently upgraded in 2005 with the addition of a 1,275 foot deep Jordan well with a 160 gpm pump, the installation of a pressure filter treatment system to remove radium, and the replacement of water meters. The City maintains its second well as an emergency back-up source for water. The system includes a 200,000 gallon elevated water storage tower.



Table 8.3	
Edgewood Utilities	
Service	Provider
Sewer	City of Edgewood
Waster	City of Edgewood
Electric	Alliant Energy
Gas	Black Hills Energy
Phone	Windstream
Cable	Mediacom
Internet	Mediacom and Windstream

#### Sewer

The Edgewood wastewater system consists of a controlled discharge lagoon system. The system was upgraded in 2009 with the dividing of its two cells each into three cells, the installation of an insulating blanket on the lagoons, mixers, aerator and headwork's improvements, and a UV disinfection system. The improvements were based on a twenty-year projected population size of 1,115 in 2027.

### Future Conditions

#### Water

At this time no facility improvements are planned.

#### Sewer

At this time no facility improvements are planned, unless there would be a change in facility requirements from the Iowa Department of Natural Resources.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Hopkinton

### Current Conditions

#### Water

The City of Hopkinton is currently serviced by two deep wells supplying the 150,000 gallon water tower. Well number 4, a new 8" water main around the perimeter of the city and the new water 145' tower were completed in 1984. The City's water supply is treated by chlorination. In 2012 a submersible pump was installed at the water tower to assist with pumping. The static water level of well number 4 was 240 feet when it was drilled. In 2008 the static level had dropped to 311 feet and has since dropped another 14 feet. Drilling a new well has been suggested to address the static water level drop, however the State of Iowa controls water supply in Iowa and has the power to set limits on how much water can be used by permit holders, and therefore a new well might not be best solution.

#### Sewer

The Hopkinton wastewater treatment facility was originally built in 1958 it started out with a life station, clarigestor, trickling rock filter, sludge drying bed and a final clarifer. There have been several improvements to the facility; in 1973 a control building was constructed that housed a small laboratory, office and sludge loading station. The drying beds were removed to make way for the installation of rotating biological contractors. In 1988 a new sequenching batch reactor basin was added to take the place of the rotating biological contractors. In 2003 the Iowa Department of Natural Resources informed the City that new guidelines that were taking effect in 2005 would require backup equipment.

Table 8.4	
Hopkinton Utilities	
Service	Provider
Sewer	Hopkinton Municipal Utilities
Waster	Hopkinton Municipal Utilities
Electric	Hopkinton Municipal Utilities
Gas	Black Hills Energy
Phone	Windstream
Internet	Net Connect and Windstream



# DELAWARE COUNTY COMPREHENSIVE PLAN



The system changed again to comply with the new guidelines by replacing the equalization tank with a second sequencing batch reactor basin, removal of the rotating biological contractors and use their basins for chlorine contact and chlorine removal. The existing chlorine tank was removed

## **Future Conditions**

### **Water**

At this time no system improvements are planned. However the City Council should be aware and consider options for addressing the static water level drop in well number 4.

### **Sewer**

In 2010, the City of Hopkinton experienced flooding that caused extensive damage to the City's wastewater treatment plant. Therefore the City does not anticipate facility improvements needed in the near future, unless Iowa Department of Natural Resources would change the facilities requirements.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 9: Transportation

### Introduction

Delaware County's transportation system is vital to everyday life within the region. Locally, the transportation system facilitates the movement of people and goods within the region. The system allows residents to get from their homes to employment, education, medical care, and shopping. The transportation system also allows people and goods to move in and out of the region. Businesses import products and raw materials from outside the region, and export goods and commodities to other regions. Connections to regional transportation networks allow businesses to conduct these transactions quickly and efficiently, and allow the region to compete in the global marketplace.

Along with the benefits from transportation, come unintended negative impacts. If left unchecked, pollution, noise, congestion, safety, and high maintenance costs can diminish quality of life for local residents. In addition, some segments of the population such as the disabled, the elderly, and low-income populations are not able to access the transportation system. Through this Comprehensive Plan, Delaware County will strive to provide efficient and affordable transportation to residents and businesses while striving to minimize negative impacts. Delaware County will work to provide diverse and interconnected modes of transportation, accessibility, safety, and improved environmental quality.

### Transportation Planning

Delaware County communities coordinate with a regional transportation-planning agency, Regional Planning Affiliation 8 (RPA 8) for transportation planning. RPA 8 is a four-county region that includes Clinton, Delaware, Dubuque, and Jackson counties. RPA 8 facilitates coordination among local, regional, state, and federal agencies on transportation issues and plans. RPA 8 is responsible for planning for the development of a seamless system for the safe and efficient movement of people and goods within and between modes of transportation including streets, highways, bicycle, pedestrian, transit, rail, water, and air.

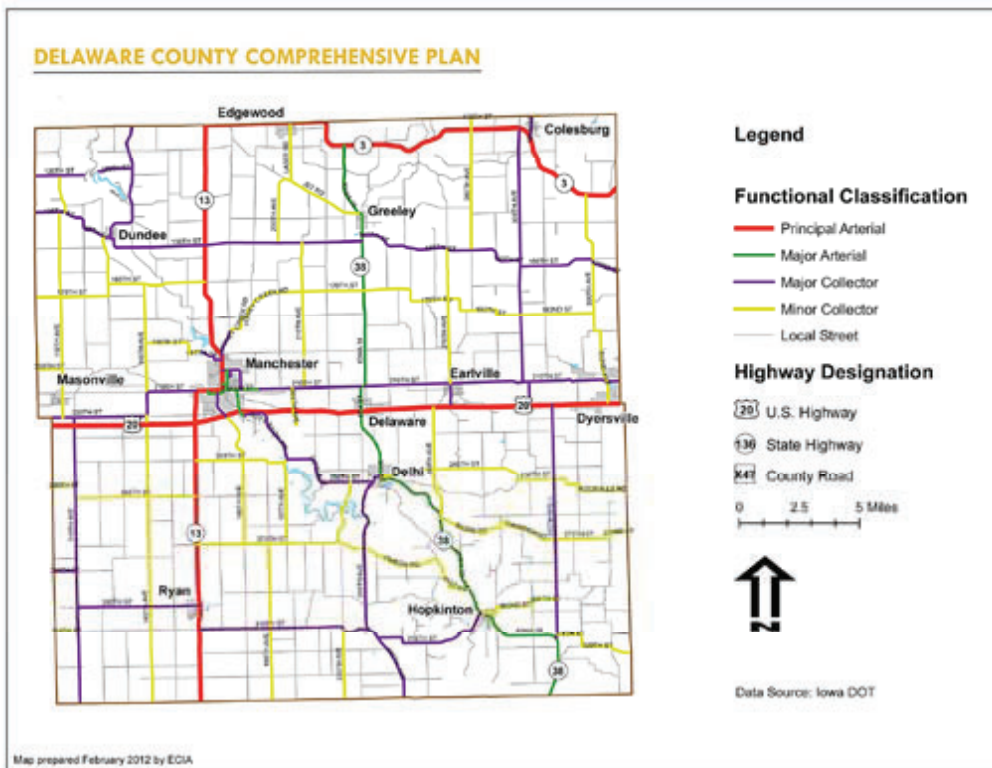
The Delaware County Comprehensive Plan provides an overview of the County's transportation system. More detailed transportation information is included in the RPA 8 Long Range Transportation Plan (LRTP). The RPA 8 LRTP focuses on transportation related issues over a 20-year period. In accordance with Iowa DOT recommendations, RPA 8 updates its LRTPs every five years. The LRTP provides an explanation of the area's current transportation trends, and a forecast of future transportation issues. Through the LRTP planning process, local residents create the vision and goals that will guide transportation investment within the region over the next 20 years. The RPA 8 LRTP is available for download at [www.eciatrans.org](http://www.eciatrans.org).

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Roadways

The predominant transportation system in Delaware County is a network of streets and highways that carry cars and trucks. These roadways serve the circulation needs of local residents and visitors from outside the area. The following section describes the roadway system in the County in terms of functional classification, capacity, congestion, and safety.

Map 9.1



## Functional Classification

Functional classification describes a roadway based on the type of service that it provides. Roadways provide two basic types of service: land access and mobility. The degree to which a roadway provides access and/or mobility determines its functional classification. The key to planning an efficient roadway system is finding the appropriate balance between mobility and accessibility. The following defines the functional classifications found in Delaware County.

**Principal Arterial** roadways primarily serve a mobility function with minimal land access. The primary purpose of principal arterials is the rapid movement of people and goods for extended distances. Principal arterials are high capacity, high-speed roadways with restricted access. US Highway 20 Delaware County is an example of a principal arterial.

**Minor Arterials** interconnect with and augment principal arterials. Minor arterials within urban areas serve inter-community trips of moderate length. Although the primary purpose of the minor arterial is mobility, this class provides more access points and more land access than a principal arterial. Iowa Highway 38 in Delaware County is an example of a minor arterial.

**Major and Minor Collector** streets channel trips between the local street system and the arterials. Collectors serve a balance between mobility and land access. Parking and direct driveway access to the street are typically allowed on collectors. Collectors are usually wider, have higher capacity, and permit somewhat higher speeds than the local street network. S 3rd Street in the City of Manchester is designated as a collector street.

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Local Streets** primarily provide local land access and offer the lowest level of mobility. Characteristics of local streets include uncontrolled intersections, posted speed limits of 25 miles per hour or less, and few restrictions on parking. Local streets include all streets not classified as principal arterial, minor arterial, or collector.

The Table 9.1 lists the miles of roadway in Delaware County in terms of functional classification. Map 9.1 displays Delaware County roads by Functional Classification.

### Level of Service

Level of Service (LOS) is a qualitative measure that describes congestion on a roadway, based on speed, travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. LOS is determined by calculating the Volume to Capacity (VC) ratio, where the traffic volume, observed or forecasted, is divided by the estimated capacity of the roadway. LOS "A" represents complete free flow of traffic, allowing traffic to maneuver unimpeded. LOS "F" represents a complete breakdown in traffic flow, resulting in stop and go travel. Delaware County VC ratios were calculated using 2009 Iowa DOT traffic counts. See Map 9.2 for the current level of service in Delaware County. Map 9.2 indicates that congestion is not a severe issue mosareas, as the majority of Delaware CountyRoads are LOS A or B.

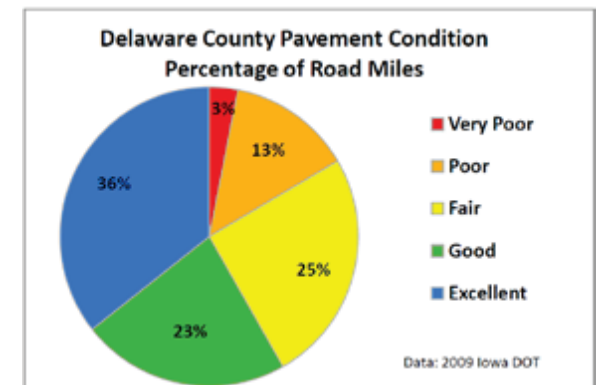
### Future Roadway Needs

**Road Maintenance** will be an important issue for the future of Delaware County. 80% of 184 Delaware County residents surveyed feel that road repair and maintenance is a very important issue regarding the livability of the County. Roadway conditions are assessed based on Pavement Condition Index (PCI). The PCI process assigns a numerical value between 0 and 100 based on a visual survey of the pavement with 100 representing excellent pavement. Figure 9.2 displays pavement condition by percentage of road miles for federal aid eligible secondary roads and primary highways. Map 9.3 shows the condition of Delaware County roads. According to the PCI data, the majority of Delaware County's roads (59%) are in excellent or good condition. However, there is a large percentage (16%) that is in Poor or Very Poor condition.

Roadways provide the connections that allow efficient movements of people and goods within the region. The ongoing maintenance of the roadway network is vital to the County's economic success. In the future, Delaware County must face the challenge of stretching limited budgets to maintain vital transportation infrastructure.

Functional Classification	Total Roadway Miles
Principal Arterial	93
Minor Arterial	33
Major Collector	133
Minor Collector	173
Local Streets	711
<b>Total</b>	<b>1,143</b>

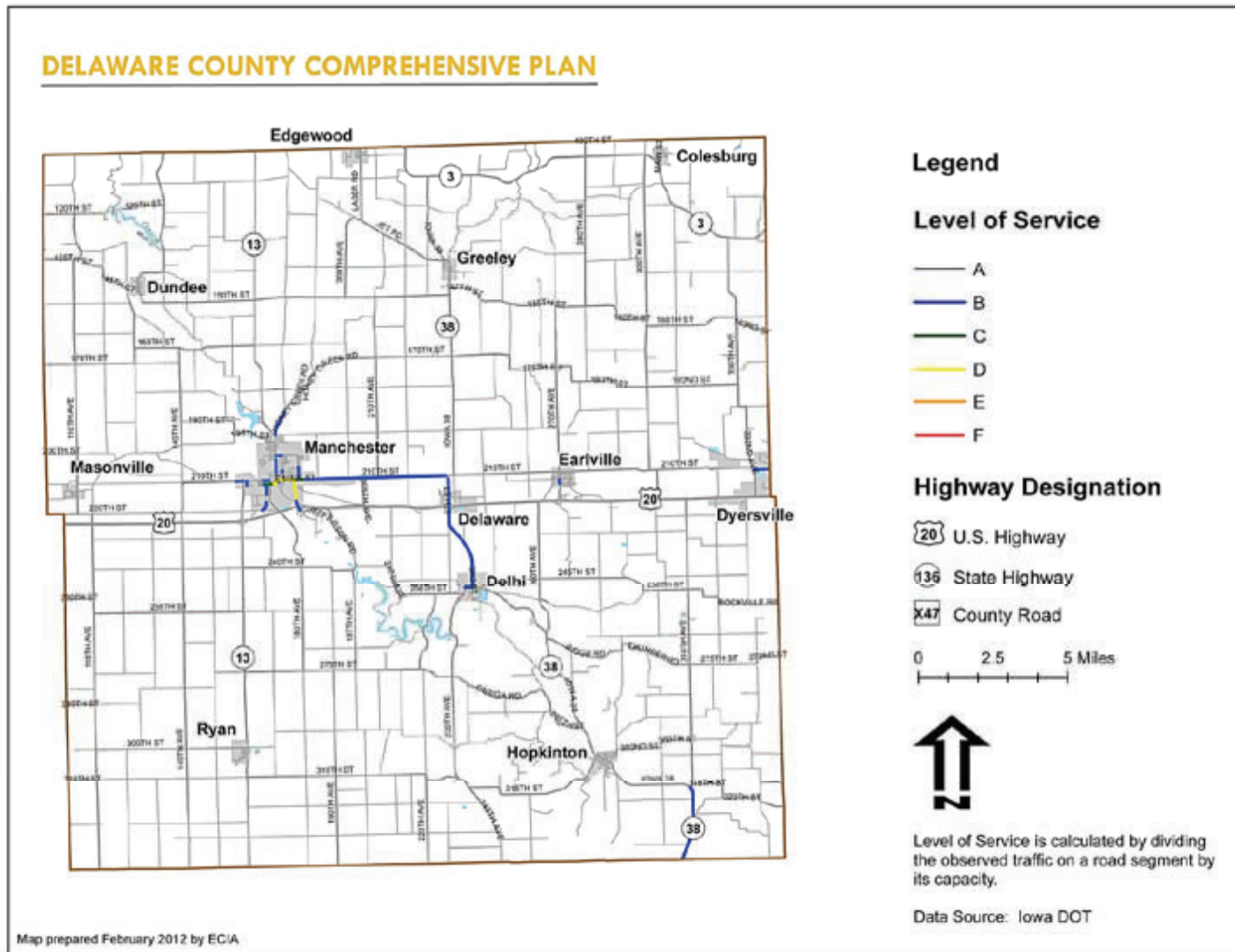
Figure 9-1





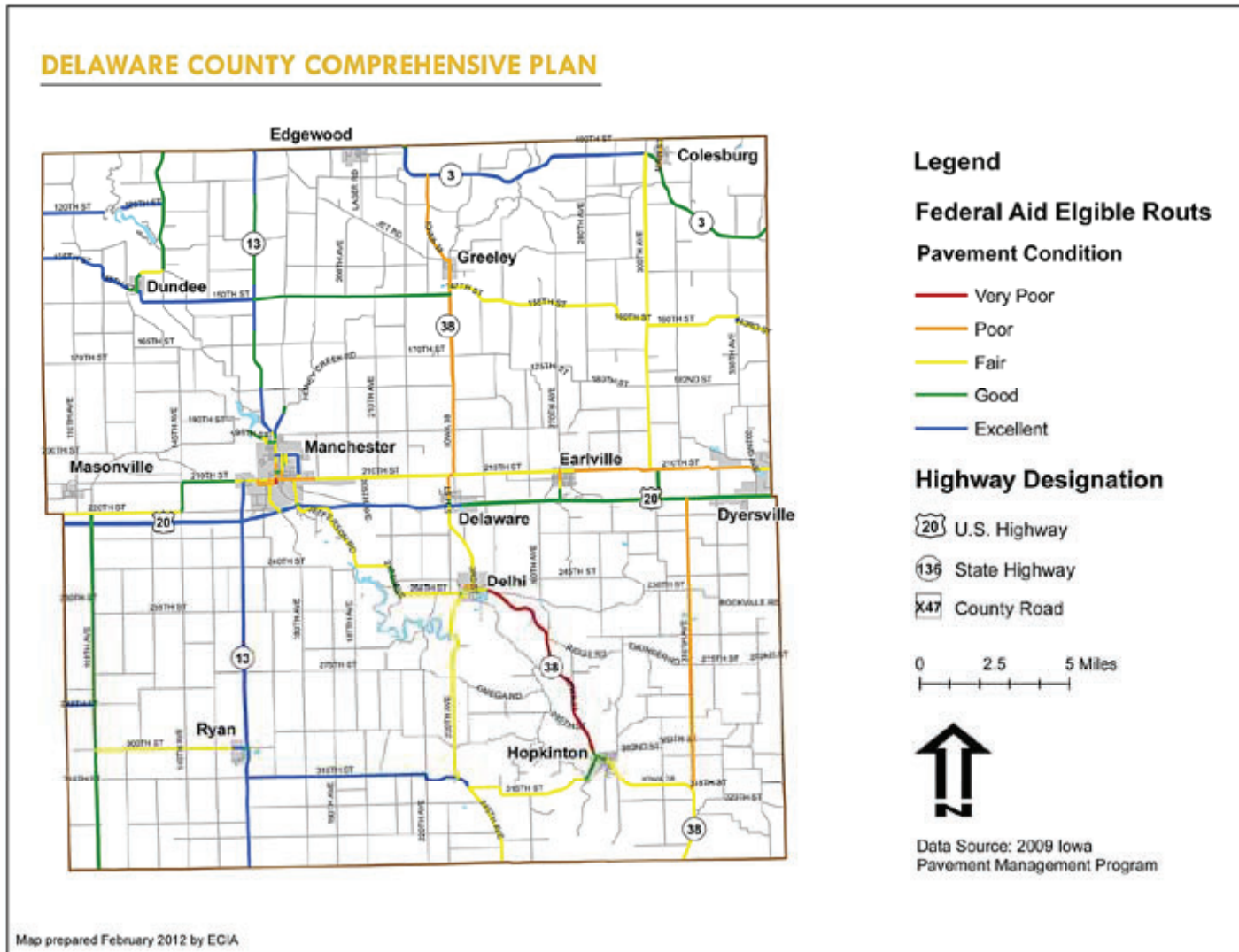
# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 9.2



# DELAWARE COUNTY COMPREHENSIVE PLAN

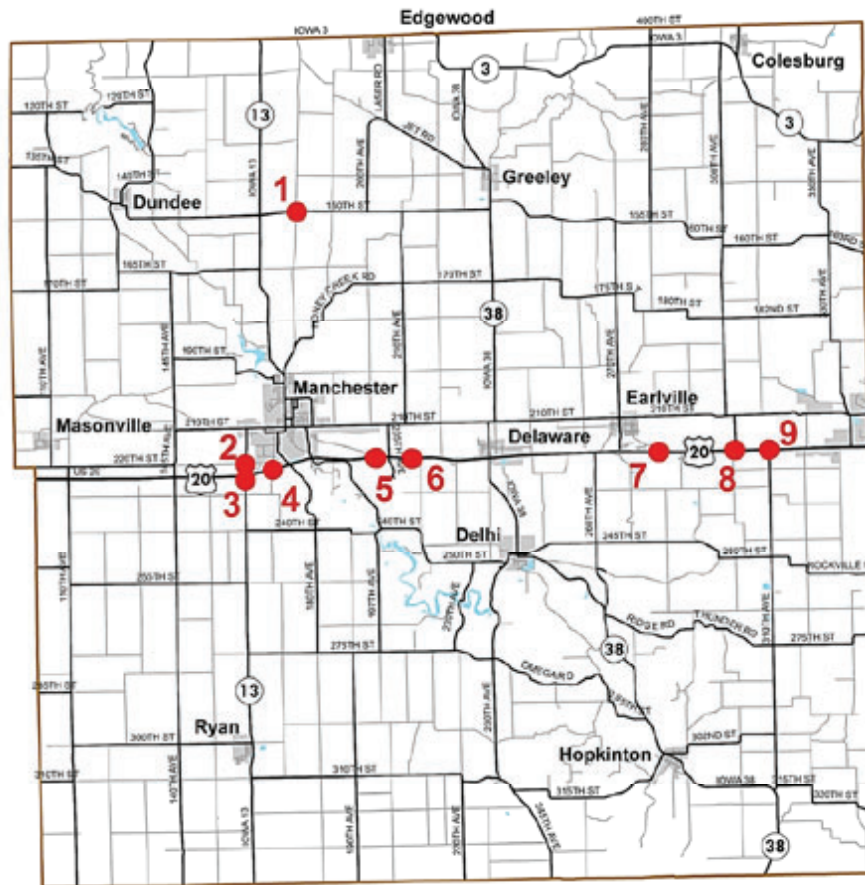
Map 9.3



# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 9.4

## DELAWARE COUNTY COMPREHENSIVE PLAN



### Legend

#### Crash Clusters 2001 - 2006

- 6 or more crashes

#### High Crash Locations

1. 150th St at 180th Ave
2. IA 13 at 220th St
3. IA 13 at US 20 interchange
4. US 20 1/2 mile east of IA 13
5. US 20 1/3 mile west of 205th St
6. US 20 1/2 mile east of 205th St
7. US 20 1 mile east of Earlville interchange
8. US 20 at 300th Ave
9. US 20 at 310th Ave

#### Highway Designation

- U.S. Highway
- State Highway
- County Road

0 2.5 5 Miles

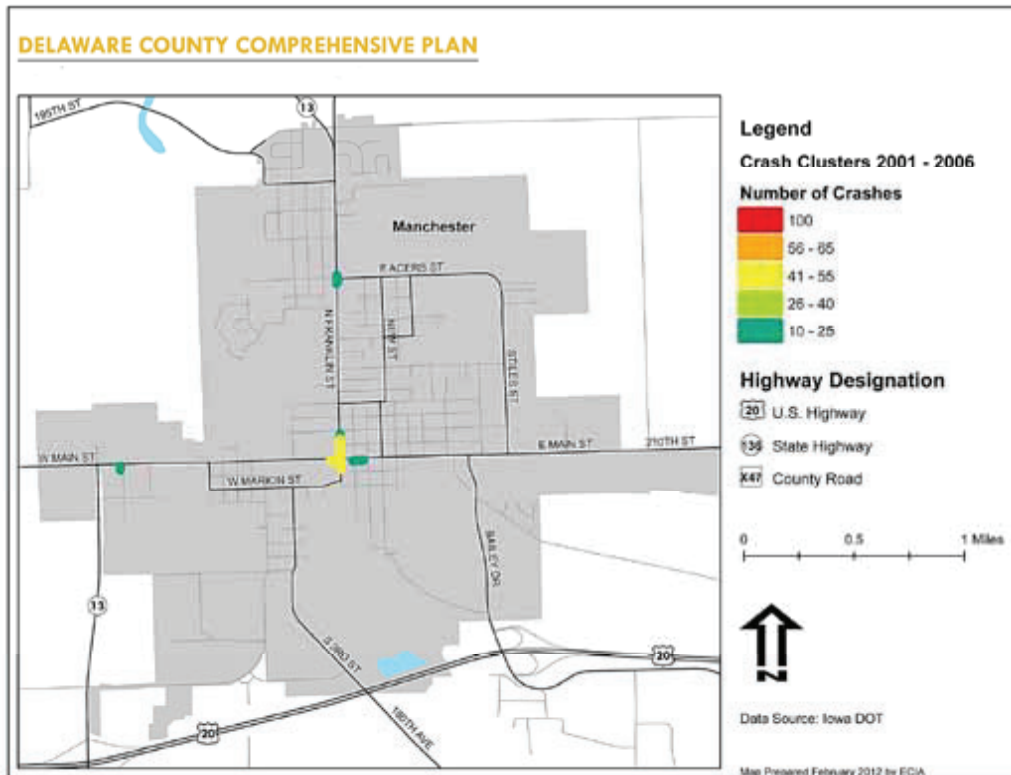


Data Source: Iowa DOT

Map Prepared February 2012 by ECIA

# DELAWARE COUNTY COMPREHENSIVE PLAN

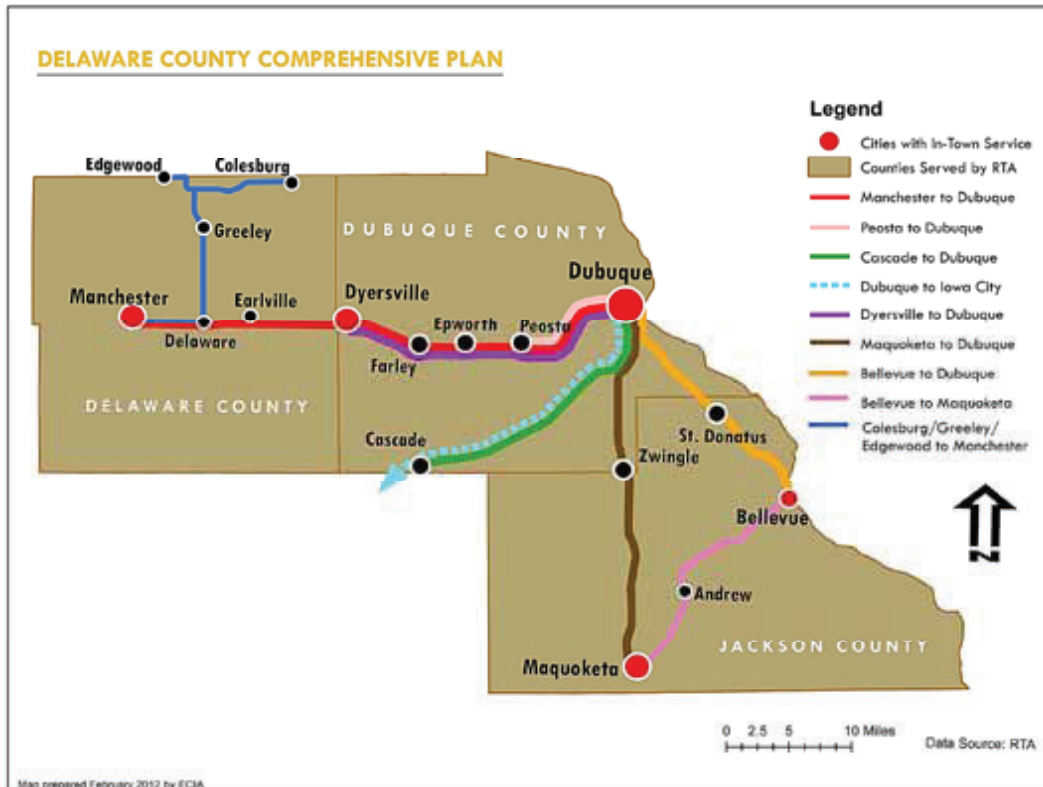
Map 9.5



**Roadway Safety** is an important consideration when planning for the future of the transportation system. Outdated or deteriorating infrastructure, high traffic volumes, or unsafe driver behavior are all potential causes of safety issues that can lead to serious injury or death. Transportation planners use crash data to identify areas on the road network where the number of crashes is higher than expected. Once identified, the local government can take action to correct the problem. Iowa Department of Transportation provides crash data for all counties in the state. Using data from 2001-2006, staff created maps to illustrate the distribution of fatal crashes, and crashes causing major or minor injuries. The maps are used identify locations experiencing more crashes than would normally be expected. See Maps 9.4 - 9.5 for Iowa DOT crash data. The crash data shows that while the county is relatively safe, there are some problem areas. Injuries and fatalities from auto crashes can place a burden on local residents and can reduce the overall quality of life in the County. Delaware County must continue to work to improve safety for its roadway users.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 9.6



## Transit

Delaware County is served by the Region 8 Regional Transit Authority (RTA). RTA provides ADA accessible transportation to the cities and rural areas of Delaware, Dubuque, and Jackson Counties. RTA provides many cities with daily inter and intra-city service, while other communities have service several times per week. RTA also serves rural residents through its demand response service. RTA operates a fleet of 27 lift equipped light duty buses, 2 ramp accessible minivans, and 2 non-ADA standard vans. Map 9.6 shows RTA's transit routes within Delaware County.

## Future Transit Needs

As part of the DMATS and RPA 8 2011-2015 Passenger Transportation Plan (PTP), staff conducted a public input process. The goal of this process was to identify steps transit providers could take to improve the system. The following are the top five improvements identified for The Jule and the RTA through the public meetings and surveys.

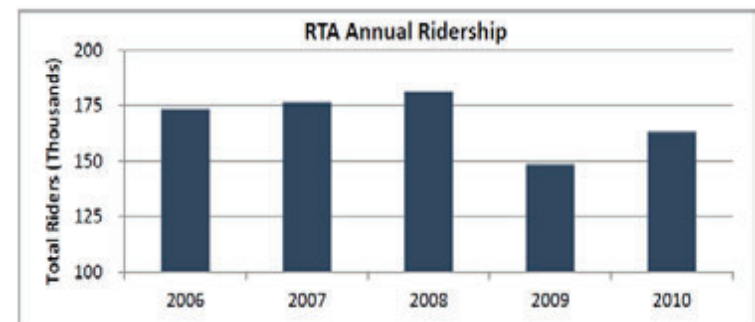
RTA

1. Expand hours and days of service

2. Maintain a constant schedule
3. Expand services within Dubuque
4. Expand service to the West End
5. Add an extra Iowa City route

RTA hopes to improve transit service and increase ridership by implementing the improvements listed above. Figure 9.2 shows the annual ridership for the RTA for 2006 to 2010.

Figure 9.2



# DELAWARE COUNTY COMPREHENSIVE PLAN

## **Bicycle and Pedestrian**

Non-motorized transportation is a key component of a multi-modal transportation system. Good walking and biking facilities can improve quality of life by reducing the number of vehicles on the road, promoting an active lifestyle, attracting visitors to the area, and providing a low cost mode of transportation. 82% of Delaware County residents surveyed listed Bicycle paths as a very important or somewhat important issue regarding livability of the County. In recent years, Delaware County has worked to integrate bike and pedestrian facilities into its transportation network. However, according to 2010 Census estimates, only 3.9% of the population walks to work, and only 0.2% rides a bike.

Delaware County's bike and pedestrian facilities fall into two categories, separated and on-street facilities. A separated facility is a bikeway/walkway physically separated from motorized traffic by open space or barrier either in the highway right-of-way or in an independent right-of-way. Separated facilities are suitable for all pedestrians and bicyclists. In an on-street route, bicyclists share space with motorized vehicles. On-street routes can take several forms including bike lanes or shared roadways. In some cases, striping, signing, and pavement markings designate a portion of the roadway for the preferential or exclusive use of bicyclists by. In other cases, an on-street route signage indicates that the route is safe for bicyclists.

When planning a bicycling, hiking, and walking system, local governments should design a system that will accommodate as many users as possible. The system should take into consideration the differing abilities of the potential riders using the system. The Federal Highway Administration (FHWA) uses the following categories of bicycle users to assist in determining the impact that different facilities and roadway conditions will have on the bicyclist. Group A riders have the most experience, and are comfortable riding on most city streets. Group B bicyclists are less experienced and prefer riding on separated trails or low speed low traffic volume streets. Group C bicyclists are children. Children often use bicycles to get to school or recreation, but require well defined separation from motor vehicles.

The Bicycle Federation of America estimates that out of nearly 100 million people in the United States that own bicycles, roughly 5 percent qualify as Group A bicyclists, with the remaining 95 percent as Group B and C bicyclists. See Map 9.7 for the bike and pedestrian facilities in Delaware County.

## **Future Bicycle and Pedestrian Needs**

**Safety** – Improving bicycle and pedestrian safety will be a primary concern for the Delaware County Region. According to Iowa DOT, the state averages 5 bicyclist and 21 pedestrian fatalities each year. In Delaware County, County injury hospitalization data shows bicycle and pedestrian accidents as one of the leading causes of injury and death for residents between the ages of 1 and 34. The Iowa DOT recommends the following to improve bicycle and pedestrian safety:

- Young children need supervision in the traffic environment.
- Children should learn bicycle and pedestrian safety from an early age
- Wearing a helmet can reduce the risk of head injury by as much as 85%.

# DELAWARE COUNTY COMPREHENSIVE PLAN

**Distance** –Delaware County is a low-density rural region. The County’s rural character means that walking or bicycling to a destination can be difficult because of the long distances involved. Local governments can help reduce travel distances by encouraging compact development that reduces sprawl and promotes land use patterns that create more walkable neighborhoods. Examples of this include conservation subdivisions, mixed-use development, and infill development.

**Infrastructure** – Incomplete infrastructure prevents many Delaware County residents from walking and biking. Map 9.7 shows that there are many gaps in the regional trail and on-street bicycle route network, and many towns in the County have incomplete or inadequate sidewalk networks. Local governments can fill the gaps in the bicycle and pedestrian network working to obtain funding for trails and other facilities, and by exploring new sidewalk or Complete Streets polices. Complete Streets are designed to allow pedestrians, bicyclists, and transit to travel safely alongside automobiles.

According to a survey of Delaware County residents, the high priority areas for walking and biking improvements include downtowns, around schools, near parks. Delaware County communities should continue to work to improve the quality of its residents by supporting programs that make walking and biking safer and more convenient.

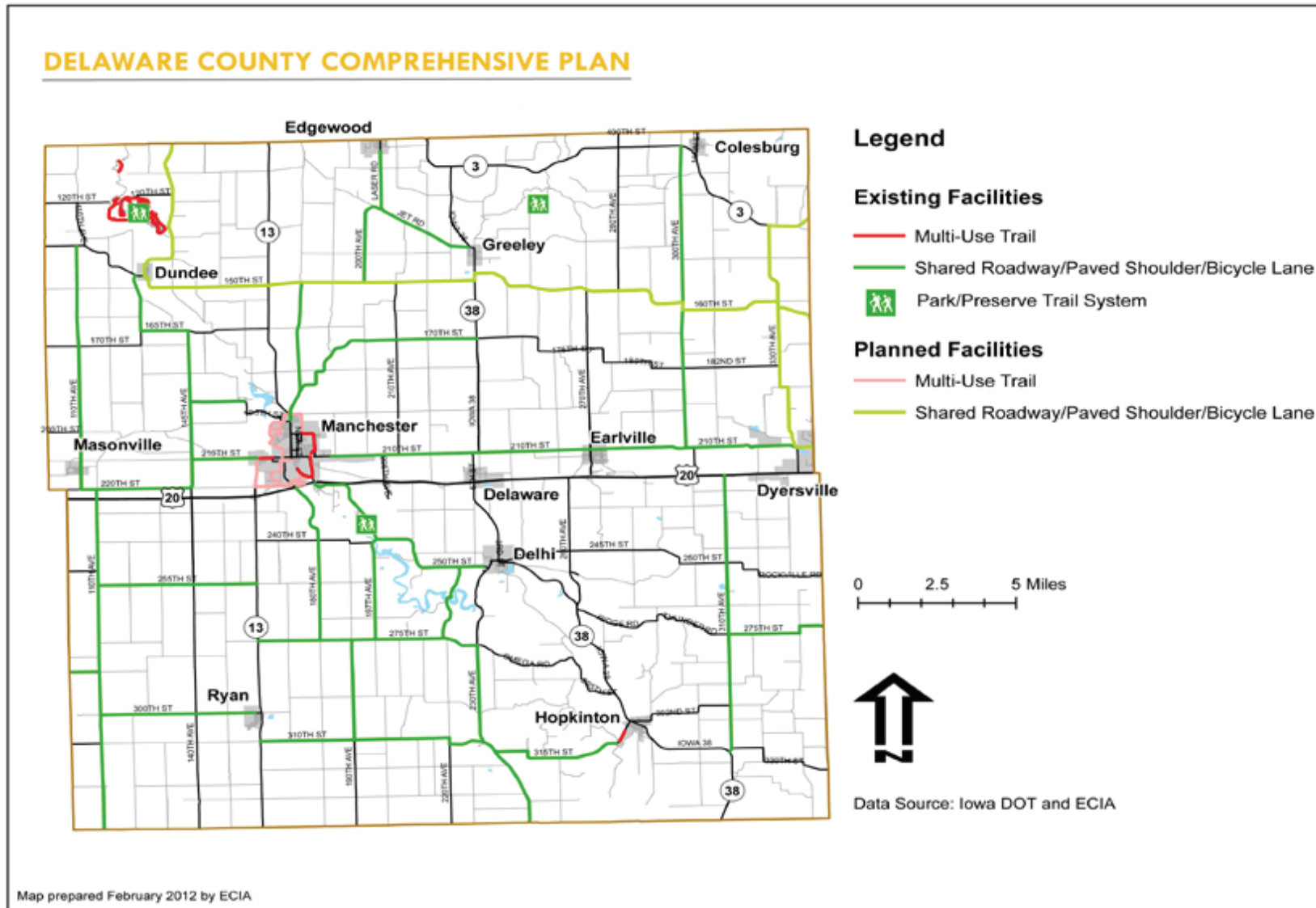
## **Freight**

The efficient movement of goods is one of the keys to effective competition in the world market system. As a result, policy makers, industry specialists, and transportation planners have recognized that an efficient freight system is fundamental for economic development in Delaware County. This section focuses on the three freight modes which are most active in the Delaware County: truck, rail, and air. The freight modes are described separately, but the different modes are often used in combination, which is referred to as intermodal freight transport.

US Highway 20 and State Highways 3, 13, and 38 pass through Delaware County. (See Map 9.8) These highways provide a ground connection to the rest of Iowa, the region, and the nation. The rail system that passes through the region is also a valuable resource. Two rail lines operated by the Canadian National Railroad pass through Delaware County. One line runs east and west across the county, and the other runs from Manchester south to Cedar Rapids. (See Map 9.8) Air transport accounts for a small portion of the freight moving in and out of Delaware County. Cedar Rapids, IA and Rockford, IL are located within reasonable driving distance and both serve as major air freight hubs for the surrounding area.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 9.7





# DELAWARE COUNTY COMPREHENSIVE PLAN

## Airport

The Dubuque Regional Airport provides commercial air transportation services for Delaware County. The airport is located in neighboring Dubuque County approximately seven miles south of downtown Dubuque on US Hwy 61. The airport occupies 1,057 acres and has a field elevation of 1,076 feet. The airport opened at the present location in 1948. The airport has two runways and five taxiways to support air operations. American Eagle Airlines offers four daily flights from the Dubuque Regional Airport to Chicago O'Hare International Airport.

The Federal Aviation Administration (FAA) produces annual Terminal Area Forecasts (TAF) for active airports in the National Plan of Integrated Airport systems. TAF reports include forecasts of enplanements, aircraft operations, and number of based aircraft. Figure 9.3 and 9.4 show the observed and forecasted operations and enplanements from 2000 to 2009 and the TAF forecasts to 2030. The events of 9/11, the loss of an air carrier, and the recent economic recession have negatively impacted airport activity over the past decade. The TAF forecasts expect a reversal of this trend, with a period of steady growth in both operations and enplanements over the next twenty years.

Figure 9.3

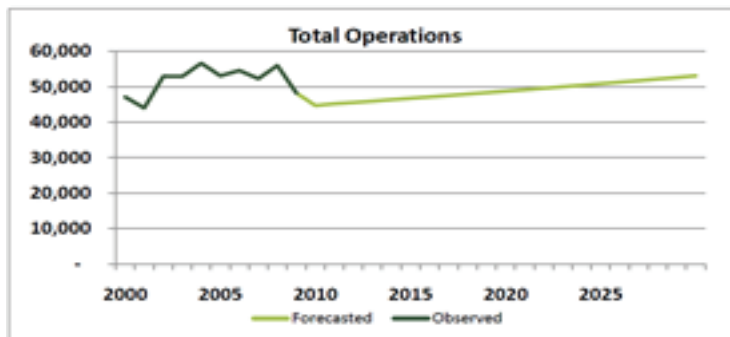
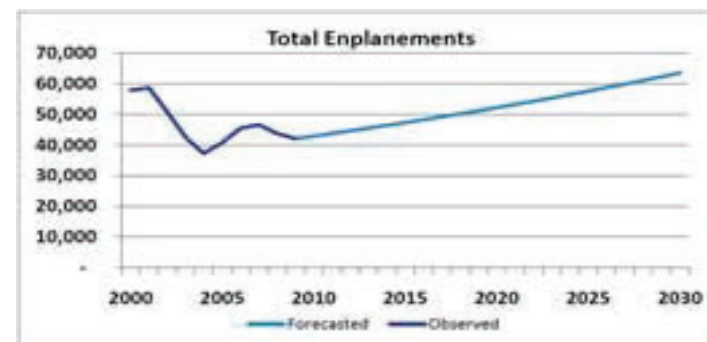


Figure 9.4



Data Source: FAA Terminal Area Forecasts 2011

# DELAWARE COUNTY COMPREHENSIVE PLAN

## **Special Transportation Initiatives**

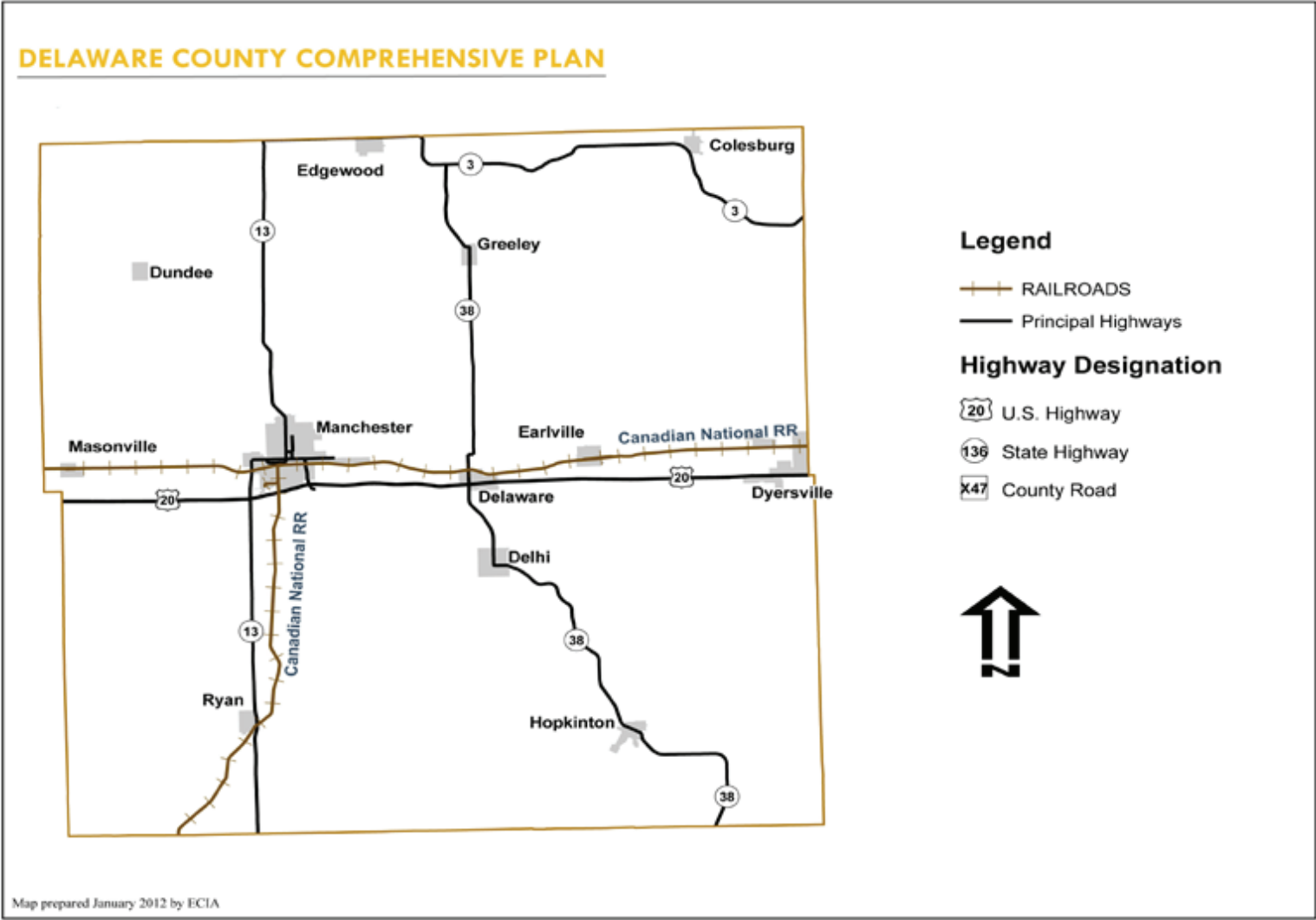
Delaware County Communities are currently partnering with private businesses, non-profit organizations, and individuals to implement several special initiatives within the region. This section will present three of these initiatives: Safe Routes to School and Sign Reflectivity. These initiatives are aimed at improving the quality of life in Delaware County by making the region more sustainable, improving the transportation system, and improving safety and security.

The goal of the Safe Routes to School (SRTS) program is to enable community leaders, schools and parents across the United States to improve safety and encourage more children to walk and bicycle to school safely. The Delaware County Safe Routes plan seeks to achieve this goal through two objectives. The first objective is to involve a variety of local entities in the planning process. Involving city, county, and school officials in the planning process will ensure that parents, local governments, and the schools are communicating and working together on walking and biking projects. The second objective of the plan is to provide a list of projects for each school that, when implemented, will provide students with safer opportunities to walk and bike to school and encourage students to take advantage of these opportunities. The project list can be used to guide future investments in walking and biking. Planning funds were awarded in January of 2009, and the planning process is currently underway. For more safe routes information please visit <http://www.eastio-wasaferoutes.org/>.

Delaware County is currently collaborating with the other municipalities in RPA 8 to comply with new federal regulations and improve transportation safety. RPA 8 is working to acquire a set of sign retroreflectometers for the counties and cities in the region. This new technology will enable communities to test the reflectivity of their road signs to ensure that they are visible at night. Improved sign testing will improve the County's ability to identify and replace signs that no longer meet minimum safety requirements.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 9.8



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 10: HAZARD MITIGATION

Hazard Mitigation is crucial to the comprehensive planning process, and hazard concerns are integrated throughout the preceding document. In order to facilitate review of this plan for compliance with Iowa's smart planning grant expectations, this section uses the "safe growth audit questions" from the FEMA publication Hazard Mitigation: Integrating Best Practices into Planning as a framework to collect and present the hazard mitigation elements of this plan. The comprehensive plan focuses on flooding issues for its hazard mitigation recommendations, as this is the hazard most likely to be affected by the decisions of the comprehensive plan (namely, land use and environmental decisions) for Delaware County, Earlville, Edgewood and Hopkinton.

### SAFE GROWTH AUDIT QUESTIONS FROM HAZARD MITIGATION: INTEGRATING BEST PRACTICES INTO PLANNING

#### Land Use

Does the future land-use map clearly identify natural-hazard areas?

Yes. Map 10.1 for Delaware County, map 10.2 for the City of Earlville, map 10.3 for the City of Edgewood and map 10.4 for the City of Hopkinton shows the future land use and includes the floodplains

Do the land-use policies discourage development or redevelopment within natural-hazard areas?

Yes. New development is not planned for flood hazard areas.

Does the plan provide adequate space for expected future growth in areas located outside of natural-hazard areas?

Yes. The future land use map shows more than enough land for future growth in non-hazard areas in the planning time frame. Delaware County, Earlville, Edgewood and Hopkinton have plans to grow existing developments and there is plenty of area outside of the floodplain areas.

Does the transportation plan limit access to hazard area?

The transportation plan does not encourage access to hazardous area.

Is transportation policy used to guide growth to safe location?

Yes. Proposed new roads connect to areas of town that have areas of non-hazard land available for development. Providing access to these areas will encourage development in safe areas. Jurisdictions with floodplain ordinance stipulate that subdivisions should have means of access during flood.

Are movement systems designed to function under disaster conditions (e.g. evacuation)?

Yes. One of the primary features of the set of proposed transportation changes is the provision of multiple access routes to all developed areas, and accommodation of multiple modes of transportation, including auto, bike, and pedestrian. By limiting since access developments (such as dead-end cul-de-sacs), the proposed system allows for greater evacuation possibilities. Most new growth areas have multiple street outlets and all new growth areas have at least one proposed street connection to the existing street network that does not cross a floodplain. A more connected system also makes safety services such as ambulance/fire service more efficient. Providing multiple mode choices improves safety by allowing options for evacuation and mobility during disaster conditions, particularly for those without vehicles. Proposed street extensions also reduce the load on existing streets, which increase mobility for safety purposes such as ambulance/fire service and other emergency services.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Environmental Management

Are environmental systems that protect development from hazards identified and mapped?

Yes. Maps 10.5-10.8 shows floodplains and wetlands for Delaware County and the Cities of Earlville, Edgewood and Hopkinton. These areas contribute to the natural drainage system that can help prevent flooding in developed areas by conveying storm-water properly.

Do environmental policies provide incentives to development that is located outside of protective ecosystems?

Yes. The Future Land Use map (maps 10.1-10.4) locates new development in areas outside of protective ecosystems and shows areas inside those ecosystems as non-developable (greenways). The future land use map is presented as a guide for the planning commission, county board of supervisors and city councils in deciding where new development should be allowed.

## Public Safety

Are the goals and policies of the comprehensive plan related to those of the FEMA Hazard Mitigation Plan?

Yes. The goals and policies of the comprehensive plan are in agreement with the 2012 Delaware County Multi-Jurisdictional Multi-Hazard Mitigation Plan (MJHMP). As mentioned above, the comprehensive plan primarily addresses floodplain issues, as this is the hazard most likely to be affected by the decisions of the comprehensive plan (namely, land use and environmental decisions). The MJHMP recommends that jurisdictions within Delaware County continue to enforce floodplain ordinances, which has recommendations similar to those in the comprehensive plan, including: minimizing flood damages in subdivisions by having adequate drainage and means of access in a flood.

Does the monitoring and implementation section of the plan cover safe-growth objectives?

Chapter 14 (Implementation) summarizes, categorizes, and creates a rough timeline for the safe-growth/hazard objectives of the plan, including: Ensure that revitalized residential areas of the city connect well to existing neighborhoods and are not isolated; 'Preserve an interconnected system of greenways that will provide natural storm-water management.' The Implementation chapter also provides a list of potential sources for financial support for many of these safe-growth objectives

## DELAWARE COUNTY:

SPECIFIC ACTION STEPS FOR HAZARD MITIGATION INCLUDED IN THE COMPREHENSIVE PLAN (ALSO IN CHAPTER X):

1. Preserve an interconnected system of greenways and natural areas that will provide natural storm-water management.  
Hazards Effect: Keeps new development out of the path of flooding and maintains natural flood control through storm-water management.  
Responsible Entity: City Staff, Planning and Zoning Commission, City Council
2. Guide residential growth within existing planned subdivisions and identify new development areas.  
Hazards Effect: Guides growth to non-hazard areas protected by the levee system and where emergency and response mechanisms are already in place. Responsible Entity: City Staff, Planning and Zoning Commission, City Council

# DELAWARE COUNTY COMPREHENSIVE PLAN

3. Practice multi-modal street design.  
Hazards Effect: Provides mobility options in case of disaster, particularly for vulnerable populations.  
Responsible Entity: City Staff, Engineering
4. Continue to implement public safety improvements as recommended by the Delaware County Multi-Jurisdictional Hazard Mitigation Plan including: improve protocol for response to ice storms, publicize locations for storm shelters, build new fire station and emergency response facility to accommodate equipment and to better prepare for emergency response, including improving outdoor warning system.  
Responsible Entity: City Staff, Fire Department
5. Continue all mitigation actions that ensure the ongoing safety from flooding such as:
  - a. Maintain NFIP membership as required.
  - b. Purchase or elevate structures, add lift stations, increase/reinforce culvert size, and add curb and gutter to streets in areas in flood zones with severe and repetitive damage.
  - c. Continue to explore funding solutions to rebuild and maintain Lake Delhi Recreation Area.
  - d. Explore implementation and construction of a spillway to prevent flooding.
  - e. Purchase additional state flood gauges for Honey Creek and Plum Creek.
  - f. Purchase sand-bagging equipment to better respond to flooding.
  - g. Purchase riprap and install as necessary to prevent erosion on river banks.
  - h. Continue to secure funds to rebuild Quaker Mill Dike.Responsible Entity: City Staff, Delaware County Emergency Management Coordinator, County Engineering

## CITY OF EARLVILLE:

### SPECIFIC ACTION STEPS FOR HAZARD MITIGATION INCLUDED IN THE COMPREHENSIVE PLAN:

1. Preserve an interconnected system of greenways and natural areas that will provide natural storm-water management.  
Hazards Effect: Keeps new development out of the path of flooding and maintains natural flood control through storm-water management.  
Responsible Entity: City Staff, Planning and Zoning Commission, City Council
2. Guide residential growth within existing planned subdivisions and identify new development areas.  
Hazards Effect: Guides growth to non-hazard areas protected by the levee system and where emergency and response mechanisms are already in place. Responsible Entity: City Staff, Planning and Zoning Commission, City Council
3. Practice multi-modal street design.  
Hazards Effect: Provides mobility options in case of disaster, particularly for vulnerable populations. Responsible Entity: City Staff, Engineering
4. Continue to implement public safety improvements as recommended by the Delaware County Multi-Jurisdictional Hazard Mitigation Plan including: improve protocol for response to ice storms, publicize locations for storm shelters, build new fire station and emergency response facility to accommodate equipment and to better prepare for emergency response, including improving outdoor warning system.  
Responsible Entity: City Staff, Fire Department

# DELAWARE COUNTY COMPREHENSIVE PLAN

5. Continue all mitigation actions that ensure the ongoing safety from flooding such as:
  - a. Maintain NFIP membership as required.
  - b. Purchase or elevate structures, add lift stations, increase/reinforce culvert size, and add curb and gutter to streets in areas in flood zones with severe and repetitive damage.

Responsible Entity: City Council, City Staff

## CITY OF EDGEWOOD

### SPECIFIC ACTION STEPS FOR HAZARD MITIGATION INCLUDED IN THE COMPREHENSIVE PLAN:

1. Preserve an interconnected system of greenways and natural areas that will provide natural storm-water management.  
Hazards Effect: Keeps new development out of the path of flooding and maintains natural flood control through storm-water management.  
Responsible Entity: City Staff, Planning and Zoning Commission, City Council
2. Guide residential growth within existing planned subdivisions and identify new development areas.  
Hazards Effect: Guides growth to non-hazard areas protected by the levee system and where emergency and response mechanisms are already in place.  
Responsible Entity: City Staff, Planning Commission, City Council
3. Practice multi-modal street design.  
Hazards Effect: Provides mobility options in case of disaster, particularly for vulnerable populations.  
Responsible Entity: City Staff, Engineering
4. Continue to implement public safety improvements as recommended by the Delaware County Multi-Jurisdictional Hazard Mitigation Plan including: improve protocol for response to ice storms, publicize locations for storm shelters, build new fire station and emergency response facility to accommodate equipment and to better prepare for emergency response, including improving outdoor warning system.  
Responsible Entity: City Staff, Fire Department
5. Continue all mitigation actions that ensure the ongoing safety from flooding such as:
  - a. Maintain NFIP membership as required.
  - b. Purchase or elevate structures, add lift stations, increase/reinforce culvert size, and add curb and gutter to streets in areas in flood zones with severe and repetitive damage.

Responsible Entity: City Council, City Staff

# DELAWARE COUNTY COMPREHENSIVE PLAN

## CITY OF HOPKINTON:

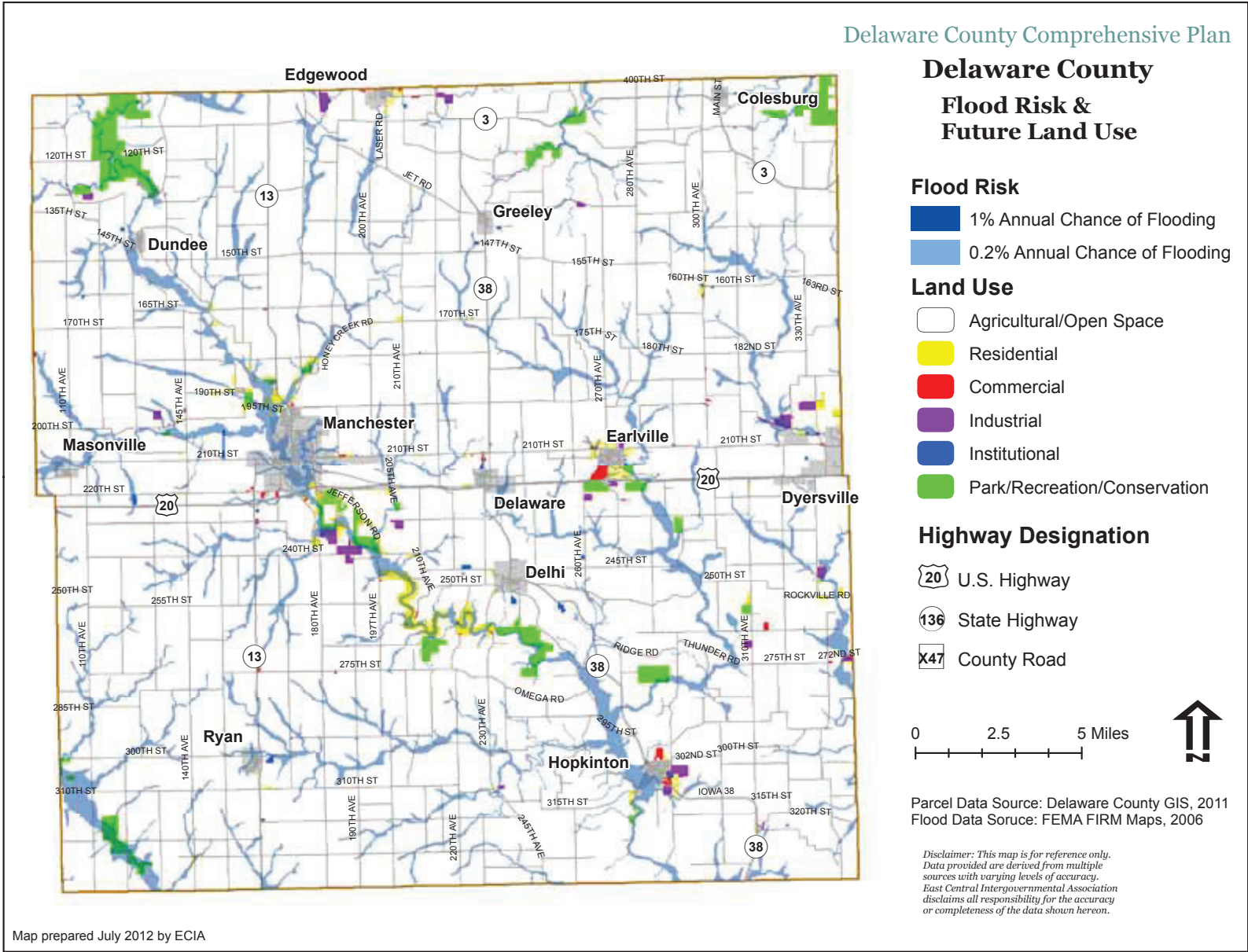
### SPECIFIC ACTION STEPS FOR HAZARD MITIGATION INCLUDED IN THE COMPREHENSIVE PLAN:

1. Preserve an interconnected system of greenways and natural areas that will provide natural storm-water management.  
Hazards Effect: Keeps new development out of the path of flooding and maintains natural flood control through storm-water management.  
Responsible Entity: City Staff, Planning and Zoning Commission, City Council
2. Guide residential growth within existing planned subdivisions and identify new development areas.  
Hazards Effect: Guides growth to non-hazard areas protected by the levee system and where emergency and response mechanisms are already in place.  
Responsible Entity: City Staff, Planning and Zoning Commission, City Council
3. Practice multi-modal street design.  
Hazards Effect: Provides mobility options in case of disaster, particularly for vulnerable populations.  
Responsible Entity: City Staff, Engineering
4. Continue to implement public safety improvements as recommended by the Delaware County Multi-Jurisdictional Hazard Mitigation Plan including: improve protocol for response to ice storms, publicize locations for storm shelters, build new fire station and emergency response facility to accommodate equipment and to better prepare for emergency response, including improving outdoor warning system.  
Responsible Entity: City Staff, Fire Department
5. Continue all mitigation actions that ensure the ongoing safety from flooding such as:
  - a. Maintain NFIP membership as required.
  - b. Purchase or elevate structures, add lift stations, increase/reinforce culvert size, and add curb and gutter to streets in areas in flood zones with severe and repetitive damage.
  - c. Raise access road to the Waste Water Treatment Facility to prevent inaccessibility from flooding.
  - d. Purchase river gauges to monitor water levels at Buck Creek, Plum Creek, North Maquoketa River and Bell Creek especially since the Lake Delhi dam is to be restored and effects river levels as they flow to the City of Hopkinton.  
Responsible Entity: City Council, City Staff



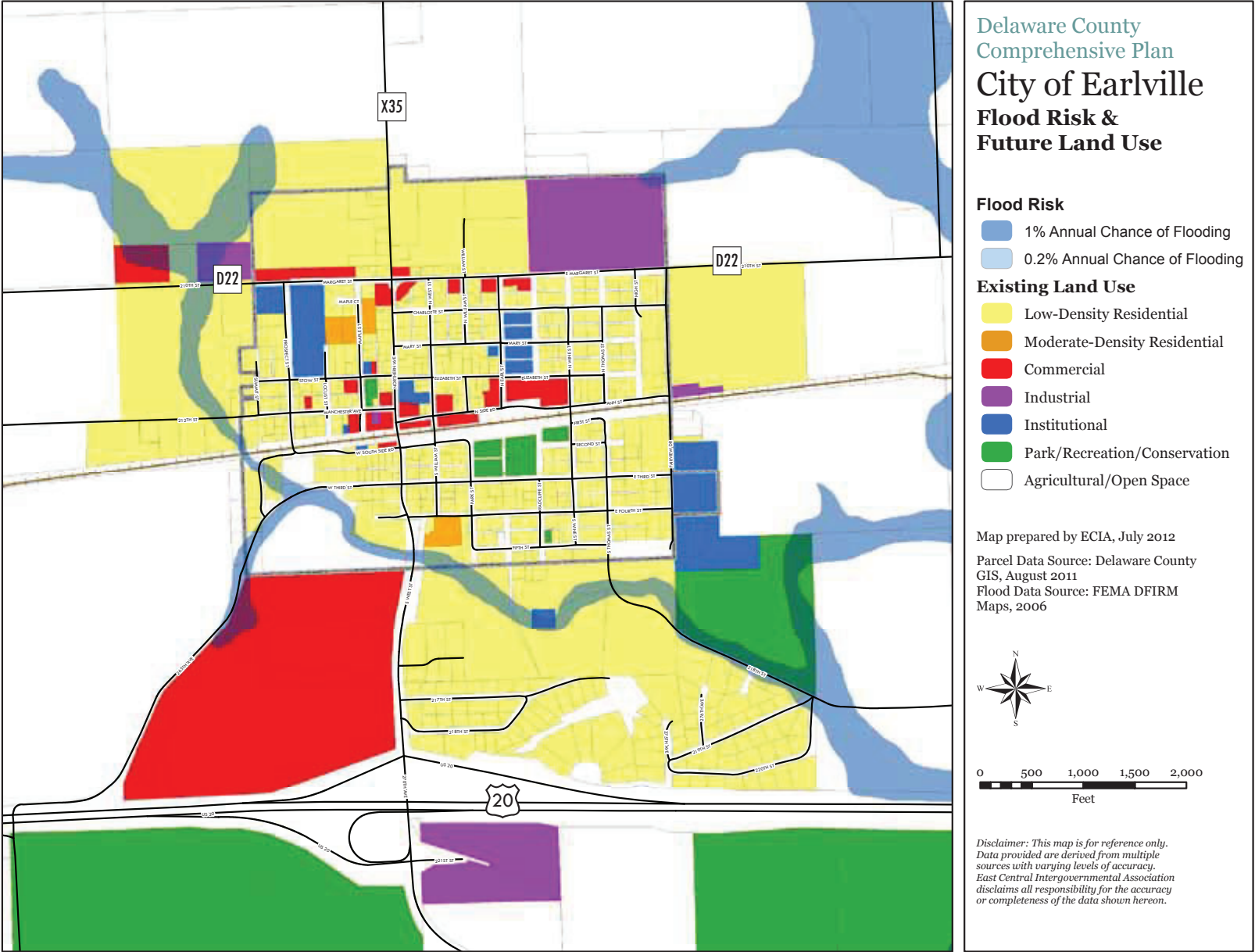
# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 10.1



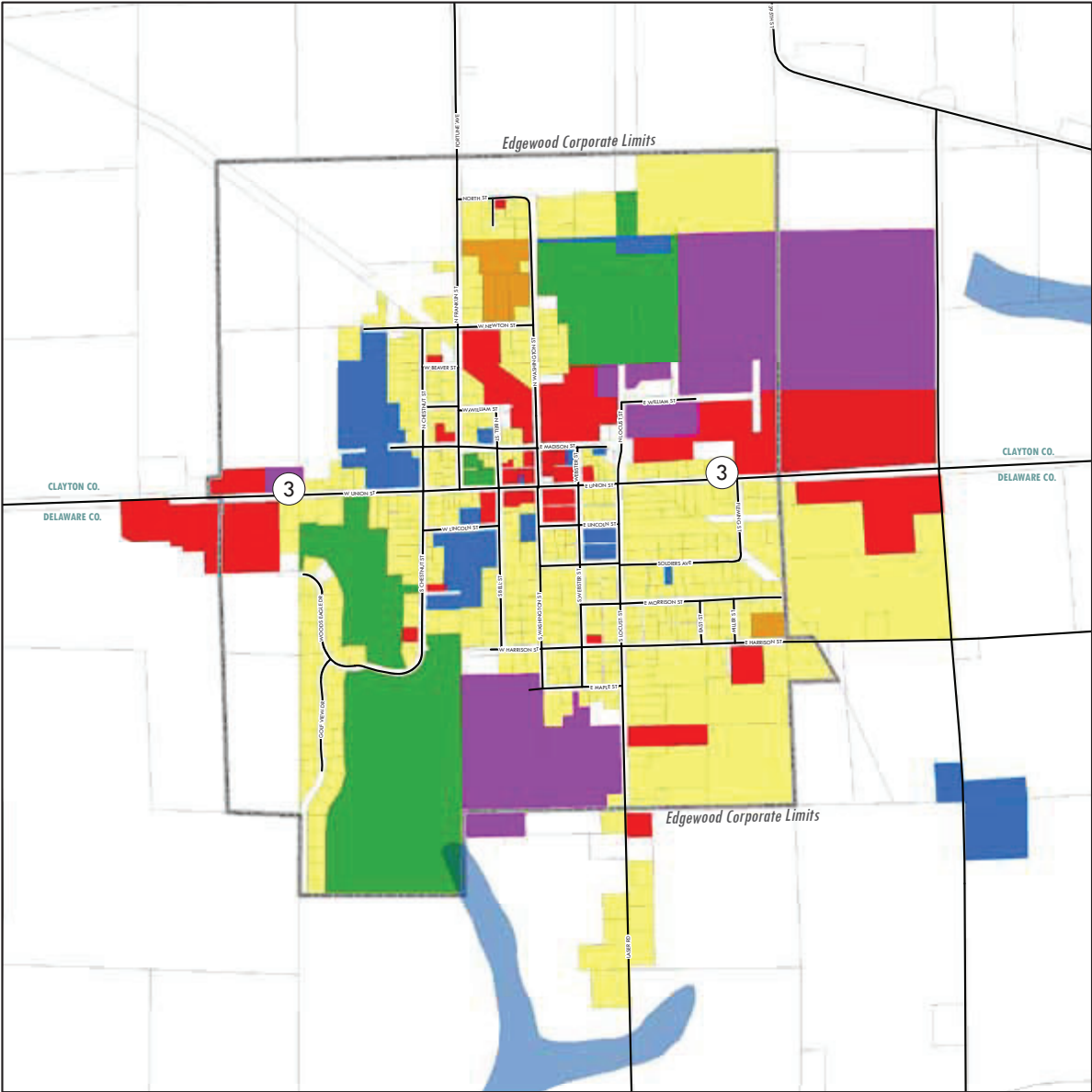
# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 10.2



# DELAWARE COUNTY COMPREHENSIVE PLAN

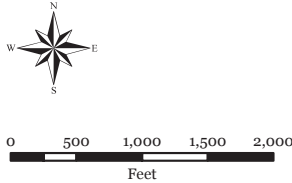
Map 10.3



## Delaware County Comprehensive Plan City of Edgewood Flood Risk & Future Land Use

- Flood Risk**
- 1% Annual Chance of Flooding
  - 0.2% Annual Chance of Flooding
- Existing Land Use**
- Low-Density Residential
  - Moderate-Density Residential
  - Commercial
  - Industrial
  - Institutional
  - Park/Recreation/Conservation
  - Agricultural/Open Space

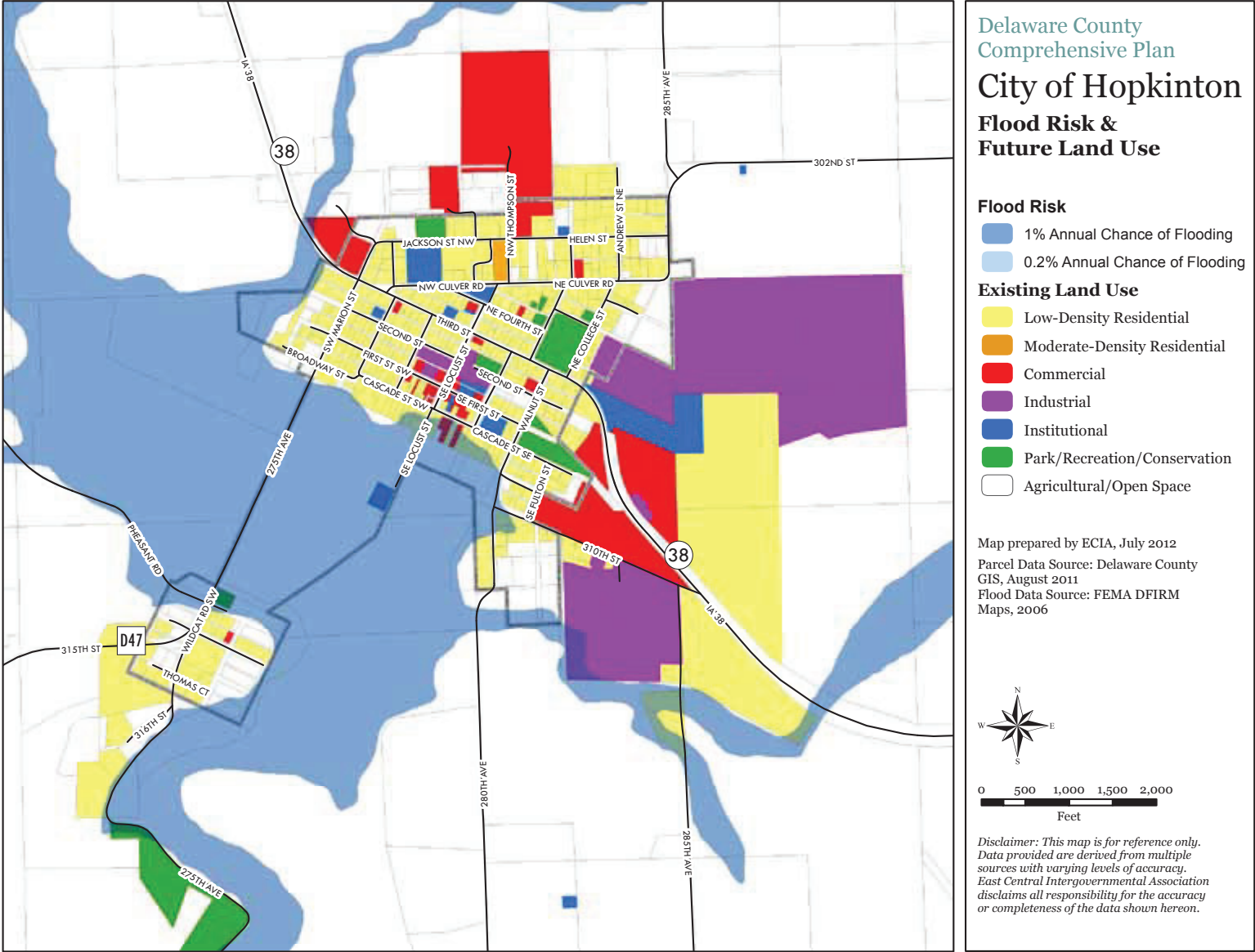
Map prepared by ECIA, July 2012  
 Parcel Data Source: Delaware County GIS,  
 Clayton County GIS, August 2011  
 Flood Data: FEMA DFIRM  
 Maps, 2006



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 10.4





# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 10.5

Delaware County Comprehensive Plan

## Delaware County Flood Risk

### Flood Risk

-  1% Annual Chance of Flooding
-  0.2% Annual Chance of Flooding

### Highway Designation

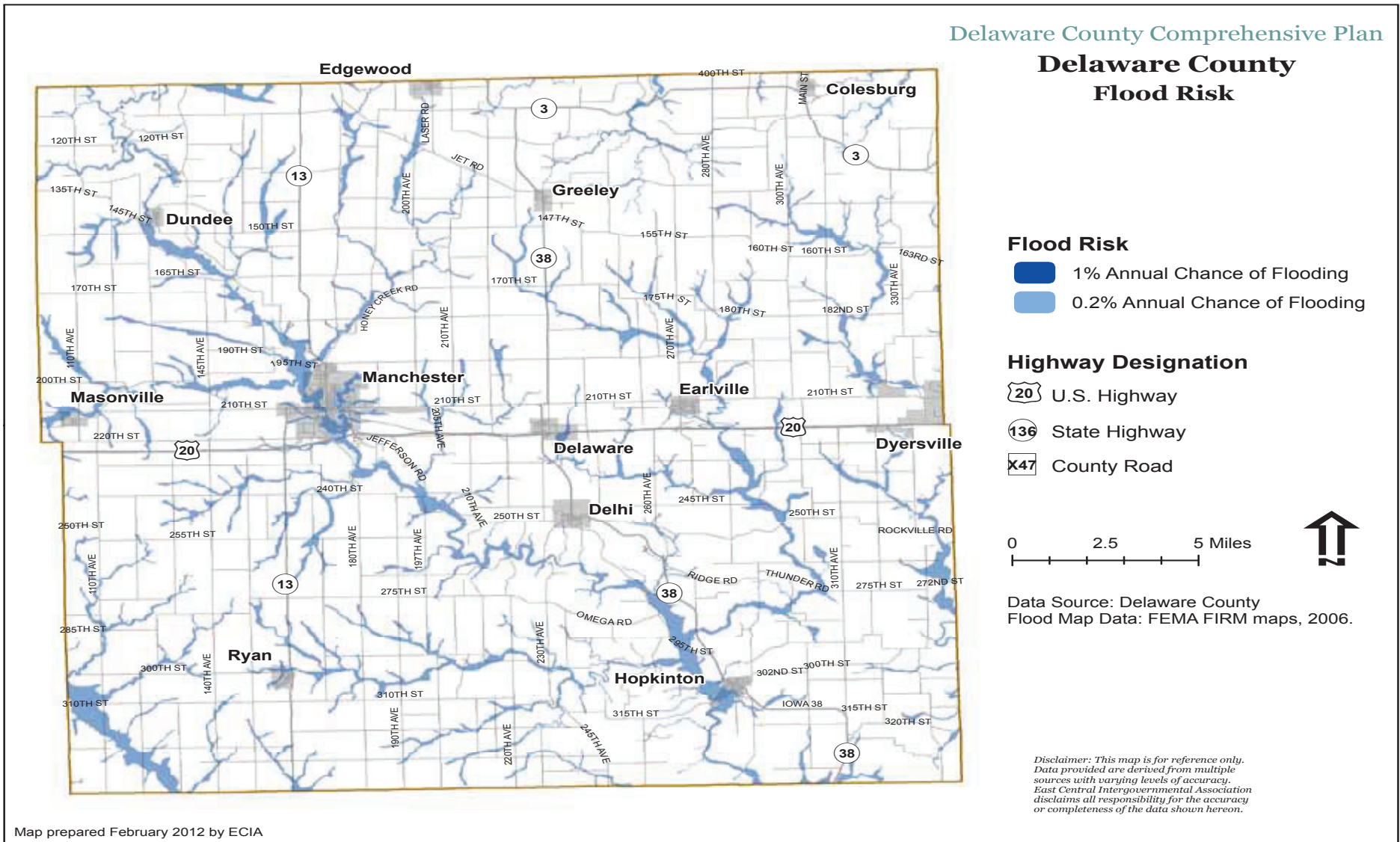
-  U.S. Highway
-  State Highway
-  County Road

0 2.5 5 Miles



Data Source: Delaware County  
Flood Map Data: FEMA FIRM maps, 2006.

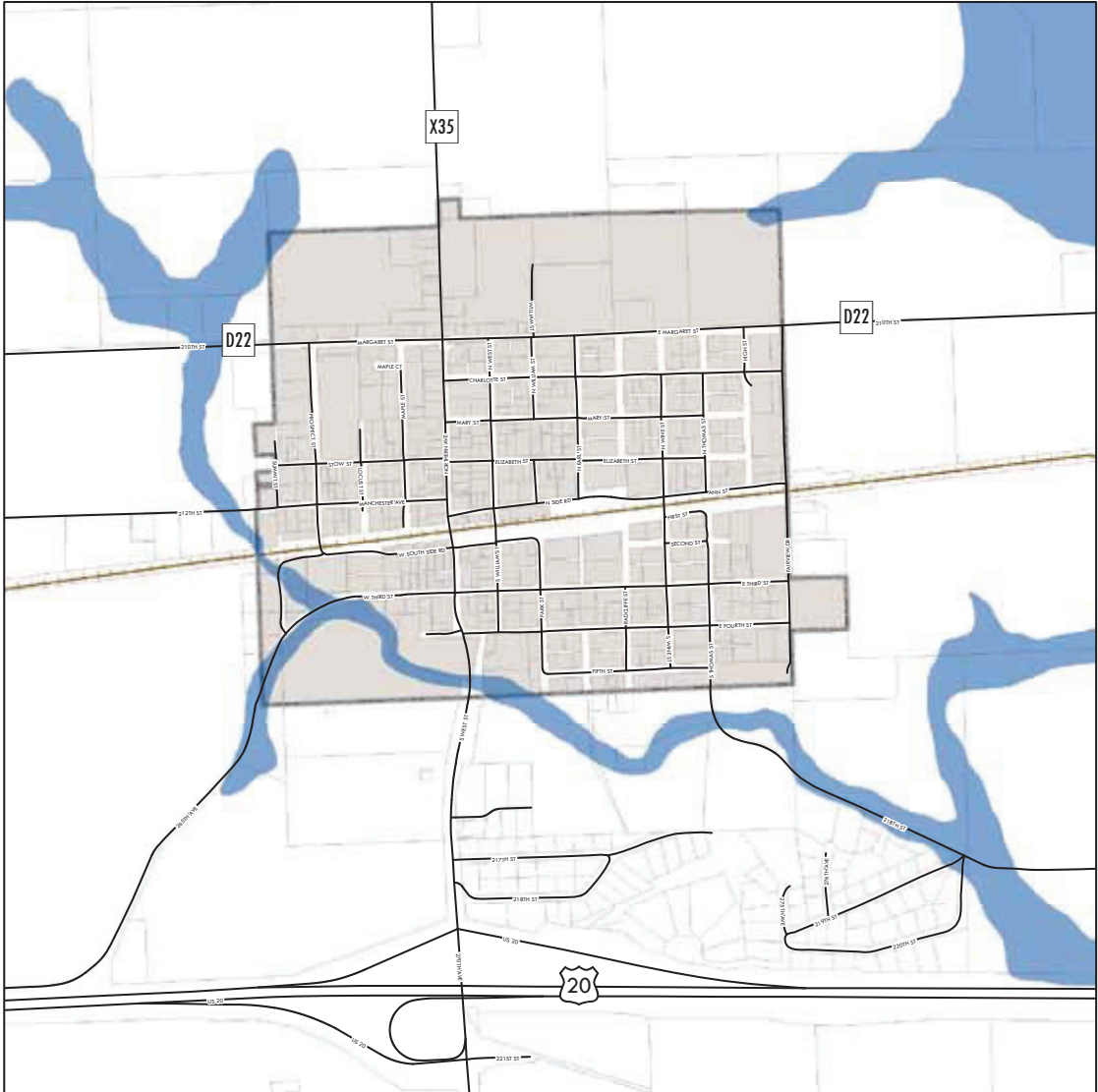
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Map prepared February 2012 by ECIA

# DELAWARE COUNTY COMPREHENSIVE PLAN

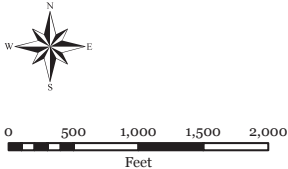
Map 10.6



Delaware County  
Comprehensive Plan  
**City of Earlville  
Flood Risk**

- Flood Risk**
- 1% Annual Chance of Flooding
  - 0.2% Annual Chance of Flooding

Map prepared by ECIA, July 2012  
Parcel Data Source: Delaware County GIS, August 2011  
Flood Data Source: FEMA DFIRM Maps, 2006



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*

# DELAWARE COUNTY COMPREHENSIVE PLAN

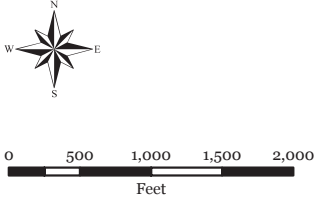
Map 10.7



## Delaware County Comprehensive Plan City of Edgewood Flood Risk

- Flood Risk**
- 1% Annual Chance of Flooding
  - 0.2% Annual Chance of Flooding

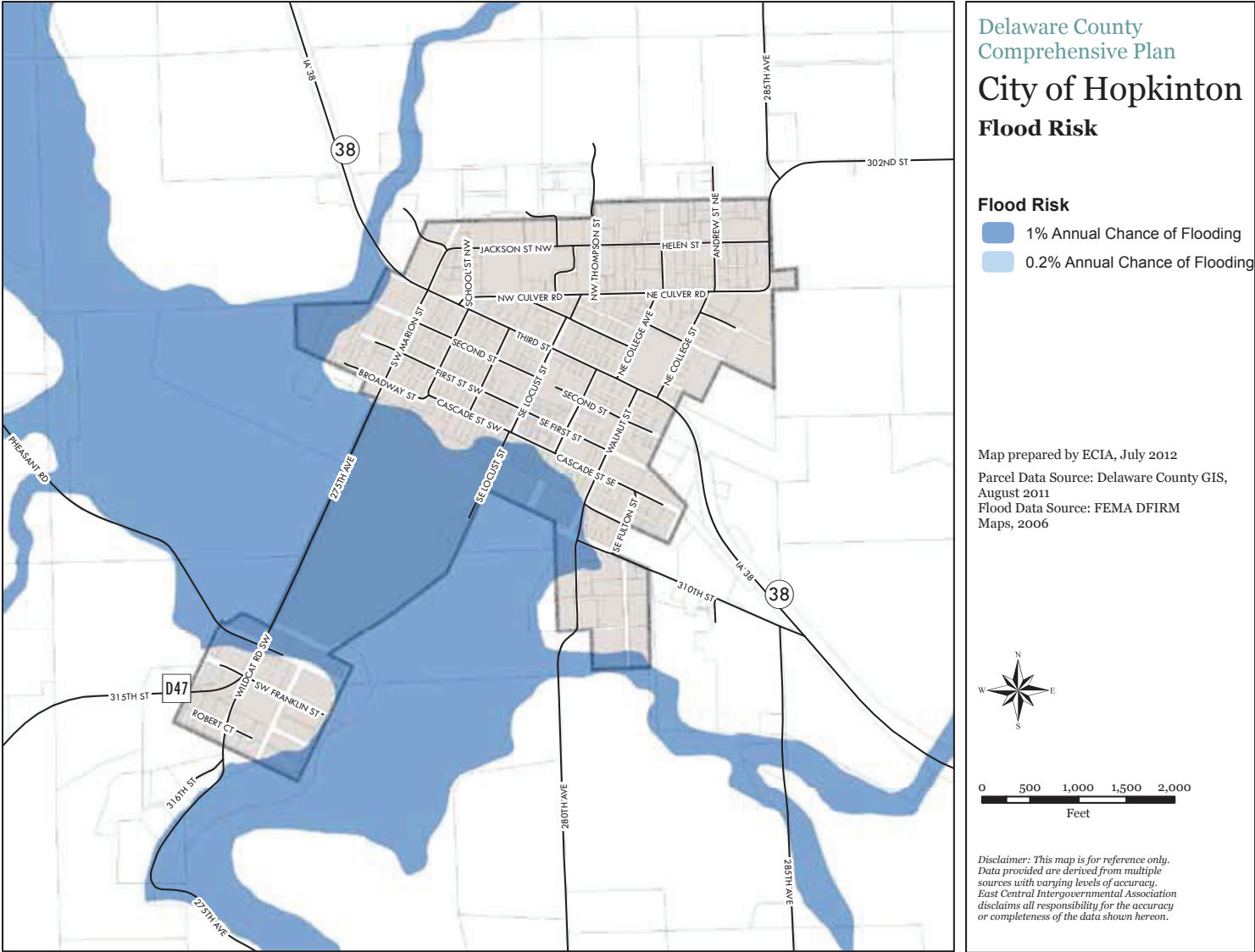
Map prepared by ECIA, July 2012  
 Parcel Data Source: Delaware County GIS,  
 Clayton County GIS, August 2011  
 Flood Data: FEMA DFIRM Maps, 2006



*Disclaimer: This map is for reference only.  
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 disclaims all responsibility for the accuracy  
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# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 10.8





# DELAWARE COUNTY COMPREHENSIVE PLAN



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 11: Parks, Recreational Facilities and Programs

Parks, recreational facilities and programs are vital components to a community's quality of life. Active living or the integration of physical activity into daily life is becoming increasingly popular. Walking, bicycling and hiking are the most popular ways to participate in active living. Providing facilities that support an active living have a variety of social, health, economic and environmental benefits. These benefits include: improved quality of life, improved livability (which is a positive factor in attracting new residents, businesses and workers), and reduced energy consumption.

The Delaware County Conservation website notes that in scenic northeast Iowa, "our parks feature high limestone bluffs, sloping forest lands, winding trout streams and scenic views of the Maquoketa River Valley" with a "tremendous variety of outdoor recreational opportunities." The variety and beauty lend to social and economic benefits for the entire region.

### Facility Analysis

This chapter examines Delaware County's existing park and recreational system, including all county-owned and operated recreation areas and other with public access as well as all participating jurisdictions (Earlville, Edgewood and Hopkinton) within Delaware County. The following components were looked at:

- Current levels of service in the existing park systems
- Gaps in service coverage
- An inventory of existing parks

Park facilities are evaluated according to the following standards:

- Park Classification: Facilities are classified according to size of the area they serve.
- Geographic Distribution: The service radius of each park is analyzed to determine if gaps in service area exist.
- Population Service Standards (NRPA): The existing system is anal according to the National Recreation and Park Association (NRPA) standards for park and recreational facilities.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Existing Park System Overview:

The County currently has fourteen parks and seventeen natural resource areas. See the Table 11.1 for a more detailed listing of the County parks.

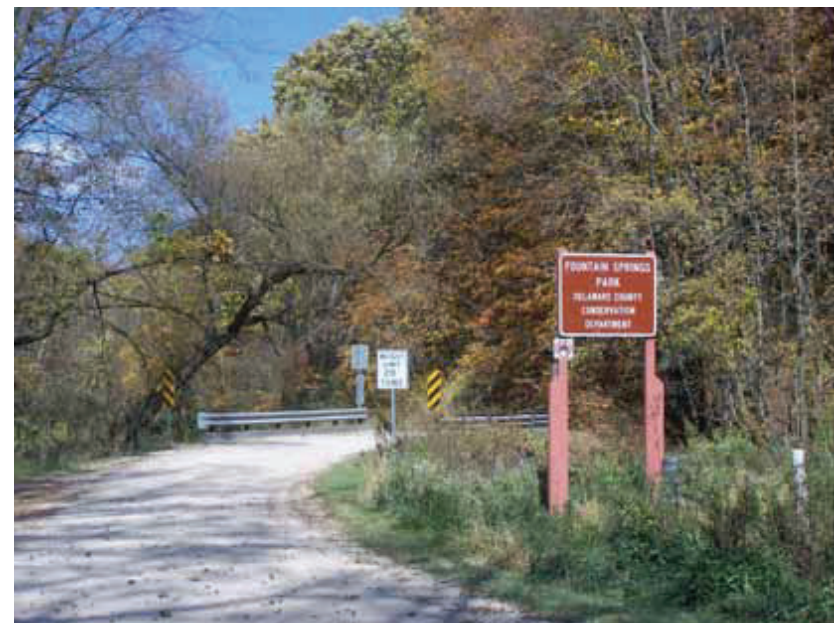
Table 11.1			
Delaware County Parks			
Facility Name	Size	Location	Amenities/Special Features
Bailey's Ford Park	170 acres	2379 Jefferson Road, Manchester. This address is also where the office and nature center for the Delaware County Conservation Board is located. It is located three miles southeast of Manchester.	Park facilities include trout and river fishing, three picnic shelters, camping areas with electrical and water hookups, shower/restroom building, dump station well, toilets, ball diamond, volleyball court, horseshoe courts, playground equipment and hiking trails.
Coffin's Grove Park	22 acres	1387 Early Stagecoach Rd., Manchester. Located four miles west of Manchester.	Park facilities include stream fishing, two picnic shelters with electricity, RV camping areas with electric and water hookups, dump station, well, toilet, ball diamond, horseshoe courts, volleyball courts, and playground equipment.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Turtle Creek Park	200 Acres	2124 267 <sup>th</sup> Street, Manchester. Located in the Hartwick Lake impoundment of the Maquoketa River above the Delhi Dam, it is six miles southeast of Manchester.	Park facilities include a boat ramp, lake fishing, RV camping areas with electrical and water hookups, dump station, toilets, well, and one picnic shelter.
Fountain Springs Park	180 Acres	2511 Oak Road, Greeley. Located three miles northeast of Greeley.	This walk-in primitive park is a rugged area, encompassing over a mile of Elk Creek trout stream. Park facilities include trout fishing, hiking trails, toilets and hunting is permitted.
Twin Bridges Park	144 Acres	2638 Highway 3, Colesburg	Park facilities include three picnic shelters, camping area, dump station, electric and water hookups, trout fishing, public hunting, well, toilet, horseshoe courts and playground equipment. Assistance to purchase part of this area was received from the Iowa Natural Heritage Foundation.
Highway 13 Roadside Park	2 Acres		Park facilities include picnic shelter without electricity, picnicking and toilets.
Oneida City Park	1 Acre		Park facilities including picnic shelter without electricity, playground equipment, and toilets.
Oneida Township Park	1 Acre		This park is a historic site that also has park facilities including a picnic shelter without electricity, playground equipment and toilets.
Red School House Museum	1 Acre		This park is a historic site that also has play equipment, picnic benches and toilets.

# DELAWARE COUNTY COMPREHENSIVE PLAN

Gaffney Area	22 Acres		This is an undeveloped natural area that is primarily forest. There are no facilities at this park.
Plum Creek Park	29 Acres		This is an undeveloped natural area that is primarily forest, but has a stream, a picnic shelter without electricity, playground equipment, and toilets.
Silver Lake Park	60 Acres		Facilities include a lake with canoe and boat access, toilets, picnic shelters with electricity and playground equipment.
Dunlap Park	1 Acre		Facilities include canoe access on the river, picnic shelters with and without electricity, playground equipment and toilets.



# DELAWARE COUNTY COMPREHENSIVE PLAN

Delaware County also has numerous Natural Resource Areas, many of which permit hunting, fishing, canoeing and boating. These areas include: Morris Wildlife Area, Dundee Preserve, 165<sup>th</sup> Street River Access, Hook Preserve, Child’s Preserve, M & O Railroad Preserves, Indian Hills Wildlife Area, Pin Oak Wildlife Area, Milo Forest, Delhi Dam River Access, Burton Preserve, Shearer Wildlife Area, Retz Wildlife Area, Pioneer Road River Access, Silver Creek Wildlife Area, Hardscrabble Wildlife Area, and Buffalo Creek Wildlife Area. For a comprehensive map and matrix of the Delaware County Parks and Natural Resource Areas see Map 11.1 and Table 11.2.

Table 11.2																				
Delaware County Parks																				
Name	Acres	Information	RV Camping with Electric & Water	RV Camping with Electric	Tent Camping	Water D = Drinking S = Showers	Dump Station	Toilets P = Pit	Picnicking	Picnic Shelters with Electric & Rentals Available	Picnic Shelter without Electric	Pay Equipment	N = Nature Center	H=Historic W=Wildlife Exhibit	Trails H= Hiking S = Snowmobile	River or Lake Access C = Canoe	B = Boat W = Walk-in	Fishing T = Trout S = Stream L = Lake R = River	Hunting – with restriction W = Wetland F = Forest U = Upland	Undeveloped Natural Areas
Bailey’s Ford Park	170	•	•	•	•	D/S	•	P	•	•		•	N/W		H	C/B		T/S	F	•
Coffin’s Grove Park	22	•	•	•	•	D	•	P	•	•		•						S		•
Turtle Creek Park	200	•	•	•	•	D	•	P	•	•		•			H/S	C/B		L/R	F	•
Fountain Springs Park	180							P							H			T/S	F	•
Twin Bridges Park	144					D	•	P	•	•		•						T/S	F	•
HWY 13 Roadside Park	2							P	•		•									
Oneida City Park	1							P	•		•	•								
Oneida Township Park	1							P	•		•	•	H							
Red School House Museum	1							P	•			•	H							
Gaffney Area	22																		F	•
Plum Creek Park	29							P	•	•	•	•						S	F	•
Silver Lake Park	60							P	•	•		•				C/B		L		
Dunlap Park	1							P	•	•	•	•				C		R		

# DELAWARE COUNTY COMPREHENSIVE PLAN


Name	Acres	Information	RV Camping with Electric & Water	RV Camping with Electric	Tent Camping	Water D = Drinking S = Showers	Dump Station	Toilets P = Pit	Picnicking	Picnic Shelters with Electric \$ Rentals Available	Picnic Shelter without Electric	Pay Equipment	N = Nature Center H=Historic W=Wildlife Exhibit	Trails H= Hiking S = Snowmobile	River or Lake Access B = Boat W = Walk-in	Fishing T = Trout S = Stream L = Lake R = River	Hunting – with restrictions W = Wetland F = Forest U = Upland	Undeveloped Natural Areas
<b>NATURAL RESOURCE AREAS</b>																		
Morris Wildlife Area	80													H			F/U	•
Dundee Preserve	20														C	R	F	•
165 <sup>th</sup> Street River Access	.5														C	R		
Hook Preserve	8																	•
Child's Preserve	10																F	•
M&O Railroad Preserves	7																	•
Indian Hills Wildlife Area	108																F/U	•
Pin Oak Wildlife Area	103														C	R	F	•
Milo Forest	100																F	•
Delhi Dam River Access	10														C/B	R		•
Burton Preserve	1																	•
Shearer Wildlife Area	150													H	W	R	F/U	•
Retz Wildlife Area	433													H	W	R	F	•
Pioneer Road River Access	.5														C	R		
Silver Creek Wildlife Area	75													H			F/U/W	•
Hardscrabble Wildlife Area	43																F	•
Buffalo Creek Wildlife Area	80													H		R	U/W	•

# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 11.1

Delaware County Comprehensive Plan

## Delaware County Parks

 Park/Recreation/Conservation

### County Park

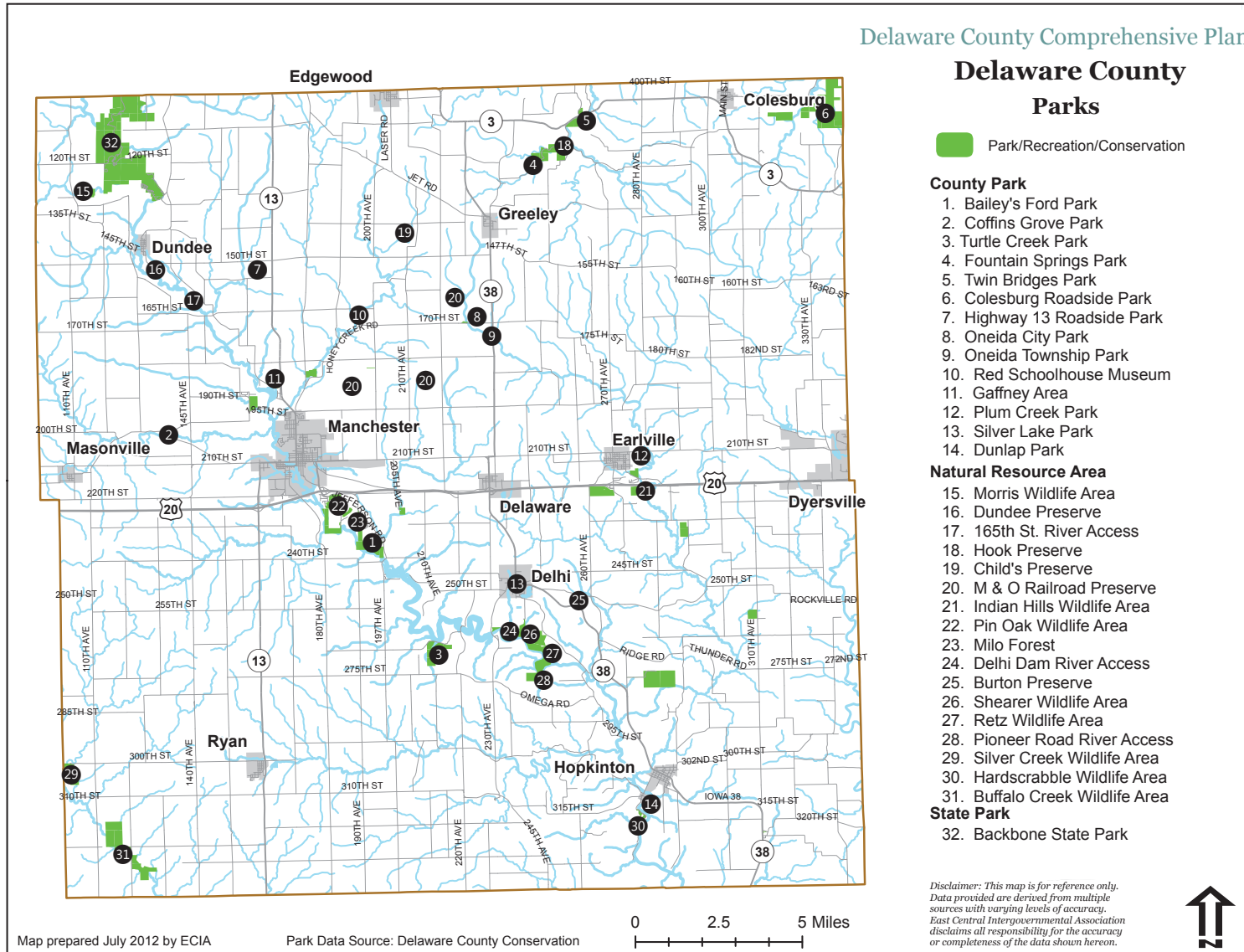
1. Bailey's Ford Park
2. Coffins Grove Park
3. Turtle Creek Park
4. Fountain Springs Park
5. Twin Bridges Park
6. Colesburg Roadside Park
7. Highway 13 Roadside Park
8. Oneida City Park
9. Oneida Township Park
10. Red Schoolhouse Museum
11. Gaffney Area
12. Plum Creek Park
13. Silver Lake Park
14. Dunlap Park

### Natural Resource Area

15. Morris Wildlife Area
16. Dundee Preserve
17. 165th St. River Access
18. Hook Preserve
19. Child's Preserve
20. M & O Railroad Preserve
21. Indian Hills Wildlife Area
22. Pin Oak Wildlife Area
23. Milo Forest
24. Delhi Dam River Access
25. Burton Preserve
26. Shearer Wildlife Area
27. Retz Wildlife Area
28. Pioneer Road River Access
29. Silver Creek Wildlife Area
30. Hardscrabble Wildlife Area
31. Buffalo Creek Wildlife Area

### State Park

32. Backbone State Park



Map prepared July 2012 by ECIA

Park Data Source: Delaware County Conservation

0 2.5 5 Miles

*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*





# DELAWARE COUNTY COMPREHENSIVE PLAN

In the participating jurisdictions of Earlville, Edgewood and Hopkinton, the following city parks are also reviewed:

Table 11.3		
City Parks		
City	Name/Address of Park	Facilities
Earlville	Earlville Conrad Park – corner of Park and Third streets.	Picnic shelter, walking path (concrete and lime), playground equipment and toilets.
Earlville	Ruth Suckow Memorial Park – Fifth street.	Picnic Area.
Edgewood	City Park – 203 W. Union	Facilities include a community room, shelter and restrooms
Hopkinton	Dunlap Park – southwest of Hopkinton near the dam.	Facilities include picnic areas, stoves and toilets, basketball court, shelter and is used daily by fisherman and picnickers.
Hopkinton	Chestnut Street.	Several picnic tables, toilets, playground equipment, basketball court, horseshoe pits, and a shelter.
Hopkinton	Next to the swimming pool on Fulton Street.	Several picnic tables, toilets, playground equipment, sand volleyball court, and shelter.



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Proposed Facilities & Trails

### Delaware County

#### Proposed Facilities and Trails

Delaware County has a recreation goal to provide a safe park and recreation system that continues to meet the community's needs for useable and accessible park and open space. According to the public input survey conducted a large number of citizens would like to see a comprehensive bicycle path/bike-way system in Delaware County. When asked how they would prefer Delaware County to spend public funds over the 10 to 20 years increasing recreational opportunities (activities complexes, swimming pool, etc.) came in second behind county road maintenance and improvements. Below is a listing of new and or improvements to existing recreational facilities residents would like to see:

- White water rafting
- Indoor pool
- Recreational center with indoor pool and racquetball courts
- Improved river and lake recreational services
- Activities for kids and families of all ages
- Bicycle/pedestrian trails
- Rebuilding/restoring Lake Delhi Recreational Area
- Cabins at the county parks
- More camping facilities
- Upgrade existing facilities
- Restrooms
- Frisbee golf
- More playground equipment



# DELAWARE COUNTY COMPREHENSIVE PLAN

Park and recreational facilities are extremely important to the residents of Delaware County and the majority are satisfied with the current number of facilities along with the maintenance of the existing facilities. The only area that was identified as needing help was the trail system and the majority stated that the existing trail system is not adequate and more trails are needed.

## Earlville

The parks and recreation goal for the City of Earlville is to provide a safe park and recreation system that meets the community's needs. This is achieved through route maintenance of the existing facilities and continually reviewing and reevaluating the existing park and recreational system. Through a public input survey many citizens agreed that the current park can recreation facilities meet the needs of community. The number of respondents stated that the development of a trail system is needed. Another area for improvement would be the addition of programs and services for children and teens, senior citizens and adults.



# DELAWARE COUNTY COMPREHENSIVE PLAN

Map 11.2

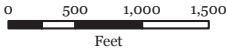


Delaware County  
Comprehensive Plan  
City of Earlville

**Parks**

- Park/Recreation/Conservation
- 1. Conrad Park
- 2. Ruth Suckow Park
- 3. Pool Park

Map prepared by ECIA, July 2012  
Parcel Data Source: Delaware County GIS, August 2011



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*

# DELAWARE COUNTY COMPREHENSIVE PLAN



Map 11.3



Delaware County  
Comprehensive Plan

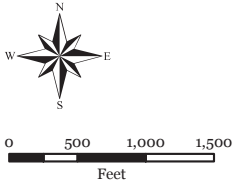
## City of Earlville

### Parks 1/4 Mile Radius

-  1/4 Mile Radius
-  Park/Recreation/Conservation

1. Conrad Park
2. Ruth Suckow Park
3. Pool Park

Map prepared by ECLA, July 2012  
Parcel Data Source: Delaware County  
GIS, August 2011



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*



# DELAWARE COUNTY COMPREHENSIVE PLAN

While a number of respondents stated that the development of a trail system is needed the number one need mentioned was for a new swimming pool. Another area for improvement would be the addition of programs and services for children and teens, and adults. Recreation is extremely important to citizens of Edgewood. they would like to see more outdoor spaces including a public golf course. Bixby State Park is a valuable community resource and should be looked ar as a draw ro bring tourists to Edgewood.

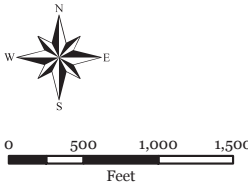
Map 11.4



Delaware County  
Comprehensive Plan  
**City of Edgewood**  
**Parks 1/4 Mile Radius**

- Edgewood City Park
- 1/4 Mile Radius

Map prepared by ECIA, July 2012  
Parcel Data Source: Delaware County GIS, Clayton County GIS, August 2011



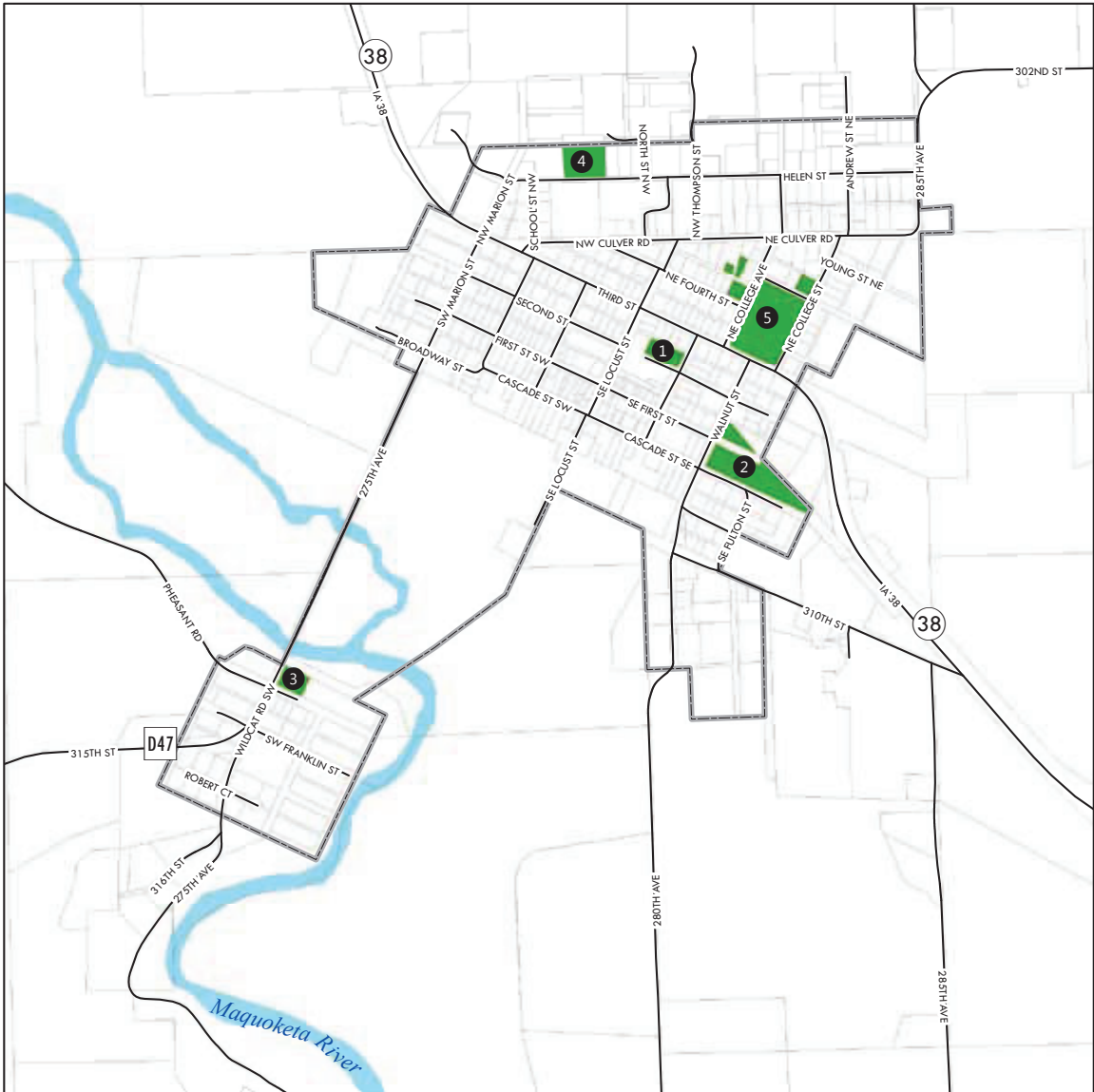
*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Hopkinton

The parks and recreation goal for the City of Earlville is to provide a safe park and recreation system that meets the community's needs. This is achieved through route maintenance of the existing facilities and continually reviewing and reevaluating the existing park and recreational system. Hopkinton currently has underutilized resources. The City should explore maximizing riverfront development and Delaware County Historical Museum for both recreation and tourism. Through a public input survey many citizens agreed that the current park can recreation facilities meet the needs of community. An area for improvement would be the addition of programs and services for children and teens, senior citizens and adults.

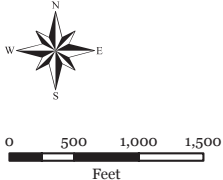
Map 11.5



### Delaware County Comprehensive Plan City of Hopkinton Parks

- Park, Recreation, or Conservation Area
- 1. Memorial Park
- 2. Poolside Park
- 3. Dunlap Park
- 4. Ball Field
- 5. Delaware County Historical Museum

Map prepared by ECIA, July 2012  
Parcel Data Source: Delaware County GIS, August 2011



*Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. East Central Intergovernmental Association disclaims all responsibility for the accuracy or completeness of the data shown hereon.*





# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 12: Public and Community Facilities

Delaware County along with the Cities of Earlville, Edgewood and Hopkinton provide a wide variety of services to their citizens. An inventory and evaluation of the services and facilities has been conducted and presented below.

### Delaware County

Courthouse & Jail Overview	
Location	301 E Main Street, Manchester
Functions	County Offices
Facility Condition	Good
Short-Term Needs	Electrical Systems Updated & Jail Remodel & Expansion
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Maintenance Shed	
Location	N 2nd St., Manchester
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Maintenance Shed	
Location	2169 270th Ave. Earlville
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Maintenance Shed	
Location	203 Chestnut St, SE Hopkinton
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Maintenance Shed	
Location	110 Beckner Street, Greeley
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

# DELAWARE COUNTY COMPREHENSIVE PLAN

Maintenance Shed	
Location	1608 300th Avenue, Dyersville
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Secondary Roads	
Location	2139 Hwy 38, Manchester
Functions	Storage
Facility Condition	Good
Short-Term Needs	Sand and Mixing Bin
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Maintenance Shed	
Location	147 127th Avenue, Dundee
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Communication Tower	
Location	2139 Hwy 38, Manchester
Functions	Communications Tower
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Maintenance Shed	
Location	1667 300th Street, Ryan
Functions	Storage
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Abbet, DHS, ONV	
Location	721 S 5th Street, Manchester
Functions	Human Services Office
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

# DELAWARE COUNTY COMPREHENSIVE PLAN

Transitional Living	
Location	2235 245th Street
Functions	Residential
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Communication Tower	
Location	421 Jackson Street, Colesburg
Functions	Communications Tower
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Community Services	
Location	301 Grant St, Manchester
Functions	Offices
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Communications	
Location	S Bell St at W Union St, Hopkinton
Functions	Communications
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Communications	
Location	1282 120th St., Strawberry Point
Functions	Communications
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Communications	
Location	Helen St NE at Julian Ave, Hopkinton
Functions	Communications
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

# DELAWARE COUNTY COMPREHENSIVE PLAN

Communications	
Location	901 Grant Street, Manchester
Functions	Communications
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

Communications	
Location	Morton St at Franklin St, Ryan
Functions	Communications
Facility Condition	Good
Short-Term Needs	Maintenance
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Earlville

City Hall	
Location	19 Northern Avenue
Age	90+ years
Functions	Office/meetings
Facility Features	Meeting room
Facility Condition	Good
Short-term needs	Maintenance
Medium-term needs	Maintenance
Long-term needs	Size of building



Fire Station/Ambulance Garage	
Location	134 Northern Avenue
Age	40 years – remodeled in 2005
Functions	Fire/EMS garage and meeting room
Facility Features	Truck bay and meeting room
Facility Condition	Good
Challenges	Stormwater, size restrictions, equipment upgrades
Short-term needs	Maintenance and equipment
Medium-term needs	Maintenance and equipment
Long-term needs	Maintenance and equipment

City Pool & Bathhouse	
Location	110 Maple Street
Age	2011
Functions	Recreation
Facility Features	Zero depth pool with slide
Facility Condition	Excellent
Challenges	Maintenance, shade needed, labor force, ADA compliance, shelter, recreation equipment
Short-term needs	Maintenance, upgrades, labor force, ADA compliance, recreation equipment, shelter/shade area
Medium-term needs	Maintenance and labor force
Long-term needs	Maintenance and labor force

# DELAWARE COUNTY COMPREHENSIVE PLAN

City Shop	
Location	23 Stow Street
Age	30+ years
Functions	Equipment and material storage, light duty repair area
Facility Condition	Good
Challenges	Limited size
Short-term needs	Maintenance and more space
Medium-term needs	Maintenance and more space
Long-term needs	Maintenance and more space

Well/Pump Building	
Location	12 South West Street
Age	80+ years
Functions	Well house
Facility Features	Treatment area and storage
Facility Condition	Fair
Challenges	Maintenance and regulatory changes
Short-term needs	Maintenance and regulatory changes
Medium-term needs	Maintenance and regulatory changes
Long-term needs	Maintenance and regulatory changes

Sewer Plant	
Location	Fifth Street
Age	40+ years
Functions	Wastewater treatment plant/misc. building
Facility Features	Treatment components
Facility Condition	Good
Challenges	Compliance and upgrades
Short-term needs	Compliance and upgrades
Medium-term needs	Compliance and upgrades
Long-term needs	Capacity compliance



# DELAWARE COUNTY COMPREHENSIVE PLAN

Water Tower	
Location	Third Street
Age	40+ years
Functions	Well house
Facility Features	Water storage
Facility Condition	Fair
Challenges	Maintenance and repairs
Short-term needs	Maintenance and upgrades
Medium-term needs	Replacement
Long-term needs	Maintenance and upgrades

Library and Community Center	
Location	122 Northern Avenue
Age	30 years
Functions	Library and community center
Facility Features	Library, meeting room with kitchen available for rental
Facility Condition	Good
Challenges	Funding and Maintenance
Short-term needs	Funding and Maintenance
Medium-term needs	Upgrades and maintenance
Long-term needs	Upgrades and maintenance

Conrad Park	
Location	100 Park Street
Age	10 years
Functions	Open space and recreation area
Facility Features	Playground , covered shelter, restrooms, walking trail and open space
Facility Condition	Good
Challenges	Maintenance, trail upkeep, equipment, stormwater and vandalism
Short-term needs	Complete trail, equipment and maintenance
Medium-term needs	Equipment and maintenance
Long-term needs	Upgrades and maintenance

Generator/Transformer (Electric Plant)	
Location	Maple Street
Age	10+ years
Functions	Generator, transformer for electrical system
Facility Features	Generator/controls/transformer/substation
Facility Condition	Good
Challenges	Maintenance/updates as necessary EPA (RICE/NESAP rules)
Short-term needs	EPA compliance
Medium-term needs	Replacement of the transformer
Long-term needs	Maintenance/compliance



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Edgewood

City Hall and Library	
Location	203 W Union
Age	20 years
Functions	City Hall, library and community room
Facility Condition	Good
Short-term needs	Lighting, flooring and fire alarm system
Medium-term needs	Maintenance
Long-term needs	Library expansion

Emergency Response Center	
Location	201 E William
Age	Built in 2012
Functions	Ambulance and fire departments
Facility Features	Safe room
Facility Condition	Excellent
Short-term needs	Maintenance
Medium-term needs	Maintenance
Long-term needs	Maintenance



City Maintenance Garage	
Location	106 N Webster
Age	38 years
Functions	City Shop
Facility Condition	Good
Short-term needs	Additional storage for equipment
Medium-term needs	Maintenance
Long-term needs	Maintenance

# DELAWARE COUNTY COMPREHENSIVE PLAN

Pool and Bathhouse	
Location	405 W Madison
Age	47 years
Functions	Pool and bathhouse
Facility Condition	Poor
Short-term needs	Compliance with ADA rules and regulations
Medium-term needs	Facility replacement
Long-term needs	Maintenance

Water Treatment Facility	
Location	307 Soldiers Avenue
Age	7 years
Functions	Waste treatment
Facility Condition	Excellent
Short-term needs	Maintenance and meeting regulations
Medium-term needs	Maintenance and meeting regulations
Long-term needs	Maintenance and meeting regulations

Wastewater Treatment Facility	
Location	1175 Laser Road
Age	3 years
Functions	Wastewater treatment
Facility Condition	Excellent
Short-term needs	Replace lift station at N Washington
Medium-term needs	Maintenance and meeting regulations
Long-term needs	Maintenance and meeting regulations

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Hopkinton

City Hall, Hopkinton Municipal Utility Office & Community Center	
Location	115 First Street SE
Age	Built in 1999
Functions	City Hall, library and community room
Facility Condition	Good
Short-term needs	Maintenance
Medium-term needs	Maintenance
Long-term needs	Maintenance

Wastewater Treatment Facility	
Location	Locust Street
Age	Built in 1958
Functions	Wastewater treatment
Facility Condition	Good
Short-term needs	Maintenance and meeting regulations
Medium-term needs	Maintenance and meeting regulations
Long-term needs	Maintenance and meeting regulations



Fire Station	
Location	208 Walnut Street SE
Age	Built in 1980
Functions	Fire departments
Facility Condition	Good
Short-term needs	Maintenance
Medium-term needs	Maintenance
Long-term needs	Maintenance

# DELAWARE COUNTY COMPREHENSIVE PLAN



Pool	
Location	Fulton Street
Age	Built in 1978
Functions	Pool and bathhouse
Facility Condition	Good
Short-term needs	Compliance with ADA rules and regulations
Medium-term needs	Maintenance
Long-term needs	Maintenance

Library	
Location	110 First Street SE
Age	Remodeled in 2000
Functions	Library
Facility Condition	Poor
Short-term needs	Maintenance
Medium-term needs	Maintenance
Long-term needs	Maintenance



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 13: Intergovernmental Relations & Collaboration & Image

As Delaware County and the Cities of Earlville, Edgewood and Hopkinton continue to develop and grow community leaders are encouraged to improve interagency, intergovernmental, intra-county and intra-city cooperation and coordination between local groups, organizations, state, and federal agencies and governments. Delaware County and the Cities of Earlville, Edgewood and Hopkinton should periodically review existing and potential intergovernmental agreements to provide more efficient cost-effective public services. It is suggested that Delaware County maintain communication with the cities located within the county. It is also suggested that the Cities of Earlville, Edgewood and Hopkinton maintain communication with Delaware County and other cities located within the county. Communication should also be maintained with local, state and federal governments, organizations through conversations, meetings, associations, membership, and other forms that promote cooperation and further community goals.

Delaware County and the Cities of Earlville, Edgewood and Hopkinton actively participate in a variety of intergovernmental activities including by not limited to:

- Local School Districts (Edgewood – Colesburg, Maquoketa Valley & West Delaware)
- Delaware County Economic Development
- East Central Intergovernmental Association
- Delaware County Emergency Management /Homeland Security
- Delaware County Fireman’s Association
- Delaware County Clerks

The need for intergovernmental collaboration opportunities are increasing as local funding is stretched further and further and state and federal funding becomes more and more competitive. One area that should be explored is the development of joint purchasing. Communities could go out to bid together on items, which will save money with bulk pricing and with bid specification development. Items that may be eligible for joint purchasing could be, but are not limited to office supplies and pool supplies/chemicals.

### **Image**

**Vision:** The statement is a description of the image residents wish to protect regarding Delaware County and the Cities of Earlville, Edgewood and Hopkinton. As mentioned in chapter 2 the vision for Delaware County is a community that encourages healthy active living, promotes economic development and the preservation of agricultural land. Delaware County will succeed in this endeavor through strategic new development and through the protection of viable agricultural land.

Earlville’s vision statement was that the City of Earlville will be a vital, safe and growing community with more housing and more jobs. The community will

# DELAWARE COUNTY COMPREHENSIVE PLAN

be linked to the world, will have well maintained infrastructure and there will be a greater array of recreation opportunities. Earlville will succeed by strategic new development of housing, commercial and industrial and identifying areas of redevelopment for housing and commercial.

The City of Edgewood has a vision statement of striving to stand out as a welcoming community that is dedicated to providing business opportunities and attracting new residents. This is achieved by providing appropriate new development and redevelopment of housing, commercial and downtown district.

Hopkinton's vision is of a community that builds upon its past to embrace the changing needs of its residents. This is accomplished by looking at redevelopment of existing housing and commercial first to meet the needs of the community.

## **Marketing**

A community marketing strategy or public relations plan is suggested to communicate the visions of Delaware County and the Cities of Earlville, Edgewood and Hopkinton. Creation or updating of a county and city website should be considered. The vision of the county and/or city should be included on the website. This would provide a 24/7 public information forum for the county and cities.

## **Controls**

Community image and its appearance can be enhanced through a review of the county and municipal ordinances on litter, weed control, disable vehicles, parking, signs and landscaping. Reviewing development and nuisance controls and ensuring effective enforcement will aid in the achievement of continuing to maintain a positive community image.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Chapter 14: Issues and Opportunities and Strategies and Mechanisms for Plan Implementation

The Delaware County Multi-Jurisdictional Comprehensive Plan is a road map of what it is that Delaware County and the Cities of Earlville, Edgewood and Hopkinton will need over the next 20 years. The implementation of the visions and actions presented in the previous thirteen chapters should be completed through a realistic program that is compatible with the available resources. This section will address the issues and opportunities of implementing the goals and objectives and address scheduling, potential funding sources and plan maintenance and support.

### Issues and Opportunities

Before the goals can be achieved it is best to evaluate the issues or hurdles and the opportunities or benefits of implementation. By doing this decision makers will have a clear understanding of the undertaking they will have to implement th

Delaware County		
Goal	Issues	Opportunities
Provide sufficient opportunities for industrial development sites within Delaware County	<ul style="list-style-type: none"> <li>•Location</li> <li>•What comes first the land or the industry</li> </ul>	<ul style="list-style-type: none"> <li>•To bring in more industry which means more jobs</li> <li>•Stabilize /increase in population</li> </ul>
Stabilize employment, achieve economic stability and increase the standard of living for all citizens	<ul style="list-style-type: none"> <li>•Diversification of industry</li> </ul>	<ul style="list-style-type: none"> <li>•Stable economy not affected by changes in particular sector</li> </ul>
Build a highly skilled, flexible workforce	<ul style="list-style-type: none"> <li>•Finding workers</li> </ul>	<ul style="list-style-type: none"> <li>•Bring more people to Delaware County</li> <li>•Partnerships – NICC, ISU, etc.</li> </ul>
Concentrate on retaining and expanding local businesses and jobs	<ul style="list-style-type: none"> <li>•Access to employees</li> <li>•Aging population</li> <li>•Lake Delhi Dam</li> </ul>	<ul style="list-style-type: none"> <li>•Economic stability</li> </ul>
Increase number of small firms by fostering local entrepreneurship	<ul style="list-style-type: none"> <li>•Finding office space</li> <li>•Marketing</li> </ul>	<ul style="list-style-type: none"> <li>•Partnerships – NICC, ISU, etc.</li> <li>•Bring more people to Delaware County</li> </ul>
Maintain and strengthen Delaware County’s position as a tourist destination	<ul style="list-style-type: none"> <li>•Funding</li> </ul>	<ul style="list-style-type: none"> <li>•Bring more people to Delaware County</li> <li>•More tourism dollars</li> </ul>

# DELAWARE COUNTY COMPREHENSIVE PLAN

Promote the preservation, rehabilitation, and investment in the housing stock	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Change in mind set</li> <li>•Rules and Regulations</li> <li>•Lending Restrictions</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Preserve community character</li> <li>•Affordable workforce housing</li> </ul>
Promote the creation and maintenance of an adequate supply of sound housing	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Rules and Regulations</li> </ul>	<ul style="list-style-type: none"> <li>•Workforce housing</li> <li>•Stabilize /increase in population</li> </ul>
Expand the opportunities for homeownership, especially for low to moderate income households	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Lending Practices</li> <li>•Rules and Regulations on Government Programs</li> </ul>	<ul style="list-style-type: none"> <li>•Workforce housing</li> <li>•Stabilize /increase in population</li> </ul>
Consider the use of sustainable design principles in new housing developments	<ul style="list-style-type: none"> <li>•Cost (presumed)</li> <li>•Knowledge and Understand Issues</li> <li>•Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Reduced energy costs</li> </ul>
Encourage the use of low impact development and centralized water or sewer systems to preserve open space and prevent degradation of the air and water quality through the County	<ul style="list-style-type: none"> <li>•Cost (presumed)</li> <li>•Knowledge and Understand Issues</li> <li>•Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Protecting water ways that are a tourist attraction</li> <li>•Protecting drinking supply of water</li> </ul>
Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing Rules and Regulations</li> </ul>	<ul style="list-style-type: none"> <li>•Tourism</li> <li>•Stabilize /increase in population</li> </ul>
Consider the use of sustainable design principles community facilities	<ul style="list-style-type: none"> <li>•Cost (presumed)</li> <li>•Knowledge and Understand Issues</li> <li>•Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Reduced energy costs</li> </ul>
Prevent erosion and control sediment during construction	<ul style="list-style-type: none"> <li>•Cost (presumed)</li> <li>•Knowledge and Understand Issues</li> <li>•Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Preservation of soil quality</li> </ul>
Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls	<ul style="list-style-type: none"> <li>•Cost (presumed)</li> <li>•Knowledge and Understand Issues</li> <li>•Resistance to Change</li> <li>•Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Preservation of soil quality</li> <li>•Preservation of water sources</li> <li>•Reduced flooding</li> </ul>
Provide, maintain and improve safe and efficient movement on the County’s road system	<ul style="list-style-type: none"> <li>•Funding</li> </ul>	<ul style="list-style-type: none"> <li>•Accident reduction</li> <li>•Increased quality of life</li> </ul>
Plan long-range for local, regional roads and highway systems to ensure safe, efficient access into and through the County	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Knowledgeable people</li> <li>•Resistance to Change</li> <li>•Following the plan</li> </ul>	<ul style="list-style-type: none"> <li>•Better roads</li> <li>•Planned expenses</li> <li>•Routine maintenance</li> </ul>
Encourage an efficient, affordable and assessable transit system	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Lack of riders</li> <li>•Lack of knowledge about the system</li> </ul>	<ul style="list-style-type: none"> <li>•Higher quality of life</li> <li>•Accessibility</li> <li>•More people have transportation</li> </ul>



# DELAWARE COUNTY COMPREHENSIVE PLAN

Establish a hike and bike route system in the County to encourage alternative modes of transportation	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing habits</li> </ul>	<ul style="list-style-type: none"> <li>•Higher quality of life</li> <li>•Accessibility</li> <li>•More people have transportation</li> </ul>
Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the County	<ul style="list-style-type: none"> <li>•Lack of understanding that the plan is a living document</li> <li>•Funding</li> </ul>	<ul style="list-style-type: none"> <li>•Orderly development</li> <li>•Higher quality of life</li> <li>•Greater stability</li> </ul>
Explore and consider the adoption of a county zoning ordinance	<ul style="list-style-type: none"> <li>•Understanding of zoning</li> <li>•Funding</li> <li>•Fear of loss of control</li> <li>•Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>•Orderly development</li> <li>•Higher quality of life</li> <li>•Greater stability</li> </ul>
Plan for the future and orderly development within a regional context	<ul style="list-style-type: none"> <li>• Getting key players at the table</li> <li>•Changing the mindset</li> </ul>	<ul style="list-style-type: none"> <li>•Larger picture</li> <li>•More opportunities</li> </ul>
Protect viable land for agriculture	<ul style="list-style-type: none"> <li>•Lack of land of other developments</li> <li>•Fear of losing development</li> </ul>	<ul style="list-style-type: none"> <li>•Preservation of agricultural heritage</li> <li>•Orderly development</li> </ul>
Recognize agricultural lands outside the urban fringe areas as an important natural resource of the region, and to preserve agricultural soils that have historically exhibited high crop yields and are considered most suitable for agricultural production	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing habits</li> <li>•Lack of planning</li> </ul>	<ul style="list-style-type: none"> <li>•Preservation of valuable land</li> </ul>
Encourage farming techniques and soil conservation practices that will protect and conserve top soil and prevent degradation of water resources	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing habits</li> <li>•Lack of understanding</li> </ul>	<ul style="list-style-type: none"> <li>•Form partnerships</li> <li>•Land preservation</li> <li>•Reduced pollution</li> <li>•Protection of drinking water sources</li> <li>•Protection of natural resources</li> </ul>
Minimize conflicts between agriculture and non-farm rural development	<ul style="list-style-type: none"> <li>•Lack of education on rural living</li> <li>•Fear of the loss of development</li> <li>•Fear of losing control</li> </ul>	<ul style="list-style-type: none"> <li>•To educate</li> <li>•Orderly development</li> </ul>
Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing habits</li> <li>•Lack of planning</li> </ul>	<ul style="list-style-type: none"> <li>•Land preservation</li> <li>•Reduced pollution</li> <li>•Protection of drinking water sources</li> <li>•Protection of natural resources</li> <li>•Tourism</li> </ul>
Provide a safe park and recreation system that continues to meet the community's needs for useable and accessible park and open space	<ul style="list-style-type: none"> <li>•Initial funding</li> <li>•Ongoing funding</li> </ul>	<ul style="list-style-type: none"> <li>•Tourism</li> <li>•Quality of life</li> <li>•Increased population</li> </ul>

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Earlville

Goal	Issues	Opportunities
Concentrate on retaining and expanding business	<ul style="list-style-type: none"> <li>• Access to employees</li> <li>• Aging population</li> </ul>	<ul style="list-style-type: none"> <li>• Economic stability</li> </ul>
Promote the preservation, rehabilitation and investment in existing housing stock	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Change in mind set</li> <li>• Rules and Regulations</li> <li>• Lending Restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preserve community character</li> <li>• Affordable workforce housing</li> </ul>
Expand opportunities for residential development in Earlville	<ul style="list-style-type: none"> <li>• Lack of available land</li> <li>• Lack of Developers</li> <li>• Infrastructure costs</li> </ul>	<ul style="list-style-type: none"> <li>• Increased population</li> <li>• More property tax</li> <li>• More housing options</li> </ul>
Consider the use of sustainable design principles in new housing developments	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Reduced energy costs</li> </ul>
Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Changing Rules and Regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism</li> <li>• Stabilize /increase in population</li> </ul>
Consider the use of sustainable design principles community facilities	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Reduced energy costs</li> </ul>
Prevent erosion and control sediment during construction	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preservation of soil quality</li> </ul>

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Earlville continued

Goals	Issues	Opportunities
Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls	<ul style="list-style-type: none"> <li>•Cost (presumed)</li> <li>•Knowledge and Understand Issues</li> <li>•Resistance to Change</li> <li>•Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>•Sustainable</li> <li>•Preservation of soil quality</li> <li>•Preservation of water sources</li> <li>•Reduced flooding</li> </ul>
Provide a cost-effective and safe transportation system	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Development of a maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>•Better streets</li> <li>•Reduced accidents</li> </ul>
Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City	<ul style="list-style-type: none"> <li>•Lack of understanding that the plan is a living document</li> <li>•Funding</li> </ul>	<ul style="list-style-type: none"> <li>•Orderly development</li> <li>•Higher quality of life</li> <li>•Greater stability</li> </ul>
Plan for the future and orderly development within a regional context	<ul style="list-style-type: none"> <li>• Getting key players at the table</li> <li>•Changing the mindset</li> </ul>	<ul style="list-style-type: none"> <li>•Larger picture</li> <li>•More opportunities</li> </ul>
Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing habits</li> <li>•Lack of planning</li> <li>•Fear of change</li> </ul>	<ul style="list-style-type: none"> <li>•Land preservation</li> <li>•Reduced pollution</li> <li>•Protection of drinking water sources</li> <li>•Protection of natural resources</li> <li>•Tourism</li> </ul>
Provide a safe park and recreation system that meets the community's needs for useable and accessible park and open space	<ul style="list-style-type: none"> <li>•Initial funding</li> <li>•Ongoing funding</li> </ul>	<ul style="list-style-type: none"> <li>•Tourism</li> <li>•Quality of life</li> <li>•Increased population</li> </ul>

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Edgewood

Goals	Issues	Opportunities
Concentrate on retaining and expanding business	<ul style="list-style-type: none"> <li>• Access to employees</li> <li>• Aging population</li> </ul>	<ul style="list-style-type: none"> <li>• Economic stability</li> </ul>
Promote the preservation, rehabilitation and investment in existing housing stock	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Change in mind set</li> <li>• Rules and Regulations</li> <li>• Lending Restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preserve community character</li> <li>• Affordable workforce housing</li> </ul>
Expand opportunities for residential development in Edgewood	<ul style="list-style-type: none"> <li>• Lack of available land</li> <li>• Infrastructure costs</li> </ul>	<ul style="list-style-type: none"> <li>• Increased population</li> <li>• More property tax</li> <li>• More housing options</li> </ul>
Consider the use of sustainable design principles in new housing developments	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Reduced energy costs</li> </ul>
Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Changing Rules and Regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism</li> <li>• Stabilize /increase in population</li> </ul>
Consider the use of sustainable design principles community facilities	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Reduced energy costs</li> </ul>
Prevent erosion and control sediment during construction	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preservation of soil quality</li> </ul>
Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> <li>• Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preservation of soil quality</li> <li>• Preservation of water sources</li> <li>• Reduced flooding</li> </ul>
Provide a cost-effective and safe transportation system	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Development of a maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>• Better streets</li> <li>• Reduced accidents</li> </ul>
Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the City	<ul style="list-style-type: none"> <li>• Lack of understanding that the plan is a living document</li> <li>• Funding</li> </ul>	<ul style="list-style-type: none"> <li>• Orderly development</li> <li>• Higher quality of life</li> <li>• Greater stability</li> </ul>
Plan for the future and orderly development within a regional context	<ul style="list-style-type: none"> <li>• Getting key players at the table</li> <li>• Changing the mindset</li> </ul>	<ul style="list-style-type: none"> <li>• Larger picture</li> <li>• More opportunities</li> </ul>
Promote the protection, preservation, and enhancement of bluff’s, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Changing habits</li> <li>• Lack of planning</li> <li>• Fear of change</li> </ul>	<ul style="list-style-type: none"> <li>• Land preservation</li> <li>• Reduced pollution</li> <li>• Protection of drinking water sources</li> <li>• Protection of natural resources</li> <li>• Tourism</li> </ul>
Provide a safe park and recreation system that meets the community’s needs	<ul style="list-style-type: none"> <li>• Initial funding</li> <li>• Ongoing funding</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism</li> <li>• Quality of life</li> <li>• Increased population</li> </ul>

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Hopkinton

Goals	Issues	Opportunities
Concentrate on retaining and expanding business	<ul style="list-style-type: none"> <li>• Access to employees</li> <li>• Aging population</li> </ul>	<ul style="list-style-type: none"> <li>• Economic stability</li> </ul>
Promote the preservation, rehabilitation and investment in existing housing stock	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Change in mind set</li> <li>• Rules and Regulations</li> <li>• Lending Restrictions</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preserve community character</li> <li>• Affordable workforce housing</li> </ul>
Expand opportunities for residential development in Hopkinton	<ul style="list-style-type: none"> <li>• Lack of available land</li> <li>• Infrastructure costs</li> <li>• Lack of developers</li> </ul>	<ul style="list-style-type: none"> <li>• Increased population</li> <li>• More property tax</li> <li>• More housing options</li> </ul>
Consider the use of sustainable design principles in new housing developments	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Reduced energy costs</li> </ul>
Provide public facilities and services at levels which support a desirable “quality of life” for current and future residents	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Changing Rules and Regulations</li> </ul>	<ul style="list-style-type: none"> <li>• Tourism</li> <li>• Stabilize /increase in population</li> </ul>
Consider the use of sustainable design principles community facilities	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preservation of soil quality</li> </ul>
Prevent erosion and control sediment during construction	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preservation of soil quality</li> </ul>
Reduce the rate and volume of stormwater runoff on post construction development, while at the same time promoting better water quality using infiltration based on practices and controls	<ul style="list-style-type: none"> <li>• Cost (presumed)</li> <li>• Knowledge and Understand Issues</li> <li>• Resistance to Change</li> <li>• Enforcement</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable</li> <li>• Preservation of soil quality</li> <li>• Preservation of water sources</li> <li>• Reduced flooding</li> </ul>
Provide a cost-effective and safe transportation system	<ul style="list-style-type: none"> <li>• Funding</li> <li>• Development of a maintenance program</li> </ul>	<ul style="list-style-type: none"> <li>• Better streets</li> <li>• Reduced accidents</li> </ul>
Keep the Comprehensive Plan and Future Land Use Map current with changing growth conditions in the County	<ul style="list-style-type: none"> <li>• Lack of understanding that the plan is a living document</li> <li>• Funding</li> </ul>	<ul style="list-style-type: none"> <li>• Orderly development</li> <li>• Higher quality of life</li> <li>• Greater stability</li> </ul>
Plan for the future and orderly development within a regional context	<ul style="list-style-type: none"> <li>• Getting key players at the table</li> <li>• Changing the mindset</li> </ul>	<ul style="list-style-type: none"> <li>• Larger picture</li> <li>• More opportunities</li> </ul>

# DELAWARE COUNTY COMPREHENSIVE PLAN

Promote the protection, preservation, and enhancement of bluff's, prairies, wetlands, waterways, scenic views, vegetation, wildlife and natural areas	<ul style="list-style-type: none"> <li>•Funding</li> <li>•Changing habits</li> <li>•Lack of planning</li> <li>•Fear of change</li> </ul>	<ul style="list-style-type: none"> <li>•Land preservation</li> <li>•Reduced pollution</li> <li>•Protection of drinking water sources</li> <li>•Protection of natural resources</li> <li>•Tourism</li> </ul>
Provide a safe park and recreation system that meets the community's needs	<ul style="list-style-type: none"> <li>•Initial funding</li> <li>•Ongoing funding</li> </ul>	<ul style="list-style-type: none"> <li>•Tourism</li> <li>•Quality of life</li> <li>•Increased population</li> </ul>

## Achieving the goals

To achieve the goals outlined in this plan Delaware County and the Cities of Earlville, Edgewood and Hopkinton should look to the objectives as action steps to realizing the goals of the plan. The previous chapters provide a detailed analysis of the chapter subject area and what specific items or action steps are needed to achieve the goals of the plan. This chapter addresses the scheduling of the action steps outline in previous chapters, plan maintenance and plan support.

Plan Scheduling: summarizes the policies and actions proposed in previous chapters and presents projected time frames for the implementation of these recommendations.

Plan Maintenance: outlines the process for maintaining the plan and evaluating the progress in meeting the plan's goals.

Plan Support: identifies potential funding sources that can assist in the implementation of the objectives and action steps.

## Plan Scheduling

Throughout the planning process goal, objectives and action steps to achieve the goals and objectives were identified. Table 14.X provides a timeline on when items needs to be addressed. Recommendations are classified into the following categories: on-going, short-term, medium-term and long-term. Short-term indicates that implementation should occur within the next five years, while medium-term is five to ten years and long-term is ten to twenty years.

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Delaware County

Delaware County				
Economic Development Delaware County				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Economic Development Study		X		
Marketing	X			
Housing				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support a variety of housing options for all income levels	X			
Address workforce housing needs		X		
Public Infrastructure & Utilities				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support stronger telecommunications network	X			
Transportation				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Implement a Complete Streets Policy		X		
Develop a county wide trail system				X
Continue to coordinate with the RPA	X			
Land Use & Zoning				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Explore zoning ordinance options		X		
Review the comprehensive plan annual	X			
Recreation:				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Explore alternative funding sources for facilities, operations and recreation opportunities to supplement traditional fund sources	X			
Routine maintenance	X			

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Earlville

Economic Development				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Appoint a liaison to work with businesses	X			
Housing				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Identify target areas for redevelopment		X		
Land for new housing development			X	
Public Infrastructure & Utilities				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support stronger telecommunications network	X			
Transportation				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Implement a Complete Streets Policy				
Land Use & Zoning				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Review the comprehensive plan annual	X			
Recreation				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Development of a recreational trail system				X
Routine maintenance	X			
Other				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
City-Wide WI-FI			X	
Defibrillator Units in all public buildings		X		



# DELAWARE COUNTY COMPREHENSIVE PLAN

## Edgewood

### Economic Development

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Appoint a liaison to work with businesses	X			

### Housing

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Identify target areas for redevelopment		X		

### Public Infrastructure & Utilities

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support stronger telecommunications network	X			

### Transportation

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Implement a Complete Streets Policy		X		

### Land Use & Zoning

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Review the comprehensive plan annual	X			

### Recreation

New Swimming Pool		X		
Development of a recreational trail system				X
Routine Maintenance	X			

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Hopkinton

Hopkinton				
Economic Development				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Appoint a liaison to work with businesses	X			
Housing				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Identify target areas for redevelopment		X		
Land for new housing development			X	
Public Infrastructure & Utilities				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support stronger telecommunications network	X			
Transportation				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Implement a Complete Streets Policy		X		
Land Use & Zoning				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Review the comprehensive plan annual	X			
Recreation				
River recreation development				X
Routine maintenance	X			
Other				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Defibrillator Units in all public buildings		X		

# DELAWARE COUNTY COMPREHENSIVE PLAN

## Plan Maintenance

The Delaware County Multi-Jurisdictional Comprehensive Plan is designed to be a long-range plan and many of the recommendations will require funding and continuous support. Delaware County and the Cities of Earlville, Edgewood and Hopkinton should refer to the comprehensive plan to develop annual improvement programs, and budgets. An annual evaluation of the plan should be conducted. Land use developments, plan implementations and changes that should be made to the comprehensive plan should be reviewed and reported back to elected officials.

## Potential Funding Sources

Many of the goals, objectives and action steps identified will require outside funding sources to make them a reality. Table 14.X contains a listing of potential funding sources available. Since funding sources change this list should not be viewed as the ultimate listing and should be reviewed and modified each fiscal year. Alternative sources such as RC&D should be explored for potential funding on projects located in smaller cities.

Source	Administrator	Description	Deadline	Funding	Match Requirement
Community Attraction and Tourism Program	Iowa Economic Development Authority	Projects that promote recreational, cultural, educational or entertainment attractions	January 15 April 15 July 15 October 15 November 4	\$5 million	Encouraged
Community Attraction and Tourism Program Marketing	Iowa Economic Development Authority	Marketing of Vision Iowa CAT and RECAT Projects	November 4	\$100,000, maximum grant \$15,000	50%
River Enhancement Community Attraction and Tourism Program	Iowa Economic Development Authority	Help with projects that create recreational and entertainment attractions that connect with and enhance a river, lake or river corridor	October 15	Varies	25%
Community Development Block Grant	Iowa Economic Development Authority	Public Facilities, Housing and Community Facilities Projects	November December January	Varies	Encouraged
DOT Enhancement Program	Iowa Department of Transportation	Projects must meet at least 1 of the 10 categories	October 1	\$4,500,000 Minimum project \$10,000	30%
Federal Recreational Trails Program	Iowa Department of Transportation	Recreational Trails	October 1	\$1.25 million	20%
State Recreational Trails Program	Iowa Department of Transportation	Recreational Trails	July 1	\$2 million	25%
Highway Bridge Program	Iowa Department of Transportation	Replacement or rehabilitation of structurally deficient or functionally obsolete bridges	October 1	\$1 million	20%
Home Fund	Iowa Finance Authority	Provide decent affordable housing to lower-income households	Varies	\$15 million	25%
Iowa Clean Air Attainment Program	Iowa Department of Transportation	Projects that will help meet national ambient air quality standards	October 1	\$4.5 million, minimum \$20,000 per project	20%

# DELAWARE COUNTY COMPREHENSIVE PLAN

Source	Administrator	Description	Deadline	Funding	Match Requirement
Land & Water Conservation Fund	Iowa Department of Natural Resources	Outdoor recreation area development and acquisition	March 15		50%
Living Roadway Trust Fund	Iowa Department of Transportation	Roadside vegetation management programs	June 1		20%
Pedestrian Curb Ramp Construction	Iowa Department of Transportation	Assists City's with complying with the Americans with Disabilities Act on primary roads	Accepted year round	Maximum of \$250,000 per city per year	45%
Public Facilities Set-Aside Program	Iowa Economic Development Authority	Sanitary sewer system, water system, streets, storm sewers, rail lines and airport improvements for Cities under 50,000 population, 51% of the persons benefiting must be low or moderate income	Accepted year round		50%
Resource Enhancement and Protection	Iowa Department of Natural Resources	Enhancement and protection of the state's natural and cultural resources	Varies	\$12.45 million	Varies by grant category
Revitalize Iowa's Sound Economy	Iowa Department of Transportation	Economic development projects through construction or improvements of Iowa roads	February 1 September 1 Immediate opportunities accepted all year	\$11 million for cities and \$5.5 million for counties	Local: 50% Immediate: 20%
Safe Routes to School	Iowa Department of Transportation	Education or construction projects that help promote walking or bicycling to school	October 1	\$1.5 million	Encouraged
Section 42 Low Income Housing Tax Credit	HUD	Multi-family housing development for low and moderate-income families	NA	NA	NA
Surface Transportation Program	Iowa Department of Transportation	Road, bridge, transit, bicycle/pedestrian projects and planning activities	Counties are notified by DOT, Cities need to submit a letter by October 1	\$2,100,000	20%
Tax Increment Financing	Reduction or elimination of property taxes for a set period of time on new improvements to property	Available for commercial, industrial or residential developments	NA	NA	NA
Traffic Safety Improvement Program	Iowa Department of Transportation	Traffic safety improvement projects or studies	June 15	\$5.4 million \$500,000 per project maximum	
Urban-State Traffic Engineering Program (U-Step)	Iowa Department of Transportation	Solve traffic operation and safety problems on primary roads	Accepted year round	\$200,000 for spot improvements \$400,000 for linear improvements	45%