



Agenda

Planning, Programming & Zoning Commission

Regular Meeting – May 9, 2023 – 4:00 P.M.

Harold E. Getty Council Chambers, City Hall, and via Zoom

General Rules for Public Participation

1. The presentation order for all new or old business agenda items shall be as follows: a) Staff report, b) Applicant's presentation, c) Opinions of interested citizens, d) Applicant's rebuttal, e) Commission discussion.
2. Interested citizens may address any item on the agenda by stepping to the podium. After recognition by the chair, the individuals state their name, address and group affiliation (if applicable) and speak clearly into the microphone.
3. Interested citizens may speak one (1) time per item. Please limit your comments to approximately five (5) minutes. Although generally discouraged, at the discretion of the Chair, interested citizens may be allowed to speak more than once per item.
4. The "Oral Presentations" section of the agenda is an opportunity to address items not on the agenda. An individual may speak to one (1) non-agenda issue per meeting for a maximum of approximately ten (10) minutes. Official action cannot be taken by the Commission at that time; however the topic may be placed on a future agenda or referred to the appropriate department.
5. Keep comments germane and refrain from personal, impertinent or slanderous remarks and repetitious information.
6. All comments and requests for information shall be directed towards the chair, and not towards individuals in the audience. All comments shall be in keeping with proper and courteous conduct.
7. If handouts are to be provided, you are encouraged to deliver them to the Planning and Zoning Department at least 24 hours prior to the meeting to be distributed to Commission members. If not possible to be pre-delivered, you are encouraged to bring ten (10) sets of all handouts for Commission and staff. A minimum of **one (1)** copy of **any** handout (including original pictures) must be retained by staff for the official record of the request.

The chair shall take whatever action is necessary to ensure that these rules are observed and the meeting proceeds in an orderly fashion.

I. Approval of the May 9, 2023 Agenda

II. Approval of the Minutes of the Regular Meeting on April 11, 2023

III. Financial Report: March 2022

IV. Oral Presentations

V. New Business

A. Special Permit

1. Request by Mokey Beck for a special permit for an Urban Animal Hobby Farm to allow for a chicken coop with up to 4 chickens in the "R-3" Multiple Residence District at 2135 Independence Avenue.
(Pages 11 – 19)

B. Historic Nomination

1. Request by Dhani Re Investments, LLC to designate 722 Water Street as a Locally Designated Historic Landmark. **(20 – 60)**

C. Plans and Studies

1. Re-adoption and changes to the City Limits Urban Revitalization Area (CLURA) to extend the program another five years and add other provisions, including multi-family. **(61 – 83)**
2. Review and adoption of the Comprehensive Plan and Future Land Use Map for the City of Waterloo.

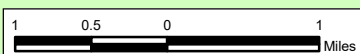
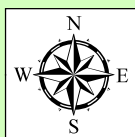
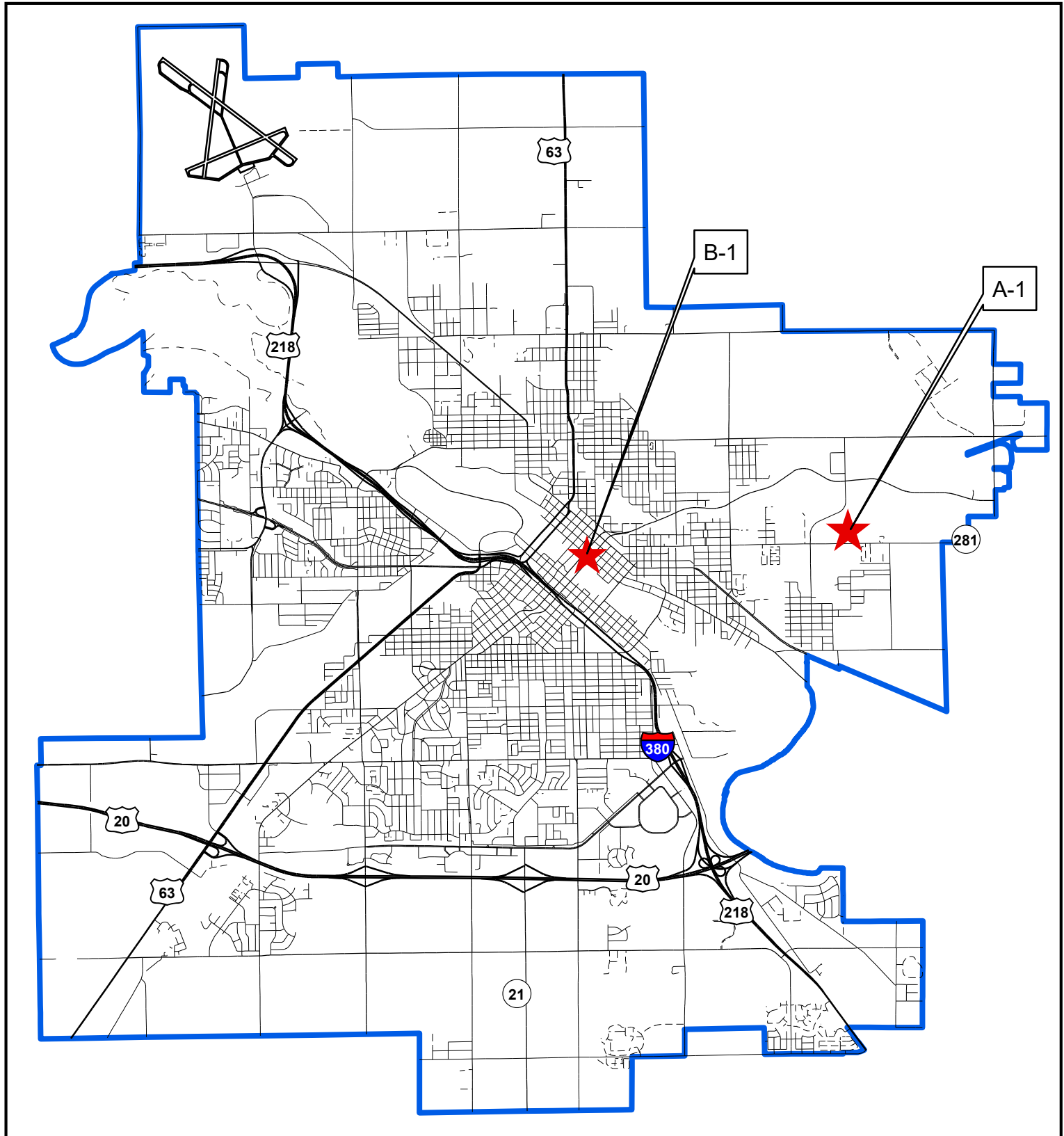
VI. Discussion

VII. Adjournment

*** Next regular meeting of the Planning, Programming & Zoning Commission will be held on June 13, 2023*

Planning, Programming and Zoning Commission

May 9, 2023



Agenda Map

MINUTES
CITY OF WATERLOO, IOWA
PLANNING, PROGRAMMING, AND ZONING COMMISSION
REGULAR MEETING - 4:00 P.M. APRIL 11, 2023

The regular meeting of the Waterloo Planning, Programming, and Zoning Commission was called to order by Chairperson Wilber at 4:00 p.m. via zoom and in person in the Harold E. Getty Council Chambers at Waterloo City Hall.

Members present were: Virginia Wilber, Patrisha Serfling, Cody Leistikow, Steve Trost, Brandon Schoborg, Ali Parrish, and Phillip Shirk.

Members present electronically were: Janelle Ewing.

Members absent were: None. Note-Representative from Human Rights is currently a vacate position.

Others present were: Noel Anderson – Community Planning and Development Director; Lexi Blank, Aric Schroeder, and John Dornoff – Planning Department; Jaime Knutson – City Engineer; and 10 citizens.

Others present electronically: Dave Boesen – City Council Liaison, and 1 citizen.

I. Approval of the Agenda

It was moved by Schoborg and seconded by Trost to approve the agenda. Motion carried unanimously.

II. Approval of the Minutes from the regular meeting on March 14, 2023.

It was moved by Schoborg and seconded by Serfling to approve the minutes of the March 14, 2023 meeting. Motion carried unanimously.

III. Financial Report February 2023.

Anderson reviewed the financial report.

It was moved by Parrish and seconded by Leistikow to receive and place the financial report on file. Motion carried unanimously.

IV. Oral Presentations

Boesen noted that the CLURA is set for a Public Hearing on May 15th and noted that the commission had approved the concept of the daycare tax incentives but thought the commission had voted to recommend denial of the multi-family, but it is included as of today to which commission members stated that multi-family was not discussed but instead the different time options. Anderson noted it was not discussed then, but when talking to the City Council and developers, it was added to the proposed program but noted that if the commission would like it brought back, it can be discussed at the May Planning and Zoning Commission meeting which will be before the May 15th Public Hearing.

V. New Business

A. Plats

1. Request by CJ's Construction on behalf of Hope M. Anderson for the Final Plat of Paradise Estates 1st Addition, a 64-lot residential subdivision in the "R-1" One and Two Family Residence District located adjacent to 5643 Kimball Avenue.

Schroeder read the staff report recommending approval of the request with the following condition: That the final plat is updated with all required information prior to the plat being sent to the City Council.

Serfling asked if the preliminary plat had come before the commission in 2018 and if this final plat was the same as the preliminary plat to which Schroeder responded that it is substantially alike, but there were some minor changes, but the preliminary plat was included in the packet but the main change is some minor tweaking of lot lines in the Moonlight Ridge area.

Wilber asked that in addition to the drainage report what else is needed for the plat to go to the City Council to which Schroeder responded an updated Deed of Dedication which a draft one was presented and is substantially complete and just needed a few tweaks like a reference to the Black Hawk County Soil & Water Conservation Commission, the reference to a neighborhood association that needs to be changed to the homeowner's association.

Trost asked for confirmation that those items would need to be submitted and accepted before it would be sent to the City Council.

Schoborg noted in the last meeting there was a discussion of a sidewalk that was not showing to which Schroeder responded as per the Preliminary Plat and Deed of Dedication there will need to be sidewalks on all street frontages including Kimball Avenue and Orange Avenue. There was also discussion about a bike trail and where and when that might be considered.

Parrish asked for confirmation that there would be sidewalk access to the school and it would be along Kimball to which Schroeder stated yes but also the developer and the school district are working on an agreement for the school district to buy a lot and use it as a bus lane and that would also have a sidewalk along it.

Parrish asked what guarantee there is that the bus lane will be done, to which Schroeder responded that it is not being required that they do the bus lane, but the school district is showing an interest in it, and the developer is showing an acceptance of selling one of the lots.

Trost asked for clarification that there is something documenting that sidewalks will be installed along Kimball Avenue and Orange Road, to which Schroeder responded that it is in the Deed of Dedication.

Anderson noted that in the Preliminary Plat, there is also a connection to the school along proposed Wall Street just north of Litchy, which the developer is working with the school district on and will be included in a future addition.

Wilber noted that in the previous meeting that the concerns about water pressure were brought up and asked if it was the city that was saying that the additional homes would not affect water pressure or it was the developer, to which Schroeder responded that the Waterworks consulting engineer stated that but they do know there is an issue in the area, have identified the causes of the issue, and are working on long term solutions.

Parrish asked if the only two access points for the entire neighborhood would be from Paradise at Kimball and Litchy and Kimball, to which Schroeder responded that Litchy is not included in this phase, so it will only be Paradise at Kimball and temporary emergency access off of the Moonlight Ridge Cul De Sac, until additional connections are made with future phases.

Cory Hodapp, CJ's Construction, stated that there had been a lot of discussion with the neighbors and many items have been discussed but stated he was available to answer questions but felt that staff summed it up well.

Parrish stated that some of the residents had expressed concerns about the density of the development with smaller homes than the current Orange neighborhood and asked if the developer looked to make some of the homes a little larger, to which Hodapp answered that the current homes would be priced between \$350,000 to \$500,000 so while smaller they are higher end homes and that is the trend today and if you built them larger people would not be able to afford them with the lots going for between \$70,000 and \$100,000. Anderson noted that this had been a topic of discussion, such as when the last two Audubon subdivisions. Back in the 1960s and 1970s homes were largely ranches with garages on the ends, but today they incorporate the garage as part of the structure.

Mike Henning, 138 Sidehill Drive, stated that the sidewalk on Kimball should be fine, but he noted he had a neighbor complain about the water pressure. Stated that Buzz Anderson stated that as part of the Deed of Dedication that the new homes would be required to have a \$2500 water pressure booster until the city got something accomplished. Henning also noted that the Deed of Dedication still lists the County Soil & Water Conservation Board wrong, so how can the Commission approve this if there is errors in the Deed of Dedication to which Wilber responded that the Commission can with the condition that it gets finalized before being sent to City Council. Finally, Henning has concerns that Paradise Boulevard has 13' drive lanes that would not allow one car to pass another, and the lanes should have to be 17'.

Hodapp stated he didn't know how to answer some of the statements, but he knows that as soon as the development gets approved, Waterworks is going to be expediting the project to boost the water pressure in the area, and individual homes are not going to want to have booster pumps. Hodapp stated that the Deed of Dedication should be fine and only needs Buzz Anderson to sign off on it.

Wilber asked about the drainage plan to which Hodapp stated that the engineer was working on the final numbers and was hoping to have it done before the meeting but should have it done in the next couple of days.

Wilber asked if there was any response to the concern about Paradise Boulevard being 13' wide, to which Hodapp stated that the road size meets specifications and is done in a lot of locations, so he does not have anything to say about it.

Leistikow asked if the city would be responsible for collecting or controlling the money from the homeowners association, to which Hodapp said no.

Discussion about the differences between the words "homeowners association" and "neighborhood association."

Knutson stated that Neighborhood Associations are defined and recognized by the City of Waterloo and the Homeowners Association is what each person who buys a lot will be required to be a part of.

Barbara Henning, 138 Sidehill Drive, expressed concern about the narrow lanes on Paradise Boulevard, such as when parents are picking up their children at Orange School or when the garbage trucks are picking up trash, and the cars on Kimball will be stuck behind them or a moving truck, to which Anderson stated that few streets in the city are designed to avoid conflict with garage trucks and moving trucks.

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Trost asked if there was an issue with traffic when the school first opened with private cars and buses, to which Mike Henning responded it was a huge issue, and Wilber explained how it had taken some time to work with the school and the parents to work out solutions to cars coming to the school.

Mike Henning further noted that a Homeowners Association is something you have to buy into but a neighborhood association is voluntary.

Hodapp emphasized that the streets in the development would meet all standards and could hold a semi-truck, and the development with the bus lane will help traffic because school buses will no longer be coming out on Kimball.

Bob Manning, Cedar Valley Home Builders Association, stated that when it comes to how fast the homes will sell, the National Home Builders Association has a statistic that shows Waterloo is in strong need and demand for new housing and noted that the City of Cedar Falls has run out of lots and the timing perfect for a Waterloo development. He further noted that both MercyOne and VGM are excited about this development for their employees. With the demand noted, this development could sell more than 21 lots yearly and maybe even surprise everyone.

Parrish stated that she does not want people to think the Commission does not want this project, but it is the job of the Commissioners to make sure the development is thought through and not creating problems for the current residents.

Trost asked the reason behind tabling the item the last time to which Shirk responded that the Commission was about to lose its quorum.

Leistikow stated that he believes the 13' lanes on Paradise Boulevard were designed to slow traffic down, and with the school in the vicinity, feels it is a really good design, there has been a lot of discussions, but it is important to get it right.

Trost offered an amendment to the motion requiring the drainage report to be submitted.

It was moved by Schoborg and seconded by Leistikow to recommend approval the request by CJ's Construction on behalf of Hope M. Anderson for the Final Plat of Paradise Estates 1st Addition, a 64-lot residential subdivision in the "R-1" One and Two Family Residence District located adjacent to 5643 Kimball Avenue with the following conditions: That the final plat is updated with all required information prior to the plat being sent to the City Council, that the Deed of Dedication is updated to read Homeowners Association in lieu of Neighborhood Association, and the drainage report is submitted. Motion carried unanimously.

B. Vacate

1. Request by Nihad Masic to vacate approximately 1,428 square feet of city-owned alley right-of-way in the "M-1" Light Industrial District located southeast of 312 Kothe Street.

Blank read the staff report recommending approval of the request with the following conditions: 1) that an easement may be retained for the overhead electric line within the vacated area; and 2) that the gravel driveway and other gravel areas not shown in the site plan be removed.

Trost asked for clarification on what is paved and not on the site plan to which Blank went over.

Scott Sobel, attorney for the applicant, noted that the applicant had submitted a plan that would be implemented shortly after the vacate is approved by the City Council. Sobel also stated that the applicant

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has other applications in concerning the property but has planted flowers, and selling the applicant the lot will be a major improvement to the community as the area is older and appears to be in need of some revitalization, and this could be the first step in this revitalization.

Wilber asked if the concerns about the stormwater basin had been addressed, to which Sobel answered he thought they had, and Knutson stated that as far as the site plan, it meets all the requirements and that the concern of staff was that the applicant would drive across the drainage way.

It was moved by Parrish and seconded by Serfling to recommend approval the request by Nihad Masic to vacate approximately 1,428 square feet of city-owned alley right-of-way in the “M-1” Light Industrial District located southeast of 312 Kothe Street subject to the following condition(s): 1) that an easement may be retained for the overhead electric line within the vacate area; and 2) that the gravel driveway and other gravel areas not shown in the site plan be removed. Motion carried unanimously.

C. Encroachment Agreement

1. Request by 3-Stooges for an encroachment agreement to allow for the placement of a private storm sewer connection in the public right-of-way of Martin Road in the “M-2,P” Planned Industrial District located in front of 1370 Martin Road.

Dornoff read the staff report recommending approval of the request.

Trost asked for clarification on why this request is needed to which Knutson answered. that when the developer first submitted this site plan, they didn’t have a need for these extra drains, but they needed to raise their site to allow for better truck access to docks, so they worked with Engineering to provide some inlets in order to collect some storm water that will come off the road and go through their site.

It was moved by Parrish and seconded by Schoborg to recommend approval the request by 3-Stooges for an encroachment agreement to allow for the placement of a private storm sewer connection in the public right-of-way of Martin Road in the “M-2,P” Planned Industrial District located in front of 1370 Martin Road. Motion carried unanimously.

D. Historic Nomination

1. Request by Iowa Heartland Habitat for Humanity to nominate 415 Walnut Street (former Walnut Baptist Church) as a Locally Designated Landmark.

Blank read the staff report recommending approval of the request.

Trost asked why this comes to the Planning Commission to which Dornoff responded that it is required by the Historic Ordinance, which was written to meet the requirements of the Department of Interior and State Certified Local Government requirements.

Parrish stated she would abstain but noted that Iowa Heartland Habitat for Humanity was applying for a grant and this will help the project obtain grants and tax credits.

Anderson went over what Iowa Heartland Habitat for Humanity has done for the neighborhood.

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It was moved by Leistikow and seconded by Schoborg to recommend approval the request by Iowa Heartland Habitat for Humanity to nominate 415 Walnut Street (former Walnut Baptist Church) as a Locally Designated Landmark. Motion carried 7-0-1 (Parrish abstaining).

VI. Discussion

Schroeder reviewed a list of possible changes to the Zoning Ordinance and asked commissioners to review it and pick out their top priorities. Also, a discussion on possible special work session meetings to discuss the changes.

Leistikow wants to address properties built in the 1940s that were still required to have sidewalks.

Shirk feels that parking requirements need to be discussed.

The next meeting of the Planning, Programming, and Zoning Commission will be on May 9, 2023.

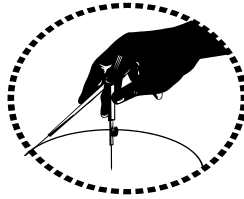
VII. Adjournment

It was moved by Schoborg and seconded by Serfling to adjourn the meeting at 5:41pm. Motion carried unanimously.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Dornoff", written in a cursive style.

John Dornoff,
Planner II



TECH NOTES
CITY OF WATERLOO TECHNICAL REVIEW COMMITTEE
May 2, 2023

The meeting of the City of Waterloo Technical Review Committee was called to order at 1:30 p.m. via Zoom.

The following attended the meeting electronically: Aric Schroeder, Lexi Blank, John Dornoff, and Seth Hyberger – Planning; JD Van Dyke – Fire Department; Greg Alhelm – Building Department; Jamie Knutson – Engineering; and Brian Johnson – Waterloo Waterworks.

A. Special Permits

- 1. Request by Mokey Beck for a special permit for an Urban Animal Hobby Farm to allow for a chicken coop with up to 4 chickens in the “R-3” Multiple Residence District at 2135 Independence Avenue.**

Hyberger read the staff report recommending approval of the request with the following condition: That the property be properly fenced per the regulations for an Urban Hobby Farm and limited to four chickens.

No comments on this request.

B. Historic Nomination

- 1. Request by Dhani Re Investments, LLC to designate 722 Water Street as a Locally Designated Historic Landmark.**

Blank read the staff report recommending approval of the request.

Knutson noted that they have a deck that is overhanging the levee, which was approved but may have to come down someday and he wanted to ensure this would still allow that. Schroeder noted that the commission should probably review it again and consider approving it subject to the deck being able to be removed.

Weliver stated that there is not a proper emergency exit from the deck.

Schroeder suggested having the commission rule on the deck, and Blank noted she could add it to their next agenda.

C. Plans and Studies

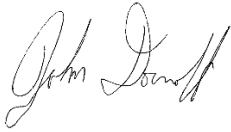
- 1. Re-adoption and changes to the City Limits Urban Revitalization Area (CLURA) to extend the program another five years and add other provisions, including multi-family.**

Schroeder explained the item.

There were no comments on this request.

2. Review and adoption of the Comprehensive Plan and Future Land Use Map for the City of Waterloo.

Schroeder stated he did not have new information on this item.

A handwritten signature in black ink, appearing to read "John Dornoff". The signature is written in a cursive, flowing style.

John Dornoff,
Planner II

REQUEST:	Request by Mokey Beck for a special permit for an Urban Animal Hobby Farm to allow for an 8' X 10' (80 square feet) chicken coop with up to 4 chickens in the "R-3" Multiple Residence District at 2135 Independence Avenue.
APPLICANT:	Mokey Beck, 2135 Independence Avenue, Waterloo, IA 50702
GENERAL DESCRIPTION:	The applicant is requesting a special permit for an Urban Animal Hobby Farm that would allow them to have 4 chickens.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	Due to the size of the lot and neighboring lots, it would appear that the special permit request would not have a negative impact on the area. In addition the chicken coop would be set 500 feet back from the southern property line.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The proposed hobby farm would not appear to have an impact on traffic conditions in the area.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN:	The Bishop Avenue Trail is located 650 feet east of the special permit area.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	<p>The site in question is zoned "R-3" Multiple Residence District and has been since the adoption of City of Waterloo Zoning Ordinance No. 2479 in 1969. Surrounding land uses and their zoning are as follows:</p> <p>North – Vacant land and some commercial businesses, zoned "M-1" Industrial District.</p> <p>East – Single Family Homes, zoned "R-3" Multiple Residence District.</p> <p>West – Single Family Homes and commercial businesses, Zoned "R-3" Multiple Residence District and "C-2" Commercial District.</p> <p>South– Single Family Homes and Independence Avenue, zoned "C-1" Commercial District and "A-1" Agricultural District.</p>
DEVELOPMENT HISTORY:	The home on the site was built in 1925, nearby homes were constructed between the 1920's and 1940's.
BUFFERS/ SCREENING REQUIRED:	Screening is not required with this request.
DRAINAGE:	The Hobby Farm would be required to meet standard residential drainage regulations.
FLOODPLAIN:	The property in question has the northern 350 square feet of the lot located in a special flood hazard area as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 and Panel Numbers 0306F and 0193F, dated July 18, 2011. However, the area where the chicken coop will be placed is not located in a special flood hazard Area.



Picture 1: Looking north toward the location of the proposed chicken coop.



Picture 2: Looking at main home.



Picture 3: North end of property.

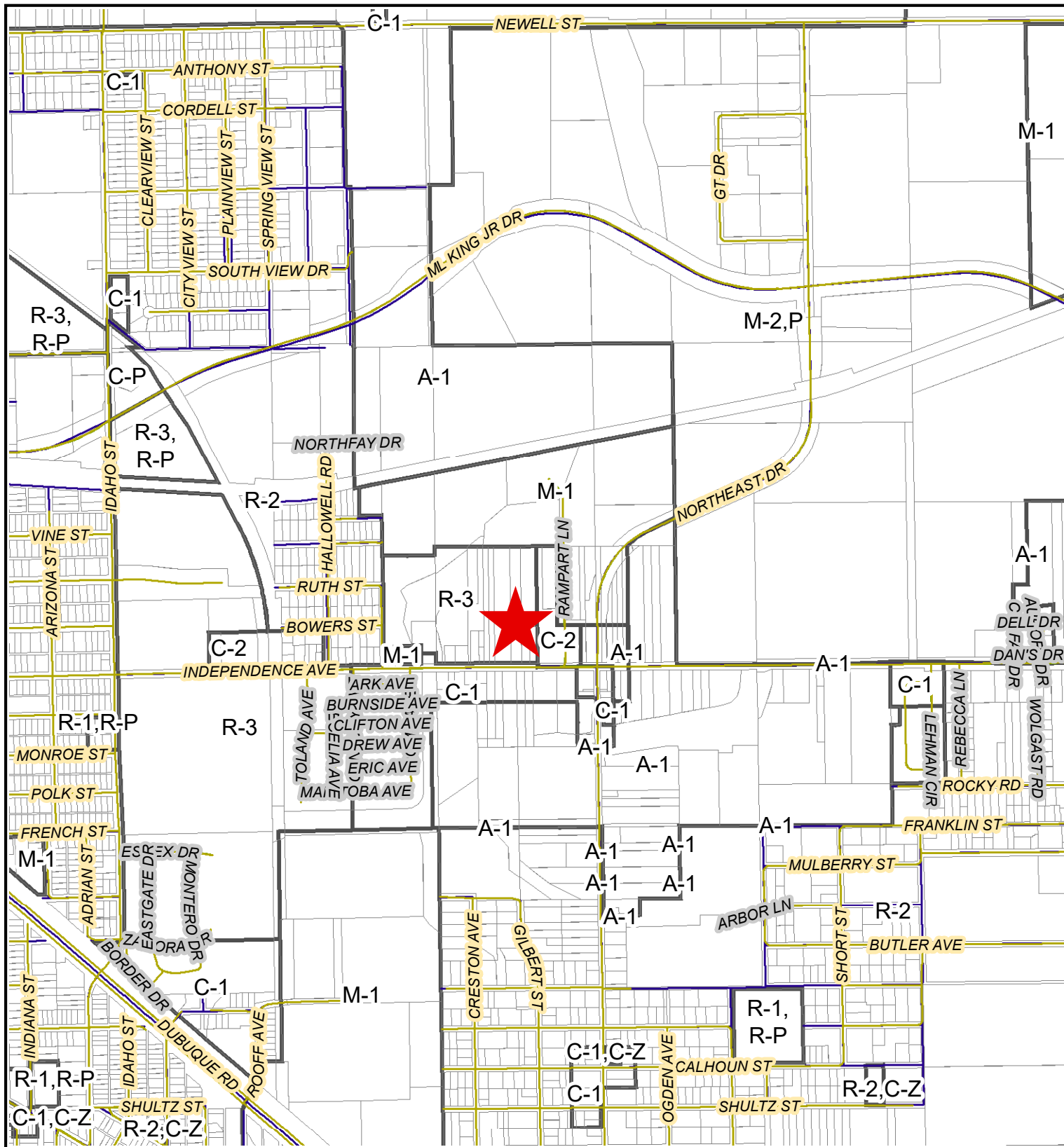


Picture 4: Looking toward neighbors home

PUBLIC /OPEN SPACES/ SCHOOLS:	The Expo Alternative Learning Center is located 2,000 feet to the west of the special permit area.
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	There are a 24" and 8" sanitary sewer mains located underneath Independence Avenue.
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	The Future Land Use Map designates this area as <i>Industrial</i> . The special permit request would not be in conformance with the Future Land Use Map and Comprehensive Plan for this area. The special permit request would not be in conformance with such designation, however, the Future Land Use Map is used as a guide in making land use decisions, and the site has an existing residential use.
STAFF ANALYSIS – ZONING ORDINANCE:	The City of Waterloo adopted the Urban Animal Hobby Farm (UAHF) regulations which states that the UAHF shall be allowed within Waterloo City limits on lots or parcels of land as an accessory use to a principal dwelling when several criteria are met. For small sized animals such as chickens a minimum fenced (confined) area of 10,000 square feet for the first two animals and 2,500 square feet for each additional animal in the side or rear yard only is required. The applicant is requesting a Special Permit to allow for an Urban Animal Hobby Farm with four chickens. At the present time the chicken coop is located within a fenced area. For small animals, there would be 84,216 square feet of fenced area available, and the Ordinance allows for 29 small animals such as chickens on their property. The chicken coop will be 8' X 10' with a total size of 80 square feet.
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	There is no platting required as a part of this request.
STAFF RECOMMENDATION:	<p>Therefore, staff recommends that the request for a special permit to allow for an Urban Animal Hobby Farm with (4) four chickens be <u>approved</u> for the following reasons:</p> <ol style="list-style-type: none"> 1. There would appear to be uniqueness to this request as some lots in the immediate vicinity are greater than one acre in size and the chicken coop will be set 500 feet north of the southern property line. 2. Approval of the variance would not appear to have a negative impact on the area as some of the surrounding lots are greater than one acre in size. <p>With the following conditions:</p>

1. That the property be properly fenced per the regulations for an Urban Hobby Farm, and limited to four chickens. .

City of Waterloo Planning, Programming and Zoning Commission
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**2135 Independence
Special Permit
Mokey Beck**

City of Waterloo Planning, Programming and Zoning Commission

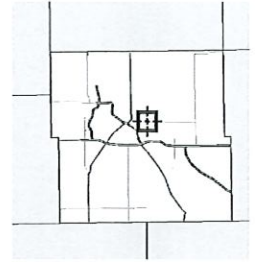
May 9, 2023





2135 Independence
Special Permit
Mokey Beck



Overview



Legend

-  Water
-  Parcels

*chicken
coop
location*

Parcel ID	891220351011	Alternate ID	n/a	Owner Address	BECK, DONNA
Sec/Twp/Rng	n/a	Class	R		2135 INDEPENDENCE AVE
Property Address	2135 INDEPENDENCE AVE	Acreage	n/a		WATERLOO, IA 50707
	WATERLOO				
District	940001				
Brief Tax Description	UNPLATTED WLOO EAST E 88 FT W 704 FT S 990 FT SW SW SEC 20 T 89 R 12				
	(Note: Not to be used on legal documents)				

These maps do not represent a survey. No liability is assumed for the accuracy of the data delineated herein, either expressed or implied by Black Hawk County, the Black Hawk County Assessor or their employees. These maps are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for local government purposes. See the recorded documents for more detailed legal information.

Date created: 4/20/2023

Last Data Uploaded: 4/19/2023 10:59:10 PM

Developed by  **Schneider**
GEOSPATIAL

APPLICATION FOR SPECIAL PERMIT
CITY OF WATERLOO PLANNING, PROGRAMMING,
AND ZONING COMMISSION
WATERLOO, IOWA
319.291.4366

New or Overall Amendment _____
Individual Building _____
Involving a variance(s) _____
Minor Change _____ (check one) (Minor Change must be approved by staff)

1. APPLICATION INFORMATION:

- a. Applicant's name (please print): Mickey Beck
Address: 2135 Independence Phone: _____ Fax: _____
City: Waterloo State: IA Zip: 50707
Email: _____
- b. Status of applicant: (a) Owner ☒ (b) Other _____ (CHECK ONE): If other explain: _____
- c. Property owner's name if different than above (please print): _____
Address: _____ Phone: 319-433-5834 Fax: _____
City: _____ State: _____ Zip: _____
Email: _____

2. PROPERTY INFORMATION:

- a. General location of special permit: - FENCED UP
Chicken Coop is in Back Yard 500-1000 Feet away from any Neighbors
- b. Legal description of property or portion requesting special permit: 5' x 10' Chicken Coop
- c. Dimensions of proposed special permit: _____
- d. Area of proposed special permit: _____
- e. Current zoning: _____
- f. Variance(s) requested: _____
- g. Reason(s) for special permit and proposed uses(s) of property: 4 Chickens
- h. Conditions (if any) agreed to (does not affect any existing conditions unless specified): _____
- i. Other pertinent information (use reverse side if necessary): _____

Please Note: If applicant is not the owner of the property, the signature of the owner must be secured. If it is the intent to subdivide (split) any land, vacant or improved in conjunction with this request it must go through a platting process (separate from special permit request).

The filing fee of \$200 (for new or overall amendment), \$225 (if involving a variance), \$125 (for individual building), or \$0 (for minor change) (payable to the City of Waterloo) is required. **This fee is non-refundable.** Under no condition shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. Any major change in any of the information given will require that the request go back through the process, with a new filing fee. The undersigned certify under oath and under the penalties of perjury that all information on this request and submitted along with it is true and correct. All information submitted will be used by the Waterloo Planning, Programming, and Zoning Commission and the Waterloo Board of Adjustment in making their decision. The undersigned authorize City Zoning Officials to enter the property in question in regards to the request.

Mickey Beck
Signature of Applicant _____ Date _____

Mickey Beck 4-14-2023
Signature of Owner _____ Date _____

REQUEST:	Request by Dhani Re Investments, LLC to declare 722 Water Street (former Black Hawk Fruit Company) a Locally Designated Historic Landmark.
APPLICANT:	Dhani Re Investments, LLC, 526 40 th Street, Des Moines, IA 50312
GENERAL DESCRIPTION:	The applicant is requesting that 415 Walnut Street be declared a Locally Designated Historic Landmark.
IMPACT ON NEIGHBORHOOD & SURROUNDING LAND USE:	It would appear that the request would not have a negative impact on the area. The designation would add the building as a local historic landmark, which could help the developer acquire state historic tax credits for redevelopment.
VEHICULAR & PEDESTRIAN TRAFFIC CONDITIONS:	The designation would not appear to have an impact on traffic conditions.
RELATIONSHIP TO RECREATIONAL TRAIL PLAN AND COMPLETE STREETS POLICY:	The area does have an extensive sidewalk system. The Cedar Valley Lakes Trail is located directly adjacent to the site.
ZONING HISTORY FOR SITE AND IMMEDIATE VICINITY:	<p>The site is zoned “C-3” Central Business District and has been zoned as such since the adoption of the Zoning Ordinance in 1969. Other surrounding land uses and their zoning are as follows:</p> <p>North – Keystone Automotive, Courier and MercyOne offices, zoned “C-3” Central Business District.</p> <p>South and West – Cedar River</p> <p>East – UNI Center for Urban Education zoned “C-3” Central Business District.</p>
DEVELOPMENT HISTORY:	The surrounding commercial uses were built between 1900 and 1998.
BUFFERS/ SCREENING REQUIRED:	No buffering would be required as part of this request.
DRAINAGE:	The request would not appear to have a negative impact upon drainage in the surrounding area as the building has existed since 1916.
FLOODPLAIN:	The property in question is located within Zone X (protected by Levee) as indicated by the Federal Insurance Administration's Flood Insurance Rate Map, Community Number 190025 and Panel Number 0189F, dated July 18, 2011.

PUBLIC /OPEN SPACES/ SCHOOLS:	<p>Lowell Elementary School is located 0.80 miles to the southeast, Cunningham School of Excellence is 1.0 mile to the northeast, and East High School is 0.5 miles to the northeast.</p> <p>Lincoln Park is located approximately 0.2 miles to the northeast of the site.</p>
UTILITIES: WATER, SANITARY SEWER, STORM SEWER, ETC.	<p>The project is served by existing utilities.</p>
RELATIONSHIP TO COMPREHENSIVE LAND USE PLAN:	<p>The Future Land Use Map designates this area as Commercial. This request is in conformance with the Future Land Use Map and Comprehensive Plan for this area. The site in question is located within the Primary Growth Area.</p>
STAFF ANALYSIS – ZONING ORDINANCE:	<p>The applicant is requesting to locally designate the property at 722 Water Street. This will allow the property to be eligible for State Historic Tax Credits for the buildings rehabilitation. The developer plans to introduce a new restaurant in the old restaurant space. The top two floors will become apartments. The exterior of the building will be opened up with the addition of windows where the original ones once were.</p> <p>The former Black Hawk Fruit Company Warehouse was built in 1916 and is not considered eligible for the National Register of Historic Places. The site is highly visible as you enter from the East 6th Street Bridge over the Cedar River. The local designation of this site will be beneficial for the downtown area of Waterloo, as it will bring residents and visitors to a centrally located riverfront property.</p> <p>The property was used as a restaurant for many years. Huckleberry’s Dining Emporium “Brinkley’s Landing” occupied the space before closing in 1996. North Bank Café was another restaurant use inside the building before Huckleberry’s.</p> <p>Once a property is a Locally Designated Landmark the property will be subject to the City of Waterloo Historic Preservation design review to ensure that the property keeps its historic character.</p> <p>The City of Waterloo Historic Preservation Commission voted 8-0 at their April 18, 2023 meeting to recommend approval of the request.</p>
STAFF ANALYSIS – SUBDIVISION ORDINANCE:	<p>There is no platting required as a part of this request.</p>

TECHNICAL REVIEW
COMMITTEE:

Knutson noted the request should go back to the Historic Preservation Commission to clarify if the deck is part of their approval of the local designation. The deck may need removed at some point because it sits on top of the levee and could become a safety hazard. Staff does not want to run into issues with the Historic Preservation Commission if the deck structure needs to be removed.

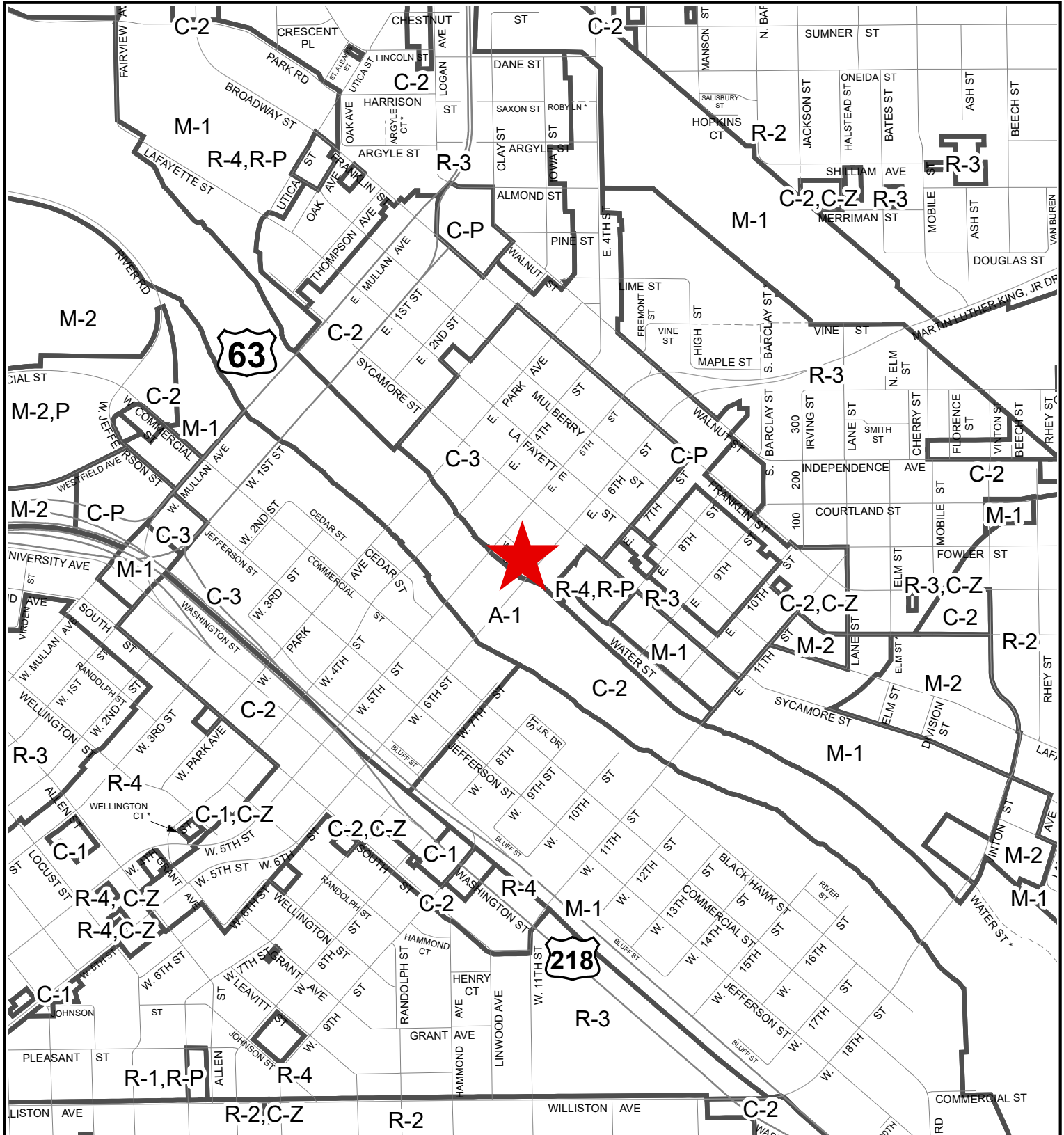
STAFF
RECOMMENDATION:

Therefore, staff recommends that the request by Dhani Re Investments, LLC to declare 722 Water Street (former Black Hawk Fruit Company) a Locally Designated Historic Landmark be approved for the following reasons:

1. The proposed designation would help preserve a riverfront building and return it to its historic character.
2. It will support the continued economic growth in the Downtown area.
3. The request would not appear to have a negative impact on the surrounding area or traffic conditions in the area.

City of Waterloo Planning, Programming and Zoning Commission

May 9, 2023

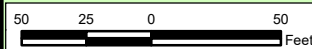


722 Water Street
Historic Nomination
Dhani Re Investments, LLC

City of Waterloo Planning, Programming and Zoning Commission
May 9, 2023



722 Water Street
Historic Nomination
Dhani Re Investments, LLC



Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 07-028-4018

District Name _____

Map Reference # _____

372

Identification

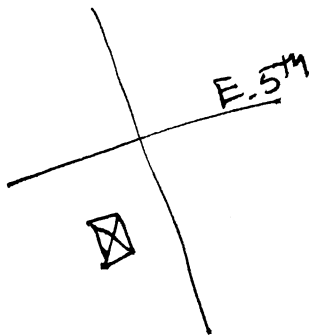
1. Site Name Black Hawk Fruit Company
2. Village/Town/City Waterloo Township _____ County _____
3. Street Address 722 Water
4. Legal Location _____
- Urban: _____ Rural: _____ subdivision township _____ block range _____ parcel section _____ subparcel 1/4 section of 1/4 section _____
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name _____
7. Owner(s) Address _____
8. Use: Present "Brinkley Square" (Street address) _____ (City) _____ (State) _____ (Zip) _____ Original _____ wholesale produce

Description

9. Date of Construction 1910s Architect/Builder _____
10. Building Type:
- ☐ single-family dwelling ☐ industrial ☐ other institutional ☐ religious
- ☐ multiple-family dwelling ☐ educational ☐ public ☐ agricultural
- ☒ commercial
11. Exterior Walls: ☐ clapboard ☐ stone ☒ brick ☐ board and batten ☐ shingles ☐ stucco
- ☐ other _____
12. Structural System: ☐ wood frame with interlocking joints ☐ wood frame with light members (balloon frame)
- ☐ masonry load-bearing walls ☐ iron frame ☐ steel frame with curtain walls ☐ reinforced concrete
- ☐ other _____
13. Condition: ☐ excellent ☐ good ☐ fair ☐ deteriorated
14. Integrity: ☐ original site ☐ moved—if so, when? _____
- Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: ☐ barn ☐ other farm structures ☐ carriage house ☐ garage ☐ privy
- ☐ other _____
16. Is the building endangered? ☐ no ☐ yes—if so, why? _____
17. Surroundings of the building: ☐ open land ☐ woodland ☐ scattered outbuildings ☐ densely built-up ☐ commercial
- ☐ industrial ☐ residential ☐ other _____

#4504, Fr. 35, 36

18. Map



Significance

(Indicate sources of information for all statements)

20. Architectural significance

- ☐ a. Key structure/individually may qualify for the National Register
- ☐ b. Contributing structure
- ☒ c. Not eligible/intrusion

Perhaps the last best vestige of Waterloo's once thriving wholesale grocery businesses, the large structure has been severely altered: large greenhouse addition (for restaurant), new entry (not visible in photo), windows enclosed inappropriately. Note panels with banana sculptures between top story windows and sign "Black Hawk Fruit Company" in parapeted gable.

21. Historical Significance

Theme(s) _____

- ☐ a. Key structure/individually may qualify for the National Register
- ☐ b. Contributing structure
- ☐ c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by _____ Date _____

Address _____ Telephone _____

Organization _____

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- ☐ County Resource File
- ☐ Windshield Survey
- ☐ National Register
- ☐ Grants-In-Aid: _____
- ☐ Determination of Eligibility

☐ Review and Compliance Project:

- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

2. Subject Traces

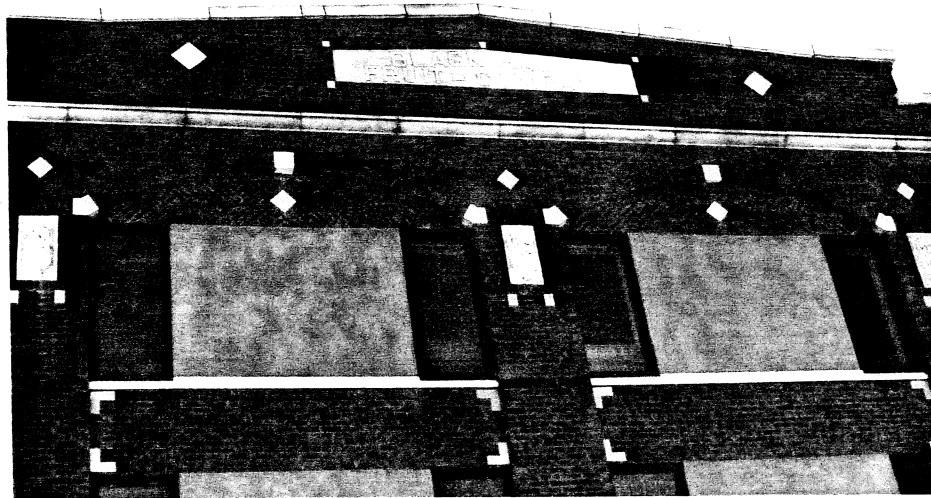
- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

CONTINUATION SHEET

Black Hawk Fruit Co.
722 Water



Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 07-028-

District Name _____

Map Reference # _____

Identification

1. Site Name Black Hawk Fruit Co
2. Village/Town/City Waterloo Township _____ County Black Hawk
3. Street Address 722 Water
4. Legal Location _____
Urban: _____ subdivision _____ block _____ parcel _____ subparcel _____
Rural: _____ township _____ range _____ section _____ ¼ section of ¼ section _____
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name _____
7. Owner(s) Address _____
(Street address) (City) (State) (Zip)
8. Use: Present restaurant, shops Original fruit wholesale warehouse

Description

9. Date of Construction 1916 Architect/Builder _____
10. Building Type:
☐ single-family dwelling ☐ industrial ☐ other institutional ☐ religious
☐ multiple-family dwelling ☐ educational ☐ public ☐ agricultural
☒ commercial
11. Exterior Walls: ☐ clapboard ☐ stone ☒ brick ☐ board and batten ☐ shingles ☐ stucco
☐ other _____
12. Structural System: ☐ wood frame with interlocking joints ☐ wood frame with light members (balloon frame)
☐ masonry load-bearing walls ☐ iron frame ☐ steel frame with curtain walls ☐ reinforced concrete
☐ other _____
13. Condition: ☐ excellent ☐ good ☐ fair ☐ deteriorated
14. Integrity: ☐ original site ☐ moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: ☐ barn ☐ other farm structures ☐ carriage house ☐ garage ☐ privy
☐ other _____
16. Is the building endangered? ☐ no ☐ yes—if so, why? _____
17. Surroundings of the building: ☐ open land ☐ woodland ☐ scattered outbuildings ☐ densely built-up ☐ commercial
☐ industrial ☐ residential ☐ other _____

18. Map

see arch survey

19. Photo

Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- ☐ a. Key structure/individually may qualify for the National Register
- ☐ b. Contributing structure
- ☐ c. Not eligible/intrusion

Black Hawk Fruit Co.
722 Water St.

21. Historical Significance

Theme(s) _____

Commerce--wholesaling

- ☐ a. Key structure/individually may qualify for the National Register
- ☐ b. Contributing structure
- ☒ c. Not eligible/intrusion

NOT ELIGIBLE

The site is associated with the establishment of wholesale operations in Waterloo, which contributed materially to economic development. Its location, by the Illinois Central tracks, illustrates the importance of good rail connections to wholesalers. Alterations to the building have substantially diminished its historical significance, however. The structure was built in 1915.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Waterloo Evening Courier & Reporter, January 1, 1916.

Prepared by Barbara Beving Long

Date 1986

Address 3140 Easton Blvd.

Telephone 515-266-4964

Organization Midwest Research, Des Moines, IA

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- ☐ County Resource File
- ☐ Windshield Survey
- ☐ National Register
- ☐ Grants-In-Aid: _____
- ☐ Determination of Eligibility

☐ Review and Compliance Project:

- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

2. Subject Traces

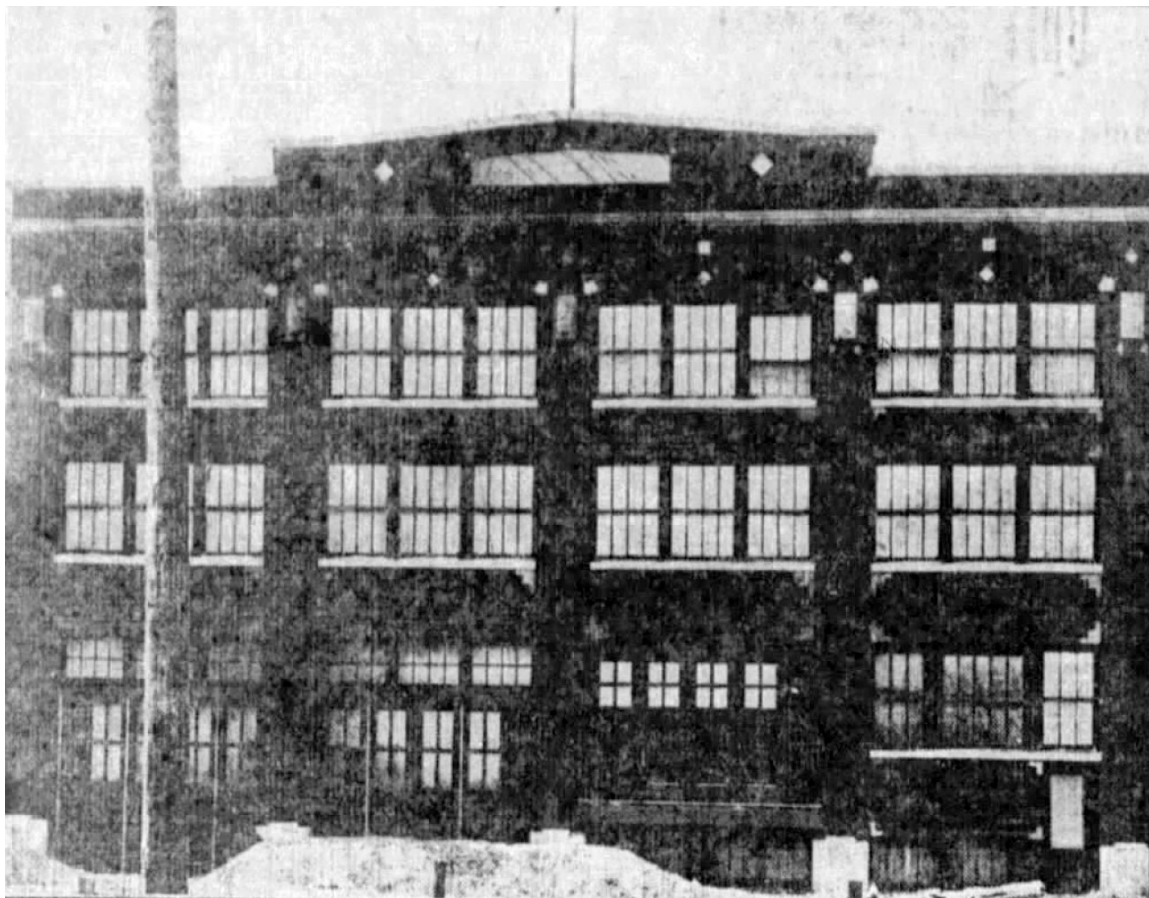
- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Black Hawk Fruit Company – 722 Water Street – Waterloo – Black Hawk, County – IA
PART 1 – HISTORIC IMAGES

01. Black Hawk Fruit Company – 1916



(Source: *The Courier* (Waterloo), January 01, 1916.)

Black Hawk Fruit Company – 722 Water Street – Waterloo – Black Hawk, County – IA
PART 1 – HISTORIC IMAGES

02. Black Hawk Fruit Company – 1919

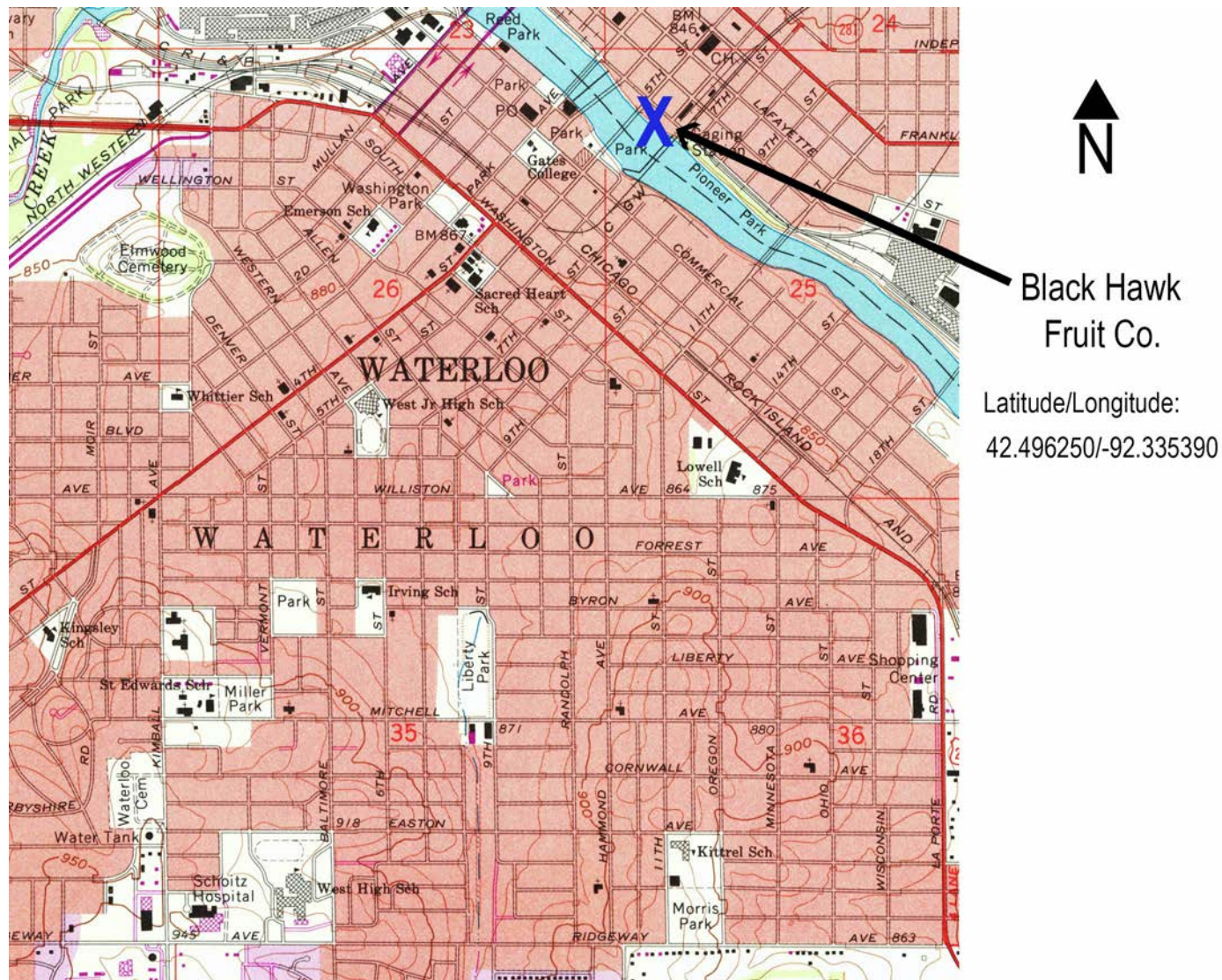


(Source: *The Courier* (Waterloo), November 15, 1919.)

Black Hawk Fruit Company – 722 Water Street – Waterloo – Black Hawk, County – IA

PART 1 - MAPS

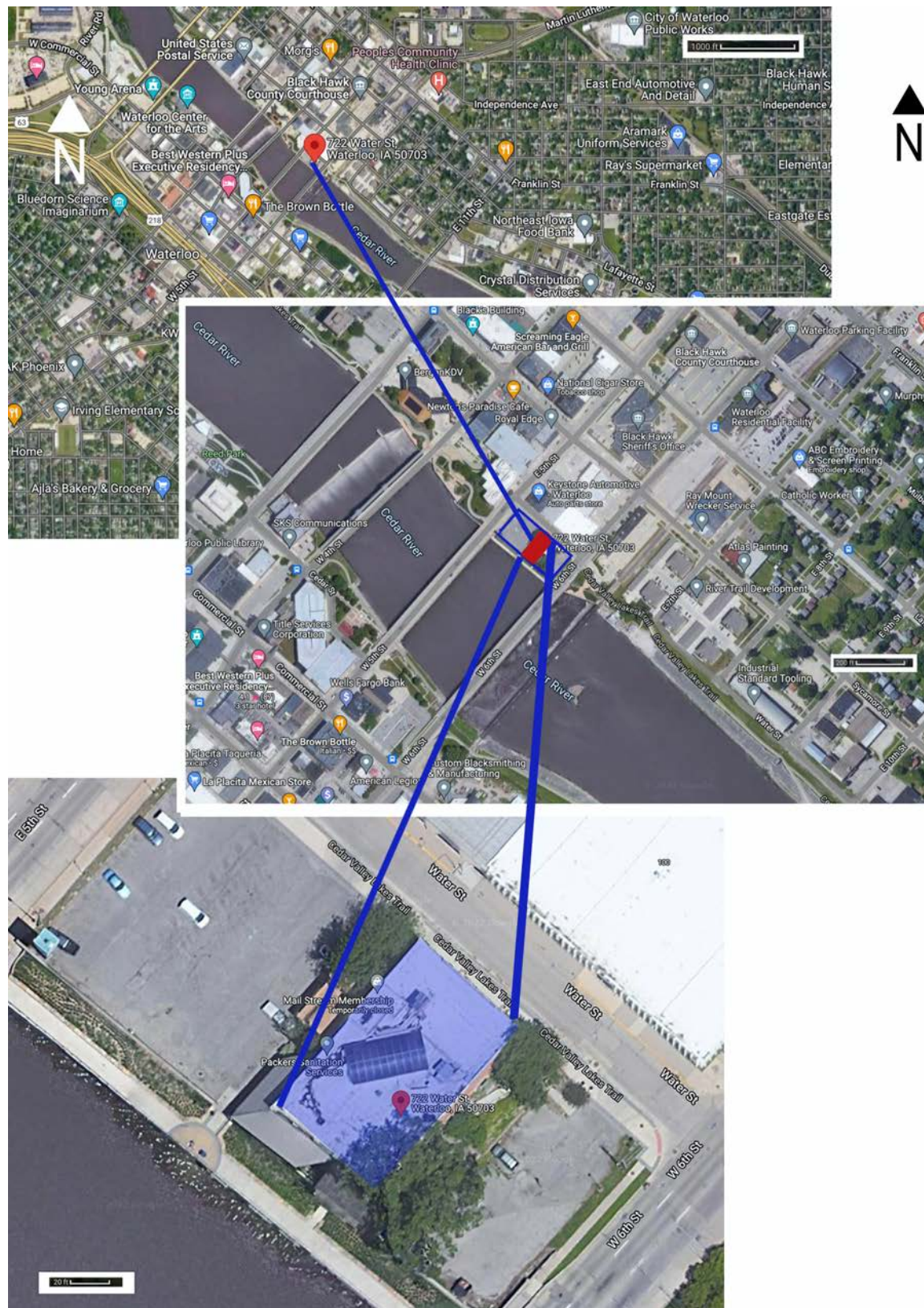
01. USGS 7.5 Minute Topographic Map – Waterloo South Quad – 1963



(Source: <https://store.usgs.gov/>)

PART 1 - MAPS

02. Locator Map – 2023



(Source: <https://www.google.com/maps/place/Waterloo,+IA/@42.4963036,-92.4132112,12z/>)

PART 1 - MAPS

03. Assessor's Parcel Map – 2023

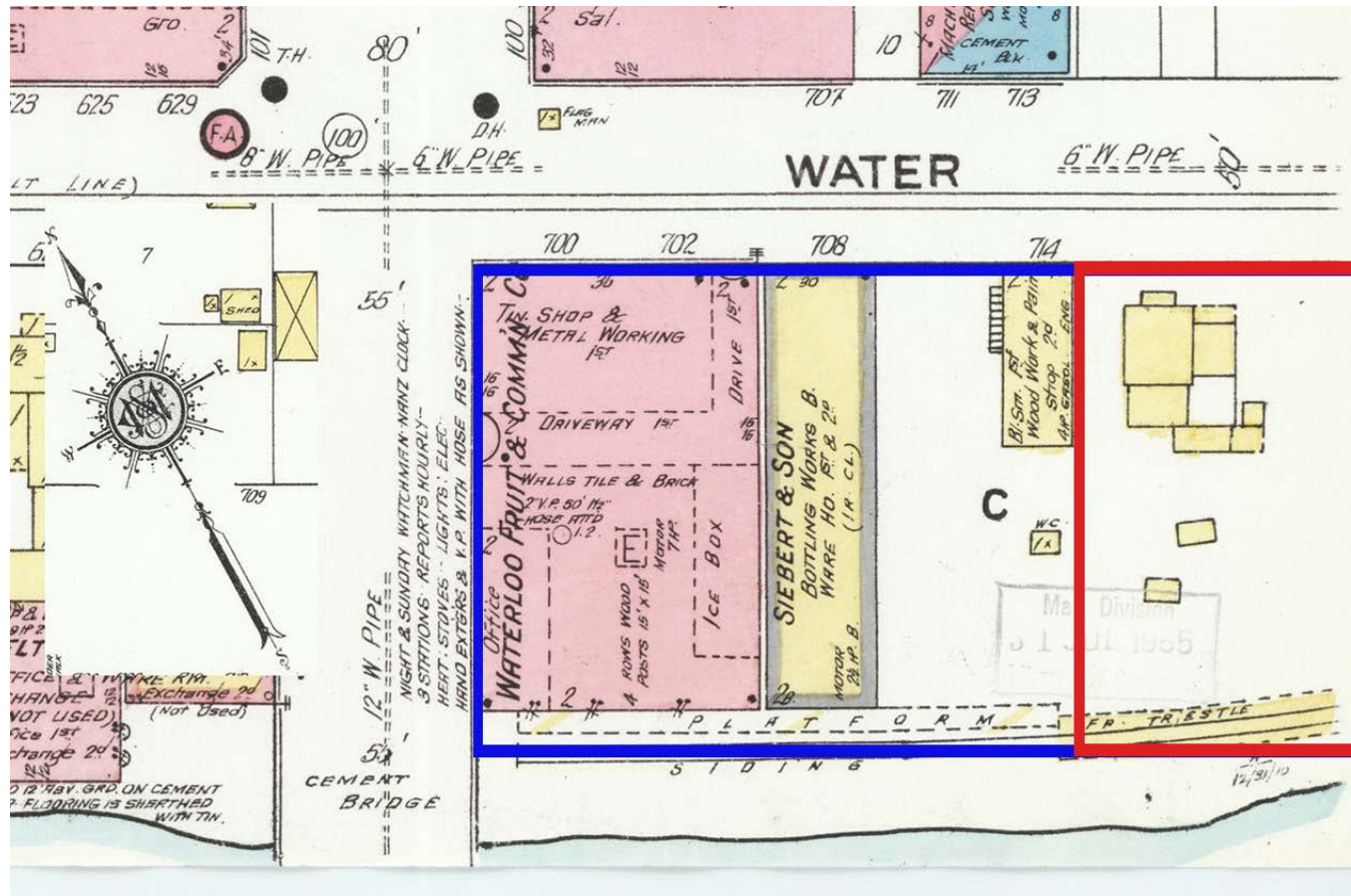


(Source: <https://beacon.schneidercorp.com/>)

The location of the building is shaded in blue with the property parcel outlined.

PART 1 - MAPS

04. Sanborn Company Fire Insurance Map – 1910

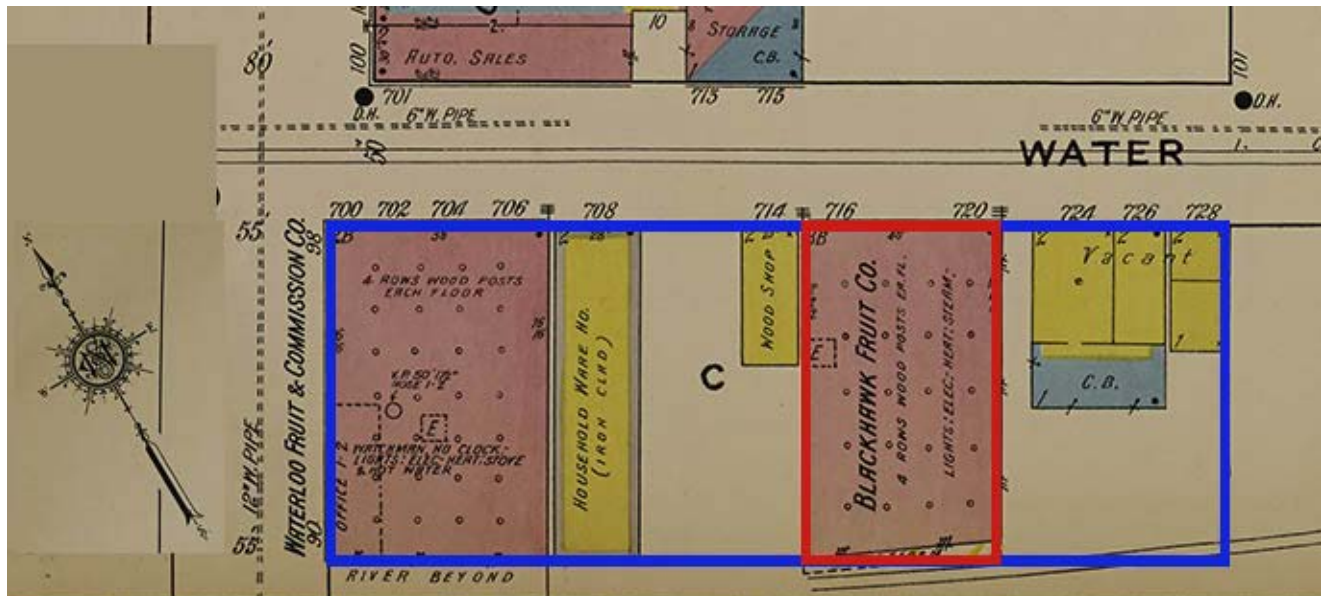


(Source: <https://www.loc.gov/rr/geogmap/sanborn/states.php?stateID=17&Submit=SEARCH>)

The 1910 Sanborn map covers just the edge of the site upon which the Black Hawk Fruit Co. was constructed in 1916 – its location is indicated in red with the current parcel indicated in blue. Note that the 2-story, brick Waterloo Fruit & Commission Co. warehouse building, the 2-story wood building housing Siebert & Son bottling works, and a small woodworking building – originally located on the current property parcel – are non-extant, the land now a parking lot.

PART 1 - MAPS

05. Sanborn Company Fire Insurance Map – 1918



(Source: <https://www.loc.gov/rr/geogmap/sanborn/states.php?stateID=17&Submit=SEARCH>)

By 1918 the Black Hawk Fruit Co. building had been constructed (red outline). At that time, the Waterloo Fruit & Commission remained on the block which was shared with multiple, small-scale, wood buildings. The current property parcel (blue outline) represents the former parcels of the various buildings in place in 1918.

01. SITE VIEW: Looking NE from the W. 5th Street Bridge



02. SITE VIEW: Looking NW from the W. 6th Street Bridge



03. SITE VIEW: Looking SW along 6th Street



04. EXTERIOR: View of the west and north elevations (historic façade), looking south



05. EXTERIOR: View of the north elevation (historic façade) looking south



06. EXTERIOR: View of the north elevation (historic façade) looking SW



07. EXTERIOR: View of the north elevation (historic façade) and east elevation, looking SW



08. EXTERIOR: View of the east elevation looking NW



09. EXTERIOR: View of the south elevation looking NW from the W. 6th Street Bridge



10. EXTERIOR: View of the west elevation looking SE



11. EXTERIOR DETAILS – HISTORIC FAÇADE (north): Upper story fenestration



12. EXTERIOR DETAILS – HISTORIC FAÇADE (north): Parapet building name plate and masonry



13. EXTERIOR DETAILS – HISTORIC FAÇADE (north): Cornice masonry



14. EXTERIOR DETAILS – HISTORIC FAÇADE (north): Company logo – bunch of bananas



15. EXTERIOR: West entrance, looking SSE



16. INTERIOR* – 1st Level (Basement): 1st level atrium looking NE



*All directional references for interior view use plan north

17. INTERIOR – 1st Level (Basement): 1st level atrium looking NW



18. INTERIOR – 1st Level (Basement): Looking SE



Iowa Site Inventory Form

State Historic Preservation Office

(January 2016)

State Inventory Number: 07-09150 ☐ New ☒ Supplemental

9-Digit SHPO Review & Compliance (R&C) Number: _____

☐ Non-extant Year: _____

Read the Iowa Site Inventory Form Instructions carefully, to ensure accuracy and completeness before completing this form. The instructions are available on our website.

• Property Name

A) Historic name: Black Hawk Fruit Co.

B) Other names: _____

• Location

A) Street address: 722 Water Street.

B) City or town: Waterloo. (☐ Vicinity) County: IA

C) Legal description:

Rural: Township Name: _____ Township No.: _____ Range No.: _____ Section: _____ Qtr: _____ of Qtr: _____

Urban: Subdivision: O.P. Block(s): FRAC BLK OPP BLK 2 Lot(s): _____

• Classification

A) Property category: *Check only one*

- ☒ Building(s)
☐ District
☐ Site
☐ Structure
☐ Object

B) Number of resources (within property):

If eligible property, enter number of: *If non-eligible property, enter number of:*
Contributing Noncontributing

<u>1</u>	Buildings	_____	_____	Buildings
_____	Sites	_____	_____	Sites
_____	Structures	_____	_____	Structures
_____	Objects	_____	_____	Objects
<u>1</u>	Total	<u>0</u>	_____	Total

C) For properties listed in the National Register:

National Register status: ☐ Listed ☐ De-listed ☐ NHL ☐ NPS DOE

D) For properties within a historic district:

- ☐ Property contributes to a National Register or local certified historic district.
☐ Property contributes to a potential historic district, based on professional historic/architectural survey and evaluation.
☐ Property *does not* contribute to the historic district in which it is located.

Historic district name: _____ Historic district site inventory number: _____

E) Name of related project report or multiple property study, if applicable:

MPD title

Historical Architectural Data Base #

• Function or Use *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Historic functions

02H COMMERCE/TRADE/warehouse

B) Current functions

02E COMMERCE/TRADE/specialty store

02B COMMERCE/TRADE/professional

70 VACANT/NOT IN USE

• Description *Enter categories (codes and terms) from the Iowa Site Inventory Form Instructions*

A) Architectural classification

09C01 Construction Method/Frame: Heavy Timber (Hewn)

09D01 Roof Form/Flat

B) Materials

Foundation (visible exterior): 03 BRICK

Walls (visible exterior): 03 BRICK

Roof: _____

Other: _____

C) Narrative description ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

Site Number: 07-09150 Address: 722 Water Street. City: Waterloo. County: IA

• **Statement of Significance**

A) Applicable National Register Criteria: *Mark your opinion of eligibility after applying relevant National Register criteria*

Criterion A: Property is associated with significant events. ☒ Yes ☐ No ☐ More research recommended
Criterion B: Property is associated with the lives of significant persons. ☐ Yes ☒ No ☐ More research recommended
Criterion C: Property has distinctive architectural characteristics. ☐ Yes ☒ No ☐ More research recommended
Criterion D: Property yields significant information in archaeology/history. ☐ Yes ☒ No ☐ More research recommended

B) Special criteria considerations: *Mark any special considerations; leave blank if none*

☐ A: Owned by a religious institution or used for religious purposes. ☐ E: A reconstructed building, object, or structure.
☐ B: Removed from its original location. ☐ F: A commemorative property.
☐ C: A birthplace or grave. ☐ G: Property less than 50 years of age or
☐ D: A cemetery achieved significance within the past 50 years.

C) Areas of significance

Enter categories from instructions

05 COMMERCE

D) Period(s) of significance

1916-1925

E) Significant dates

Construction date

1916 ☐ check if circa or estimated date

Other dates, including renovations

F) Significant person

Complete if Criterion B is marked above

G) Cultural affiliation

Complete if Criterion D is marked above

H) Architect/Builder

Architect

Builder/contractor

I) Narrative statement of significance ☒ SEE CONTINUATION SHEETS, WHICH MUST BE COMPLETED

• **Bibliography** ☒ See continuation sheets for the list research sources used in preparing this form

• **Geographic Data** ☐ Optional UTM references ☐ See continuation sheet for additional UTM or comments

Zone	Easting	Northing	NAD	Zone	Easting	Northing	NAD
1				2			
3				4			

• **Form Preparation**

Name and Title: Alexa McDowell. Date: 04/07/2023
Organization/firm: A.KAY Consulting. E-mail: akaymcd@hotmail.com.
Street address: 526 40th Street Telephone: 515-491-5432
City or Town: Des Moines State: IA Zip code: 50312

• **ADDITIONAL DOCUMENTATION** *Submit the following items with the completed form*

A) For all properties, attach the following, as specified in the Iowa Site Inventory Form Instructions:

1. **Map** of property's location within the community.
2. **Glossy color 4x6 photos labeled** on back with property/building name, address, date taken, view shown, and unique photo number.
3. **Photo key showing each photo number on a map and/or floor plan, using arrows next to each photo number to indicate the location and directional view of each photograph.**
4. **Site plan** of buildings/structures on site, identifying boundaries, public roads, and building/structure footprints.

B) For State Historic Tax Credit Part 1 Applications, historic districts and farmsteads, and barns:

See lists of special requirements and attachments in the Iowa Site Inventory Form Instructions.

State Historic Preservation Office (SHPO) Use Only Below This Line

The SHPO has reviewed the Site Inventory and concurs with above survey opinion on National Register eligibility:

☐ Yes ☐ No ☐ More research recommended
☐ This is a locally designated property or part of a locally designated district.

Comments: _____

SHPO authorized signature: _____ Date: _____

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 07-09150
Related District Number:

Page 1

Black Hawk Fruit Co.	IA
Name of Property	County
722 Water Street.	Waterloo.
Address	City

Property Description

The Black Hawk Fruit Co. warehouse is situated on the city's east side with frontage on the Cedar River – the building's somewhat elevated site increases its visual impact when approaching from the west over the Cedar River's 6th Street bridge. The "Waterloo East Commercial Historic District" is concentrated to the northwest of the warehouse, its southern boundary little more than a block from the building – a loss of historic fabric between the district resources and the warehouse likely led to its exclusion from the district nomination. (Jan Olive Full, "Waterloo East Commercial Historic District," 2010)

Using cardinal directions, the resource is sited near the northeast corner of Water Street and E. 6th Street. The present property parcel extends the full perimeter of the half-block upon which the building is sited, which is not the historic condition. The property parcel is bounded by E. 6th Street on the east, the Cedar River on the south, E. 5th Street on the west, and Water Street on the north. The building's historic primary façade faces north, though primary entrance to the building is now made on the west.

The site is generally flat with ground not occupied by the building being paved. One large tree is located on both the east and the west with scattered bushes found on the east and the west. A tall retaining wall terminates the property adjacent to the Cedar River.

Building Description

The Black Hawk Fruit Co. warehouse is a three-story (plus full basement), freestanding, rectangular, red brick building with a flat roof. Constructed in 1916, the resource retains the visually essence of an early 20th century warehouse with contemporary alterations including reorientation of the primary entrance, window replacement, and construction of a riverside enclosed patio diminishing historic integrity. It should be noted that the interior atrium with barrel-shaped skylight has a minimal visual impact from the exterior. Vegetation that is inappropriate to the historic function further impacts how the building is viewed.

Exterior

The building exterior is largely characterized by the original rectangular form, scale, flat roof, and red brick finish.

The historic primary façade faces Water Street. The elevation is arranged in four bays by-way-of vertical masonry piers that extend from a cast concrete base block at grade to the height of the third-floor window openings. Brick is dark red with a heavily textured surface texture. The brick is laid in a running bond; mortar is gray with a fine aggregate and joints are slightly

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 07-09150
Related District Number:

Page 2

Black Hawk Fruit Co.

IA

Name of Property

County

722 Water Street.

Waterloo.

Address

City

concave. Contrasting dark brown brick is incorporated judiciously, including at cornice level where semi-elliptical arched forms executed in the brown brick span each bay. The arches terminate in a flat soldier course across the pier, that section creating the upper element of a frame for a two-dimensional sculpture of a bunch of bananas – sale and distribution of bananas being the company's specialty. The bananas are executed in a light-colored stone or cast stone - a material also used for windows sills, cornice beltcourse, parapet coping, and isolated blocks incorporated into the decorative elements. The building name block is located on-center of the raised parapet.

Original openings extend the full width of the wall plane between the piers. Historic images document the original conditions, in which groups of three, double-hung windows with a four-over-four light configuration were located in the upper two stories of each bay. The ground floor openings housed doors surmounted by transoms with a tall dock located in the second bay from the west. Like the upper stories, the ground floor incorporated a considerable amount of glass, which resulted in an open character. The configuration of ground floor openings varied considerably, surely a reflection of function related to its track-side location and the need to support the transfer of goods from building to rail car.

The remaining elevations were clearly subordinate to the primary façade – the elevations utilize a secondary grade of brick, lack the decorative elements incorporated on the primary façade, and have fewer openings. The river facing elevation, though lacking decorative elements, featured large expanses of window openings.

The east elevation is utilitarian in character, lacking any measure of decorative element. A pedestrian entrance with ramp access has been cut into the elevation, near the north end of the wall. Six upper story window openings (three at each level) have been brick-infilled, their location made obvious by retention of the cast stone sills. Original first-floor cargo openings are retained but downsized by panel infill.

The south, river-facing elevation is impacted by the ca.2008 construction of a two-story wood deck and an enclosed patio that wraps around the southwest corner – both structures impair the view of the elevation, leaving it fully visible at the third floor only. Like the east elevation, the south is utilitarian in character, is clad in secondary brick, and lacks decorative elements. The elevation is arranged in five bays, each filled with a span of replacement windows – although not visible from the exterior due to the patio, the elevation remains exposed on the interior of the patio, with window openings retained.

The west elevation is impacted by the ca.2008 renovation including the enclosed patio that wraps to this elevation from the south. As a result, first and second floor windows are camouflaged by the patio (openings retained and visible inside the patio) and the third-floor windows have been replaced. The only other windows on the elevation are located on the first-floor, near the north end – lacking the cast sills seen on the east elevation, the openings

Iowa Site Inventory Form
State Historic Preservation Office
Continuation Sheet

Site Number: 07-09150
Related District Number:

Page 3

Black Hawk Fruit Co.	IA
Name of Property	County
722 Water Street.	Waterloo.
Address	City

appear to be non-historic. Additionally, the primary entrance to the building was shifted to this elevation. The entrance features a large, timber frame canopy, a wide set of concrete steps with iron railings flanked by planters, a double-leaf door, and exterior box-like display windows.

Interior

The interior of the Black Hawk Fruit Co. warehouse remains characterized by its historic function. The interior retains the exposed heavy wood timber structural system and wood floors that are central to the original character. The ca.2008 introduction of a central atrium with barrel-shaped skylight was accomplished in a manner consistent with the Secretary of the Interior's Standards and Guidelines. The alteration retains the exposed structural system, incorporated stairs in a manner sympathetic to the period of significance, and utilized glazed systems in adjacent offices to maintain a visual connection between spaces.

The interior is arranged around the central atrium with the floor plan at each level determined by the tenant needs. At the second level (ground floor), large tenant spaces result in minimal subdivision and a more open character with the structural system thoroughly understood and wood floors retained. In other areas of the first level (basement) and upper story, smaller spaces have been established. In the case of the upper story, the structural system remains exposed minimizing the adverse impact to the historic character.

Generally, the altered interior functions for a contemporary use while retaining a strong sense of the historic function and visual character.

Discussion of Historic Integrity

The Black Hawk Fruit Co. retains a generally fair to good level of historic integrity.

Specific to integrity of location, the resource remains on its original site resulting in a high level of historic integrity of location.

Specific to integrity of setting, the resource is adversely impacted by the loss of adjacent and proximal buildings of a similar construction era, particularly those industrial properties that were associated with the city's transformation to a regional industrial center. As a result, historic integrity of setting is fair.

As it relates to integrity of association, the resource retains its historic association to the Waterloo east side commercial area to the north. Most importantly, the resource retains its historic association with the Cedar River, remaining the only industrial resource in the immediate vicinity (and one of three retained in a one-mile length along the east river front) dating to the era in which industry drove the city's growth and development. Additionally,

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although the rail lines upon which the company relied no longer exist, the route of the Illinois Central Railroad now functions as the Cedar Valley Lakes Trail, thereby retaining a measure of associative integrity.

Regarding design and materials on the exterior, historic integrity is adversely impacted by the addition of an exterior, enclosed patio on the riverside. Further, the façade (north elevation) is impacted by the loss of original windows – however, the openings are retained and the infill is reversible which mitigates the impact. Additionally, the façade masonry, including banana motif is retained. In general, integrity of design and materials on the exterior is fair.

On the building interior, integrity of design and materials is good. The insertion of a center atrium with skylight poses the greatest adverse impact to the building interior. However, the building's character-defining, heavy timber structure remains exposed throughout, resulting in a clear understanding of the building's original function and visual character.

Integrity of workmanship is best understood by consideration of the condition of a 100-year-old structural system which remains intact and in excellent condition. As a result, integrity of workmanship is good.

With a generally fair to good level of historic integrity retained, the Black Hawk Fruit Co. warehouse retains a fair to good level of historic integrity and remains understood and experienced as a warehouse building.

Statement of Significance

The 1916 Black Hawk Fruit Company warehouse is historically significant under Criterion A. The resource is locally significant in association with the history of Waterloo industry and warehousing. Widely referred to as the "Factory City of Iowa," Waterloo of the early 20th century was a city of some 26,000 with its number of new factories and rate of housing construction standing as evidence of its transformation "from a typical county seat town to an industrialized city of regional influence." (James Jacobson, "Historical and Architectural Resources Of Waterloo, Iowa." National Register of Historic Places Multiple Property Documentation Form, 1988: F-II.4) For decades now, the built resources that characterized that pivotal era in the city's evolution have been largely or completely gone, having been removed to accommodate flood control measures, highway expansion, or redevelopment, with others lost to fire – a condition that has only deteriorated in recent decades. (Jacobson, 1988: F-II.4)

Although the Black Hawk Fruit Co. warehouse lacks the level of historic integrity required for individual listing on the National Register of Historic Places, the building remains largely intact

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and represents one of three resources retained in what has been identified historically as the East Factory District. The building exterior, which has been modified by the enclosure of original window openings, the reorientation of the primary entrance (now on the west), and the construction of a glass-enclosed patio on the southwest corner, the remains at its location adjacent to the Cedar River with the original façade largely intact. Although the original openings have been infilled, they remain visible, and the infill is reversible. Additionally, the original façade retains the original brick, including decorative elements, intact. Of particular note are the sculpted elements representing bunches of bananas, the company's premier product.

The building interior retains its original warehouse character largely through retention of the heavy timber, post-and-beam exposed structure, sense of historic volume, and original wood floors. The interior was modified for new use in ca.2008, with an atrium with large skylight inserted in the middle of the building. That alteration was undertaken with care to retain a sense of the original building function. The location of new walls was predicated on the structural grid, leaving most all structural elements exposed. New finishes introduced include gypsum board for new partition walls, limited carpeting, and isolated examples of ceramic tile in locations requiring waterproof flooring.

In summary, despite the significant alterations made to the exterior and the interior, the Black Hawk Fruit Company remains easily understood as a warehouse building. As one of rare remaining examples of the property type, the resource represents a very important historical era and economic element of the city's economic development. The building stands on the east bank of the Cedar River between the bridge accesses on 5th Street and 6th Street. As a result, the Black Hawk Fruit Co. warehouse is a rare and highly visible remnant of a pivotable period in Waterloo history. As such, the Black Hawk Fruit Co. warehouse warrants designation as a Local Landmark.

The period of significance is 1916-1925, marking the building's construction through the year in which Black Hawk Fruit vacated the building. The period calls attention to the era in which Waterloo rose to become a regional manufacturing center and in which the building best expresses that historic association. The significant date is 1916, the year the building was placed in service.

Historical Background

The Black Hawk Fruit Company was established by in Waterloo in 1911 with the warehouse on Water Street placed in service in 1916. The company, a branch of the Tri-City Fruit Co. of Davenport, was reportedly the first in the nation to use steam to ripen bananas – the 1916 building was constructed with specialized rooms for cold storage and ripening of bananas. The company also wholesaled other fruits, beverages, and cheese, among a variety of grocery

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sundries. Immediate proximity to the lines of the Chicago, Great Western Railroad and the Illinois Central Railroad made transport of products possible and accounts for the concentration of factories and warehouses in this area of the city. The Black Hawk Fruit Company was a relatively short-lived operation, occupying the warehouse for little more than a decade.

In January of 1911, Jackson J. Buzzard established the Black Hawk Fruit Co. in Waterloo. The new company was organized as a branch of the Davenport-based Tri-City Fruit Co., which Buzzard had also founded. The new Waterloo company was located at 821 Mulberry Street (non-extant), three blocks north of the site where Buzzard would soon construct the Water Street warehouse. Jackson Buzzard also had a business in New York from where he distributed apples to Wisconsin, Minnesota, Nebraska, and the Dakotas as well as apples and celery to Iowa and Illinois, gaining him the moniker of the "Apple King of the Middle West." Buzzard was also invested in cold storage warehouses in New York, Iowa (Council Bluffs and Davenport), and Missouri. ("These are the Houses That Jack Built. Iowa's Most Modern Whole Fruit Houses," *The Courier* (Waterloo), November 15, 1919: 05 and "Black Hawk Fruit Company," *The Courier* (Waterloo), January 01, 1916: 10.)

In August of 1915, local news accounts reported on the excavation underway at the site of the Black Hawk Fruit Company's new warehouse on Water Street. With excavation soon to be completed, construction was expected to start the following week. ("Are Rushing Work on New Building," *The Courier* (Waterloo), August 31, 1915: 10) The construction contract was awarded to the Lauritzen Company with work soon underway. Designed by Waterloo architect William L. Pedicord, the building would be "equipped with cooling rooms, elevators and electric lights" with a total projected cost of \$35,000. ("Lauritzen Company Awarded Contract," *The Courier* (Waterloo), September 08, 1915: 08)

The building permit appeared in the local newspaper, recording construction of a "three-story brick block, reinforced concrete and steel, 70x112, with basement" building on Water Street. ("Building Permit," *The Courier* (Waterloo), January 01, 1916: 22.) An extensive article and photograph (Figure 06) also appeared at that time, which coincided with the building's near completion,

One of the notable improvements of the year was the construction of a three-story modern plant for the Black Hawk Fruit company. The new building, which is now practically completed, is located at 716, 718, 720, 722 and 724 Water street. The plant will be ready for occupancy about the middle of January, but the entire plant will not be in operation before the middle of March, while the grand opening will take place about April 1. The structure will provide 30,000 square feet of floor space, and will cost \$40,000 when completed. The structure is three-stories and basement and is 70-feet by 112... modern throughout, having all the latest equipment used in large fruit houses throughout the country. The building is of brick, trimmed with stone. Illinois Central tracks in front and rear provide ample railroad facilities. There is a seven foot platform running the entire width of the building at the rear. This plat form is to be used in unloading fruit

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from cars. Two large doors in front make it possible to back trucks into the building during inclement weather, while there is also a loading platform in front. The heating plant is equipped with the latest steam boilers. The plant will also have a well, and water will be pumped to the third floor for distribution throughout the building. The shipping room office will be on the main floor, with the general offices on the second floor. This office will be 20 by 70. A large room on the second floor adjoining the office is to be fitted up for a ladies' rest room. An Otis elevator operated by electricity, which will carry two tons, will run from the basement to the top floor. The banana rooms, of which there will be three, will be the latest idea in the banana world. The local concern is the first to adopt this new plant in the United States. It is mechanically refrigerated and heated by steam. In the basement and on the first floor will be erected the cold storage rooms, which will be equipped with mechanical refrigeration. T.J. Millar, mechanical engineer, is erecting the banana rooms and installing the refrigeration, water system, heating and lighting. Six salesmen are employed on the road and about twenty people are engaged in the office and warehouse. ("The Black Hawk Fruit Company Building," *The Courier* (Waterloo), January 01, 1916: 10),

The 1918 Sanborn Company fire insurance map documents the Black Hawk Fruit Co. building as a 3-story brick building with "wood posts," concrete floors, and an elevator on the west. The building had a platform on the south, adjacent to the railroad siding. Three vacant, 2-story wood buildings (addressed 724, 726, 728) were located east of the building with a 2-story, wood building noted as a "wood shop" was situated to the west. None of the wood buildings were physically connected to the warehouse. (*Sanborn Company Fire Insurance Map*, 1918)

The Black Hawk Fruit Co. appears to have been one of two fruit wholesalers in the city during this period; a third, the Gamble-Robinson Co. was organized in 1922. ("File Articles Today for Commission House," *The Courier* (Waterloo), October 12, 1922: 02) The other, the Waterloo Fruit & Commission Company, was located on Water Street immediately west of the Black Hawk warehouse – the current property parcel includes the site upon which Waterloo Fruit was located. In 1920, the pair were part of a cooperative of "reliable fruit and vegetable jobbers" based in Kansas City, Missouri. (Advertisement. "Affiliated Fruit Jobbers Conference," *The Courier* (Waterloo), October 08, 1920: 09)

In 1922 an article extolling the importance of fruit in a healthy diet featured Jackson Buzzard's story of becoming established in the fruit business and coming to Waterloo to establish the Black Hawk Fruit Co. The article noted specifically that the company specialized in bananas, with "three large banana rooms [that] are mechanically refrigerated and also heating by steam, this firm being the first in the United States to employ steam in the ripening process." The article goes on to note that "all the choicest fruits of the seasons, domestic and imported, can be found in the large store rooms." The building housed one of the largest cold storage plants in the state. ("Waterloo Industries Served by Central Station Power: No. 20 – The Black Hawk Fruit Company," *The Courier* (Waterloo), September 02, 1922: 14)

By 1923 it appears the Black Hawk Fruit Co. was in trouble. In early May, the wood buildings on the property, which were at that time no longer owned or occupied by Jackson Buzzard,

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burned. ("Fire of Unknown Origin Destroys Frame Buildings," *The Courier* (Waterloo), May 05, 1923: 02) That November, a legal notice appeared in *The Courier* announcing a Sheriff's Sale of "the northwesterly 70 feet of the southeasterly 150 feet of a tract on the river front between East Fifth street and East Sixth street...or as much thereof as may be necessary to satisfy said writ of execution and all accruing costs." Though lacking detail about the issue at the heart of the writ, the notice does note the act related to a ruling in favor of Peter Hand company against the property of Black Hawk Fruit Co. ("Legal – Sheriff's Sale Notice," *The Courier* (Waterloo), November 23, 1923: 23)

By 1925 the Black Hawk Fruit Co. no longer appears in Waterloo city directories and the Gamble-Robinson Co. is recorded at 716-720 Water Street. An advertisement announcing architect William L. Pedicord's separation from his former firm partner, confirms that the building he designed for Black Hawk Fruit Co. was then occupied by Gamble-Robinson Co. ("Announcement," *The Courier* (Waterloo), February 12, 1925)

Gamble-Robinson remained in the former Black Hawk Fruit warehouse through 1930, at which time the company undertook construction of a new building located at 1st and Sycamore streets – one-half mile to the west. The new site had a 150-foot frontage on the Illinois Central line and 80-foot frontage on First Street. The building was a 1-story, brick and concrete structure to be constructed at a cost of \$30,000. ("Build New Plant on First Street," *The Courier* (Waterloo), July 08, 1930: 01) In 1931 the Gamble-Robinson Co., wholesale fruit, appears in the city directory at 200 Sycamore Street. The building is retained today and, with the Black Hawk Fruit Co. warehouse and the Rath Packing Plant, represents the only remaining early 20th century industrial buildings retained in the East Factory District.

Historical Context: Industrialization of Waterloo, 1890-1930

The 1988 multiple property documentation prepared by James Jacobson provides a solid overview of Waterloo's industrial history in the period from 1890 through 1930. The establishment of the Black Hawk Fruit Co. fits neatly within the era in which manufacturing in the city was at its high. Likewise, the end of the firm aligns with the near collapse of the city's industrial sector after the close of the First World War.

As Jacobson states, the key period of Waterloo's industrial development began in the late 19th century when groups like the Commercial Club began their work of marketing the city. The construction of an interurban rail line was also a significant element of jump-starting the city's industrial development, which ultimately lasted with little interruption into the 1920s. A marker of that evolution: in 1904 Waterloo ranked tenth in the state among manufacturing centers in 1904, rising to seventh just five years later, and then to fifth in Iowa in 1919. (Jacobson, E-5)

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By 1910, with a population of 26,693, Waterloo had transformed from a typical county seat town to an industrialized city of regional influence, an evolution measured by population growth, number of new factories, rate of housing construction, and ranking relative to value of manufacturing. Hitting the mark in all these categories, Waterloo could rightly claim the title of "Factory City of Iowa." This transformation occurred during a period of considerable American prosperity and change, specifically relative to technological changes in farming, including gasoline engines, tractors. (Jacobson, E-5)

Other larger Iowa cities were important manufacturing centers - Des Moines, Cedar Rapids, and Sioux City all ranked higher in the early 20th century based on total value added by the manufacturing process. However, none experienced the combined rate of growth in population, increase in manufacturing, and increase in construction seen at Waterloo. As a result, measured in increases in factories and wage earners, Waterloo had the highest rate of industrialization for the period. (Jacobson, E-5)

The first decade of the new century saw an explosion of industrial advancement in Waterloo. According to census figures, between 1899 and 1919 the number of industrial establishments increased by 192.7 percent (from 55 to 161) the number of wage earners rose by 17 percent (from 804 to 4,620), and, in 1919, the value added by manufacture was sixteen times what it had been ten years earlier (increasing from \$745,000 to \$12,088,6113). Salaried employees not included in these figures added even more who owed their employment to industrial establishments. (Jacobson, E-6)

The industrialization of Waterloo affected the city's economy and physical development, but also its population. Workers flocked to the new factories in such numbers that population regularly doubled, from 6,674 in 1890 to 12,580 in 1900 and 26,693 the following decade. Waterloo was one of only eighteen cities in the nation to have population increases topping 100 percent between 1900 and 1910; jumping the city from a ranking of seventeenth in size in Iowa in 1890 to seventh largest in 1910. Confident locals predicted that Waterloo would become home to 50,000 by 1920. But a series of events - including a financial depression in the farm-belt, and a not unnatural peak in development - ensured that population reached but 36,230 in 1920. It took twenty more years for Waterloo to top 50,000, attaining 51,743 in 1940. (E-5-6)

The healthy state of the farm economy played a significant role in the city's prosperity. With World War I, increased demand for farm implements and other fabricated goods created a vibrant agricultural economy. However, the end of the war meant plummeting demand, resulting in a financial recession that impacted the state and the city. While the city's major employers, Rath Packing and John Deere & Company, rebounded and eventually thrived, the pace of industrialization effectively ceased with the end of the war. In 1925 the number of Waterloo factories fell from a pre-war high of 161 to ninety-five. (Jacobson, E-6)

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All the efforts to entice new industry to Waterloo had noticeable effects on the city's physical development. An explosion of new plats effectively extended the city boundaries beyond their legal limits. Expanded electric railway trackage spread across the city and provided ready freight-hauling capability for the new industrial sites. And these new industrial sites supplanted earlier factory districts or expanded their perimeters.

The west side factory district of Westfield opened a whole new area for development. Expanding factories dating from the 1880s and 1890s moved from earlier industrial sites along the west side riverbank to Westfield beginning in 1903. Between 1897 and 1915, 1,000 new dwelling units were constructed in Ward 1, Westfield's location. Waterloo Gasoline & Traction Engine Company was located on the townside end of Westfield. After Deere & Company bought these makers of the famed Waterloo Boy tractor in 1918, the company experienced tremendous growth related to changes in farming practices. Deere & Company gradually expanded farther into Westfield. In 1928 twelve new buildings (now altered or razed) were added to the complex which ran for a half mile along the river.

The north end of the city's east side (Ward 3) offered another new factory district and farther south, on the east riverfront, the Rath meatpacking concern was the core of another factory district. Like Deere & Company, Rath Packing eventually acquired former factory locations and expanded operations onto those sites. Bounded by the electric interurban line, these were the major new industrial districts of Waterloo. The freight-hauling beltline did not extend to the southern boundaries of the west side, and industrial development did not occur there. (E-7)

Summary

The Black Hawk Fruit Company warehouse is historically associated with the history of Waterloo industry, a period in the number of new factories and rate of housing construction resulted in Waterloo's transformation "from a typical county seat town to an industrialized city of regional influence." For decades now, the built resources that characterized that pivotal era in the city's evolution have been largely or completely gone, having been removed to accommodate flood control measures, highway expansion, or redevelopment, with others lost to fire – a condition that has only deteriorated in recent decades. (Jacobson, 1988: F-II.4)

Although the Black Hawk Fruit Co. warehouse lacks the level of historic integrity required for individual listing on the National Register of Historic Places, the building is one of rare remaining example of the property type. The building represents a very important historical era and economic element of the city's economic development. The building stands on the east bank of the Cedar River between the bridge accesses on 5th Street and 6th Street. As a result, the Black Hawk Fruit Co. warehouse is a highly visible remnant of a pivotable period in Waterloo history. As such, the Black Hawk Fruit Co. warehouse warrants designation as a Local Landmark.

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**City of Waterloo
Historic Preservation
Application for
Local Historic Designation of a Building or District**

This form is if you wish to have your building or a district to become a locally designated landmark.

To be completed by applicant:

Date of Application: 04/04/2023

Address of Property: 722 Water Street

Current Use of Property: Commercial

Property Owner's Name – Business if Applicable: Arp Patel - Dhani Re investments, LLC

Address: 2343 Logan Avenue City: Waterloo

Phone: _____ Fax: _____

Email: arp.patel@me.com

Applicant's Name (if different than above): _____

Address: _____ City: _____

Phone: _____ Fax: _____

Email: _____

Contact Person: Alexa McDowell, A.KAY Consulting

Address: 526 40th Street City: Des Moines

Phone: 515-491-5432 Fax: _____

Email: akaymcd@hotmail.com

Please check if any of the following exhibits are included in your application:

X Photographs _____ Elevation Drawings

_____ Sample of Material X Other

A State of Iowa Site Inventory Form will need to be included with the application.

Applicant Signature

Date



Owner Signature

04/12/2023

Date

City Limits Urban Revitalization Area

2023 Re-adoption
City of Waterloo, IA



City of Waterloo
715 Mulberry Street
Waterloo, Iowa 50703

MAYOR

Quentin Hart

CITY COUNCIL

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Dave Boesen, At-Large
John Chiles, First Ward
Jonathan Grieder, Second Ward
Nia Wilder, Third Ward
Belinda Creighton-Smith, Fourth Ward
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Noel Anderson, Director of Community Planning and Development
Aric Schroeder, City Planner
Tim Andera, Planner II
Adrienne Miller, Planner II
John Dornoff, Planner II
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Lexi Blank, Planner I
Pattie Magee, Secretary

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I. INTRODUCTION

The Urban Revitalization Act which was passed into law by Governor Robert Ray on May 10, 1979, provides the City's governing body with an additional tool to rebuild the economic and sociologic structure of distressed districts within the community. There are two primary goals which are inherently embedded into this Act.

1. To protect the health, safety, and welfare of the inhabitants of degraded districts in the community. This is accomplished by encouraging the rehabilitation of the area's physical environment. Thus, providing a more aesthetically desirable atmosphere in which to live, work, and shop.
2. To benefit the community by bolstering an otherwise declining tax base.

To obtain these goals, private investment is encouraged via the issuance of property tax abatements (i.e., exemptions). Property owners who significantly improve a parcel of land within a designated Urban Revitalization Area may be eligible to receive a total or partial property tax exemption on the increased valuation of the property. The City Council may designate an area as an Urban Revitalization Area if it meets at least one of the following criteria.

1. The area possesses a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density or population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and which is detrimental to the public health, safety or welfare.
2. The area possesses a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.
3. The area possesses a predominance of buildings or improvements which by reason of age, history, architecture or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area, as defined in Section 403.17 of the Code of Iowa: "An area of a municipality designated by the local governing body as appropriate for commercial and industrial enterprises, public improvements related to housing and residential development, or construction of housing and residential development for low and moderate income families, including single or multifamily housing."
5. An area designated as appropriate for public improvements related to housing and residential development, or construction of housing and residential development, including single or multifamily housing.

II. THE CITY LIMITS URBAN REVITALIZATION AREA (CLURA)

A. *Analysis*

This plan was developed in preparation for the designation of an Urban Revitalization Area, herein to be referred to as the City Limits Urban Revitalization Area (“CLURA”) and legally described in Part IV, Section A of this Plan and illustrated in Figure 1.

The CLURA consists of approximately 55.55 square miles of property citywide.

This plan excludes all of the former Consolidated Urban Revitalization Area (“CURA”) (Appendix A), with the CLURA beginning at the outer boundaries of the CURA and extending outward from that boundary to the city limits in all directions.

The improvement of this area is a high priority for the City for at least three primary reasons:

- (1) The City of Waterloo continues to see a declining trend in new one and two family residence construction and in new subdivision development, which results in a declining tax base for operations of the city government.
- (2) Normal market conditions have led to these declining numbers, and do not appear sufficient to encourage new residential development and expansion.
- (3) The City has a demonstrated need for children’s day care facilities, as indicated by several employer and employee sources in the community, and promoting such services will strengthen work force options and help businesses find employees.

B. *The Waterloo Public Assistance Programs*

The spatial distribution of other state and federal programs was investigated to determine the most logical boundaries for the establishment of this urban revitalization district. The following programs were included in this analysis:

Urban Renewal

- ❑ A federal program which provided funds for the redevelopment of blighted areas.

Urban Revitalization

- ❑ The state program adopted locally which offers tax abatements for rehabilitation and new construction.

Neighborhood Strategy Areas (NSA’s)

- ❑ Areas the City has targeted as residential districts in need of assistance and which qualify for Community Development Block Grant Funds.

WorkForce Housing

- ❑ The state program matched locally which offers tax credits and a refund on state sales tax for residential development.

III. CLURA PLAN OBJECTIVES

The main concept of this plan is to overcome the physical ills of the CLURA area by fostering new construction projects and activities consistent with the overall needs of the community and the City as a whole.

The following objectives are naturally derived from the preceding description of CLURA:

1. The new construction of one and two family homes, multi-family homes, and day care facility investment, as defined in Section IV(H) below, within the area, thus producing a physical environment which promotes the health, safety, and welfare of the CLURA inhabitants in addition to furthering job creation.
2. To encourage new residential activity in the City as a whole, working to offer new opportunities for new construction in the CLURA and hopefully bringing forth new activity within the CURA as well. This, in turn, will result in significant spillover effects benefiting all sectors of the community. It is the goal of the CLURA to improve the City of Waterloo's image.
3. To facilitate the most expedient and practical use of the City's land and services, thereby preserving tax dollars and open spaces.
4. To develop vacant and underdeveloped land and, as a result, strengthen the tax base of the community. This objective is in compliance with the City of Waterloo's Comprehensive Plan and Future Land Use Map.
5. To provide employment by stimulating the construction industry, encouraging commercial activity, and helping to stimulate an expanded work force that can more effectively take advantage of available employment opportunities.

IV. THE PLAN

To ensure that the CLURA complies with the designation requirements outlined in the Urban Revitalization Act (Iowa Code § 404.1) and that the City would benefit from said designation, City's Planning and Zoning staff reviewed statistics of the number of homes built in the past ten years, as compiled by tracking various permits filed with the City's Building Department. The statistics, as shown below, show a decline in the number of one and two family homes built over that time frame.

Number of 1 and 2 homes built per year:

2002: 52
2003: 59
2004: 82
2005: 100
2006: 67
2007: 66
2008: 25
2009: 32
2010: 42
2011: 59

CLURA ADOPTION

2012: 74
2013: 63
2014: 120

2015: 69
2016: 101
2017: 53
2018: 55
2019: 58
2020: 79
2021: 63
2022: 38

Average before CLURA: 58.4

Average after CLURA: 70.27 (11.87 additional homes per year)

The number of multi-family units built per year averages at 65 units per year. The last 4 years total we have had 7.25 units per year (29 total). As another form of housing option for those not yet quite ready to own, the City of Waterloo wants to encourage housing for young families, new workers for a growing workforce into the community.

Furthermore, Waterloo is the largest urban area within Black Hawk County. Waterloo represents approximately 54.4% of the population of Black Hawk County, but only sees about 20% of the construction growth for new one and two family homes. The City of Waterloo also lost population in the 2020 Census Count, whereas other communities in Black Hawk County all gained or stayed steady in population. This is a very serious downward trend that is damaging to the community growth and well-being.

A. *Legal Description*

All areas within the corporate limits of the City of Waterloo, Black Hawk County, Iowa, excluding the following described real estate:

Beginning at a Point on the East line of Section 31 Township 89 Range 12 where the East line of said Section 31 intersects the Northeasterly line of the Cedar River; thence South along the East line of said Section 31 to its intersection with the Southwesterly line of the Cedar River; thence Southeasterly, Southerly, and Southwesterly following said Southwesterly line of the Cedar River to its intersection with the South line of Section 31 Township 89 Range 12; thence West along the South line of said Section 31 to the Southwest corner of said Section 31; thence West along the South line of Section 36 Township 89 Range 13 to the point of intersection with the East line of Lot 32 Garden Addition extended Southerly; thence North along the Southerly extension of the East line of Lot 32 Garden Addition, the East line of Lot 32 Garden Addition, and the extension Northerly of the East line of Lot 32 Garden Addition to the point of intersection with the centerline of Plymouth Avenue; thence West along the centerline of Plymouth Avenue to the centerline of Wisconsin Street; thence North along the centerline of Wisconsin Street to the centerline of Lorraine Avenue; thence West along the centerline of Lorraine Avenue to the centerline of Wisconsin Street; thence North along the centerline of Wisconsin Street to the south line of Hawthorne Avenue; thence West along the South line of Hawthorne Avenue to the Easterly line of Kimball Avenue; thence North along the East line of Kimball Avenue to the North line of Reber Avenue; thence West along the North line of Reber Avenue and its extension Westerly to the Northwesterly line of the Sergeant Road Bike Trail

(formerly the Chicago & Northwestern Transit Co.); thence Northeasterly along the last described line to the Westerly line of Fletcher Avenue; thence North along the West line of Fletcher Avenue to the South line of Black Hawk Road; thence Southwesterly and Westerly along the South line of Black Hawk Road to its intersection with the centerline of Ansborough Avenue, said centerline also being the East line of Section 28 Township 89 Range 13; thence North along the East line of said Section 28 to its intersection with the Easterly extension of the North line of Lot 19 Block 32 Downing Place; thence West along said Easterly extension of the North line of Lot 19 Block 32, and the North line of Lot 19 Block 32 said addition, and the Westerly extension of said line to the intersection with the East line of Lot 9 Kearns Addition; thence North along the East line of Lot 9 said addition to the Northeast corner of said Lot 9; thence Westerly and Northwesterly along the platted Northerly lines and arcs of Lots 9, 10, 11, 12, 13, 14, and 15 of Kearns Addition to the Northwest corner of Lot 15 said addition; thence Northwesterly in a straight line to the Northeast corner of Lot 26 Kearns Addition; thence Northwesterly following the Northerly lines (arcs) of Lots 26 and 27 Kearns Addition to the Northwest corner of Lot 27 said addition; thence Northwesterly in a straight line to the Northeast corner of Lot 41 said addition; thence Southwesterly following the Easterly lines (arcs) of Lots 41, 40, and 39 Kearns Addition to the Southeasterly corner of Lot 39 said addition; thence Westerly along the Southerly line of said Lot 39 to the Southwest corner of said lot; thence Northeasterly along the Easterly lines of Lots 56 & 55 said addition to the most Easterly corner of Lot 55 said addition; thence Northwesterly along the North lines (arcs) of Lots 55, 54, 53, 52, 51, 50, 49, 48, and 47 said addition, and the extension Northwesterly of the Northeasterly line (arc) of said Lot 47 to its intersection with the centerline of Sager Avenue; thence Westerly along the centerline of Sager Avenue to the centerline of Linbud Lane; thence North along the centerline of Linbud Lane to the centerline of Alabar Avenue; thence Northwesterly along the centerline of Alabar Avenue to the centerline of Littlefield Road; thence Southerly along the centerline of Littlefield Road to the centerline of Flower Street; thence Northwesterly along the centerline of Flower Street, to the centerline of Sheerer Avenue; thence Northerly along the centerline of Sheerer Avenue to the centerline of Flower Street; thence West along the centerline of Flower Street to the point of intersection with the Northerly extension of the West line of Lot 1 Alabar Hills Second Addition; thence South on said extension of the West line of Lot 1 said addition, and the West line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 said addition to the Southwest corner of Lot 13 Alabar Hills Second Addition; thence South on a continuation of the last described course to the centerline of Sager Avenue; thence Westerly along the centerline of Sager Avenue as originally platted to its intersection with the South line of Section 21 Township 89 Range 13; thence West along the South line of said Section 21 to the Southwest corner of said Section 21; thence West along the South line of Section 20 Township 89 Range 13 to its intersection with the centerline of Progress Avenue; thence North along the centerline of Progress Avenue to the point of intersection with the centerline of Crossway Drive; thence Westerly along the centerline of Crossway Drive, and an extension thereof, to the Westerly line of Midway Drive, (said point of intersection also currently a point on the Westerly Corporate Limits of the City of Waterloo); thence North following the current Westerly corporate limits of the City of Waterloo to a point on the centerline of Midway Drive where the North line of Lot W-3 Cedarloo Park, if extended Westerly, would intersect said centerline; thence

East along said extension of the North line of said Lot W-3, and the North line of said Lot W-3, to the West line of Lot 21 Acorn Addition; thence South along the West line of Lot 21 Acorn Addition to the Southwest corner of said lot; thence Easterly along the South line of Acorn Addition to the Southeast corner of Lot 1 said addition; thence continuing along an extension of the last described course to its intersection with the centerline of Progress Avenue; thence South along the centerline of Progress Avenue to the point where the South line of Lot W-116 Cedarloo Park, if extended Westerly, would intersect said line; thence Easterly along the extension of the South line of Lot W-116 said addition, and the South line of Lot W-116 said addition to the Southeast corner of Lot W-116 said addition; thence South along the East line of Lot W-115 Cedarloo Park to the South line of Tract D of Pine Meadows Addition; thence East along said South line to the West line of Forest Hill Subdivision; thence South along the West line of Lots 10, 11, 12, 13, 14, 15, 16 & 17 said addition to the Southwest corner of Lot 17 said addition; thence Southeast along the Southerly line of Lot 17, and the extension thereof, to its intersection with the centerline of S. Hackett Road; thence North along the centerline of S. Hackett Road to the centerline of Maynard Avenue; thence East along the centerline of Maynard Avenue to its intersection with the extension Northerly of the West line of Paul's Replat of a Part of Lawless Addition; thence South along the Northerly extension of the West line of Paul's Replat of a Part of Lawless Addition, and along the West line of said addition to the North line of Tract A said addition; thence East along said North line to its intersection with the West line of H. Ray Hughes Addition; thence South along the West line of said addition to the centerline of Coachman Drive (said centerline also being a point on the West line of Tract B said addition); thence East along the centerline of Coachman Drive (296 feet more or less) to its intersection with the centerline of Carriage Hill Drive; thence South and Southeasterly along the centerline of Carriage Hill Drive to the centerline of Stephan Avenue; thence South along the centerline of Stephan Avenue to the point where it would intersect the Westerly extension of the North line of Lot 45 Hansen Noble Addition; thence East along said Westerly extension of the North line of said Lot 45, and the North line of Lot 45 said addition to the Northwest corner of Lot 24 Hansen Noble Addition; thence South along the West line of Lots 24 and 23 said addition to the South line of Lot 23 said addition; thence East along the South line of Lot 23 said addition to the West line of Hanna Boulevard; thence Easterly in a straight line to a point on the East line of Hanna Boulevard that is 5.2 feet normally distant Southerly from the North line of Lot 1 said addition; thence Easterly along a line that is 5.2 feet normally distant Southerly of the North line of Lot 1 said addition to the East line of said Lot 1 Hansen Noble Addition; thence North along the East line of Lots 1 & 2 said addition to the North line of Lot 16 Block 4 Kreb's Addition; thence East along the North line of said Lot 16 to the Northeast corner of said lot; thence East along a continuation of the last described course to the centerline of Hickory Street; thence North along the centerline of Hickory Street to the point of intersection with the extension Westerly of the South line of Lot 14 Block 5 Kreb's Addition; thence East along the extension Westerly of the South line of Lot 14 Block 5 Kreb's Addition, and the South line of Lot 14 Block 5 Kreb's Addition, and the South line of Lot 33 Block 5 said addition to the West line of Maxwell Street; thence Easterly in a straight line to the Southwest corner of Lot 10 Block 6 Kreb's Addition; thence East along the South line of said Lot 10 Block 6 said addition to the Southeast corner of said lot; thence North along the East line of Lots 10, 9, 8, 7, 6, 5, 4, 3, 2, and 1 Block 6 of

Kreb's Addition to the Northeast corner of Lot 1 Block 6 said addition; thence West along the North line of said Lot 1 to the Northwest corner of said Lot 1; thence continuing West along an extension of the last described course to the centerline of Maxwell Street; thence North along the centerline of Maxwell Street to the point of intersection of the Westerly extension of the South line of Lot 9 Block 3 Nelson Addition; thence East along said Westerly extension of the South line of Lot 9 Block 3, and the South line of Lots 9 and 10 Block 3 said addition, vacated Brender Street, and Lots 9 and 10 Block 2 said addition to the Southeast corner of Lot 10 Block 2 said addition; thence East on a continuation of the last described course to the centerline of Aladdin Street; thence Northerly along the centerline of Aladdin Street to the point of intersection with the centerline of Upton Avenue; thence West along the centerline of Upton Avenue to the intersection with the centerline of Galloway Court; thence North along the centerline of Galloway Court to the intersection with the centerline of Maynard Avenue (said point also being the point of intersection of the centerlines of Maynard Avenue and Joy Drive); thence Northerly and Northwesterly along the centerline of Joy Drive to the point of intersection with the extension Southerly of the East line of Lot 7 Block 1 of Clyde Miller Heights; thence North along the Southerly extension of the East line of Lot 7 Block 1 said addition and the East line of Lot 7 Block 1 said addition to the Northeast corner of said lot; thence Northeasterly along the Southeasterly line of Lot 3 Auditor's Whitney Road Plat to a point that is 89.2 feet Northeasterly of the Southwesterly line of Lot 3 said addition; thence Northwesterly along a line that is 89.2 feet Northeasterly of and parallel to the Southwesterly line of said Lot 3 to its intersection with the most Westerly line of said lot, said point also being a point on the most Easterly line of Lot 2 Block 1 of Clyde Miller Heights; thence Northeasterly along the most Easterly line of said Lot 2 to the Northeast corner of said lot; thence Northwesterly along the most Northerly line said Lot 2 to the Northwest corner of said lot, also being a point on the East line of Hanna Boulevard; thence North along the West line of Lot 1 Block 1 Clyde Miller Heights, and an extension thereof to the North line of Rainbow Drive; thence Northwesterly along the Northerly line of Rainbow Drive to the Southeast corner of Lot 10 of Auditor's Whitney Road Plat; thence North to the Northeast corner of said Lot 10; thence Northwesterly along the Northerly line (curve) of Lots 10 and 11 of said addition to the point of intersection with the extension Southerly of the West line of Lot 12 Auditor's Whitney Road Plat; thence North along the Southerly extension of the West line of Lot 12 Auditor's Whitney Road Plat, and the West line of Lot 12 Auditor's Whitney Road Plat to the Northwest corner of said Lot 12; thence East and Southeasterly following the Northerly line of said Lot 12 to the Northwest corner of Lot 4 Sherwood Park; thence Southeasterly along the Northerly line of Lots 4, 3, 2, and 1 of Sherwood Park to the Northeast corner of said Lot 1 Sherwood Park; thence North in a straight line to the Southeast corner of Lot 5 Sherwood Park; thence Easterly in a straight line to the Southwest corner of Lot 25 California Subdivision; thence Southeasterly following the South line of Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, and 45 said addition to the Southeast corner of Lot 45 said addition; thence Southeasterly in a straight line to the most Westerly corner of Lot 1 Massey Pullman Diner Plat; thence Southeasterly to the Southeast corner of Lot 2 Massey Pullman Diner Plat; thence Southeasterly on an extension of the last described course to its intersection with the centerline of Relocated Ansborough Avenue; thence Northeasterly and Easterly along the centerline of Relocated Ansborough Avenue to the Centerline of Relocated West

Conger Street; thence Northeasterly along said Centerline of Relocated West Conger Street across the Cedar River Bypass to the Southwesterly line of the main channel of the Cedar River; thence Northeasterly to the intersection of the centerline of Relocated Conger Street and the Northeasterly line of the main channel of the Cedar River; thence Northerly along said Northeasterly line of the Cedar River to the point where the centerline of West Parker Street, if extended Westerly, would intersect said Northeasterly line; thence Easterly along said extension of West Parker Street and the Centerline of West Parker Street to the centerline of Cedar Bend Street; thence following the centerline of Cedar Bend Street, as now established, Northwesterly and Northerly to the centerline of W. Donald Street, said point also being a point on the South line of Section 10 Township 89 Range 13; thence West along the South line of said Section to the Southwest corner of said Section; thence North along the West line said Section to the North line of the South one-half of said Section; thence East along said North line of the South one-half of Section 10 Township 89 Range 13 to the East line of said Section; thence East along the North line of the South one-half of Section 11 Township 89 Range 13 to the Southwest corner of the Southeast quarter of the Northeast quarter of Section 11 Township 89 Range 13; thence North along the West line of said Southeast quarter of the Northeast quarter to the Northwest corner of said Southeast quarter of the Northeast quarter; thence East along the North line of said Southeast quarter of the Northeast quarter to the East line of Section 11 Township 89 Range 13, which point is the Centerline of U.S. Highway 63 (also known as Logan Avenue); thence South along the Centerline of Logan Avenue to the Centerline of Ralston Road; thence East along the Centerline of Ralston Road and an extension thereof to its intersection with the West line of Virden Creek; thence Southerly and Southwesterly along the Westerly line of Virden Creek to the Centerline of the tracks of the Chicago Central and Pacific Railroad Line; thence Easterly and Southerly along the Centerline of the Chicago Central and Pacific tracks to a line six hundred and sixty feet (660') North of and parallel to the South line of Section 13 Township 89 Range 13; thence East along said line to the East line of said Section; thence continuing Easterly along a line six hundred and sixty feet (660') North of and parallel with the South line of Section 18 Township 89 Range 12 to the East line of said Section; thence South along the East line of said Section to the Northeast corner of Section 19 Township 89 Range 12; thence South along the East line of said Section to the centerline of Independence Avenue; thence East along the centerline of Independence Avenue to the West line of Skyview Road; thence South along the West line of Skyview Road to the North line of Osage Avenue (formerly Osage Road); thence West along the North line of Osage Avenue to the West line of North Evans Road; thence South along the West line of North Evans Road to the Southwesterly line of the Chicago Central & Pacific Railroad Right-of-Way, said Point also being a point on the City Limit line of the Corporate Limits of Waterloo, Iowa, as currently established; thence Northwesterly and Southerly following the City Limit line as currently established to the point where it intersects the Northeasterly line of the Cedar River; thence Northwesterly along the Northeasterly line of the Cedar River to the point of Beginning; all in the City of Waterloo, Black Hawk County, Iowa; and also,

All that part of Section 2 Township 89 Range 13, in the City of Waterloo, Black Hawk County, Iowa, platted as Aerostat Heights.

B. Taxable Value

The current taxable value for the developed area of the CLURA is estimated at the following amounts for the following classifications. The following figures are totals which account for land and buildings.

	<u>LAND</u>	<u>BUILDING</u>	<u>TOTAL</u>
Agricultural.....	\$17,889,530.....	\$10,575,220.....	\$28,464,750
Commercial.....	\$109,436,710.....	\$453,008,070.....	\$562,444,780
Industrial.....	\$11,147,770.....	\$95,225,880.....	\$106,373,650
Residential.....	\$226,954,600.....	\$1,245,071,490.....	\$1,472,026,090
Exempt.....	\$55,578,310.....	\$138,981,090.....	\$194,559,400
Total.....	\$421,006,920.....	\$1,942,861,750.....	\$2,363,868,670

C. Existing Land Use Survey

The property is currently a mix of agricultural, commercial, industrial and residential uses.

D. Zoning and Future Land Use

The Zoning Map (Figure 2) and Future Land Use Map (Figure 3) help illustrate the proposed uses for this area, and both indicate that this area should have sections for agricultural, sections for industrial, sections for residential, and sections for commercial uses.

E. Property Owners and Property Valuations

State law requires the City to notify those citizens directly affected by the designation of a Revitalization District. To comply with this mandate, a list of all property owners in the CLURA will be compiled. It is also necessary that each property value and property owner be listed within the plan. Said listing is contained in Appendix "B", attached hereto.

F. Public Service and Facility Improvements

The governing body of the City influences the quality of the community in two significant ways: first, by initiating capital improvements, such as road and sewer systems, and second, through policy decisions which guide the direction and nature of future land use. Since the CLURA exists in the city limits of the community, all essential public services can be adequately provided by following appropriate land use policies for growth and development.

G. Relocations

The CLURA Plan is intended to provide private persons and developers with incentives to build new residential construction within the City, and therefore the City does not anticipate any relocations or displacement of persons or businesses as a result of the CLURA. However, to the extent that any relocation or displacement of persons or businesses is necessary, the City shall follow the procedures outlined in the City of Waterloo, Iowa Relocation Checklist, available for viewing at the Office of the City Clerk, 715 Mulberry Street, Waterloo, Iowa 50703S.

H. The Tax Exemption

Who qualifies?

The revitalization incentives under the CLURA Plan are applicable to new construction only done upon on any property located within the CLURA boundaries which is assessed as residential, but not on property assessed as agricultural, commercial or industrial, so long as the revitalization on the qualifying property ("Qualified Real Estate") possesses the following attributes:

1. New construction of a one or two family homes or multi-family residential during the time in which the area was so designated.
2. Any new construction of facilities for a children's day care center as provided in this Section H. Any additions or major renovations that meet the criteria of paragraph 2, 3, 4 and 5 of this Section H for utilizing a residential home for children's day care use. Said improvements could be conversion of a garage into a day care use, addition to home, or major renovation of space on interior for use as a day care use. All such conversions must meet the applicable building codes and zoning ordinance requirements for a children's day care in a home. Any such day care facilities must be registered with the State of Iowa for day care use.
3. Improvements to One and Two Family homes pursuant to paragraph 1 above may not have been initiated prior to July 18, 2011, and improvements for multi-family pursuant to paragraph 1 above and for day care pursuant to paragraph 2 above may not have been initiated prior to January 1, 2023.
4. The owner of said property must have submitted an application for tax exemption which complies with the procedures and specifications set forth in the section entitled "Application Procedures", found in Part V, subsection A of this Plan.
5. If no structures are located on the property prior to the improvements, any construction of a one or two family home or a children's day care facility may qualify; except that any new construction on land assessed as agricultural property shall not qualify as "improvements" under this Plan. If structures are located on the property prior to the potentially qualifying improvements, the actual value added by the improvements must be at least ten percent (10%) of the pre-improvement value, as required by section 404.3(8) of the Iowa Code. However, if such construction was begun prior to the applicable date stated in paragraph 3 above, the value added by such construction will not constitute an increase in value for purposes of qualifying for the exemptions provided for in the Plan. "Actual value added by the improvements" as used in this plan means the actual value added as of the first year for which the exemption was received.

In cases where improvements are occurring at the time the CLURA is designated,

discussion is likely to arise pertaining to how much of this improvement is applicable to the necessary percent increase. In such instances the following policy will govern: Any construction begun prior to the applicable date stated in paragraph 3 above, either in part or in whole, shall not qualify for the tax exemptions granted under the program.

I. Tax Exemption Schedule

Tax exemption on qualifying improvements must follow one of four schedules as set out by law. Eligible property owners will elect to take one of the four schedules. Once the decision has been made and the exemption granted, the owner cannot change the method of exemption.

Exemption schedules are based on the actual value added by improvements, which is defined as the actual value added as of the first year for which the exemption was received.

1. **10-Year, 115% Exemption (\$20,000 limit): Not Applicable to CLURA.**
2. **3-Year, 100% Exemption**
All Qualified Real Estate is eligible to receive a 3-year, 100% tax exemption on the actual value added by improvements.
3. **10-Year, Partial Exemption (80,70,60,50,40,40,30,30,20,20%):**
All Qualified Real Estate is eligible to receive a 10-year graduated scale tax exemption on the actual value added by improvements.
4. **10-Year, 100% Exemption: Not Applicable to CLURA.**

J. Federal, State and Private Funding Programs

A number of additional assistance programs are available to qualifying residents and/or projects in the City of Waterloo. Some of these programs are available only to eligible applicants and/or property in certain designated areas of the city. It should be noted that the City of Waterloo has no plans to issue revenue bonds to undertake or assist with revitalization projects within the CLURA.

1. **The Community Development Block Grant (CDBG) Program** is a potential source of funding for projects such as the rehabilitation of owner-occupied residential structures which possess up to four dwelling units. The CDBG Program is administered by the Community Development Board for the City of Waterloo and is financed by the Department of Housing and Urban Development (HUD). In the past, the Community Development Board has received approximately \$1.8 million in funding per year.
2. **The Small Business Administration (SBA)** provides various forms of funding to small businesses. In particular, the SBA's 504 Loan Program may provide low-interest, fixed asset financing to qualified businesses.
3. **Real Estate Investment Districts (REIDs)** are governmental taxing districts which can be created by owners of undeveloped land, with the approval of the City Council. REIDs provide a simple method to allow land owners to develop a

governmental entity, which then has similar financing advantages as cities to make public improvements. The district can specially assess the costs of public improvements among all lots in the subdivision with payment of the assessments pledged to the bonds for a period of up to 15 years.

4. **The Housing Application Review Team (HART)** consists of representatives from the following State of Iowa agencies which fund housing projects: Rural Housing & Community Development Service, Iowa Finance Authority/Housing Assistance Fund, Federal Home Loan Bank/Affordable Housing Program, Iowa Office of HUD, Iowa Department of Economic Development (IDED)/HOME & CDBG.

The team reviews a brief application form submitted by potential applicants. This process allows the applicant to have a proposed project informally reviewed by all five funding agencies with just one communication.

This program is administered by IDED.

5. **The Iowa Housing Fund, or Local Housing Assistance Program (LHAP)**, administered by IDED, focuses on improving substandard, unaffordable housing stock through housing rehabilitation for rental and owner-occupied units, tenant-based assistance, first time home buyer assistance, and new construction.
6. **Housing Assistance Fund (HAF)** is a flexible program of financial assistance dedicated to a variety of housing projects, programs and activities which contribute to the goal of providing decent, safe and affordable housing for low and moderate income persons. The program is administered by the Iowa Finance Authority.
7. **The HOME Investment Partnership Program** is designed to provide assistance to eligible recipients for rehabilitation, new construction, home buyer assistance and tenant-based rental assistance in order to achieve an adequate supply of decent, safe and sanitary housing for low to moderately low income households.
8. **Existing Multifamily Rental Housing** (Section 223(f)) is federal mortgage insurance under Section 207 pursuant to Section 223(f) for the purchase or refinancing of existing apartment projects; to refinance an existing cooperative housing project; or for the purchase and conversion of an existing rental project to cooperative housing.

HUD insures mortgages to purchase or refinance existing multifamily projects originally financed with or without federal mortgage insurance. HUD may insure mortgages on existing multifamily projects under this program that do not require substantial rehabilitation.

9. **Mortgage Insurance for Single Room Occupancy Projects** (Sec. 221(d) & 223(g)) offers mortgage insurance for the new construction and substantial rehabilitation of single room occupancy (SRO) facilities. The insured SRO program is designed to expand the availability of affordable housing for low- and moderate-income persons, thereby helping to prevent homelessness.
10. **Multifamily Rental Housing for Moderate-Income Families** is federal mortgage insurance to finance rental or cooperative multifamily housing for

moderate-income households, including projects designated for the elderly.

11. **Supplemental Loans for Multifamily Projects** (Section 241) is federal loan insurance which finances improvements, additions and equipment to multifamily rental housing and health care facilities. It provides owners of eligible low-income housing with an adequate return on their investments and the ability to finance the acquisition of eligible low-income housing.

HUD insures loans made by private lending institutions to pay for improvements or additions to apartment projects, nursing homes, hospitals, or group practice facilities that already carry HUD-insured or HUD-held mortgages. Projects may also obtain FHA insurance on loans to preserve, expand, or improve housing opportunities, to provide fire and safety equipment, or to finance energy conservation improvements to conventionally financed projects. Major movable equipment for nursing homes, group practice facilities, or hospitals also may be covered by a mortgage under this program.

12. **Supportive Housing for Persons with Disabilities** (Section 811) provides assistance to expand the supply of housing with supportive services for persons with disabilities. Capital advances are made to eligible nonprofit sponsors to finance the development of rental housing with supportive services for the disabled. The advance is interest free and does not have to be repaid so long as the housing remains available for very low-income persons with disabilities for at least 40 years. Project rental assistance covers the difference between the HUD-approved operative cost per unit and the amount the resident pays.

Nonprofit organizations may qualify for assistance.

13. **Supportive Housing for the Elderly** (Section 202) provides capital advances to eligible private and nonprofit sponsors to finance the development of rental housing with supportive services for the elderly. The advance is interest free and does not have to be repaid so long as the housing remains available for very low-income elderly persons for at least 40 years. Project rental assistance covers the difference between the HUD-approved operative cost per unit and the amount the resident pays. It does not include an amount for debt service.

14. **Waterloo Industrial Development Association** has previously worked towards the acquisition of land parcels in the Waterloo area for the future development and assemblage of industrial projects.

15. **The Black Hawk County Economic Development Committee, Inc.** provides economic development assistance to area businesses through two primary financial assistance programs.

- a. SBA 504 Loan Program: The SBA 504 Loan Program assists eligible businesses in the acquisition of fixed assets, for example: land, buildings, machinery and equipment.
- b. Revolving Loan Fund Program: The Revolving Loan Fund (RLF) Program is a special loan fund set up to provide “gap financing” to sound businesses or new business start-ups. The primary focus of RLF is job creation and capital expenditures in the manufacturing sector.

16. **Tax Increment Finance Districts.** If a site is located in a TIF District within the City of Waterloo, additional incentives may apply. Incentives could include

property tax rebates, grants, land at nominal price, and other non-financial project assistance. Particular incentives will vary by project depending on type of development, project needs, the opportunity presented by the project, and other relevant factors, and be subject to approval of a development agreement between the developer and the City of Waterloo.

V. PLAN ADMINISTRATION

A. *Application Procedures*

The property owner shall submit an application to the City Council. If the proposed project meets the requirements outlined in this plan, the City must by resolution grant its preliminary approval. It should be noted that the tax exemption is not guaranteed until the project is completed and the City Assessor certifies that the project has met the necessary increase in actual value added.

The City must receive the application by February 1st of the assessment year for which the initial exemption is first claimed. In addition, the application must be filed no later than the year in which all improvements are first assessed for taxation. For each additional improvement submitted by a property owner for tax exemptions, the application procedure must be repeated. If the application is rejected by the City due to non-conformance with this Plan, the property owner may submit an amended proposal.

The application shall consist of at least the following information:

1. The nature of the improvement;
2. The cost of the improvement;
3. The estimated or actual date of completion.

B. *City Council and City Assessor Review*

The City Council must also submit all approved applications to the City Assessor by March 1st and indicate the applicable tax exemption. The Assessor is to conduct an on-site evaluation of all applications claiming a first-year exemption. If the Assessor determines that the actual value of the real estate has increased through new construction as required by this plan, the Assessor must notify the County Auditor of the appropriate valuation per the agreed upon schedule at the time of transmitting the assessment roll. In addition, at this time the property owner must also be informed of the Assessor's determination.

If the Assessor certifies that the project is in compliance with the standards set forth in this Plan, the property owner will continue to receive exemptions as indicated on the appropriate schedule. The Assessor, in following years, will perform periodic inspections of those properties receiving exemptions to ensure that the intent of the Act is upheld.

C. *City Assistance to the Applicant*

Property owners with questions pertaining to Plan definition or application procedures

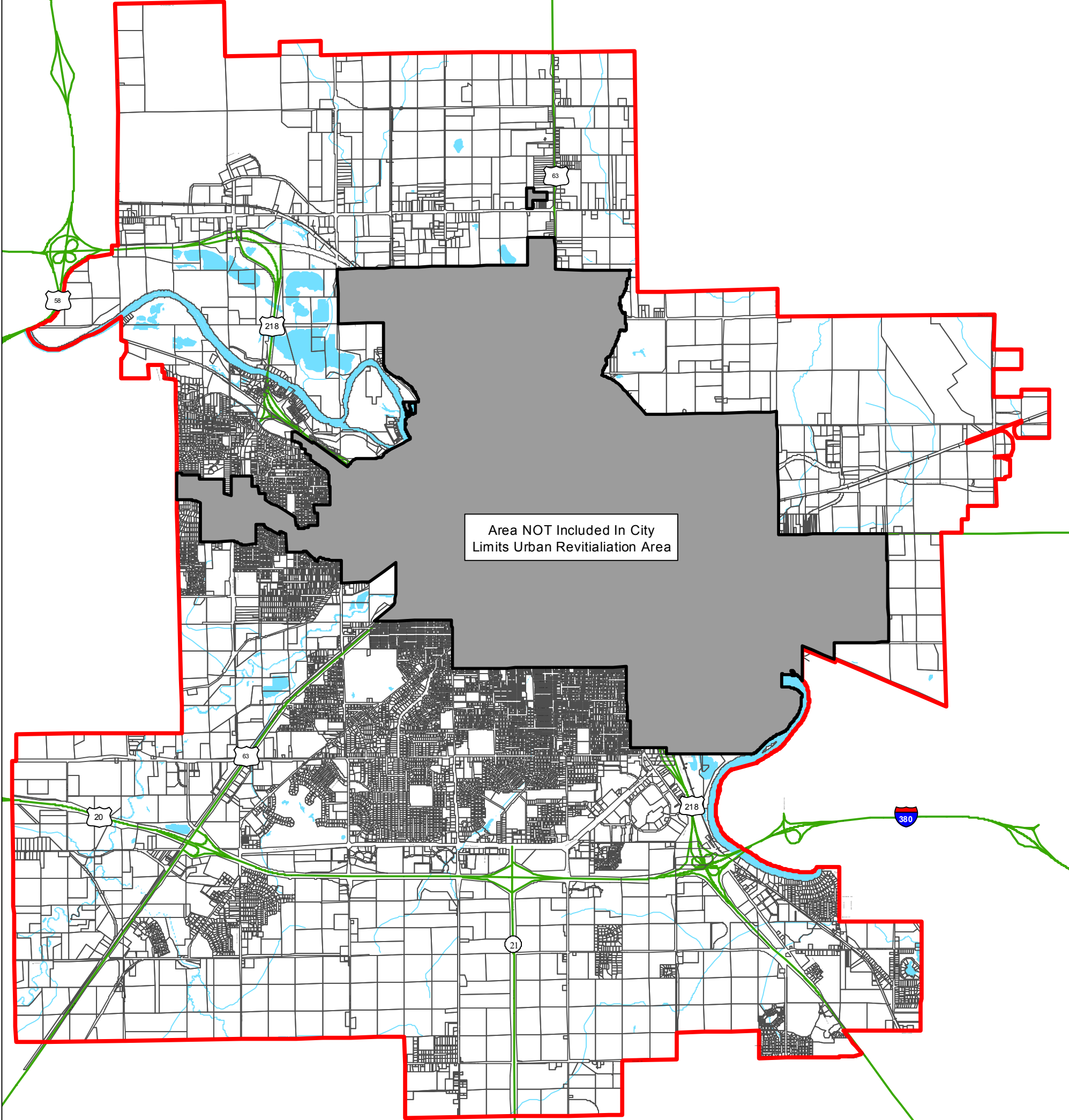
may receive assistance from the City's Community Planning and Development office. Assistance will relate primarily to the application process and defining eligibility as it relates to the area. All information services will be provided free of charge.

D. Plan Termination

This Plan shall be effective for a period of five (5) years. After that time, if the City Council believes the Plan shall be further needed, it may extend the timeline for a period of years as it decides. At that time all existing exemption agreements will be honored until their normal expiration date.

Figure 1

City of Waterloo CLURA & Existing Real Estate Parcels



Legend



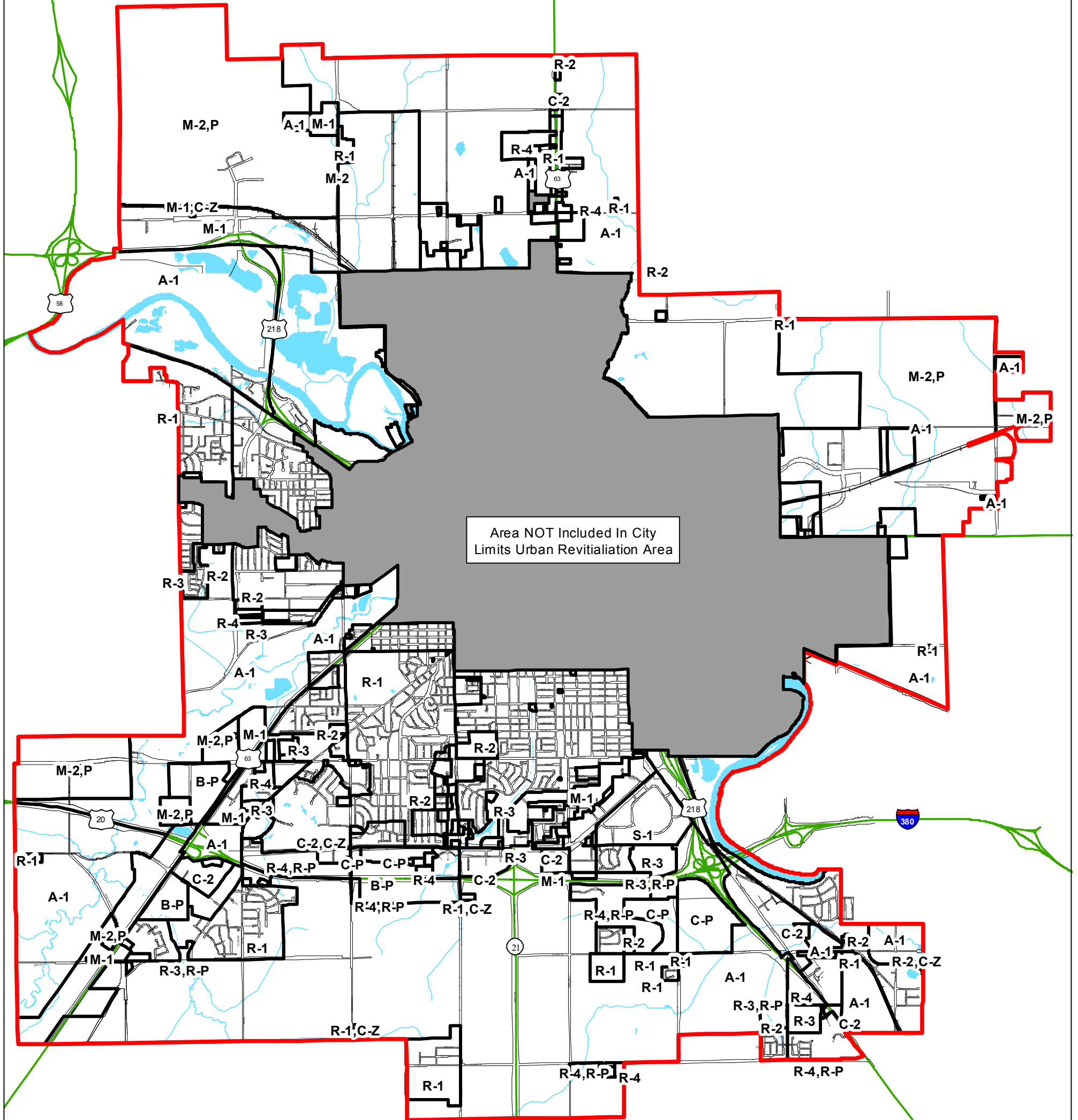
-  City Limits Urban Revitalization Area/
Waterloo City Limits
-  Existing CURA Boundary
(Area NOT Included in CLURA)



Figure 2

City of Waterloo CLURA & Zoning



Legend

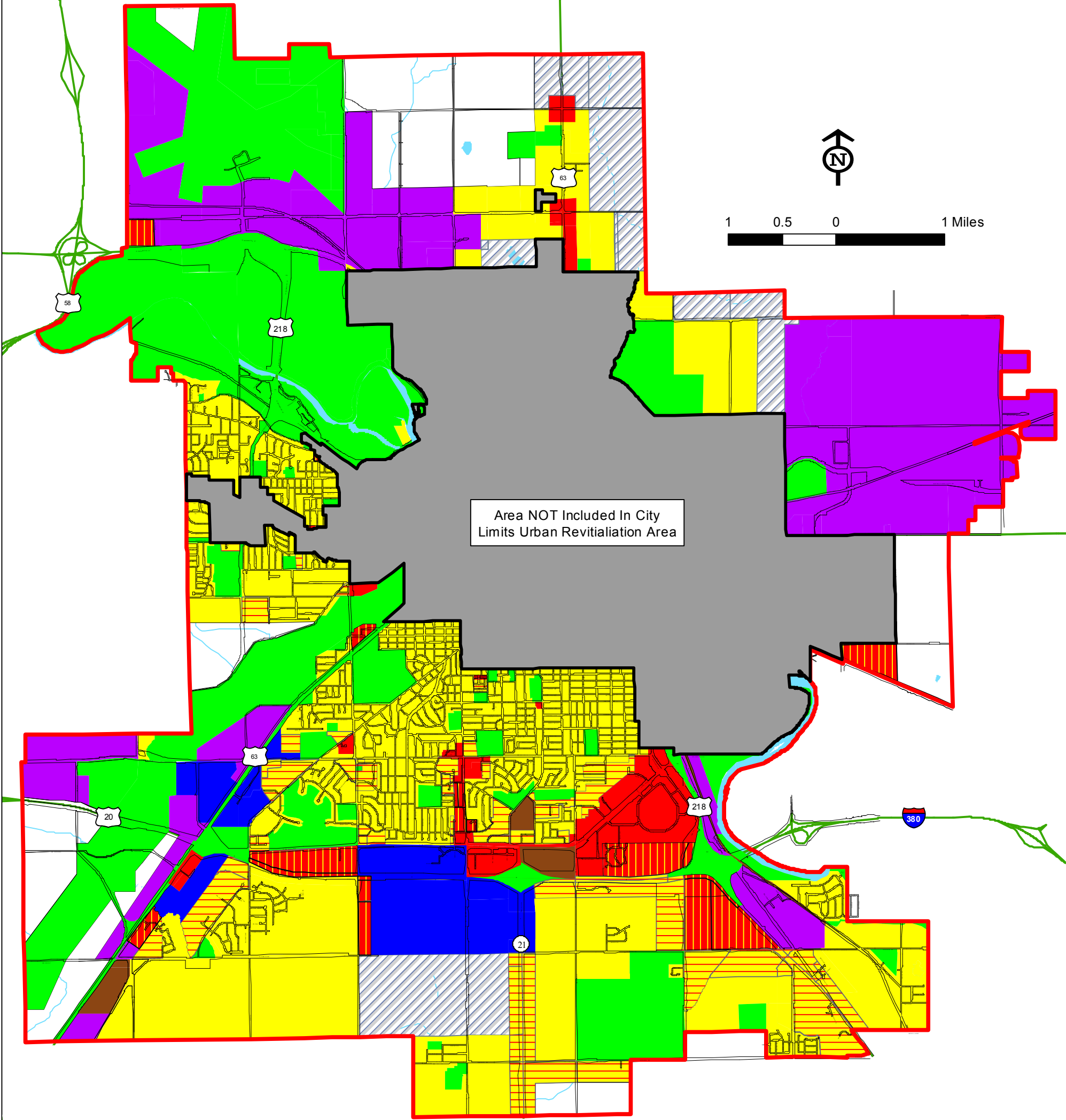
- City Limits Urban Revitalization Area/ Waterloo City Limits
- Existing CURA Boundary (Area NOT Included in CLURA)
- Zoning Boundary

1 0.5 0 1 Miles



Figure 3

City of Waterloo CLURA & Future Land Use



Legend

Future Land Use

- | | | |
|--|---|--|
| Agricultural | Commercial | City Limits Urban Revitalization Area/
Waterloo City Limits |
| Agricultural, Residential Potential | Business Park: Professional Offices,
Commercial; Compatible Light Industrial | Existing CURA Boundary
(Area NOT Included in CLURA) |
| Low Density Residential | Industrial | |
| Mixed Residential: Low, Medium, High Density Residential;
Professional Offices; Neighborhood Commercial | Parks, Open Spaces, Schools, Airport
Government Facilities, Public Areas | |
| Mixed Commercial: Medium to High Density Residential;
Professional Offices; Compatible Commercial | Semi-Public, Utilities, Hospitals, Railroad | |

Table 1: Property Owners and Property Valuations

This document is on file in the Office of the City Clerk, 715 Mulberry Street, Waterloo, Iowa 50703.



2023 WATERLOO COMPREHENSIVE LAND USE PLAN UPDATE

Draft (May 8, 2023)

RECOMMENDED FOR ADOPTION BY THE PLANNING AND PROGRAMMING COMMISSION ON:

ADOPTED BY THE CITY COUNCIL ON:

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2023 Waterloo Comprehensive Land Use Plan Update

Draft (May 8, 2023)

RESOLUTION NUMBER ____

A RESOLUTION ADOPTING THE 2023 CITY OF WATERLOO COMPREHENSIVE PLAN UPDATE

WHEREAS, said plan is authorized under Chapter 18B, 414 and 403 of the Iowa Code, as amended, and

WHEREAS, a public hearing was held by the Waterloo Planning and Zoning Commission on _____ at (time) and the City Council on _____ (time) in the Council Chamber of the City Hall on the proposed adoption of the city of Waterloo Comprehensive Plan Update, and

WHEREAS, said plan was developed with consideration of the smart planning principles under section 18B.1 of the Iowa Code and includes information specified in section 18b.2, subsection 2 of the Iowa Code,

WHEREAS, said plan is a policy document that considers the community's demographics, public facilities, land use, transportation, housing and implementation procedures, and

WHEREAS, said plan looks at community development by outlining a land use plan and is the basis for the city of Waterloo's zoning, subdivision, annexation, and urban renewal tools and regulations, and

WHEREAS, an integral part of the plan is providing opportunities for public input in the 2023 Comprehensive Plan Update process, including the use of Task Force meetings, community survey, community open house, Waterloo Planning and Zoning Commission public hearing and meeting, and an Waterloo City Council public hearing, and

WHEREAS, the Comprehensive Plan has been the subject of, or a discussion item on the agenda of, numerous public task force meetings, and

WHEREAS, the Comprehensive Plan is a primary land use tool of the Waterloo City Council, Planning and Zoning Commission; Board of Adjustment; and city staff, and

WHEREAS, said plan is in the best interests of the city of Waterloo, now therefore BE IT HEREBY RESOLVED that the City Council hereby approve and adopt the city of Waterloo 2023 Comprehensive Plan as a replacement in its entirety to the existing Comprehensive Plan this ____ day of _____, 2023.

Signed: _____
(mayor)

Date: _____

ATTEST:

Signed: _____
(city clerk)

Date: _____

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EXECUTIVE SUMMARY

The 2023 Waterloo Comprehensive Plan Update is the result of a collaborative effort between the City Council, Waterloo Planning, Programming, and Zoning Commission, City staff, Task Force, citizens, and INRCOG.

This Plan update begins with the 2003 Comprehensive Plan and incorporates the principles and elements of the 2010 Iowa Smart Planning legislation. Based on input from officials, stakeholders, and citizens, the following goals, objectives, and actions were identified for inclusion in the Plan:



Agriculture/Natural Resource Goal #1: The City should protect and preserve, whenever possible, its natural resources and environmentally sensitive areas such as wetlands, watersheds, and floodplains.

Objectives:

- a. Prohibit development in the floodway.
 - i. Consider creating “green space” – parks, natural vegetation or woodland, or open space – along riverbanks.
 - ii. Continue to enforce the City’s floodplain ordinance.
- b. Remain cognizant of prime agricultural soils.
 - i. When reviewing development proposals, consider agricultural factors of the underlying land, such as Corn Suitability Rating (CSR).
- c. In areas of new development, encourage adjacent growth in order to avoid sprawl, the expensive cost of “leapfrog development”, and protect natural resources.
- d. View the Cedar River and Black Hawk Creek as recreational opportunities.

Agriculture/Natural Resource Goal #2: The City should promote infill of incorporated land, redevelopment, and revitalization opportunities, whenever possible, as an alternative to urban expansion.

Objectives:

- a. Reference Growth Areas of the Community Map in consideration of proposed developments as a tool to encourage best use of available resources.
 - i. Identify Growth Areas of the Community Maps to potential developers.
 - ii. Incentivize development in Primary Growth Areas as defined in the Growth Areas of the Community Map.
- b. Continue to use the CURA/CLURA and other available programs to promote infill development.

Hazards Goal #1: Continue to participate in the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan

Objectives:

- a. Protect the health and safety of residents, visitors, staff and emergency personnel during and after hazard events.
- b. Prevent avoidable disasters.

- c. Minimize losses to existing and future structures in hazard areas, especially critical facilities.
- d. Maintain local services and infrastructure in order to reduce community, economic and environmental disruption during and after hazard events.
- e. Return the community to either pre-disaster or improved conditions in a timely manner in the wake of a disaster.
- f. Educate the public about hazards and resources available.
- g. Use public funds in an efficient, cost effective and fair manner
- h. Incorporate each jurisdiction into the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan.

Hazard Goal #2: Continue to enforce the community's floodplain ordinance.

Objectives:

- a. Continue participation in the Federal Emergency Management Agency's (FEMA) National Floodplain Insurance Program.
- b. Seek buyout opportunities for repetitive loss properties in the floodplain.
- c. Continue to invest in and seek out opportunities to mitigate the effects of flooding on the community.
- d. Encourage certification and continued education for area floodplain managers.
- e. Explore opportunities to boost the community's FEMA Community Rating System (CRS).

Hazard Goal #3: Promote community awareness of storm shelter locations.

Objectives:

- a. Provide reference to the city of Waterloo Appendix in [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan](#) on the city website.
- b. Broadcast storm shelter locations on local news and radio outlets, social media, and in high traffic areas throughout the community prior to and during seasons when shelters are most likely to be utilized.
- c. Continue to promote and provide awareness training and guidance in both community school district and parochial schools.

Hazard Goal #4: Enforce the most current building and utility standards in new construction, redevelopment, and renovation.

Objectives:

- a. Update building codes when practical.
- b. Require utilities to be buried, whenever possible.
- c. Ensure that the permitting process and the necessity conformance to standards are well defined and available to all parties involved.

Community Character Goal #1: The City of Waterloo will embrace a shared vision and make all voices a part of the solution.

Objectives:

- a. Make a continuous effort to encourage participation of local citizens in City decision-making.
- b. Citizen groups should be invited to take part in the development and implementation of City plans.

Community Character Goal #2: Whenever practical and feasible, the city should preserve sites with scenic, cultural, or historic interest.

Objectives:

- a. Seek out and utilize programs that aim to preserve, reuse, and reinvest in areas of specific interests.
- b. Research innovative techniques and solutions for challenges that arise in proposals for developments of specific interests.

Community Character Goal #3: Maintain an ongoing comprehensive planning process in which informed public is considered an important element.

Objectives:

- a. Seek input on major development from those citizens most affected by that particular project.
- b. Educate the public, whenever possible.

Community Character Goal #4: Maintain those aspects of Waterloo that make it a unique and enjoyable place to live and improve those quality-of-life assets that are missing or need improvement.

Objectives:

- a. Promote downtown as the center of the community and its main hub.
- b. Maintain infrastructure and city services.
- c. Encourage community events that bring the city together.
- d. Support the Waterloo Development Corporation, Main Street, and the Grow Cedar Valley.
- e. Maintain and support outdoor recreational opportunities, such as the Cedar Valley Nature Trail, Black Hawk County Water Trails, comprehensive trail system, and area parks.

Community Character Goal #5: The city should continue to recognize that the Cedar River is an asset to the community, and as such, should focus on the river as a uniting factor in the community.

Objectives:

- a. Study and consider development that views the riverfront as a regional placemaking attraction and recreational opportunity.
- b. Explore and consider techniques and opportunities for the river as a means of enhancing its usability.
- c. Reference the 2022 [Black Hawk County Water Trails Master Plan](#) and its recommendations when discussing capital improvement plans.

Community Character Goal #6: The Community Planning, Zoning, and Economic Development Department's should continue working on neighborhood brownfield reclamation areas.

Objectives:

- a. Explore opportunities to reclaim abandoned or aged industrial and commercial sites so that they may be redeveloped into new appropriate development sites.
 - i. Continue to use the Rath Area Neighborhood Plan and similar plans as a resource in implementing this objective.
- b. Encourage and promote brownfield redevelopment as a form of infill development that recycles land and offers an alternative to leapfrog development and urban sprawl, while also improving aesthetics, public health and safety, while having an overall positive environmental outcome for the community.

Community Facilities Goal #1: Maintain and enhance the parks and open space in Waterloo.

Objectives:

- a. Continue to provide maintenance and general upkeep to the existing parks and recreational areas.
 - i. Regularly review the condition of existing parks and recreation areas.
- b. Encourage development of diversified recreational activities to meet the needs of all the citizens of Waterloo.
 - i. Identify the recreational needs of citizens.
 - ii. Consider and implement, whenever feasible, recreational activities that meet the diverse needs of the community.
- c. Promote the expansion of recreational services such as the golf courses, various passive parks, and recreational areas to best utilize environmentally sensitive areas such as the floodplain and certain soil types.

- i. Consider ways to use Black Hawk Creek more prominently for recreation.
- ii. Seek out grants to maintain and expand the City's section of the Cedar Valley Trails network.

Community Facilities Goal #2: Continue to provide and support strong public services.

Objectives:

- a. Support the continued protection and service provided by police, fire, and ambulance services.
 - i. Consider the expenditure of funds for improved or expanded police, fire, and ambulance services as community needs may require.
- b. Continue to support the medical services within Waterloo.
- c. Maintain and expand, when needed, facilities that provide vital community services.
 - i. Investigate the need to improve City facilities.
 - ii. Consider expanding public works, police, fire, and ambulance facilities.

Community Facilities Goal #3: Consider community schools and facilities as hubs for development and structure of current and future generations.

Objectives:

- a. Support the continued investment in and collaboration with the Waterloo Community School District.
- b. Encourage land use patterns that accommodate mixed use developments and promote inclusionary housing and zoning practices.

Community Facilities Goal #4: Continue to provide support for cultural facilities and museums.

Objectives:

- a. Explore opportunities to invest in and support the African American Museum, Veterans Way, and connecting the downtown to cultural exhibits of Waterloo.

Community Facilities Goal #5: View the physical facilities of Waterloo as assets and an opportunity for regional attraction and retention of residents and visitors alike.

Objectives:

- a. Explore and support placemaking opportunities for the city as a hub for recreation, entertainment, and leisure.

Public Infrastructure and Utilities Goal #1: Provide and improve streets and utilities to assure adequate and efficient services to all persons in the community.

Objectives:

- a. Assess on a regular basis the community's sewer and water systems' capacities in light of meeting the needs of future population, as well as complying with ever-changing regulations.
 - i. Evaluate the need to upgrade wastewater treatment facilities and infrastructure.
 - ii. Consider implementing policies and programs to prevent degradation and contamination of sewer and water systems.
 - iii. Maintain compliance with regulations.
- b. Continue to monitor local street conditions and provide for street improvements through long range street improvement projects, such as the MPO 2045 Long Range Transportation Plan.
 - i. Consider streetscape and beautification projects that improve the appearance of streets and their surroundings.
- c. Continue to utilize an adopted Capital Improvements Plan (CIP), as needed, for managing municipal capital projects.

Public Infrastructure and Utilities Goal #2: Work with utility providers on extending services and infrastructure as capacity and demand allow.

Objectives:

- a. Inventory areas in the community where expanded or updated infrastructure and utilities are lacking and target those areas for improvement.
- b. Continue to explore available funding options for expansion and improvement of public infrastructure and utilities.

Public Infrastructure and Utilities Goal #3: Provide affordable and competitive telecommunications and internet options to the city.

Objectives:

- a. Continue to explore opportunities for the development of an “Open Access” fiber optic backbone network for data transmission and internet in Waterloo.

Public Infrastructure and Utilities Goal #4: Reduce long-term risks associated with traditional energy supply from fossil fuels.

Objectives:

- a. Encourage and support the development and use of renewable energy sources to build the local economy and improve the environment.
- b. Encourage local production of solar energy on new residential and commercial construction.
 - i. Structure zoning ordinances and building codes in a manner that is conducive to utilization of renewable energy sources when feasible.
- c. Consider participation in the Resilient Iowa Communities program through the Center for Energy and Environmental Education at the University of Northern Iowa.

Public Infrastructure and Utilities Goal #5: Reduce the impacts of moderate and extreme rain events throughout the city.

Objectives:

- a. Consider adoption of a Stormwater Master Plan as a means of determining and prioritizing projects for the capital improvements plan.
- b. Develop a hydraulic model that can serve as a platform to better define needs and consider cost effective solutions.
- c. Continue to implement and encourage stormwater management best practices in local developments and area improvements.
 - i. Encourage and showcase rain gardens, permeable pavers, and other stormwater and run off diversion methods in city funded projects as well those throughout the community.
- d. Explore and evaluate policies that address issues that are found to contribute to stormwater management.
- e. Identify financial needs and potential funding sources.

Public Infrastructure and Utilities Goal #6: Maintain and improve the levee system in Waterloo as is needed and necessary to ensure the health and safety of the community.

Objectives:

- a. Assess on a regular basis the community’s levee systems’ capacities in light of meeting the needs of future flood and high-water events, as well as complying with ever-changing regulations.
- b. Continue to monitor and inspect the levee system for areas of damage or degradation.

Public Infrastructure and Utilities Goal #7: Provide adequate and efficient sanitary sewer services to the community.

Objectives:

- a. Continue implementation and improvement of Waterloo’s Environmentally Beneficial Infrastructure & Modernization Program.
 - i. Identify compromised pipes
 - ii. Prioritize high problem areas
 - iii. Replace or line pipes to prevent leaks

- iv. Rehabilitate or replace aging lift stations
- v. Re-route storm intakes to appropriate storm sewer

Public Infrastructure and Utilities Goal #8: Maintain a high quality, sustainable water supply for current and future generations.

Objectives:

- a. Integrate water resources and supply planning for water systems across intergovernmental and regional jurisdictions.
- b. View the water supply as a nonrenewable resource and implement policies and procedures that are conducive of conservation best practices.
- c. Continue to inspect and monitor the city's water supply for compliance with applicable water quality standards.

Public Infrastructure and Utilities Goal #9: Invest in and encourage the expansion of Electric Vehicle (EV) Infrastructure in all areas of the community.

Objectives:

- a. Encourage building and development practices that incorporate EV Infrastructure into the design.
 - i. Review city building codes, design standards, and current practices for opportunities to incorporate provisions for charging stations in public and private uses.

Housing Goal #1: Improve the quality of the community's housing.

Objectives

- a. Provide for high-quality, durable construction through the enforcement of the uniform building codes.
 - i. Ensure that building codes are up-to-date and enforced.
 - ii. Consider changes to codes that would improve the quality of housing.
- b. Provide options for existing housing to be renovated and restored.
 - i. Consider incentives for homeowners to renovate or improve their homes quality.
- c. Identify and/or implement programs and policies conducive to assisting the community with this goal.
 - i. Consider the ELEV8 Housing element of the [Waterloo 2030 Community Vision Strategic Plan](#) as a complimentary framework to achieving housing goals.

Housing Goal #2: Maximize the opportunity for diversified choice in residential living while maintaining a pleasant community environment.

Objectives

- a. Provide a diversity of housing for the existing and potential residents of Waterloo.
 - i. Consider and research options for senior housing.
 - ii. In addition to traditional single-family developments, consider ways to provide housing for younger families.
 - iii. Promote and encourage downtown upper-story residential units.
 - iv. Review the zoning ordinance to consider allowing more flexibility in housing, such as setbacks, lot sizes, density, etc.
- b. Promote and build upon the vibrant downtown atmosphere in Waterloo.
 - i. Promote infill development, particularly in and around the downtown area.
 - ii. In existing areas of development, encourage consideration for mixed use development opportunities that are compatible with the surroundings.

Housing Goal #3: Utilize the 2021 city of Waterloo Housing Needs Assessment in determining current and projected needs in housing stock.

Objectives:

- a. Maintain and improve the quality of Waterloo's existing housing stock.
- b. Support infill housing development and redevelopment, especially in older neighborhoods.
- c. Expand opportunities for Waterloo's low- and moderate-income homebuyers and homeowners.
- d. Expand rental opportunities and related services for LMI households, including those experiencing homelessness.
- e. Support increased market-rate housing development.
- f. Support community development, workforce development, and other efforts integrally related to quality of life and housing demand in disinvested neighborhoods.
- g. Support expansion of Waterloo's institutional structure for housing development.
- h. Support infill development in the community as an alternative to other types of urban expansion.

Economic Development Goal #1: Focus on economic development strategies and maintaining a strong Central Business District. (Objectives included from Strategic Plan)

Objectives:

- a. Encourage improvements to existing buildings and continue to seek new occupants for those that are vacant.
 - i. Consider programs to improve the physical appearance of buildings.
- b. Continue to support Waterloo's Economic Development Organizations because their goals are in the best interest of Waterloo.
- c. Prioritize the promotion of business retention and expansion of Waterloo's businesses and industries.
 - i. Consider providing programs and incentives beyond building improvements that may help businesses stay competitive.
 - ii. Identify the needs of local businesses regarding expansion.
- d. Continue to seek out relocating and expanding businesses.
 - i. Consider implementing infrastructure improvements, such as railroad access, that would provide incentives for businesses to locate in the City.
- e. Continue to invest in industrial developments that are large enough to accommodate expansion and relocation of other businesses and industries.
 - i. Utilize the City's existing railroad connections in creating and promoting an industrial park.
- f. Improve job readiness and skills of City citizens and workers.
 - i. Work with institutions, such as Waterloo School District, Hawkeye Community College, and the University of Northern Iowa, to improve access to job training and education.
- g. Implement the City's Downtown Revitalization Plan.

Economic Development Goal #2: The economic viability and image of the Central Business District (CBD) and Downtown Riverfront should be a priority for the city of Waterloo.

Objectives:

- a. Continue to explore opportunities that encourage investment and strengthen the vitality of the Central Business District and Downtown Riverfront.
- b. Continue to promote policies and programs that are conducive to upper-floor residential redevelopment opportunities as a means to promote vibrancy in the Central Business District.

Economic Development Goal #3: Convert areas of blight or dangerous and dilapidated properties to areas suitable for redevelopment or revitalization.

Objectives:

- a. Create an inventory of properties and areas in the community that would benefit from redevelopment and revitalization.
- b. Explore different programs and funding sources that could help to alleviate the potentially prohibitive costs of rehabilitation and revitalization projects for the community and its residents and stakeholders.
- c. Review policies, procedures, and ordinances for potential hurdles or deterrents to redevelopment and revitalization efforts.

Economic Development Goal #4: Look to vacant and underutilized properties as an opportunity for a creative and diverse configuration of repurposed uses.

Objectives:

- a. View [Waterloo 2030 Community Vision Strategic Plan](#) as a foundation and framework for success.

Economic Development Goal #5: Provide an overall environment in the community that is conducive to attracting and retaining a strong labor force.

Objectives:

- a. Provide adequate affordable, quality housing for individuals to live and work in the community.
 - i. Develop a rental inspection program to ensure housing stock is maintained to a desired standard.
- b. Continue to explore, develop, and utilize programs that encourage employers to set and achieve diversity, equity, and inclusion goals that make Waterloo area business's more attractive and competitive.
- c. Publicly recognize companies that partner with area educational institutions to hire local graduates and trainees.
- d. Continue to explore and implement economic development strategies that attract a robust and diverse variety of employers with values and goals that align with those of the community.

Economic Development Goal #6: Encourage the continued use and creation of collaborative programs between area education agencies, employers, and other local partnerships that help individuals develop labor skills that help them become and remain successful.

Objectives:

- a. Create encourage networking events that introduce those individuals seeking employment and/or opportunities to develop further skills and training to local resources.
- b. Coordinate with local businesses and educational institutions to promote opportunities for access to job skills training.

Economic Development Goal #7: Provide a safe and sufficient multi-modal transportation network that will evolve with the needs of current and prospective business and industry in the community.

Objectives:

- a. Work with area businesses, industries, residents, and other interested parties to better understand the needs and desires of the entire community.

Economic Development Goal #8: Provide quality, affordable broadband, and utilities as means to attract and retain drivers of a strong economy.

Objectives:

- a. Continue to explore opportunities to provide high quality, affordable service options for the community.
- b. Consider local and regional partnerships as potential opportunities for successful implementation.

Economic Development Goal #9: Address the impacts of inadequate childcare options in the community as an inhibiting factor to economic development.

Objectives:

- a. Examine ordinances, policies, and processes for potential hurdles to the provision of adequate and efficient childcare options in the community and explore creative solutions.

- b. Create policies, identify local resources, and work with developers and community partners to offer better childcare opportunities for the community.
- c. Encourage area businesses and employers to assist in finding creative solutions to the lack of childcare options.

Transportation Goal #1: Provide an efficient transportation system for orderly development of the community, while maintaining safety and economy.

Objectives:

- a. Require that new developments conform to the existing street system or show that the changes will be an improvement.
- b. Investigate future locations of streets to ensure an orderly growth which is consistent with the values and objectives of the community.
- c. Maximize the benefits of linkages connecting Waterloo.
 - i. Investigate and consider the creation of trail loop connecting downtown Waterloo and the Cedar Valley Nature Trail.
- d. Improve sidewalk connections in the City.
 - i. Study gaps in sidewalk coverage and the state of repairs to existing sidewalks
- e. Review plans for new developments or improvements for consistency with the Complete Streets Policy.

Transportation Goal #2: Utilize the [2045 Long Range Transportation Plan for Black Hawk County Metropolitan Area](#) goals and objectives in determining future projects and demand.

L RTP MPO Goals:

- a. Increase the safety of the transportation system
- b. Strategically preserve the existing infrastructure
- c. Support an efficient transportation system
- d. Provide a high degree of multimodal accessibility and mobility

Transportation Goal #3: Expand and enhance the metropolitan transit system to further accommodate the evolving needs of the community.

Objectives:

- a. Continue to examine gaps in services and exploring creative methods for solutions.

Transportation Goal #4: Provide an affordable and convenient option for air travel for the community and surrounding region.

Objectives:

- a. Continue to examine the economic impact a non-hub primary commercial service airport has on the community.
- b. Continue to explore options for expansion of services.

Transportation Goal # 5: Maintain and enhance the multi-use trail network in the community.

Objectives:

- a. Continue to provide maintenance and general upkeep to the existing multi-use trail network.
 - i. Regularly review the condition of existing multi-use trails.
- b. Examine the trail network for gaps in connectivity and opportunities for access to local and regional attractions.

Land Use Goal #1: Use the Waterloo Comprehensive Plan as a guide for making future land use decisions.

Objectives:

- a. Land use decisions should be made in accordance with Iowa Smart Planning Principles.
- b. Adequate public services should be provided to meet the needs of the community.

- c. The community should work to ensure that adequate transportation, water, sewer, and storm sewer infrastructure is made available to residents.
- d. The city should encourage appropriate density and development of land such that overcrowding does not occur.
- e. Development should be focused on areas of infill to maximize the community's existing infrastructure.
- f. Growth should also be balanced, in terms of use and location, within the community.

Land Use Goal #2: Use innovative methods of managing growth within Waterloo.

Objectives:

- a. The city should encourage compact developments to occur that may reduce service costs associated with growth.
- b. The city should research other potential means of managing growth such as impact fees or transfers/purchases of development rights in order to help offset high service costs and reduce land development pressures.
 - i. Researching new growth management techniques will help to ensure that the city is able to give timely consideration to any new tools made available through legislation of the state of Iowa.

Land Use Goal #3: Give consideration to the following factors for each proposal for development:

Objectives:

- a. Public health, welfare, and safety factors
- b. Consistency with this plan
- c. Impacts on adjacent property values
- d. Density and/or intensity of the proposed use
- e. Traffic generation and flow patterns
- f. Ability of the city to provide public services and public works infrastructure
- g. Infrastructure demands of the proposed use
- h. Surrounding land uses
- i. Impact on environmentally sensitive areas
- j. Landscaping, general design, and aesthetic considerations
- k. Other factors affecting the general purpose and intent of the Plan

Intergovernmental Collaboration Goal #1: Whenever feasible, community development plans should be coordinated with those of adjacent communities and/or overlapping jurisdictions, including state and federal agencies.

Objectives:

- a. Work with neighboring jurisdictions, in the interests of all involved, to find workable solutions that are mutually beneficial.
- b. Publicize existing and proposed collaborations to encourage utilization and cooperation.
- c. Promote formal and informal networking opportunities across jurisdictions and community organizations to encourage further interaction.

Intergovernmental Collaboration Goal #2: Increase the community's/citizens' awareness of collaborations and partnerships for the betterment of the community.

Objectives:

- a. Provide a more inclusive and efficient network of area stakeholders with like interests.
- b. Promote awareness of resources and encourage collaboration rather than duplication of similar services.
- c. A collaborative effort could be made to create a platform (social media, website inclusion, etc.) that highlights past collaborations, future efforts, and incorporates a database of regional jurisdictions, organizations, and partnerships involved in the betterment of the community.

- d. Encourage the strengthening and help to promote the various Neighborhood Associations in the city.

Intergovernmental Collaboration Goal #3: Continue collaborative efforts to evaluate community boundaries, varying levels of governmental responsibility, common necessities, and a better means of public administration in support of most efficient practices.

Objectives:

- a. Hold work sessions with adjacent communities and organizations to work to better understand the common goals, future interests, and desired level of involvement in collaborative efforts.

Intergovernmental Collaboration Goal #4: Continue to support and encourage planning and development efforts undertaken by Waterloo's neighborhood organizations.

Objectives:

- a. Encourage greater participation and collaboration between the City as a whole and each microculture within.
- b. Continue to view neighborhood organizations as a valuable source of public input for all types of projects.
- c. City staff should review any plans, policies, and programs that are developed by neighborhood organizations for conformance with municipal plans, policies, ordinances, and program guidelines.

Public Participation Goal #1: Encourage citizen involvement in Waterloo's planning process.

Objectives:

- a. The city of Waterloo will continue to be inclusive of public input regarding the adoption and amendment of this Plan, the city's zoning and subdivision ordinances, neighborhood plans, and other growth management tools.

Public Participation Goal #2: Continue to broadcast open meetings and promote awareness of land use policies, procedures, and proposals.

Objectives:

- a. Post meeting schedules, agendas, and supplemental information pertaining to land use and development on the city website, social media accounts, in printed publications and media outlets.

Implementation Goal #1: Utilize the Waterloo Comprehensive Plan as a flexible, general guide to reference during the land use decision making process.

Objectives:

- a. Continual review and amendment should be considered to meet the evolving conditions and needs of the residents of Waterloo.
- b. Give careful consideration to proposed amendments to ensure that they are an improvement to the prior plan and not a change to accommodate special interests.

Implementation Goal #2: Ensure that any changes in zoning, subdivision, or other development requirements approved by City Council are in accordance with the general intent of the Comprehensive Plan.

Objectives:

- a. City staff should thoroughly review all proposed changes and provide reports and recommendations to city officials as necessary.

PLAN INTRODUCTION

LEGAL BASIS OF A COMPREHENSIVE PLAN

The Waterloo Comprehensive Plan, and its sequential updates, is designed to meet the statutory requirements of the State of Iowa. The ability of the city to plan and regulate land use within its borders is granted through Chapters 18B and 414 of the Code of Iowa, which may also be referred to as “state enabling legislation” for planning powers. Also, this Plan is intended to meet planning requirements for its implementation tools, chief among those being the community’s zoning ordinance (Iowa Code Chapter 414), land subdivision ordinance (Iowa Code Chapter 354), urban renewal program (Code Chapter 403), and the newly adopted Iowa Smart Planning Principles (Iowa Code Chapter 18B).

HOW TO USE THE PLAN

Comprehensive land use planning is a conscious act of a community to plan for its physical development. In addition, planning requires that the existing circumstances of a community be defined and evaluated, including existing land use patterns, population characteristics, community and area plans, public service availability, and public sentiment. In the city of Waterloo, Iowa, the Comprehensive Plan is the written result of these efforts. The Plan is designed to be a general guide for physical development of the community as a whole.

The Comprehensive Land Use Plan, which may also be referred to as a General Plan, Master Plan, or Comprehensive Plan, represents the principal document that organizes concepts and states goals and objectives relating to the future physical development of the city. Predictable and desirable development in the city depends upon the establishment of a vision for the future that perceives the interrelationships of governmental services, private development needs, public finances, free market dynamics, population characteristics, environmental health, and the desires of the majority of the citizenry. The Comprehensive Land Use Plan strives to integrate and balance those various forces so as to promote the most beneficial physical development and community welfare possible in the next 10 to 20 years.

The most beneficial future portrait of the city requires that the Comprehensive Plan incorporates the vital input of two major civic forces:

1. Governmental agencies which administer critical phases of building development, such as infrastructure provision and important public resources such as parks and schools; and
2. Private sector investment and enterprise which provide the capital and energy necessary to construct homes, businesses, services, and industry.

The Comprehensive Plan seeks to incorporate the best visions and ideals of the citizens along with realistic needs and aspirations of private development in order to capitalize upon the city’s ongoing productivity and potential.

Furthermore, the Plan promotes managed growth that is cost-effective and logical. The City hopes to prevent leapfrog development or urban sprawl, as well as minimize conflict between incompatible uses that locate next to each other. In addition, the Plan establishes a circular process of implementation, review, and amendment for itself.

SMART PLANNING

This update is a continuation of the original comprehensive plan for the city of Waterloo. It is based upon the original 1993 Plan, as well as the current 2003 Comprehensive Plan, as part of the continuing process involved in evaluating and modifying the Plan to keep it as a current and effective means of guiding the future growth and development of the city. This Update was undertaken with the direction of the Mayor of Waterloo, Waterloo Planning and Development Department, City Council, and Task Force comprised of citizens and stakeholders.

The city of Waterloo had help with the completion of the Plan with the assistance of Iowa Northland Regional Council of Governments (INRCOG). The Task Force, city staff, and planning, programming, and zoning commission provided input and guidance to INRCOG planners to ensure the direction of the update was consistent with citizens of the city and current development trends.

The Plan was developed using the Iowa Smart Planning Principles (Iowa Code 18B.1) and the identified thirteen elements of a comprehensive plan (Iowa Code 18B.2). These principles and elements assisted in shaping what and how information was discussed and compiled in this Plan.

SMART PLANNING PRINCIPLES

The Plan was guided by Iowa's Smart Growth and Sustainable Principles (Iowa Code 18B.1 and 18B.2). As Iowa Code 18B.1 states "...local governments, ... shall consider and may apply the following principles during deliberation of all appropriate planning, zoning, development and resource management decisions." These principles include:

- ✓ Collaboration – Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.
- ✓ Efficiency, Transparency, and Consistency – Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.
- ✓ Clean, Renewable, and Efficient Energy – Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.
- ✓ Occupational Diversity – Planning, zoning, development, and resource management should promote increased diversity of employment and businesses opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.
- ✓ Revitalization – Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

- ✓ Housing Diversity – Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.
- ✓ Community Character – Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.
- ✓ Natural Resource and Agricultural Protection – Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.
- ✓ Sustainable Design – Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.
- ✓ Transportation Diversity – Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

SMART PLAN ELEMENTS

Under subsection 2 of the Iowa Code (18B.2), it is stated a city “shall consider the smart planning principles” and “may include” the elements listed below, if applicable, when developing or amending a comprehensive plan. The smart planning elements that are discussed in this chapter are:

- ✓ Public Participation
- ✓ Issues and Opportunities
- ✓ Land Use
- ✓ Housing
- ✓ Public Infrastructure & Utilities
- ✓ Transportation
- ✓ Economic Development
- ✓ Agriculture and Natural Resources
- ✓ Community Facilities
- ✓ Community Character
- ✓ Hazards
- ✓ Intergovernmental Collaboration
- ✓ Implementation

PLAN ORGANIZATION

The Plan is divided into three segments for the ease of citizens, development interests, local and regional agencies, and decision-makers who will be its primary users. These three chapters include: Introduction, Plan Elements, and Plan Implementation.

INTRODUCTION

This first segment discusses what a comprehensive plan is, the legality of a plan, the components of a plan, and the public participation conducted to update the plan.

PLAN ELEMENTS

The heart of the Plan is found in this segment. This chapter discusses in detail the two process elements and the ten background elements to a comprehensive plan.

The majority of the plan is comprised of the thirteen smart growth elements. The reader who understands these sections will understand Waterloo's implementation plan (outlined in Chapter 3) and the extensive citizen, task force, commission, and staff effort that created it. Each element or section contains the goals, objectives, and action strategies developed by citizens, Task Force, and the Planning, Programming, and Zoning Commission; recommended by the Planning, Programming, and Zoning Commission, and adopted by Waterloo's City Council. Each group of goals, objectives, and action strategies is preceded by a summary of existing conditions and issues and opportunities.

The sections in this Plan include:

- ✓ Community Overview (location, history, population)
- ✓ Agricultural & Natural Resources
- ✓ Hazards
- ✓ Community Character
- ✓ Community Facilities
- ✓ Public Infrastructure & Utilities
- ✓ Housing
- ✓ Economic Development
- ✓ Transportation
- ✓ Land Use
- ✓ Intergovernmental Collaboration

Each section provides the information needed to understand how the Plan is intended to guide growth and development in Waterloo, but the sections, as well as all chapters, work in connection with one another. For instance, to understand the local economy, the reader needs to know about the community history and population trends. The income levels, age and other community characteristics help determine land use needs, the location and type of housing that the market needs to provide, and so on.

As mentioned earlier, this chapter contains plan elements or sections that provide details supporting the Action Plan recommendations. Each element is generally organized as follows:

- ✓ Introduction – provides a brief overview of the specific context of the section.
- ✓ Existing Conditions – examines the current conditions specific to elements in discussion.
- ✓ Key Issues and Opportunities – provides a summary of the identified issues and opportunities that would impact future development of the city.
- ✓ Goals, Objectives, and Action Strategies – provides formulated strategies for resolving the major issues of the city.

PLAN IMPLEMENTATION

Also known to some as the Action Plan (Implementation – Smart Growth Element), this chapter should be viewed as the user’s manual to work through implementing the identified goals, objections, and action strategies in Chapter 2. This chapter also discusses the adoption and amendment processes, how to evaluate and effectively participate in continued – and in some cases – improved collaboration events with local, county, and regional agencies and organizations.

The Action Plan sets an agenda for future work to be done. To many persons involved in the Plan, it has become clear that the planning process is one of discovery and working together. While we know much about the community, the values and desires of the people who live here, much remains to be done over time by citizens, city officials, city staff, city commissions, and community organizations to work through this city’s more difficult land use, economic, cultural, housing, and governance issues.

The Action Plan builds on Waterloo’s history of successful planning and development initiatives. Experience gained from previous planning documents and ongoing efforts provided the groundwork to refine the goals, objectives, and action strategies found in the Plan.

These main assumptions were used in developing the Action Plan.

- ✓ The plan must be concise, user-friendly, and visionary.
- ✓ The plan must be reasonably internally consistent, well integrated, financially feasible and generally capable of implementation.
- ✓ The plan must be developed on strong public insight.

GOAL SETTING

The goals, objectives, and action strategies are the heart of each section, as well as the entire comprehensive plan. Much time and considerable effort by numerous people have been invested in developing goals, objectives, and action strategies, as documented in Chapter 2 and in the Action Plan in Chapter 3. The Plan takes into account past planning efforts and comments received during task force meetings, recommendations of the various citizens’ commissions, and the guidance of the city’s Planning, Programming, and Zoning Commission, department heads, and city staff.

All goals, objectives, and action strategies take into consideration the ten Iowa Smart Planning Principles, of the Iowa Code, and Waterloo’s overall vision.

COMPONENTS OF GOAL SETTING

Principle Statement describes the current condition or consideration that makes the goal(s) and its associated objectives and action strategies necessary and explains how they address the problem or condition.

Goals are broad statements of a community's desires. Goals tell us where we want to go. The language of a goal statement includes directives, such as "ensure", "provide," and "retain." "Ensure" in this plan means the city will do whatever they can within their physical, legal, and financial means.

Objectives are more specific and measurable activity, a benchmark, to be reached in pursuit of the goal.

Action Strategies express a commitment to a course of action in one of three ways:

- ✓ The action strategies themselves, as they appear in an adopted comprehensive plan, provide clear guidance for decision making when a situation arises;
- ✓ They form the basis for revised development regulations (i.e., zoning ordinance, subdivision regulations, building codes, etc.); and
- ✓ They provide the overall direction for implementation of a strategy or course of action.

GOAL SETTING

This section summarizes the numerous phases and tasks completed in order to develop the Plan, defines the roles and responsibilities of different citizens, stakeholders, and groups involved in the planning process. It also summarizes the public involvement opportunities used to gather public input.

Smart Planning Element - Public Participation

This is a process element that includes: Information relating to public participation during the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, policies, and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the planning and zoning commission or other appropriate decision-making body of the municipality.

THE PLANNING PROCESS

The planning process used to update the city of Waterloo's Comprehensive Plan engaged a diverse group of community stakeholders, concerned citizens, elected and appointed officials, city staff, and county representatives. The process allowed numerous opportunities for participation and involvement throughout the project. Throughout the project, the process balanced preserving and improving upon Waterloo's existing strengths, enhancing economic opportunities, preserving community character and quality of life, identifying means for redevelopment and infill, and creating a community that is livable.

PUBLIC INVOLVEMENT PLAN

Iowa Northland Regional Council of Governments (INRCOG) worked closely with the city of Waterloo throughout the course of this project. To ensure public education and involvement throughout the comprehensive planning effort, a Public Involvement Plan (PIP) was developed. The PIP identified an approach using planning techniques that have proven successful with previous planning projects and strategies applicable to the city and its citizens.

Encouraging active public participation during plan development was the primary goal of the PIP. The PIP adhered to the Iowa's Smart Planning Principles of Collaboration, Efficiency, Transparency, and Consistency. The PIP identified task force meetings and public hearings for the Planning, Programming, and Zoning Commission and City Council. The PIP also identified various media methods – press releases, public notices, flyers, city website postings, and city newsletters. Below are details of the roles, responsibilities, and outcome of the PIP efforts.

TASK FORCE MEETINGS

Three structured and facilitated Task Force meetings were held during November and December 2020. These meetings provided discussion of existing conditions, objectives, and draft recommendations for each of the 13 Plan Elements. Each meeting ran approximately one and one-half hours from 3:00 p.m. to 4:30p.m. Members of the Task Force consisted of the mayor, city clerk, city department heads, council members, schools, Chamber of Commerce, economic development, historic preservation, public works, Zoning Board of Adjustment members, and Planning and Zoning Commission members.

TABLE 1: TASK FORCE MEETINGS

Meeting Dates	Location	Discussion Topics
November 18th, 2020	Meetings held virtually	Benefits of a Comprehensive Plan, legal requirements, components of Plan, project schedule, and the role of Task Force and public in planning process. Identifying and discussing existing conditions, key issues, opportunities, and potential goals regarding community character, community and intergovernmental collaboration, agriculture and natural resources.
December 3rd, 2020	Meetings held virtually	Identifying and discussing existing conditions, key issues, opportunities, and potential goals for community facilities and services, public infrastructure and utilities, and hazards.
December 16th, 2020	Meetings held virtually	Identifying and discussing existing conditions, key issues, opportunities, and potential goals for housing, transportation, economic development, and land use.

PLANNING, PROGRAMMING AND ZONING COMMISSION MEETINGS

Three work sessions were held with the Planning, Programming and Zoning Commission between March and May, 2021 to develop goals and objectives for the Plan along with recommendations for the Future Land Use Map. Each meeting ran approximately one and one-half hours from 4:00pm to 5:30pm. A final meeting with the Commission was held for a final review of the Plan document and Land Use Maps.

TABLE 2: PLANNING, PROGRAMMING AND ZONING COMMISSION MEETINGS		
Meeting Dates	Location	Discussion Topics
March 2, 2021	City Hall	Comprehensive Plan overview, role of Commission and public in planning process. Review of Task Force meetings: existing conditions, key issues, opportunities, and potential goals
April 6, 2021	City Hall	Discussion of proposed goals and objectives for the Plan.
May 4, 2021	City Hall	More discussion of proposed goals and objectives. Review of current land use map.
December 13, 2022	City Hall	Review of current and future land use maps. Review of draft Plan document.

PUBLIC HEARINGS

The Planning, Programming and Zoning Commission held a public hearing on [REDACTED], 2023. Following discussion, the commission recommended adoption of the draft Plan to the City Council.

The City Council held a public hearing on [REDACTED], 2023, after which the Council adopted the Comprehensive Plan by resolution.

TABLE 3: PUBLIC HEARINGS			
Meeting Dates	Location	Body	Actions Taken
	City Hall	Planning, Programming, and Zoning Commission	Recommended adoption of the Plan.
	City Hall	City Council	Adopted the Plan.

COMMUNITY OVERVIEW

In this section, the city and county past population trends, population characteristics, and population projections are examined. The information generated from this section will be valuable to accomplish multi-generational planning and takes into consideration the needs of all age groups throughout all stages of planning for years to come. The information in this section can also aid in understanding how Waterloo came to be as it is today.

LOCATION

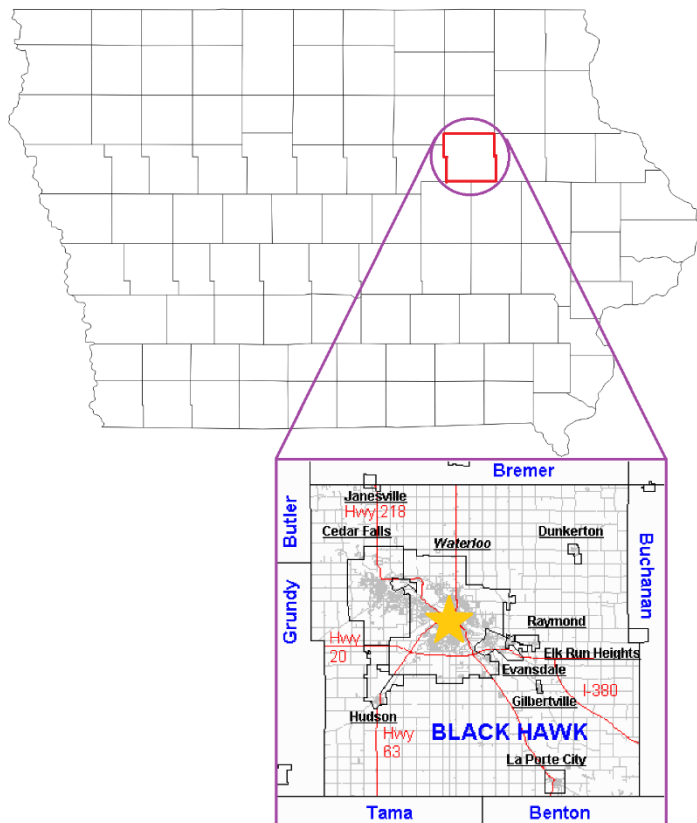
As shown in Map 1, Waterloo is in Black Hawk County and acts as the county seat. The City is founded along the Cedar River, where it meets Black Hawk Creek. Several major highway corridors run through the community, most notably, Interstate 380, US 20, US 63, and US 218/27.

HISTORY

The first residents of Iowa, including the Cedar Valley, were primarily Scandinavians, Slovaks, Hispanic, German, and Greek immigrants. The first permanent residents of Waterloo, or what was then called “Prairie Rapids”, were George and Mary Hanna and the William Virden Family, both of which emigrated from Eastern Illinois. Shortly thereafter, the area began to develop, and the following “firsts” include: post office (1851); log cabin (1852); school (1853); and courthouse (Cedar Falls in 1853 and moved to Waterloo in 1857). In addition, the following “firsts” also occurred between 1850 and 1860: dam and sawmill (1854); flour mill (1856); and an operable bridge that opened Raymond, La Porte City, Washburn, Jesup, and Gilbertville for development (1859).

During the 1850s, railroads were first attracted to Waterloo because of its unique role as an agricultural and industrial hub. A variety of religions practiced in Waterloo at this time including: Congregationalists, Episcopalians, Lutherans, Methodists, Presbyterians, and Catholics.

The city of Waterloo tripled in size between 1860 and 1870 as manufacturing and agriculture developed in, and around the community. In addition, the Homestead Act of 1862, Emancipation Proclamation, and European immigration increased Waterloo’s population during this decade. Between 1870 and 1900 development, prosperity, and modernization were words used to describe the community, as farming became an industry, first with crops and then with animals. Consequently, agriculturally related businesses, as well as service industries grew dramatically. At this time, there were three newspapers, including the Waterloo Courier, published in the community. Finally, Rath Meat Packing, which was founded by E.F. and John Rath began operations in 1891. At the turn of the century, Waterloo was known as the “Factory City”



Between 1900 and 1920, the population of the city of Waterloo continued to grow at a dramatic pace. In 1911, the Illinois Central Railroad brought African-American workers to Waterloo to work for their company. This event is significant because it marks the beginning of a proud history for Waterloo as a diverse community. Community leaders of the time included: William Galloway, the Litchfield Brothers and Otto Schoitz. Galloway, whose company manufactured farm equipment, automobiles, and gas engines, was one of the community's first developers. The Litchfield Brothers relocated their manufacturing business from Webster City at the urging of Galloway. Unfortunately, however, the Litchfields went bankrupt in 1939. Otto Schoitz was known for his engineering company and tool and die operations. The Schoitz family is known throughout the community for their philanthropy. Finally, this era saw the Rath Packing continue to grow, while John Deere and Company began its operations in 1905 as a manufacturer of farm equipment.

During the period of time between 1920 and 1945, Rath Packing and John Deere became dominant employers in the community. Both companies manufactured, or adapted their manufacturing processes, to produce wartime commodities. One community leader, Nicholas Sulentic, became prominent in Waterloo's history. His company, Waterloo Valve Spring and Compressor Company, was founded in 1922. In the late 1930s, Sulentic converted his Compressor Company to manufacturing tool chests. The name he selected for his new company was Waterloo Industries. As Rath and John Deere grew, their need for workers grew as well, and both companies began hiring African-Americans for the first time. Finally, the future for railroads was revealed as this era saw Waterloo build its first airstrip in 1927, and subsequently develop the Waterloo Airport in 1946.

In addition to Nicholas Sulentic and his company, Waterloo Industries, the Sullivan Brothers made Waterloo world famous in 1942. Unfortunately, however, the circumstances were very unpleasant in that all five of the brothers were killed while serving on USS Juneau in the Pacific Ocean. The city, to this day, is still remembered as the home of the Sullivans, and there are proud members of the family that still reside in the community. Further, the city has dedicated their name to The Waterloo Convention Center at Sullivan Brothers Plaza.

Between the end of World War II in 1945 and 1980, the city of Waterloo continued to enjoy prosperity. As automobiles, trucks, airways, and highways began to dominate the various modes of transportation, dependence on rail transportation continued to decline. All the while, Rath Packing and John Deere continued to grow and expand their Waterloo operations, and with this manufacturing growth came growth in labor unions. Further, while Rath and John Deere began their dominance as employers, the community became dependent on both companies for economic stability and prosperity. As for physical growth of the community, the city continued to expand its boundaries through annexation of adjacent land, the largest of which occurred during the 1960s.

The final two decades of the century saw dramatic changes for the city of Waterloo. During the 1980s, the Midwest experienced a dramatic economic downswing, sometimes referred to as the "Farm Crisis". Land and crop prices, which may have been overinflated, plummeted in the mid-1980s leaving the future of family farms and rural America in doubt. The impact of these economic times resulted in the closure of Rath Packing and John Deere downsizing from 18,000 employees to 6,000, both of which dramatically affected the community. As a result, the years since the mid-1980s have seen the community work to diversify its economy and become less dependent on one company for its livelihood.

While the community struggled to get through the 1980s, the 1990s and 2000s have been kinder to the city. The city of Waterloo, in cooperation with other communities and the state and federal governments, has completed major highway transportation improvements in the community.

In addition to the economic benefits associated with completion of improvements to Interstate 380 and U.S. Highways 218, 63, and 20, as well as to Iowa Highway 58, the area has a premier recreational trail network that continues to expand. Economically, while manufacturing remains important to the community, the area has become a regional hub for the service and retail sectors, as is evident in the development of the Crossroads area and redevelopment of the Central Business District. Finally, a strong grassroots neighborhood movement, which focuses on rejuvenation and preservation of the community, has developed. As for the population of the community, the late 1980s and 1990s saw an in-migration of persons of other ethnicities to the community. Specifically, the city has welcomed persons of Hispanic and Eastern European descent to the community.

As for the new millennium, the community is aggressively planning for its future. In addition to this document, the schools and the city are moving forward in a very positive fashion. The city is working to implement its newly adopted [2030 Community Vision and Strategic Plan](#), along with its longstanding Riverfront Renaissance and Brownfields Plans. The Community School District has invested millions of dollars in infrastructure after successful passage of a local option sales tax referendum. Collectively, all of these projects are designed to improve the community, and as a result, the future of the city appears to be as bright as the past.

GOVERNMENT STRUCTURE

Waterloo has a Mayor-Council form of government. The Council consists of seven members, five of which are elected by wards and two are elected at-large, for staggered terms of four years. The Mayor is also elected for a term of two years.

PLANNING FOR A HEALTHY COMMUNITY

The manner in which a community is planned and designed has a direct impact on the physical and mental health of the residents who live there. The development patterns and trends as they relate to walkability, access to services like healthy food, and different transportation options can all influence both physical and mental health in the community. Understanding how the built environment affects public health is critical to creating vibrant communities. While this plan does not include a separate section relating to healthy community planning, consideration is given to the goals and objectives of each Smart Plan Element.

POPULATION

Figure 1 illustrates the historical trend of population for the city of Waterloo. According to the data obtained from the 2020 Census, Waterloo has a population of 67,314 people. The city has experienced an increase in population every decade except three, 1980, 2010, and 2020, with a 52.87 percent increase between 1900 and 1910 being the largest. The reason for the decrease in population during the 1980s, a 14.32 percent decrease, is due primarily to the struggling state of the local economy during that time period. Most recently between 2010 and 2020, the city's population saw a 1.59 percent decrease.



FIGURE 1: POPULATION TREND FOR WATERLOO

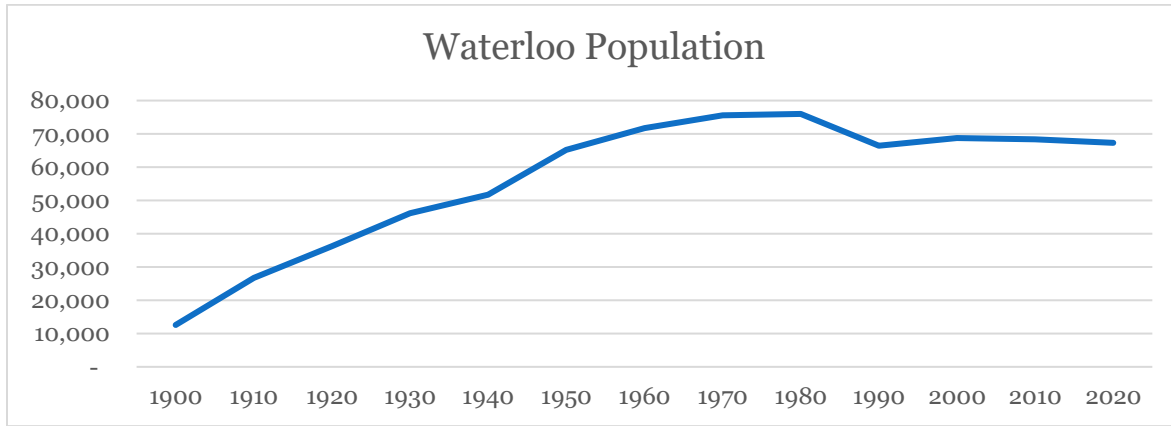


Table 4 shows the population trends for all incorporated communities in Black Hawk County since 1970, as well as the total for the county and the State of Iowa. Waterloo's population has fluctuated over this time and has found challenges in rebounding from the decline in the 1980s.

TABLE 4: POPULATION TRENDS OF SELECTED COMMUNITIES						
Community	1970	1980	1990	2000	2010	2020
Cedar Falls	29,597	36,322	34,298	36,145	39,260	40,713
Dunkerton	563	718	746	749	852	842
Elk Run Heights	1,175	1,186	1,088	1,052	1,117	1,069
Hudson	1,535	2,267	2,037	2,117	2,282	2,546
La Porte City	2,256	2,324	2,128	2,275	2,285	2,284
Raymond	582	655	619	537	788	759
Waterloo	75,533	75,985	66,467	68,747	68,406	67,314
Black Hawk County	132,916	137,961	123,798	128,012	131,090	131,144
State of Iowa	2,825,368	2,913,808	2,776,831	2,926,324	3,046,355	3,190,369
Source: U.S. Census Bureau						

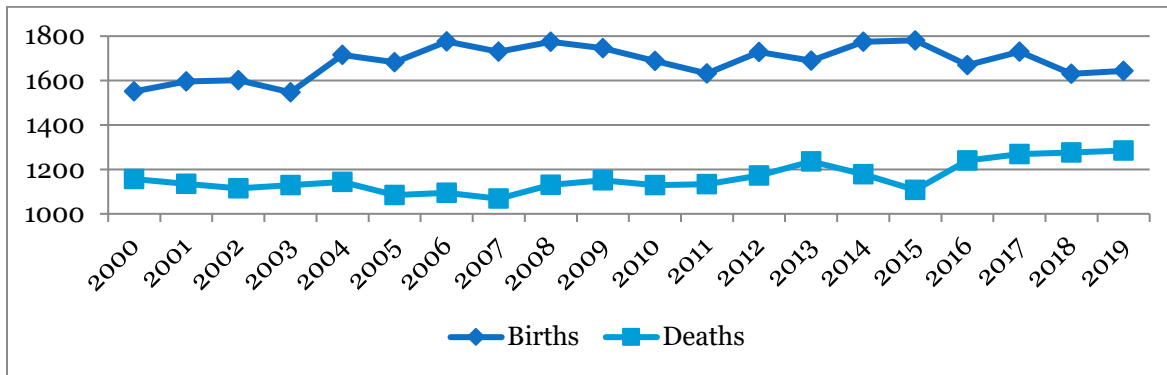
CHARACTERISTICS

A community's population characteristics are the specific elements that make the community unique and diverse. This analysis examines the natural change, age, sex, and dependency ratio.

Natural Change

Figure 2 illustrates Black Hawk County's natural change by comparing the number of births and deaths. Births have regularly outpaced deaths in the county. However, it is worth noting that since 2015 death rates have been steadily increasing while birth rates have shown a mild fluctuation or stable average.

FIGURE 2: NATURAL CHANGE OF BLACK HAWK COUNTY



Age, Sex, Race

Table 5 provides a detailed age breakdown of Waterloo's population. In general, this table shows which age cohorts grew and which declined between 2010 and 2020. While the City's total population declined, there was very little change within cohorts, which may be due to residents aging into the next cohort. Two cohorts (45-54, and 65-74) experienced the greatest changes between the two censuses. The 65-74 age cohort had the largest change with a growth to nearly 9 percent of total population. The age cohorts of 45-54 had the greatest decline to 11.5 percent of total population.

TABLE 5: AGE COHORTS FOR THE CITY OF WATERLOO

Age Cohort (in years)	2010		2020		% Change between 2010-2020
	#	% of Total	#	% of Total	
Less than 5	5,108	7.5	4,601	6.8	-0.7
5-9	4,431	6.5	4,384	6.5	0.0
10-14	4,156	6.1	4,088	6.0	-0.1
15-19	4,377	6.4	4,145	6.1	-0.3
20-24	5,201	7.6	5,308	7.8	0.2
25-34	10,204	14.9	9,883	15.5	0.6
35-44	7,893	11.5	8,047	11.8	0.3
45-54	9,054	13.2	7,807	11.5	-1.7
55-64	8,398	12.3	8,751	12.9	0.6
65-74	4,698	6.9	6,009	8.9	2.0
75-84	3,283	4.8	3,243	4.7	-0.1
85+	1,603	2.3	1,645	2.4	0.1
Total	68,406	100.0	67,912	100.0	-1.6
Source: U.S. Census Bureau/American Community Survey 5-year estimates					

Table 6 details race and sex characteristics for Waterloo residents as reported in the 2010 and 2020 Censuses. Where data from the 2020 Census was not available, the 2015 American Community Survey 5-year estimates were included. Overall, the table indicates that the city became more diverse between 2010 and 2020, but White or Caucasian was the predominant category at 67.5 percent of residents. Also, while not recognized as a race category by the Census Bureau, persons of Hispanic ethnicity numbered 4,793 persons in 2020, up from 3,827 persons reported in 2010.

TABLE 6: RACE & SEX OF WATERLOO CITY RESIDENTS

	Total Population	White or Caucasian	Black or African American	Am. Indian, Eskimo, Aleut	Asian or Pacific Islander	Other Race or 2+ Races
2020						
Male	33,700*	25,852*	4,974*	-	584*	1,051*
Female	34,732*	26,305*	5,985*	-	649*	750*
Total	67,317	45,460	12,150	317	2,732	4,403
2010						
Male	33,138	25,652	4,963	91	443	-
Female	35,268	27,212	5,643	109	476	-
Total	68,406	52,864	10,606	200	919	4,014

Source: U.S. Census Bureau/*2019 ACS 5 Year Estimates

Dependency Ratio

One way of expressing the general age composition of the local population is through the use of a 'dependency ratio.' A high dependency ratio for a community may indicate the need for greater effort to address the dependents' needs.

Table 7 analyzes the number and percent of persons under the age of 18 and over the age of 64 for Waterloo, Black Hawk County, and the State of Iowa. In Waterloo, the number and percentage of persons under 18 is estimated to have decreased slightly from 2010 while the number and percentage of persons over 65 is estimated to have increased slightly. However, both age groups' percentages of the total population of the city are estimated to be lower than the corresponding county and state percentages. Waterloo has a fairly high proportion of dependents – 36.7 percent of the population in 2020, however falling lower than those estimates for both the county and state percentages for 2020. Median age in 2020 for Waterloo was 36.3, an increase from 33.4 years in 2010.

TABLE 7: PERSONS UNDER THE AGE OF 18 AND OVER THE AGE OF 65

Community	2010				2020			
	#<18	%	#>64	%	#<18	%	#>65	%
Waterloo	16,211	23.7	9,584	14.0	14,149*	21%*	10,553*	15.7%*
Black Hawk County	28,496	21.7%	18,131	13.8%	28,685*	21.7%*	21,138*	16.0%*
State of Iowa	727,993	23.9%	452,888	14.9%	728,737*	23.2%*	525,522*	16.7%*

Source: U.S. Census Bureau/*2019 American Community 5-year estimates

TABLE 8: POPULATION PROJECTIONS FOR THE CITY OF WATERLOO

Type of Projection	2030	2040
Linear		
1910-2020	73,284	77,262
1940-2020	70,659	72,887
1960-2020	66,417	65,817
Geometric		
1910-2020	80,699	91,067
1940-2020	70,039	71,914
1960-2020	64,726	63,054
Mean or Average	70,970	73,667
<i>Source: U.S. Census Bureau, INRCOG</i>		

Population Estimates & Projections

Population projections are generally based on the assumption that past trends will continue in the future. As a result, future population will change according to a mathematical formula that best describes past population changes – what happened in the past will happen in the future.

Table 8 provides 20-year population projections or estimates for the city of Waterloo. These projections were made using historical population trends as their basis and do not express an exact population figure for the years 2030 and 2040. An explanation of each of the types of projections follows.

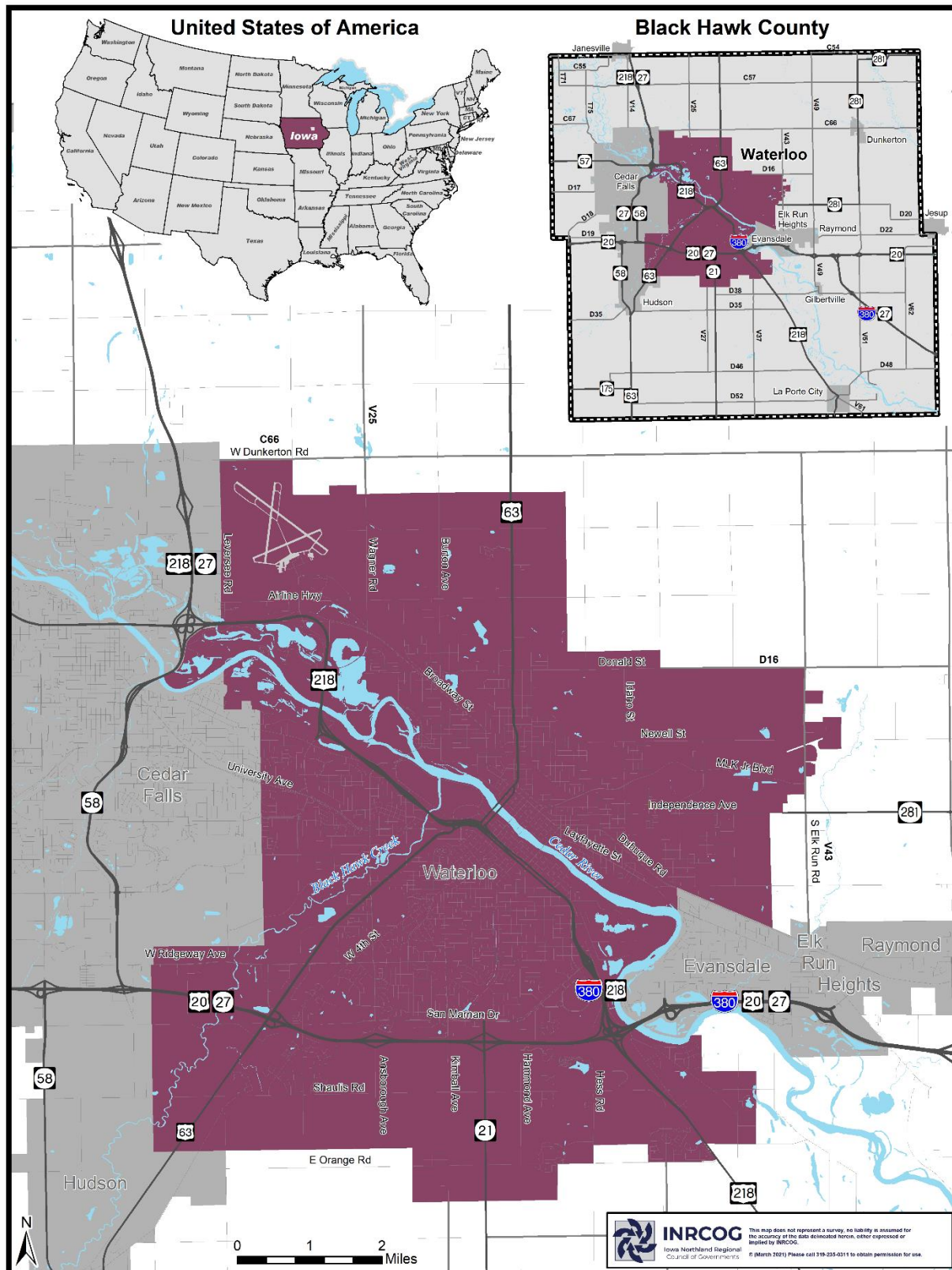
Linear and Geometric projections are straight-line or averaging methods of predicting population change. The Linear method uses the actual change in the total number of persons over a predetermined period of time in the community. Conversely, the Geometric method utilizes the percent change in population over that same period of time. For both of these projections, this Plan uses trend information from three time periods, between 1910 and 2020, between 1940 and 2020, and between 1960 and 2020 for determining the figures shown in Table 8. The former period looks at population trends over the past 100 years while the latter looks at the trend over the past 50 years.

In reviewing Table 8, it is important to note the similarities and dissimilarities in the figures for each of the projection years. It is also important to identify any unusual or unique projection figures that may have been calculated. Caution should be used when considering one of these unusual figures for planning purposes. The projection averages indicate that the city's 2030 population may be approximately 70,970 persons, while the city's 2040 population may be approximately 73,667 persons. This Plan anticipates that Waterloo will experience growth at approximately 0.7 to 0.8 percent per decade. One interesting note from reviewing the projections table is that the projections using shorter timeframe estimate a lower population growth than the projections using the 100-year trend.

Population Summary

Population statistics, in summary, show that Waterloo has been recovering with population growth since the decline of the 1980s, albeit slowly. Looking at age cohorts, the city has seen a large increase in the 65-74 age group, while there has been a large decrease in the age group of 45 to 54. The city has a comparable proportion of its population, about 36.7 percent, in 'dependent' categories – under age 18 and over age 64 compared to the State of Iowa which has a population of 39.9 percent in the dependent category. It is projected that Waterloo will continue to experience a slight population growth of 0.7 to 0.8 percent per decade through the life of this Plan.

MAP 1: LOCATION OF THE CITY



SMART PLANNING ELEMENTS



AGRICULTURE & NATURAL RESOURCE GOALS

The Agricultural and Natural Environment element serves two purposes. The first is to clarify the relationship between the natural environment and the built-out surroundings. The second is to secure a balanced or sustainable approach to future development. To help complete these purposes, the following guiding principles and assumptions were used, as well as the Smart Planning Principle identified below:

- ✓ The cultural landscape where we work, live, and play is shaped by the natural surroundings.
- ✓ The economic base of agriculture products is dependent upon the city and county's natural setting and its' resources.
- ✓ In order to protect the long-term capacity of the environment to support growth, the community needs to understand the limits of natural systems and their carrying capacities.
- ✓ Responsible growth requires the city to work with and within their natural setting. We must work with nature rather than against it.
- ✓ Waterloo must recognize their limits. Humankind's problems, especially in regard to the natural setting, cannot always be solved with better science or a technological fix.
- ✓ Understanding the linkages between the natural and cultural landscapes is an important dimension of sound growth management.

The natural environment of Waterloo is comprised of multiple factors that combine to form the environmental setting. The importance and status of the man-made elements or the state's roads, water, sewer, businesses, and residential areas are commonly viewed, or mistaken, as being independent of the natural environment. Such misconceptions have led to the residential and commercial development of floodplains and prime agricultural land, and loss of irreplaceable natural elements such as native prairies, forests, prominent vistas, and other scenic resources.

Smart Planning Element – Agriculture & Natural Resources

Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

The following section will identify the physical elements that make up the environmental setting of Waterloo and Black Hawk County. From the identification and analysis of the individual elements, areas can be identified as sensitive, or in need of protection. The city of Waterloo, like all government bodies, must learn from past mistakes and implement simple rules and regulations to ensure the protection of elements that have been destroyed in the past.

The health and stability of Waterloo and Black Hawk County, and both the natural and man-made environments, can be measured by the diversity within the system and the ability of the city and county to develop responsively to the natural systems, which shape its ultimate path.

EXISTING CONDITIONS

Waterloo's agricultural and natural resources existing conditions include agricultural lands, topography, waterways, climate, vegetation, and soils.

Agriculture

Waterloo has agricultural lands located within the southern, northern, and eastern quadrants of its corporate boundaries. The primary row crops in the city are usually either corn or soybeans, with other open areas producing hay, alfalfa, or set aside for land conservation programs.

Topography

The topography of the community, as shown in Map 2, is generally flat, with larger degrees of slope near U.S. Highway 20 in south Waterloo, and towards northeast Waterloo. The Cedar River has influences the topography as it cuts through the center of the city. The landforms of the community include gentle rolling slopes composed of rich, fertile soils that are or were once used primarily for agricultural purposes.

Waterways & Watershed

The Cedar River flows through the community, as does Black Hawk Creek. The entire incorporated area of Waterloo lies within the Middle Cedar River Watershed.

Climate

Waterloo's climate is similar to those of most cities in the upper Midwest. Due to its location in the central portion of North America, the climate is of continental character. Because the city is far away from the moderating influence of a large body of water, a wide variation is experienced in both temperature and precipitation during four distinct seasons.

The distribution of precipitation through the year is very favorable for agriculture with an average 72 percent of the annual total falling in the April to September crop season. The annual temperature range is

large. January, the coldest month, averages near 14 degrees and July, the warmest month, averages about 74 degrees. Extreme temperatures range from about -35 to 110 degrees.

Waterloo averages approximately 194 sunny days yearly. Precipitation in the area averages around 33 inches of rain and 33 inches of snowfall annually (Source: Iowa Community Quick Reference Data Sheet).

Summer precipitation results primarily from thunderstorm activity, although longer less intense rains are not uncommon in the area. Other forms of precipitation recorded in the area include: snow, hail, sleet, and ice.

Vegetation

Trees, shrubs, weeds, and grass are prevalent in the undeveloped portions of the community. In some areas, where development has not occurred there are row crops that are planted in the spring and harvested in the fall.

Soils

Soils in the Waterloo area, as shown in Map 3, are typical of those found in Northeast Iowa. Specifically, the soil types that exist with the city of Waterloo are primarily classified as the Kenyon-Clyde-Floyd, Sparta-Olin-Dickinson, and Loamy Alluvial Land Associations. As was noted above, the soils are a valuable agricultural resource of the community. One soil factor that is used as a standardized measure of agricultural value is Corn Suitability Rating (CSR). Incidentally, CSR is an evaluative scoring system where ratings range between 5 and 100 that classifies soils by their ability to support corn production. After reviewing the county soil survey, the CSR of the primary soils within the city range from 63 to 95, which again are valuable for agricultural purposes.

The reason that this Plan is concerned with CSR is because there appears to be a direct correlation between soils that are valuable for agricultural production and those that are typically well suited to supporting development. And therefore, because soils that have high CSR scores are usually labeled as “prime” agricultural soils, it would seem to indicate that soils with high CSR values also have significant development value. Further, this Plan recognizes two important factors: (1) the majority of the soils in the city have significant agricultural value or are considered “prime” and (2) urban development within the city appears likely. Therefore, it stands to reason that as the city proposes development it will likely lose valuable agricultural soils during the process. As such, the policy decision-makers will have to consider each proposal individually and weigh the potential agricultural value of the soils in question against a site’s potential development value.

KEY ISSUES & OPPORTUNITIES

Waterloo recognizes the integral link between the health of the natural setting and the health of its inhabitants; therefore, a thorough discussion was conducted with the Task Force on what is currently being done, what can be done, and what can be improved upon in the future.

To maintain the present quality of life as defined through the natural surroundings while accommodating growth over the next 20 years, certain measures must be taken. If the city is able to accommodate the natural setting by anticipating and preventing environmental problems, the city can avoid the long-term costs associated with correcting them. The long-term goal is to work with the natural environment rather than against it. By doing so, residents of Waterloo may all live better, healthier lives.

This element and the Hazards Element involve and affect all other plan elements. While the city is protecting those natural features most sensitive to growth and development (wetlands, floodplains, and stream and river edges), other aspects of the physical and cultural landscape deserve consideration as well.

The greatest obstacle for Waterloo in the future will be continuous reference to this element and other city documents and ordinances that discuss and provide means to protect the vulnerable natural environment. The information within these documents should be recognized, further developed, and monitored, to ensure a quality of life and balance for current and future generations alike.

During the Task Force meetings, members were asked to identify the current natural resource issues and opportunities. To focus the dialogue, members were presented these questions: *“Is enough being done to protect, preserve, and restore the community’s natural resources? What can be done to protect environmentally sensitive areas (floodplain, wetlands, wooded areas, habitat, unstable soils, etc.) from encroachment?”* Responses to these questions contributed to the following issues and opportunities.

Environmentally Sensitive Areas

Flooding has been a problem for the City in the past, but current flood mapping affects new development in only a small area of the floodplain. It is important that development be restricted in these areas to mitigate potential flood damage. “Green space” along riverbanks - natural vegetation, woodland or parks - allows these sensitive areas to absorb the impact of flooding. Agriculture use may also serve this purpose. In addition to enforcing the City’s flood ordinance, the land uses in these environmentally sensitive areas should be carefully considered, if not restricted.

AGRICULTURAL & NATURAL RESOURCE GOALS

Agriculture/Natural Resource Goal #1: The City should protect and preserve, whenever possible, its natural resources and environmentally sensitive areas such as wetlands, watersheds, and floodplains.

Objectives:

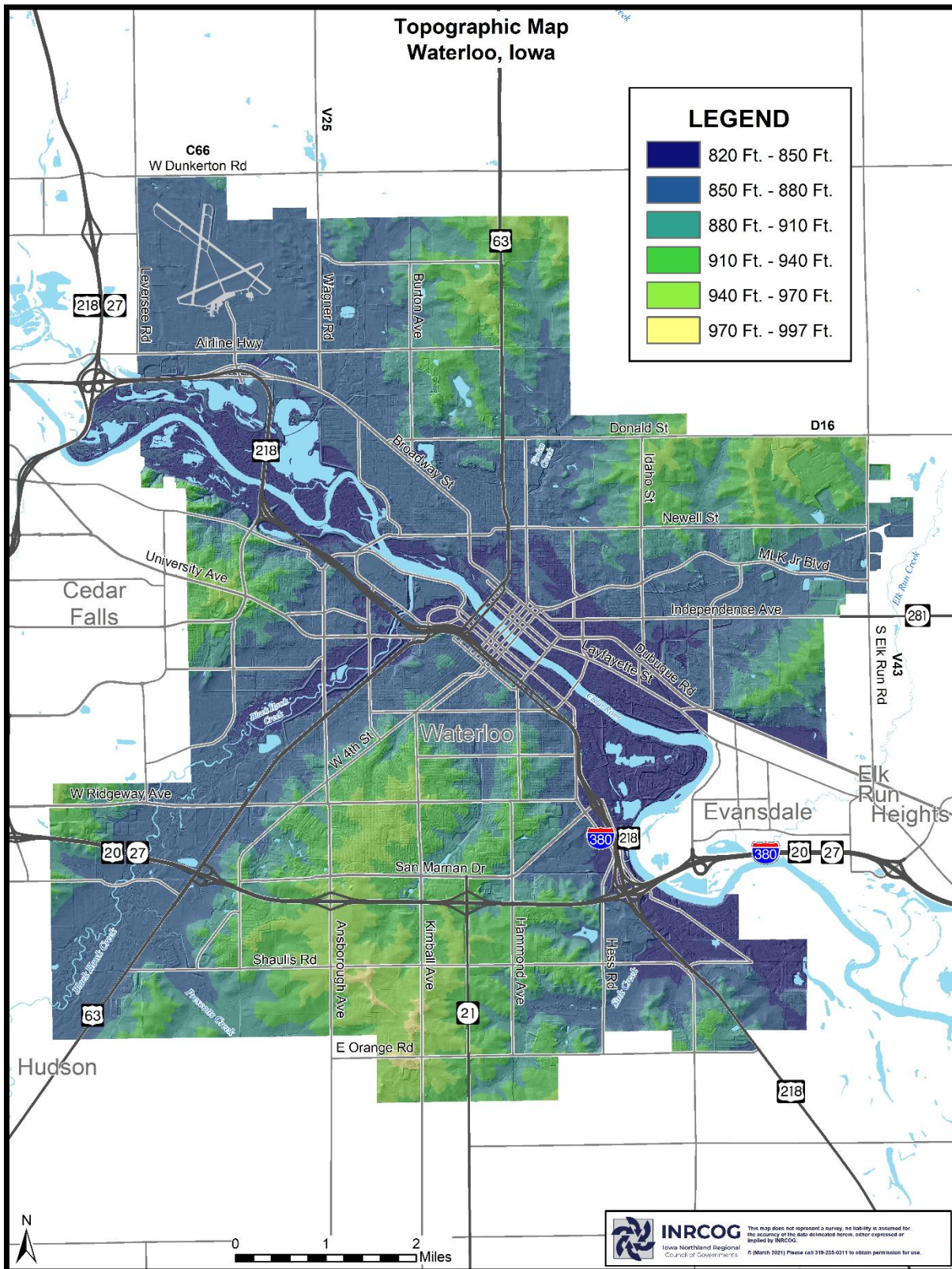
- a. Prohibit development in the floodway.
 - i. Consider creating “green space” – parks, natural vegetation or woodland, or open space – along riverbanks.
 - ii. Continue to enforce the City’s floodplain ordinance.
- b. Remain cognizant of prime agricultural soils.
 - i. When reviewing development proposals, consider agricultural factors of the underlying land, such as Corn Suitability Rating (CSR).
- c. In areas of new development, encourage adjacent growth in order to avoid sprawl, the expensive cost of “leapfrog development”, and protect natural resources.
- d. View the Cedar River and Black Hawk Creek as recreational opportunities.

Agriculture/Natural Resource Goal #2: The City should promote infill of incorporated land, redevelopment, and revitalization opportunities, whenever possible, as an alternative to urban expansion.

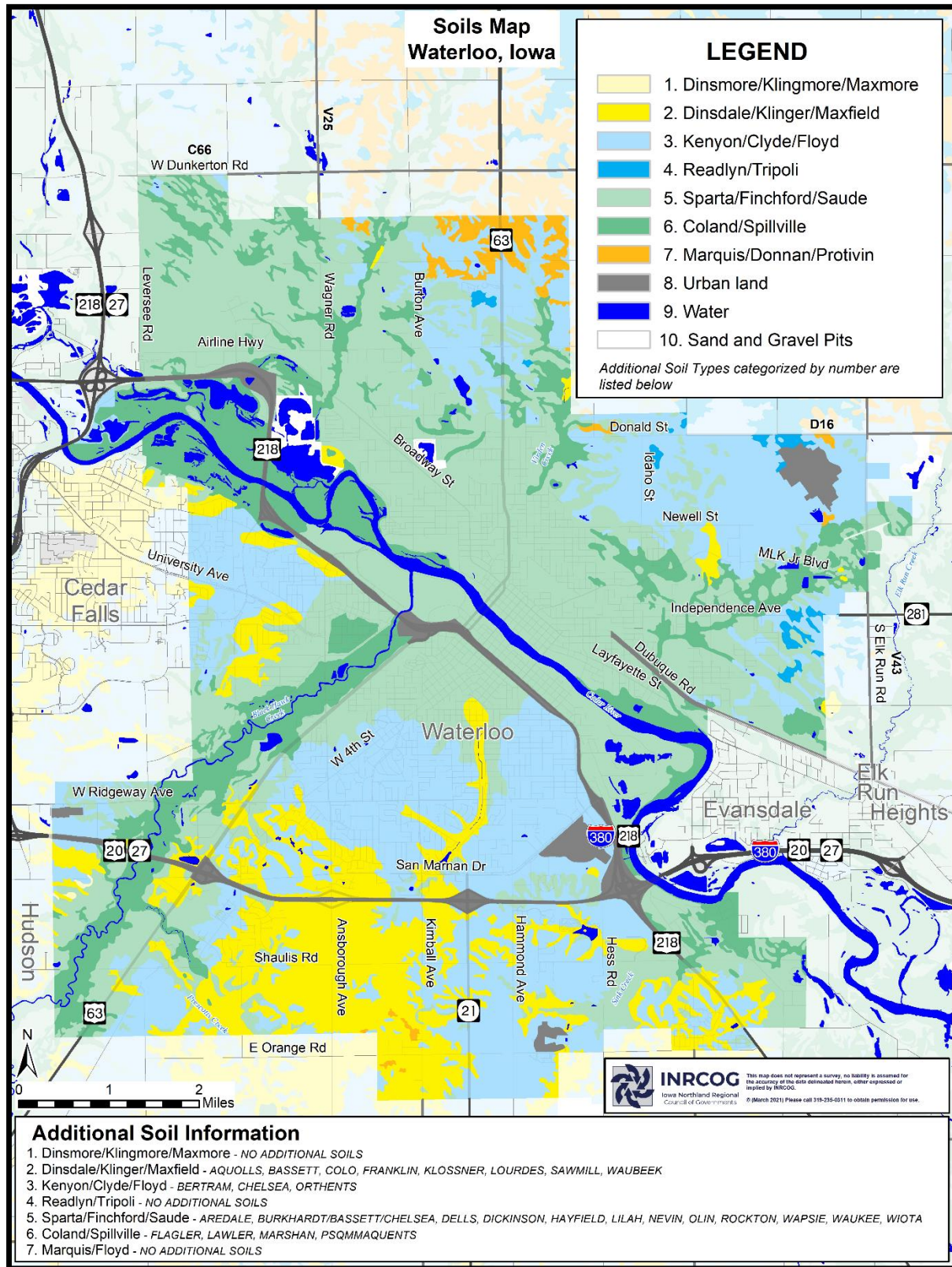
Objectives:

- a. Reference Growth Areas of the Community Map in consideration of proposed developments as a tool to encourage best use of available resources.
 - i. Identify Growth Areas of the Community Maps to potential developers.
 - ii. Incentivize development in Primary Growth Areas as defined in the Growth Areas of the Community Map.
- b. Continue to use the CURA/CLURA and other available programs to promote infill development.

MAP 2: TOPOGRAPHIC MAP OF THE CITY



MAP 3: SOILS MAP



HAZARDS

This section addresses the goals, policies, and actions that mitigate the risk of future hazards (natural or man-made) with the city of Waterloo.

Given the fact that Waterloo is split in half by the Cedar River and Black Hawk Creek, with a history of flooding, this section will focus on the flood hazard potential. Additional details on other hazards can be found in the [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan \(HMP\)](#).

Smart Planning Element – Hazards

Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards that relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

Hazards can have a devastating impact on a community and Waterloo is no stranger to the power of mother nature and the impact flooding can have on a community along a river. Overall, Waterloo has taken advantage of its opportunities to become a better and stronger community as they move forward from the lessons learned during previous flooding events.

EXISTING CONDITIONS

The following existing conditions were taken from the [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan](#).

Flooding

The Cedar River is the main body of water in the city of Waterloo. In addition to the Cedar River, there are several creeks, small streams, and drainage ways throughout the community that have historically had flood occurrences. Several of these drain primarily rural areas. The majority of the areas around the rivers and creeks are protected by levees in Waterloo, due to this, the likelihood of flooding is greatly reduced but must still be strongly considered in future development.

Tornados

According to the National Oceanic and Atmospheric Administration, since 1950, six tornados have affected Waterloo. The first was an F2 tornado that formed in 1964 near the northern portion of the city. The other tornadoes have been rated either F1 or F0 in 1966, 1984, 1990, 1992, and 2004.

Additional Hazards

Other hazards having a high probability of occurring, include thunderstorms, severe winter storms, hailstorms, extreme heat, and grass or wildland fire, details for addressing each may also be found in the [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan](#).

KEY ISSUES & OPPORTUNITIES

The following are the key hazard issues and concerns for Waterloo.

Vulnerable Populations

Some populations are more likely to require assistance during times of disaster and are therefore, generally speaking, more at-risk than the remaining population. The at-risk population must be identified and targeted in successful mitigation efforts.

According to 2020 U.S. Census data, approximately 10,553 residents of Waterloo are 65 years or older. Persons under the age of 18 are also at higher risk during some disasters. This is mostly due to the fact that young people often are not aware of the proper actions to take in the event of a disaster. In addition, very young children would be more susceptible to a disaster such as a disease epidemic simply due to their age. In 2020, approximately 14,149 residents of Waterloo were under the age of 18.

Persons living in mobile homes and persons living in multi-family housing units are also considered at risk. There are approximately 1,952 persons living in mobile homes and 14,480 persons living in multi-family housing units in Waterloo that should be considered at risk for impact by hazards.

Flooding Vulnerability

Due to the location of Waterloo in relation to the Cedar River and Black Hawk Creek, the community can expect there will be additional flooding events at some time in the future. Map 4 shows the flood-prone areas of the city.

Approximately 1,095 acres or 65.3 percent of Waterloo is within the 100-year floodplain as determined by official Flood Insurance Rate Maps for the community. Of the approximately 1,446 properties shown on the Waterloo FIRM Map, 940 are located within the identified floodplain area, including about 701 housing units. The total value (combined land, building, and dwelling value) of the 940 properties located within the floodplain in Waterloo is estimated to be \$65,138,140.

Critical facilities that could stand to be impacted include the wastewater treatment facility, water treatment and well sites, lift stations, electric generation sites, bridges, City Hall, the Police Department, and the local Fire Department.

Future Development

Future development within identified hazard areas can change the threat level of an area by placing critical facilities, businesses, transportation networks, utilities, and populations within vulnerable areas. While it can be difficult to curb development in the planning area, it is the jurisdiction's advantage to be aware of development trends in order to successfully mitigate future hazards as risks increase. However, continued conformity with the State Building and Fire Codes and local land use ordinances and regulations (zoning, subdivision, floodplain management, building codes, etc.) will help to mitigate the effects hazards have on new and future development.

Since 1993, the city of Waterloo has paired local funds with State and Federal resources to greatly reduce the city's vulnerability to flooding. The addition of several pump stations and upgrades to gate wells help drain and retain storm water from neighborhoods, roads, and other infrastructure and mitigate the potential dangers that can result from flooding events. The Public Works Building was also relocated and consolidated as a result of the necessity to evacuate during the 2008 floods, which has allowed the City to be more efficient in working during a flood event. In total, approximately \$21.6 million has been spent on flood protection improvements and upgrades since 2008.

Repetitive Loss Properties

FEMA defines a repetitive loss property as an insurable building that has experienced multiple losses in a 10-year period in which each loss is \$1,000 or more. According to available FEMA data (as of 09/30/19), Waterloo participates in the National Flood Insurance Program and has 27 repetitive loss properties.

HAZARDS GOALS

The following goals were taken from the [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan](#). For a complete list of objectives and action strategies, please refer to the previously mentioned document. The hazard mitigation plan goals were reviewed by the Hazard Mitigation Planning Committee at their committee meetings and submitted to the State of Iowa and FEMA. The HMP committee set as a priority the development of broad-based goals that would address a multitude of hazards and encompass a variety of mitigation activities, as well as numerous strategic action steps. The related policies and actions have been excerpted from the [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan](#).

Hazards Goal #1: Continue to participate in the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan

Objectives:

- Protect the health and safety of residents, visitors, staff and emergency personnel during and after hazard events.
- Prevent avoidable disasters.
- Minimize losses to existing and future structures in hazard areas, especially critical facilities.
- Maintain local services and infrastructure in order to reduce community, economic and environmental disruption during and after hazard events.
- Return the community to either pre-disaster or improved conditions in a timely manner in the wake of a disaster.
- Educate the public about hazards and resources available.
- Use public funds in an efficient, cost effective and fair manner
- Incorporate each jurisdiction into the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan.

Hazard Goal #2: Continue to enforce the community's floodplain ordinance.

Objectives:

- Continue participation in the Federal Emergency Management Agency's (FEMA) National Floodplain Insurance Program.
- Seek buyout opportunities for repetitive loss properties in the floodplain.
- Continue to invest in and seek out opportunities to mitigate the effects of flooding on the community.
- Encourage certification and continued education for area floodplain managers.
- Explore opportunities to boost the community's FEMA Community Rating System (CRS).

Hazard Goal #3: Promote community awareness of storm shelter locations.

Objectives:

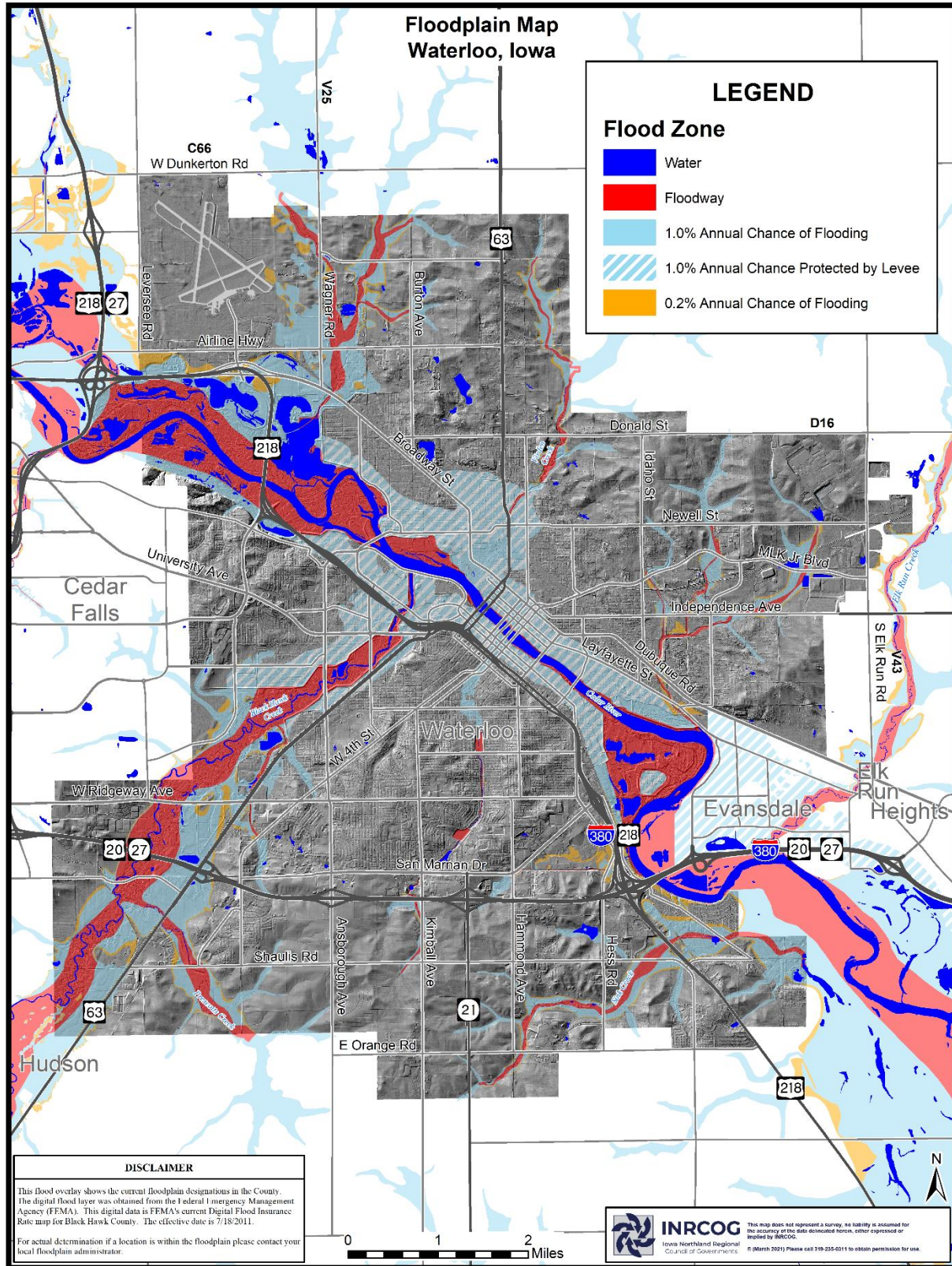
- Provide reference to the city of Waterloo Appendix in [2020 Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan](#) on the city website.
- Broadcast storm shelter locations on local news and radio outlets, social media, and in high traffic areas throughout the community prior to and during seasons when shelters are most likely to be utilized.
- Continue to promote and provide awareness training and guidance in both community school district and parochial schools.

Hazard Goal #4: Enforce the most current building and utility standards in new construction, redevelopment, and renovation.

Objectives:

- Update building codes when practical.
- Require utilities to be buried, whenever possible.
- Ensure that the permitting process and the necessity conformance to standards are well defined and available to all parties involved.

MAP 4: FLOODPLAIN MAP



COMMUNITY CHARACTER

An attractive, well-designed city will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image for the city of Waterloo.

The Community Character Element contains the community design goals and their action strategies that encourage innovation and imagination in building design and site planning, while ensuring that certain universal principles of good community design are upheld.

EXISTING CONDITIONS

Below are the existing conditions, commissions, and events of the City's community character as identified by stakeholders throughout the planning process.

Historic Preservation

The city of Waterloo has a Historic Preservation Commission who promotes the City's historic, aesthetic, and cultural heritage through designation, enhancement, and perpetuation of historic districts. The Commission has eight members who serve three-year staggered terms. All the members of the Commission are residents or are employed by the city of Waterloo with special permission.

Smart Planning Element – Community Character

Objectives, policies, and programs to identify characteristics and qualities that makes the municipality unique and that area important to the municipality's heritage and quality of life.

Rath Area Neighborhood Plan

The Rath Area Neighborhood Plan was created as part of a model planning process that encompassed environmental assessment, planning, and comprehensive public participation. In 2000, the City of Waterloo, Iowa commissioned three professional firms, Howard R. Green Company, Vandewall & Associates, and Public Involvement Unlimited, to complete a health and safety plan, a revitalization and redevelopment land use plan, and to facilitate community participation and support. Under the leadership of the U.S. Army Corps of Engineers, the City of Waterloo and these three firms have developed a model approach to the future redevelopment and revitalization of an economically struggling and physically blighted inner city neighborhood.

Over the past two decades this plan has proven its value exponentially, spurring redevelopment opportunities for the city to transform the sites into invaluable assets to the community. These projects include a new human services campus, housing several social services providers, including the Northeast Iowa Food Bank, the Waterloo Women's Center for Change, and Operation Threshold. Through the implementation of the Rath Area Neighborhood Plan, the city was also able to consolidate its once scattered public works department fleet into a 130,000 square foot facility, capable of housing 150 vehicles from the city's motor pool in a large indoor garage.

These renewal initiatives have triggered further opportunities, most recently, through the submittal of an EPA Brownfields Cleanup Grant Application in 2022. If awarded, the funding would aid the city in the demolition and redevelopment of the former Rath administrative offices facility located at 1442 Sycamore Street.

Downtown River Renaissance

Waterloo's Downtown River Renaissance has completely transformed the city's riverfront area over the past decade. The vision for connecting the community through enhancement of the "gateway" that is the Cedar River lives on through many efforts. The many improvements undertaken through public investments have now given rise to new private development in the area. Multiple new mixed-use housing developments have been constructed and are expected to continue. The many nearby attractions make the riverfront a desirable space for residents and families and create a vibrancy in the downtown area,

Grow Cedar Valley

Grow Cedar Valley (formerly the Greater Cedar Valley Chamber and Alliance) is a corporation that identifies resources and allocates them to the economic development of the Cedar Valley region. Their mission statement is to “*increase the economic vitality and wealth by leading collaborative economic and community development.*” There are four main visionary focus areas for Grow Cedar Valley, they are as follows: Workforce talent, economic development, regional development, and investment value and support.

Main Street Waterloo

The Main Street Iowa Program works with a select group of communities committed to downtown economic development. Main Street Waterloo is proud to be one of more than 50 communities in the state who have been designated Main Street communities. By utilizing the Main Street Approach communities are able to capitalize on the unique identity, assets and character of their historic commercial districts.

The Main Street Approach was developed by the National Main Street Center, Inc. with the goal of economic development within the context of historic preservation. Strategies are implemented through four points: Waterloo has been a Main Street Community since 1996. We've utilized the Main Street America Four-Point Approach (Design, Economic Vitality, Organization and Promotions & Marketing). We are a volunteer organization, striving to promote Waterloo's downtown as a great and safe place to live, work and play for Waterloo residents and visitors alike.



Events

The events that are put on every year within the city of Waterloo are very diverse, which allows many people to be involved in the community. The following list is not exhaustive.

- Coors Bull Riding Classic
- Wedding Extravaganza
- Beers to You
- Eastern Iowa Home Improvement and Landscaping Show
- Taste of 'Loo
- The World's Greatest Spring Break for Kids
- Cedar Valley Baconfest
- Funky Junk-a-Loo
- Blue Suede Memories IV
- Fiesta Di Mayo
- Iowa State Soccer Cup
- KOKZ-COOL 105.7 4th Street Cruise
- Cedar Valley Cup
- My Waterloo Days Festival
- Cedar Valley Soccer Moonlight Classic
- ACCEL Triathlon
- Cedar Valley Jaycees Greater Waterloo Open
- BBQ'LOO & Blues Too
- Cedar Valley Chamber Music Festival
- River's Edge 10K
- Black Hawk County 4-H Fair
- Iowa Irish Fest
- Stem & Stein
- Cedar Valley Pridefest
- Park to Park Half Marathon
- Fall Harvest Festival & Scarecrow Contest
- National Cattle Congress
- Tour De 'Loo
- Strolling with the Spirits
- Northeast Iowa Steel Guitar
- Friday'loo
- Holiday Arts Festival
- Winter Wonder'loo
- Battle of Waterloo
- Farmers Markets

KEY ISSUES & OPPORTUNITIES

During the planning process, city task force members and stakeholders were asked the following questions: *What makes your community unique? What quality of life assets does it have? What quality of life assets do you believe are missing, need improving, or are lacking? What can be done to improve your community's character?* Answers to these questions helped inform the community character issues, opportunities, and goals of the Plan.

Sense of Community

One theme that came out of the planning process was the feeling of a close-knit community in Waterloo. Task Force members commented on how community groups worked together to benefit each other and generally were supportive. Other comments speaking to this sense of community included the availability and variety of local services and locally-owned businesses.

There were also positive comments on the design and unique features of the community. Members of the Task Force mentioned that the city was “clean and orderly” and that there were regulations in place supporting orderly growth. Design features that received praise included parks and recreation areas, trails, brick streets, school facilities, regeneration of the downtown area, and the walkability of the community.

These unique features and the sense of community present in Waterloo should be taken into consideration by the city leaders when addressing the community's design in the future. Future development should protect and enhance these attributes that have been identified as central to Waterloo's character.

Downtown Character

Improving the appearance of downtown was identified by the Task Force as an opportunity to enhance the city's character. In keeping with the City's character as a walkable, close-knit community, close attention should be given to enhancing downtown, attracting businesses to downtown, and diversifying the types of businesses located in the area. Efforts should be made to continue historic preservation, promote the city and downtown, and utilize beautification and streetscape projects.

COMMUNITY CHARACTER GOALS

Community Character Goal #1: The City of Waterloo will embrace a shared vision and make all voices a part of the solution.

Objectives:

- Make a continuous effort to encourage participation of local citizens in City decision-making.
- Citizen groups should be invited to take part in the development and implementation of City plans.

Community Character Goal #2: Whenever practical and feasible, the city should preserve sites with scenic, cultural, or historic interest.

Objectives:

- Seek out and utilize programs that aim to preserve, reuse, and reinvest in areas of specific interests.
- Research innovative techniques and solutions for challenges that arise in proposals for developments of specific interests.

Community Character Goal #3: Maintain an ongoing comprehensive planning process in which informed public is considered an important element.

Objectives:

- Seek input on major development from those citizens most affected by that particular project.
- Educate the public, whenever possible.

Community Character Goal #4: Maintain those aspects of Waterloo that make it a unique and enjoyable place to live and improve those quality-of-life assets that are missing or need improvement.

Objectives:

- a. Promote downtown as the center of the community and its main hub.
- b. Maintain infrastructure and city services.
- c. Encourage community events that bring the city together.
- d. Support the Waterloo Development Corporation, Main Street, and the Grow Cedar Valley.
- e. Maintain and support outdoor recreational opportunities, such as the Cedar Valley Nature Trail, Black Hawk County Water Trails, comprehensive trail system, and area parks.

Community Character Goal #5: The city should continue to recognize that the Cedar River is an asset to the community, and as such, should focus on the river as a uniting factor in the community.

Objectives:

- a. Study and consider development that views the riverfront as a regional placemaking attraction and recreational opportunity.
- b. Explore and consider techniques and opportunities for the river as a means of enhancing its usability.
- c. Reference the 2022 [Black Hawk County Water Trails Master Plan](#) and its recommendations when discussing capital improvement plans.

Community Character Goal #6: The Community Planning, Zoning, and Economic Development Department's should continue working on neighborhood brownfield reclamation areas.

Objectives:

- a. Explore opportunities to reclaim abandoned or aged industrial and commercial sites so that they may be redeveloped into new appropriate development sites.
 - i. Continue to use the Rath Area Neighborhood Plan as a resource in implementing this objective.
- b. Encourage and promote brownfield redevelopment as a form of infill development that recycles land and offers an alternative to leapfrog development and urban sprawl, while also improving aesthetics, public health and safety, while having an overall positive environmental outcome for the community.

COMMUNITY FACILITIES



Community facilities and services are commonly used to measure the quality of life in a community. These facilities and services are often what potential citizens and businesses consider when determining if they should relocate to a community – in addition to a well-connected and diverse transportation network, and economic diversity. In regard to community facilities and services, potential citizens and businesses look for a community that provides a responsive and competent public safety system, a variety of parks and recreational opportunities, an exceptional and supported school system, and cultural events and opportunities. Existing citizens and businesses also consider these features when deciding whether or not to remain in the community or move elsewhere. To some degree, community facilities can be used to enhance a community's quality of life, they can be used to help guide the rate of growth.

Smart Planning Element – Community Facilities

Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

EXISTING CONDITIONS

A brief overview of Waterloo's community facilities is given below, including city buildings, parks, and schools. Maps 5 thru 8 show the location of public assets and facilities throughout the City.



City Hall

The operations of city government are directed from City Hall, which is located at 715 Mulberry Street. Specifically, there are several services that are provided to the community from City Hall such as: City Administration, including the Mayor's office and City Council Chambers; City Clerk and Municipal Finance; Personnel; Police; Engineering; Economic Development; Planning and Zoning; Legal; Parking Enforcement; and Code Enforcement and Building Inspections. Community Development, Neighborhood Services, and the Waterloo Housing Authority are located across the street from City Hall at 620 Mulberry Street.



Police

The Waterloo Police Department consists of one hundred twenty-one (121) officers and nine (9) civilian employees who provide service twenty-four (24) hours per day, seven days per week. The Department is broken into different divisions, each handling

specific duties for the needs of the community. At the heart of the Department is the Patrol Division, which responds to all service calls. Members of the Investigative Division, which include the Tri-County Drug Task Force, Street Drug Crime Unit, Crime Laboratory, Property Evidence, Records, and Domestic Response Team also provide daily support for the Department. In addition, many officers accept duty assignments in K-9, Crisis Intervention, Horse Patrol, Tactical Unit, Bomb Squad, Field Training Officers, and Motorcycle Units.

The Police Department fleet consists of sixty-six (66) vehicles. The primary patrol vehicle of the Department is the Ford Police Interceptor SUV, however, the Department also utilizes several other types of vehicles including trucks, vans, and other types of automobiles. A wide variety of vehicles is needed in order to respond to the many diverse calls for service that the Department receives.

Statistically, the Department responded to 61,390 calls for service in 2016. These calls resulted in 9,751 actual cases being initiated, 3,374 adult arrests, 505 juvenile arrests, 4,736 citations, and 199 Operating While Intoxicated (OWI) arrests.

The Departments mission is to vigilantly protect, serve, and work together with the community to prevent crime and enhance the quality of life in our neighborhoods. The core values of the police department are vigilance, integrity, courage, professional, honest, and respect. They strive to continue to recruit highly educated, culturally and gender-diverse workforce that is motivated and dedicated to providing police services to the community. The Department will continue to be proactive in the fight against crime, seeking out new technology to better serve the community and to protect the officers serving in the Department.

Fire/Rescue

The city of Waterloo's fire protection is provided by the Waterloo Fire Rescue Department, and their mission is to save lives, reduce injuries, educate, and prevent property loss to the citizens that are served. The Waterloo Fire Rescue Department responds to many different types of requests, all of which are unscheduled and urgent, by using highly trained personnel and sophisticated equipment.

Because maintaining a four-minute response time is critical to its effectiveness, it is important that the Department remain an adequately staffed and flexible service. In fact, the Department is able to provide four-minute response time to 90 percent of its service area. In order to keep these response times down, the Department maintains six fire stations that cover over 60 square miles of service area. The station locations, as shown in Figure 5, are: (1) Downtown (East 2nd Street), which is the primary station; (2) University Avenue and Ansborough Avenue; (3) Ansborough Avenue and Ridgeway Avenue; (4) San Marnan Drive and La Porte Road; (5) Nevada Street and Butler Avenue; and the (6) Donald Street and Heath Street. The Department also manages the Hazardous Material Training Center on Newell Street. At this time there are 116 uniformed firefighters, 31 of which are on-duty assigned to fire engines and ambulances. Eight paramedics are assigned to three frontline ambulances and two back-up ambulances in order to provide rapid response to medical emergencies and provide transportation to Covenant or Allen Hospitals. Fire engines are located throughout the city in order to maintain a four-minute response time. Incidentally, the Department responded to 3,848 fire calls and 5,726 emergency medical calls for a total of 9,353 calls during last fiscal year.

It should be recognized that the city of Waterloo currently has a Class 3 insurance rating, which on the Insurance Service Office rating scale between one and ten, is commendable. The Class 3 rating is a result of an excellent water system, dispatch center, and the ability of the Department to respond to emergency calls with well-trained, well-equipped firefighters in an appropriate timeframe. Ultimately, the beneficiaries of this low rating are insured business and property owners who are served by the Department.

In addition to serving the city of Waterloo, the Waterloo Fire Rescue Department provides fire and emergency service to the city of Elk Run Heights and two unincorporated Black Hawk County Townships, East Waterloo and Cedar. The Department also provides emergency hazardous material response to nine counties through the Northeast Iowa Response Group. Counties that are included in the Group are: Black Hawk, Bremer, Butler, Chickasaw, Grundy, Hardin, Howard, Tama, and Winneshiek.



The Waterloo Fire Rescue Department continues to be a citizen driven emergency response agency with a diverse, multi-talented workforce that is empowered and accountable to deliver the highest quality service and programs. This citizen-oriented philosophy will allow the Department to expand and improve its service to the communities it serves. The Department is working to build a safety conscious community through education, prevention, code enforcement, investigation, and community service. It should also be noted that the Department has identified specific objectives and needs in four planning areas: Facilities, Fire Apparatus and Equipment, Customers, and Community Services.

LEISURE SERVICES

The city of Waterloo Leisure Services Commission is dedicated to improving the quality of life for all citizens by providing the best possible recreational activities, special events, facilities, and services that encourage lifelong learning fitness, and fun. The Commission strives to provide and protect an enjoyable outdoor environment with top quality parks, preserves, golf courses, recreational trails, and a healthy urban forest resource. The Leisure Services Commission is comprised of six primary activity budgets which include Parks and Forestry, Downtown Area Maintenance, Golf Courses, SportsPlex, Sports and Youth Services, and Young Arena.

Sports and Youth Services

The Sports Division provides for the development, implementation, administration and evaluation of quality recreational, educational, and aquatic programming for citizens of all ages in the Cedar Valley. This includes fostering a cooperative arrangement with the Waterloo Community Schools in order to continue providing gymnasium space for indoor winter programming. This also includes the coordination of the routine maintenance efforts of City's ball diamonds and other outdoor sports facilities.

Parks and Forestry

The Parks and Forestry Division provides for the development, operation, maintenance, and protection of 47 parks, recreational trails, open spaces, natural areas, outdoor recreation facilities and riverfront areas; the development and care, and protection of the urban forest; and the landscaping and vegetation management on public rights-of-way, flood control systems and other public properties. The park and trail facilities are shown in Figure 10. In addition to park and golf course management, the Commission maintains Municipal Stadium (Baseball) and two swimming pools at Gates and Byrnes Parks, a soccer complex on Ridgeway Avenue, and the Riverview Recreational Area, which is a motorized all-terrain vehicle park near the Cedar River. The city's forestry department, which manages the city's arboricultural and vegetation programs, is co-located with and is overseen by the Commission.

Golf Courses

The Golf Courses Division provides for the administration, management, development and maintenance of three 18-hole municipal golf courses at Gates Park, South Hills, and Irv Warren Memorial at Byrnes Park, as are shown in Figure 10. User fees are collected to offset the day-to-day operating expenses of the courses.

Young Arena



The Arena Division provides for the management, operation and daily maintenance of Young Arena. Leisure Services staff provides concessions and ice production services. The arena is the home of the Waterloo Black Hawks United States Hockey League team, Cedar Valley Figure Skating Club, Waterloo Junior Hawks and Waterloo Warriors hockey teams, and numerous other adult and youth skating groups. Special events are held throughout the year including high school and college graduations, concerts, national wrestling events, and downtown promotional activities. An indoor walking track is available to the public at no charge throughout the year, serving 300-600 walkers per day.

Boat House

The Waterloo Boat House was rebuilt after extensive river flooding when the Cedar River reached record levels in June of 2008. The new building houses the Waterloo Rowing Club as well as a multi-purpose room with scenic views from above the Cedar River.

Riverfront

Renaissance/River Loop

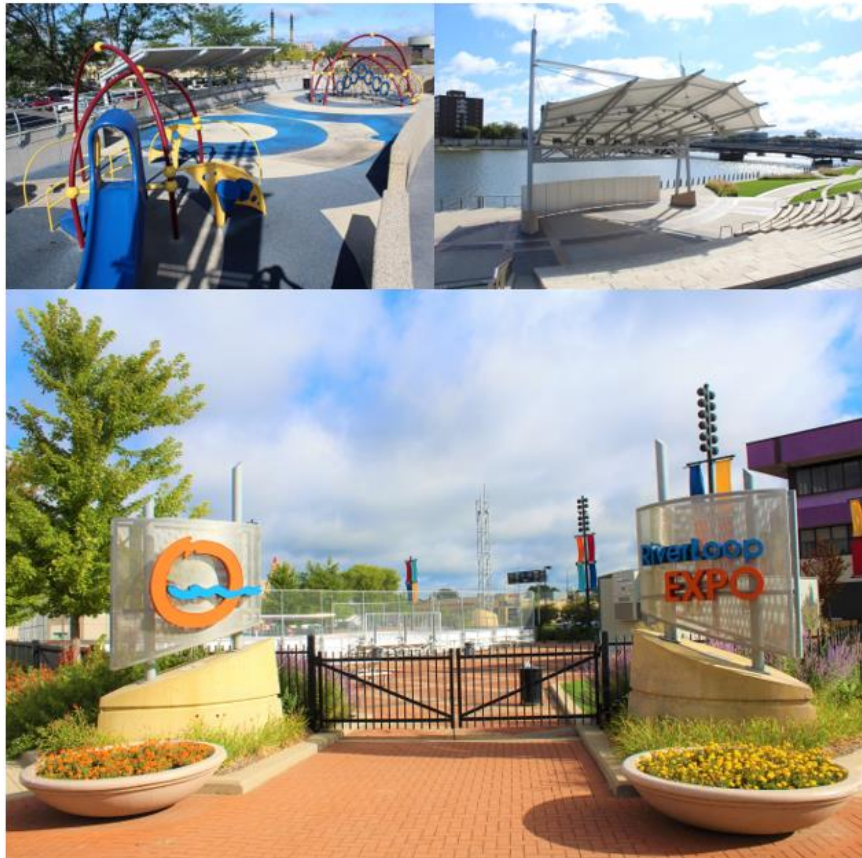
The Riverfront Renaissance and Waterloo Riverloop consists of multiple attractions. The Riverloop Bike Trail runs through the heart of the industrial area along the Cedar River. The entire trail is over 16 miles, which connects Waterloo to downtown Cedar Falls.

The second feature of the Riverloop is the Riverloop Amphitheatre which is located near the Waterloo Center for the Arts. This steel-frame structure has a stunning design, which offers a unique performance space and great views of the Cedar River and the Waterloo waterfront. The amphitheater can hold approximately 600 people in the general seating area but can accommodate groups as large as 1,000 people.

Near the amphitheater is Mark's Park, which is another feature in the Riverloop. This park offers a splash pad and play structures for kids 12 and under.

The Riverloop Expo Plaza is located at the corner of Park Avenue and Jefferson Street in downtown Waterloo. This open space can be used for private or public events, with easy points of access and quality appearance, the possibilities are endless.

The newest sport to the Waterloo area is Dekhockey. Dekhockey is a form of off-ice hockey played on foot, using a ball, in a rink with sport court surface. The Dekhockey rink is located in Downtown Waterloo, near the Riverloop Expo Plaza.



Cedar Valley SportsPlex

Prior to the Cedar Valley SportsPlex being built, the Waterloo Development Commission was set to address the future of downtown Waterloo. The objective was to develop a recreational and cultural center in the proximity of the river on the west side. It was determined through a study that the Waterloo Metro area was being under served with public recreation/sports/leisure services. As a result, the Cedar Valley SportsPlex was opened in 2014. The vision of the developer and philanthropist, was to create “an affordable, high-quality fitness facility that’s accessible to everyone.” His thoughts were that the SportsPlex would benefit the community in two major ways, first being that it would improve the overall health and wellness of the citizens. The second was that it would energize the economic development for the Riverfront Renaissance plan. This facility offers a variety of activities, classes, and fitness options to the patrons. Some of the amenities the SportsPlex offers include group fitness classes, fitness areas, leisure pool, gymnasium, track, field house, childcare, indoor play area, a golf simulator, and locker rooms.



CULTURE, ARTS, AND LEARNING



Center for the Arts/Phelps Youth Pavilion

The Waterloo Center for the Arts and Phelps Youth Pavilion is located along the scenic banks of the Cedar River in downtown Waterloo. It offers a wide variety of programs, events, and activities for all ages including an interactive youth gallery, gift store, and a wide variety of exhibits, including hosting the Waterloo Community Playhouse and Black Hawk Children’s Theater performances.



Waterloo Public Library

The Waterloo Public Library, which is shown in Figure 6, is located at 415 Commercial Street, and is the community’s center for lifelong learning. Close to 200,000 items, in a variety of formats, are housed in the modern facility and available to residents to checkout. Popular materials include books-on-tape, compact discs and videos, as well as standard print format items like books and magazines. The library offers 12 workstations for citizens who wish to navigate the Internet and computers are also available for word processing. Free classes are offered on Internet use. The Information Department researches reference questions for users who contact them in person,

over the phone, or through email. The University of Northern Iowa Learning Outreach Center is located on the second floor and provides tutors to assist learners of all ages with schoolwork, resume writing, computer skills and more.

The Youth Department of the library features a variety of special programs throughout the year for children of all ages. Computers are available which are equipped with educational games and compact discs that are appropriate for children. Outreach to daycare providers is offered through the Traveling Tales Program, and story-hours are scheduled in the library Monday through Friday. Trained staff will assist children and their parents in finding reading material, or information on school assignments.

The Grout Museum District



The Grout Museum District consists of five buildings, owned and operated by the private non-profit H.W. Grout Trust. The buildings, as shown in Figure 6, are located in the area surrounding Washington Park, with the main Grout Museum on the east and the Russell House, Imaginarium, and Snowden House to the west. In addition, the Trust also owns the former medical arts building to the south and west of the park. Three of the facilities are operated as full-time museums (Grout, Imaginarium, and Russell House); one as a programming and rental facility (Snowden House) and the fifth serves as auxiliary storage and workspace.

The Sullivan Brothers Iowa Veterans Museum honors the service and sacrifice of all Iowa veterans from the Civil War to present. The museum provides a glimpse into the stories of those who served through traditional exhibits, interactive activities, and an electronic Wall of Honor. Visitors to the exhibit can step into the stories of those who served through traditional exhibits, interactive activities and an electronic Wall of Honor. The Museum consists of over 35 interactive exhibits, and veteran interviews, collected via the *Voices of Iowa Oral History Project*, total over 1,500.



Silos and Smokestacks National Heritage Area

The National Park Service determined that northeast Iowa is a living landscape of heritage and resources of national significance. Within the 37-county area, much of the heritage of America's agricultural revolution still exists and is in need of preservation and interpretation. Iowans and visitors alike desire opportunities to learn about the farms, the industries, and the people that strive to maintain a wholesome food supply.

The Silos & Smokestacks National Heritage Area mission is to provide those opportunities through the development of a network of sites, programs, and events that interpret farm life, agribusiness, and rural communities - past and present. Silos & Smokestacks, as the coordinating organization, is building the story framework – such as themes, signage, and visitor kiosks – which will tie the stories together to create a quality visitor experience.

Silos & Smokestacks also designates specific geographic regions as strategic investment areas. These areas feature a high concentration of sites and programs that can benefit from a coordinated effort to develop and promote heritage tourism. Resources within these areas range from a Maize Maze to a heritage trail, a website to farm tours, a building preservation project to field trip guides for teachers.

Silos & Smokestacks National Heritage Area and its partners have identified the following critical goals:

- Enhance existing sites, attractions, and events to focus and improve the visitor experience;
- Assist local communities to develop selected new facilities or attractions;
- Interpret and link new and existing attractions thematically to shape the story of America's agricultural heritage;
- Create a system of well-identified signage — scenic byways, trails, discovery routes, guides, and maps for motorists, hikers, and bikers, and;
- Contribute to revitalizing communities through effective and economically self-sustaining agricultural heritage tourism products, programs, events, and festivals.



African American Historical and Cultural Museum

The African American Historical and Cultural Museum, which is currently in the planning and development phases, will be a unique attraction that tells the story of the Great Migration of African-Americans northward from Mississippi to Waterloo. The Museum will document the recruitment and transport of African Americans to Waterloo for the purpose of working jobs on the railroad, meat-packing industries, and manufacturing sectors of the Waterloo economy. The Museum will also house a continually updated collection of historical artifacts and documents, tours, interpretive artistic works, and taped oral histories. As planned and designed, the Museum is proposed to be located at the intersection of East 4th Street and Adams Street.

EDUCATION

Waterloo Community School District

The Waterloo Community School District owns and utilizes 20 facilities for serving K-12 children. Table 9 shows current enrollment, by facility, in the district. The offices for the district are also located in Waterloo.

Parochial Schools

Waterloo is also home to Cedar Valley Catholic Schools which includes Blessed Sacrament Early Childhood Center, Saint Edward Elementary, Blessed Maria Assunta Pallotta MS, and Columbus HS.

TABLE 9: WATERLOO COMMUNITY SCHOOL DISTRICT ENROLLMENT BY BUILDING

Building	Grades	Enrollment – 2021/2022
Kittrell Early Childhood Center	PK-5 th	552
Highland Elementary School	PK-5 th	459
Lincoln Elementary School	PK-5 th	418
Kittrell Elementary School	PK-5 th	552
Irving Elementary School	PK-5 th	389
Cunningham School for Excellence	PK-5 th	362
Fred Becker Elementary School	PK-5 th	427
Kingsley Elementary School	K-5 th	334
Kingsley Elementary School (Virtual)	K-5 th	103
Poyner Elementary School	K-5 th	357
Lou Henry Elementary School	K-5 th	426
Lowell Elementary School	K-5 th	270
Orange Elementary School	PK-5 th	487
Central Middle School	6 th -8 th	478
Hoover Middle School	6 th -8 th	851
George Washington Carver Academy	6 th -8 th	456
Bunger Middle School	6 th -8 th	467
West High School	9 th -12 th	1,619
East High School	9 th -12 th	972
Expo Alternative Learning Center	9 th -12 th	138
MS/HS Virtual	6 th 12 th	321
Total		10,114
<i>Source: Iowa Department of Education</i>		

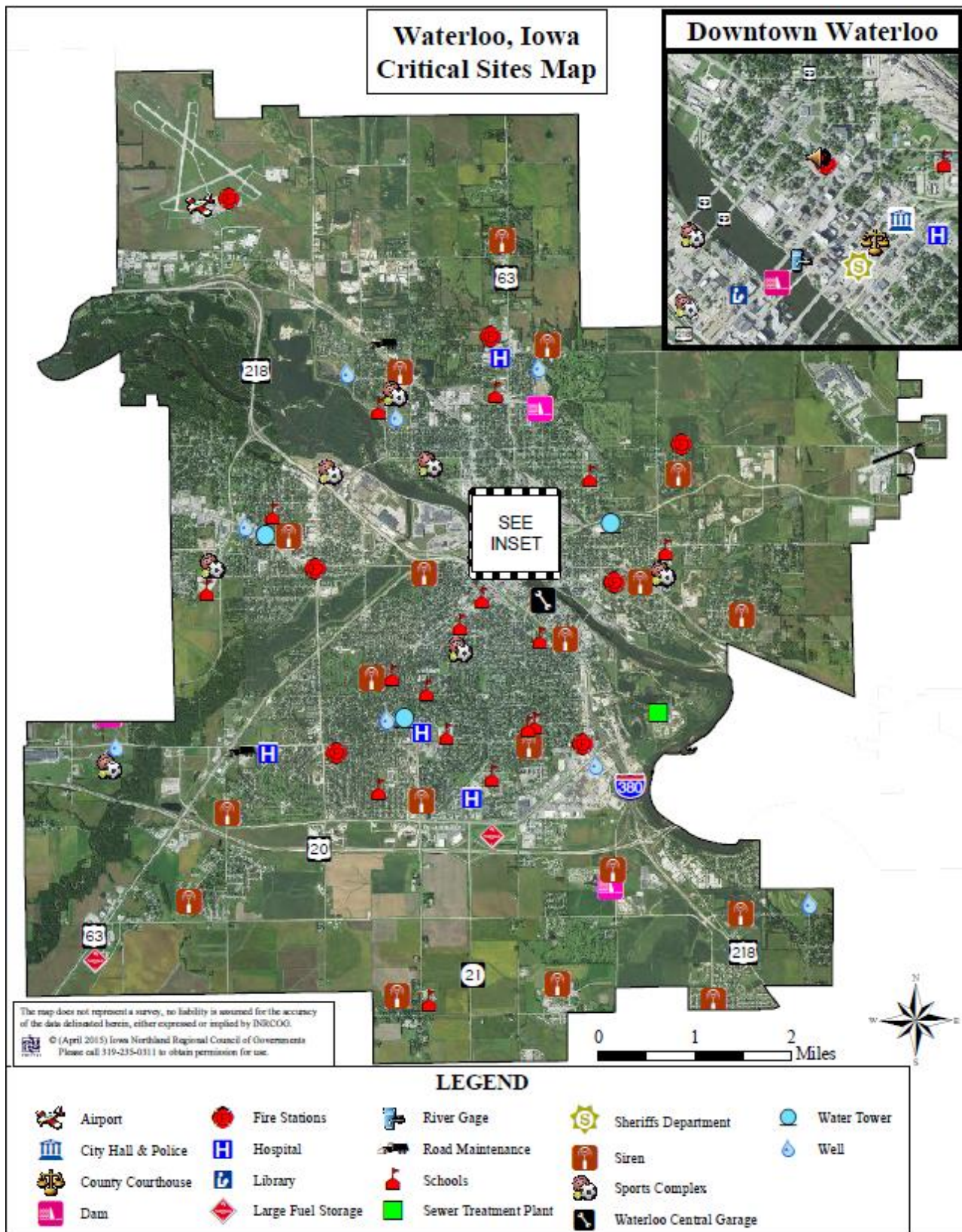
Hawkeye Community College

Hawkeye Community College opened in 1966 as a comprehensive community college. Since then, they have developed an arts and science curriculum and have built close ties to Iowa's Regents institutions and



employers. The school currently is offering more than 70 one-year and two-year programs-for-credit classes. The main campus for Hawkeye Community College is on the southern edge of the city; however, the college does have 8 locations that are within 35 miles of the Waterloo campus. Currently, approximately 5,500 students are attending classes at HCC.

MAP 5: CRITICAL FACILITIES



KEY ISSUES & OPPORTUNITIES

The following key issues and opportunities were identified at Task Force meetings held during the planning process. Task Force members were asked: *What are the key concerns and/or needs regarding schools, parks, playgrounds, library, recreational opportunities, and municipal services in general?* Input received from the public and current planning documents also assisted in identifying the following issues and opportunities for Waterloo.

Cedar River

As a main feature of the community, there is a desire to utilize the Cedar River more prominently for recreation. A potential example would be creating green space or trails along the banks to provide both recreation and flood protection. Recreational options along the Cedar River could connect into the larger regional trail network and county parks. The Black Hawk County Water Trail is slated for state designation in the Summer of 2021. The [Black Hawk County Water Trails Master Plan](#) provides more than a decade's long research effort, public engagement, and architectural designs for recommended improvements that the city should consider in future planning and funding discussions.

Black Hawk Creek

Black Hawk Creek begins in southwest Black Hawk County and travels northeast through a greenbelt and Hudson before entering into the city of Waterloo, where it joins with the Cedar River near downtown Waterloo. Black Hawk Creek is also part of Black Hawk County's Water Trail system, yet it is not as known due to its lack of accesses, signage, and parking areas.

Cedar Valley Nature Trail

The Cedar Valley Nature Trail runs through the City and is a valuable recreational opportunity for the community. Keeping the section of the trail that passes through the City in good repair and extending the trail to other areas in the City and region will be important throughout the life of this Plan. With limited funds to devote to trail maintenance, the City should seek out grants and other funding opportunities to maintain and improve the trail.

Facilities

Overall, there seemed to be a general consensus that the city has done well in maintaining remarkable community facilities. However, many comments were provided regarding the vacant Rath Administration building drawing negative attention. There was also some concern that the Center for the Arts would benefit from updates, and continuous improvements for all facilities should be a constant budget consideration so as not to fall behind. The demographic statistics presented in this Plan should be taken into consideration when evaluating the future needs of the community in relation to these and other city facilities.

COMMUNITY FACILITIES GOALS

Community Facilities Goal #1: Maintain and enhance the parks and open space in Waterloo.

Objectives:

- a. Continue to provide maintenance and general upkeep to the existing parks and recreational areas.
 - i. Regularly review the condition of existing parks and recreation areas.
- b. Encourage development of diversified recreational activities to meet the needs of all the citizens of Waterloo.
 - i. Identify the recreational needs of citizens.
 - ii. Consider and implement, whenever feasible, recreational activities that meet the diverse needs of the community.
- c. Promote the expansion of recreational services such as the golf courses, various passive parks, and recreational areas to best utilize environmentally sensitive areas such as the floodplain and certain soil types.

- i. Consider ways to use Black Hawk Creek more prominently for recreation.
- ii. Seek out grants to maintain and expand the City's section of the Cedar Valley Trails network.

Community Facilities Goal #2: Continue to provide and support strong public services.

Objectives:

- a. Support the continued protection and service provided by police, fire, and ambulance services.
 - i. Consider the expenditure of funds for improved or expanded police, fire, and ambulance services as community needs may require.
- b. Continue to support the medical services within Waterloo.
- c. Maintain and expand, when needed, facilities that provide vital community services.
 - i. Investigate the need to improve City facilities.
 - ii. Consider expanding public works, police, fire, and ambulance facilities.

Community Facilities Goal #3: Consider community schools and facilities as hubs for development and structure of current and future generations.

Objectives:

- a. Support the continued investment in and collaboration with the Waterloo Community School District.
- b. Encourage land use patterns that accommodate mixed use developments and promote inclusionary housing and zoning practices.

Community Facilities Goal #4: Continue to provide support for cultural facilities and museums.

Objectives:

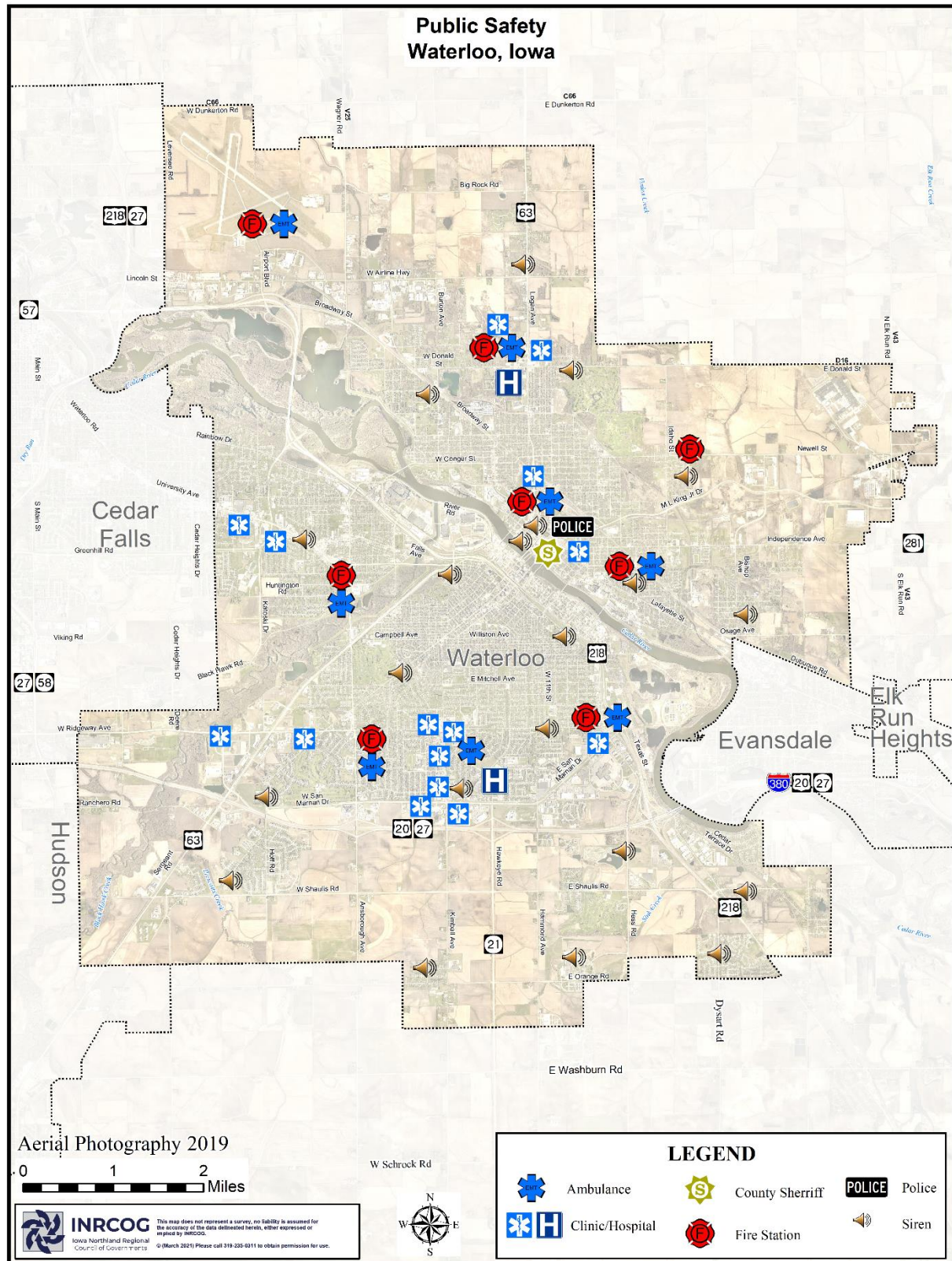
- a. Explore opportunities to invest in and support the African American Museum, Veterans Way, and connecting the downtown to cultural exhibits of Waterloo.

Community Facilities Goal #5: View the physical facilities of Waterloo as assets and an opportunity for regional attraction and retention of residents and visitors alike.

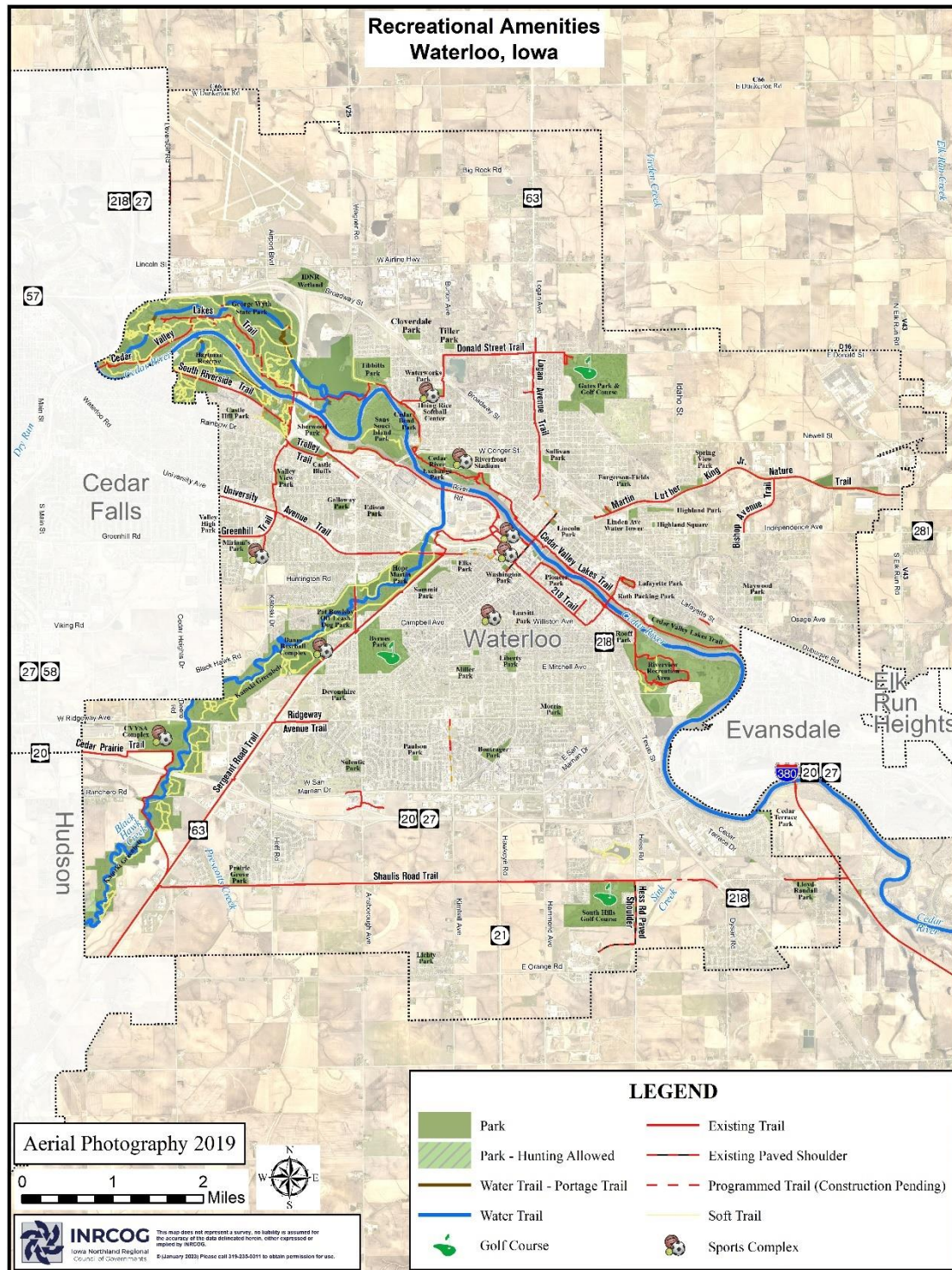
Objectives:

- a. Explore and support placemaking opportunities for the city as a hub for recreation, entertainment, and leisure.

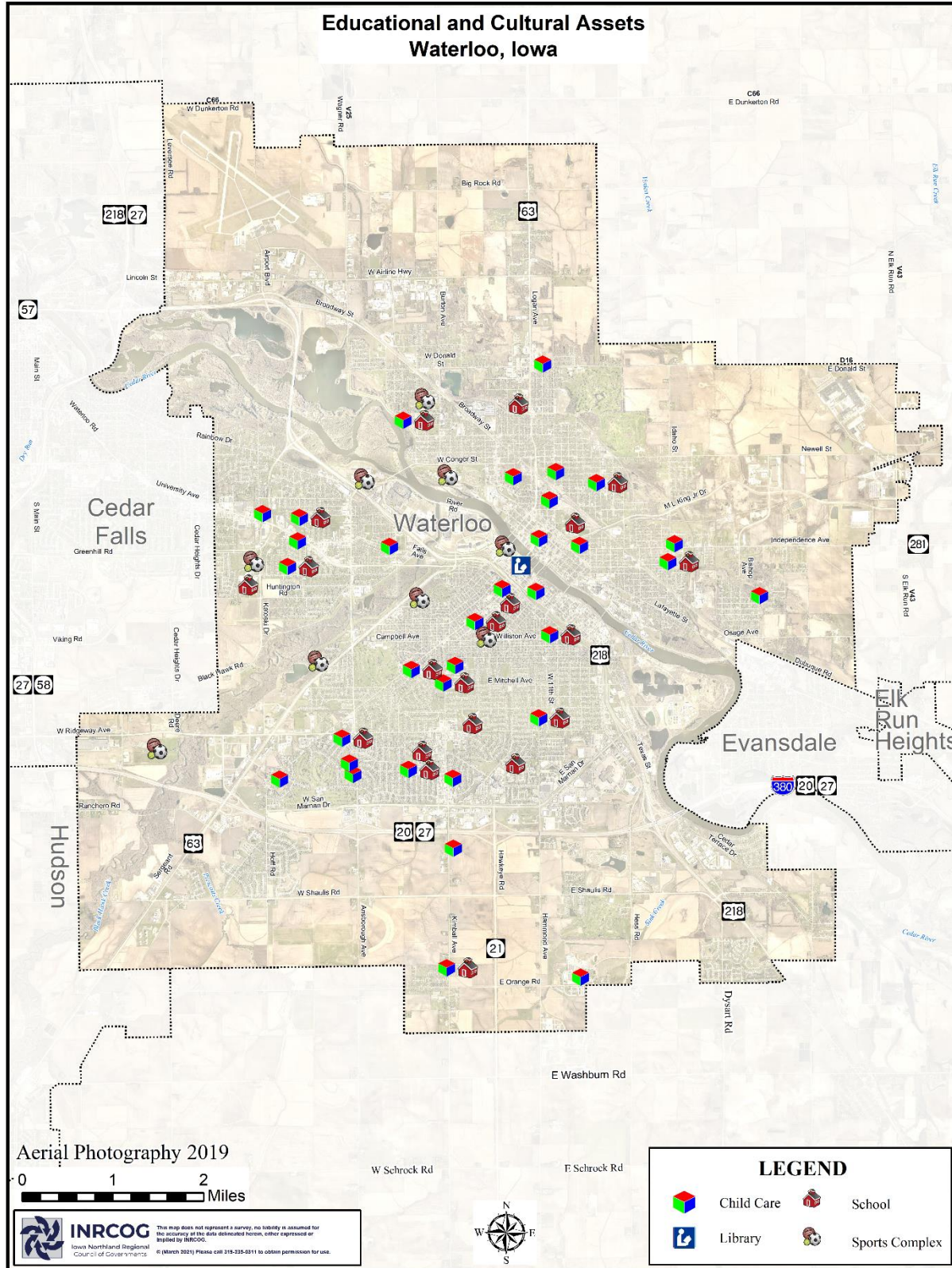
MAP 6: PUBLIC SAFETY SERVICES



MAP 7: RECREATIONAL AMENITIES



MAP 8: EDUCATIONAL AND CULTURAL ASSETS



PUBLIC INFRASTRUCTURE & UTILITIES

The infrastructure and utilities of the community are the backbone of a city. Without a proper, up-to-date infrastructure, the quality of life in the city is reduced, not to mention the loss in potential for the community. In order to reduce the migration to more urban areas, Waterloo needs to determine the quality of the services, facilities, and systems throughout the community and maintain them as well as bring any that may not be current up-to-date to the best of their ability.

Smart Planning Element – Public Infrastructure & Utilities

Objectives, policies, and programs to guide future development of sanitary sewer service, stormwater management, water supply, solid waste disposal, waste water treatment technologies, recycling facilities, and telecommunications facilities. The Plan may include estimates regarding future demand for such utility services.

EXISTING CONDITIONS

A brief summary of public infrastructure and utilities offered to residents and businesses is below. Maps 9 and 10 show the location of City infrastructure and utilities.

Water Service

The Waterloo Water Works is located at 325 Sycamore Street in downtown Waterloo. Water is provided to residents through a series of wells and three water towers, which are located on Linden Avenue, Kimball Avenue, and University Avenue. The locations of these assets are shown in Map 10.

WATERLOO WATER WORKS

Statistically, the city's water system has the ability to provide 50,400,000 gallons per day to its residents. In comparison to the city's capacity, the latest available figure on daily average water consumption is 13 million gallons, which indicates that the city has a significant level of unused capacity to meet future demand. The Water Works serviced 26,211 meters and pumped 4,243,527,000 total gallons of water during the 2019 calendar year.

Future needs of the Water Works include system extension and looping projects, maintenance of the existing system and the related facilities, and maintaining an affordable, safe, water source.

Sewer Service

The city of Waterloo manages wastewater through the Easton Avenue Water Pollution Control Facility and a Satellite Treatment Facility. The city has renovated and updated the sewer treatment plant extensively over the past decade, spending several million dollars on improvements. The plant was originally constructed in 1939. Under normal operations and conditions, the new facility will treat an average daily load of 14.0 million gallons per day (MGD). Under these same conditions, the design capacity of the service is 35.6 MGD. The sanitary sewer assets, excluding individual sewer lines, are shown in Map 10.

The sanitary sewer collection system includes over 800 miles of sanitary and storm sewers collection lines and mains including force mains, 7,000 manholes, 25 sanitary lift stations and 21 storm sewer lift stations. The city of Waterloo sanitary sewer system provides service to all of its estimated population of 67,000 residents.

Stormwater Management

The city of Waterloo has an extensive storm sewer system, however, there are areas of the city that are not served by storm sewer. All of the existing storm sewer system is designed to accommodate a five-year frequency rainfall. Although it has been noted that there are also areas of the community where the sanitary

and storm sewer systems are combined, the city attempts to address separating the systems whenever the opportunity arises.

The city has identified and studied much of its storm sewer needs throughout the years. These studies, which were conducted by consultants, have identified millions of dollars of improvements that should be considered. Currently, the city is addressing this list in conjunction with other projects such as those for street construction. While many storm water projects have been completed, an estimated \$25 million in improvements remain to be completed.

In the future, the city will have to comply with the National Pollution Discharge Elimination System (NPDES) regulations. Specifically, this regulation will require the city to implement storm water quality control measures that prevent or minimize the amount of pollution introduced by storm water into receiving waters.

Flood Control

The city of Waterloo manages the potential for flooding using two primary tools. First, the city maintains an elaborate levee system along the Cedar River and Black Hawk Creek. Note that Map 4 represents the floodplain within the city. The city initially received assistance for constructing the levee system from the Army Corps of Engineers. This levee system protects much of the city from flood events as both of these waterways subdivide the community. Second, the city enforces a floodplain overlay district ordinance within flood-prone areas of the city. The ordinance places restrictions on development in the floodplain, which includes both the floodway and flood-fringe areas, in an attempt to minimize personal injury and structural damage within the community. Since the devastating floods of 2008, roughly \$21 million has been expended in the city to improve and upgrade Waterloo's capability to withstand flooding.

The city, in the future, will have to regularly inspect and maintain the levee system in order to continue to protect its residents from flooding. Likewise, the city should also continue to enforce their floodplain ordinance in the community. Further, the city may want to consider purchasing and removing structures from the floodplain in an effort to minimize property damage while protecting the health and safety of its residents, as has been done in the past on San Souci Island and Sherwood Park with assistance from FEMA.

Telecommunications

There are two main providers for telecommunications in the area are Mediacom Communications Corporation and CenturyLink. Many comments were received in the public participation and Task Force discussions regarding the need for a better network of telecommunications. The city should continue to explore viable options to improve the availability of affordable broadband to its residents, including through maintaining a City Communications Utility Board.

Solid Waste

Solid waste disposal service is provided to residents by the city. Other providers include Black Hawk Waste Disposal, Corkery, and Waste Management. The Black Hawk County Landfill is located south of the city and is managed by the Black Hawk County Solid Waste Management Commission.

Recycling

Recycling is provided by the City as a voluntary service that can be added on for pick up services. There are also recycling stations placed around the community for residents to drop off recycling at any time. Other recycling providers include Black Hawk Waste Disposal and Denver Construction Inc.

Other Utilities

Table 10 shows which utility providers provide electric, natural gas, telephone, and cable TV services to City residents and businesses.

TABLE 10: WATERLOO UTILITY PROVIDERS

Electric	MidAmerican Energy
Natural Gas	MidAmerican Energy
Telephone	Century Link, Mediacom
Cable TV	Mediacom, Satellite Providers
Internet	Mediacom, CenturyLink, Windstream, Dish Network
Water	Waterloo Waterworks

KEY ISSUES & OPPORTUNITIES

To develop this section of the Plan, participants in the planning process were asked the following: *What are the key concerns and needs with regard to public infrastructure and utilities?* Answers helped shape the following key issues, opportunities, and goals.

The city's public utilities are meeting the current demands of the community and providing high quality services. While the current state of affairs is good, meeting future needs will require more investments in public infrastructure and investigation of other means of providing these services. Maintaining the current quality of services, minimizing flood damage, and complying with state and federal requirements for water and sanitary sewer will challenge the community in the future.

PUBLIC INFRASTRUCTURE & UTILITIES GOALS

Public Infrastructure and Utilities Goal #1: Provide and improve streets and utilities to assure adequate and efficient services to all persons in the community.

Objectives:

- a. Assess on a regular basis the community's sewer and water systems' capacities in light of meeting the needs of future population, as well as complying with ever-changing regulations.
 - i. Evaluate the need to upgrade wastewater treatment facilities and infrastructure.
 - ii. Consider implementing policies and programs to prevent degradation and contamination of sewer and water systems.
 - iii. Maintain compliance with regulations.
- b. Continue to monitor local street conditions and provide for street improvements through long range street improvement projects, such as the MPO 2045 Long Range Transportation Plan.
 - i. Consider streetscape and beautification projects that improve the appearance of streets and their surroundings.
- c. Continue to utilize an adopted Capital Improvements Plan (CIP), as needed, for managing municipal capital projects.

Public Infrastructure and Utilities Goal #2: Work with utility providers on extending services and infrastructure as capacity and demand allow.

Objectives:

- a. Inventory areas in the community where expanded or updated infrastructure and utilities are lacking and target those areas for improvement.
- b. Continue to explore available funding options for expansion and improvement of public infrastructure and utilities.

Public Infrastructure and Utilities Goal #3: Provide affordable and competitive telecommunications and internet options to the city.

Objectives:

- a. Continue to explore opportunities for the development of an "Open Access" fiber optic backbone network for data transmission and internet in Waterloo.

Public Infrastructure and Utilities Goal #4: Reduce long-term risks associated with traditional energy supply from fossil fuels.

Objectives:

- a. Encourage and support the development and use of renewable energy sources to build the local economy and improve the environment.
- b. Encourage local production of solar energy on new residential and commercial construction.
 - i. Structure zoning ordinances and building codes in a manner that is conducive to utilization of renewable energy sources when feasible.
- c. Consider participation in the Resilient Iowa Communities program through the Center for Energy and Environmental Education at the University of Northern Iowa.

Public Infrastructure and Utilities Goal #5: Reduce the impacts of moderate and extreme rain events throughout the city.

Objectives:

- a. Consider adoption of a Stormwater Master Plan as a means of determining and prioritizing projects for the capital improvements plan.
- b. Develop a hydraulic model that can serve as a platform to better define needs and consider cost effective solutions.
- c. Continue to implement and encourage stormwater management best practices in local developments and area improvements.
 - i. Encourage and showcase rain gardens, permeable pavers, and other stormwater and run off diversion methods in city funded projects as well those throughout the community.
- d. Explore and evaluate policies that address issues that are found to contribute to stormwater management.
- e. Identify financial needs and potential funding sources.

Public Infrastructure and Utilities Goal #6: Maintain and improve the levee system in Waterloo as is needed and necessary to ensure the health and safety of the community.

Objectives:

- a. Assess on a regular basis the community's levee systems' capacities in light of meeting the needs of future flood and high-water events, as well as complying with ever-changing regulations.
- b. Continue to monitor and inspect the levee system for areas of damage or degradation.

Public Infrastructure and Utilities Goal #7: Provide adequate and efficient sanitary sewer services to the community.

Objectives:

- a. Continue implementation and improvement of Waterloo's Environmentally Beneficial Infrastructure & Modernization Program.
 - i. Identify compromised pipes
 - ii. Prioritize high problem areas
 - iii. Replace or line pipes to prevent leaks
 - iv. Rehabilitate or replace aging lift stations
 - v. Re-route storm intakes to appropriate storm sewer

Public Infrastructure and Utilities Goal #8: Maintain a high quality, sustainable water supply for current and future generations.

Objectives:

- a. Integrate water resources and supply planning for water systems across intergovernmental and regional jurisdictions.
- b. View the water supply as a nonrenewable resource and implement policies and procedures that are conducive of conservation best practices.
- c. Continue to inspect and monitor the city's water supply for compliance with applicable water quality standards.

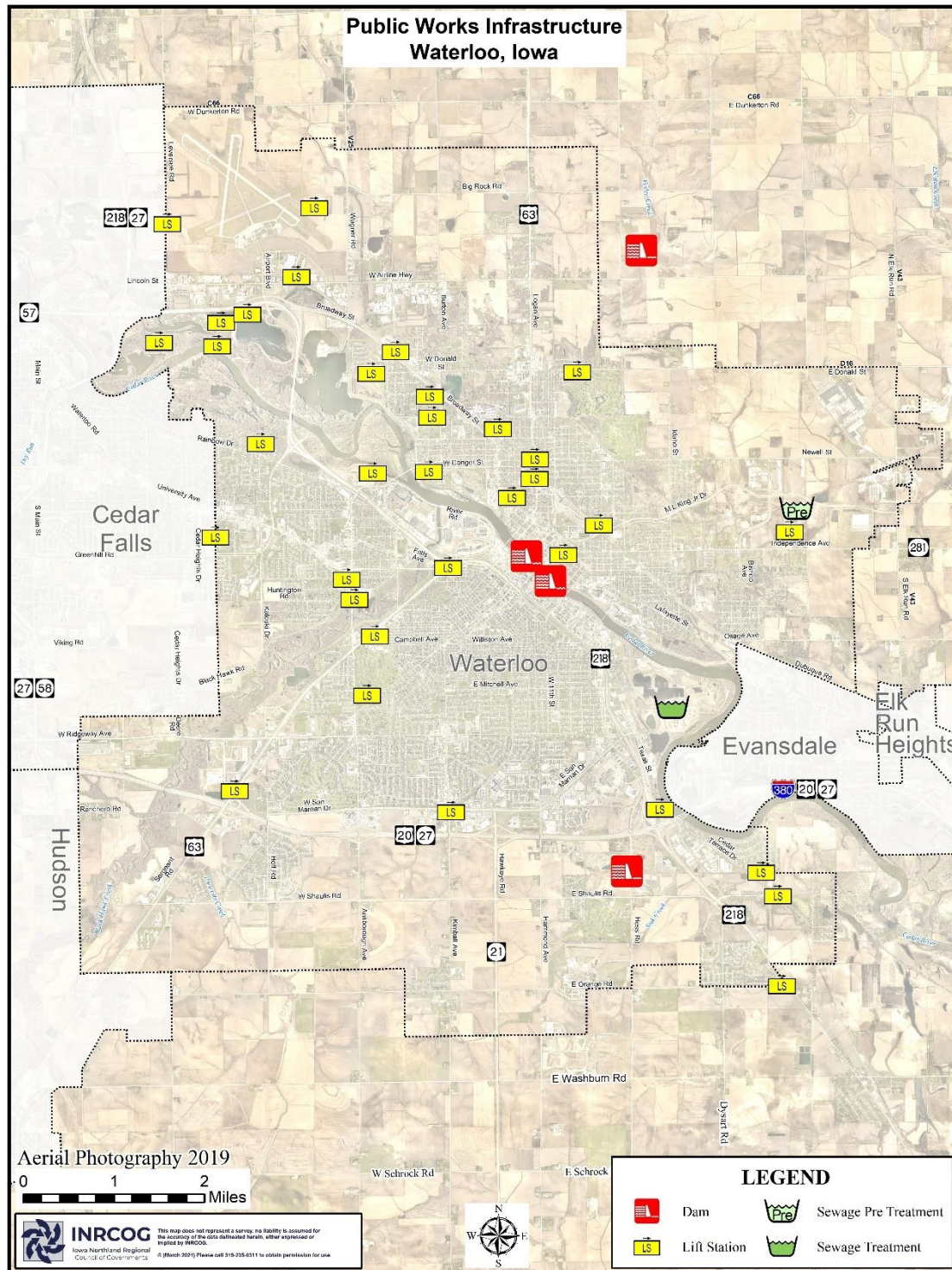
Public Infrastructure and Utilities Goal #9: Invest in and encourage the expansion of Electric Vehicle (EV) Infrastructure in all areas of the community.

Objectives:

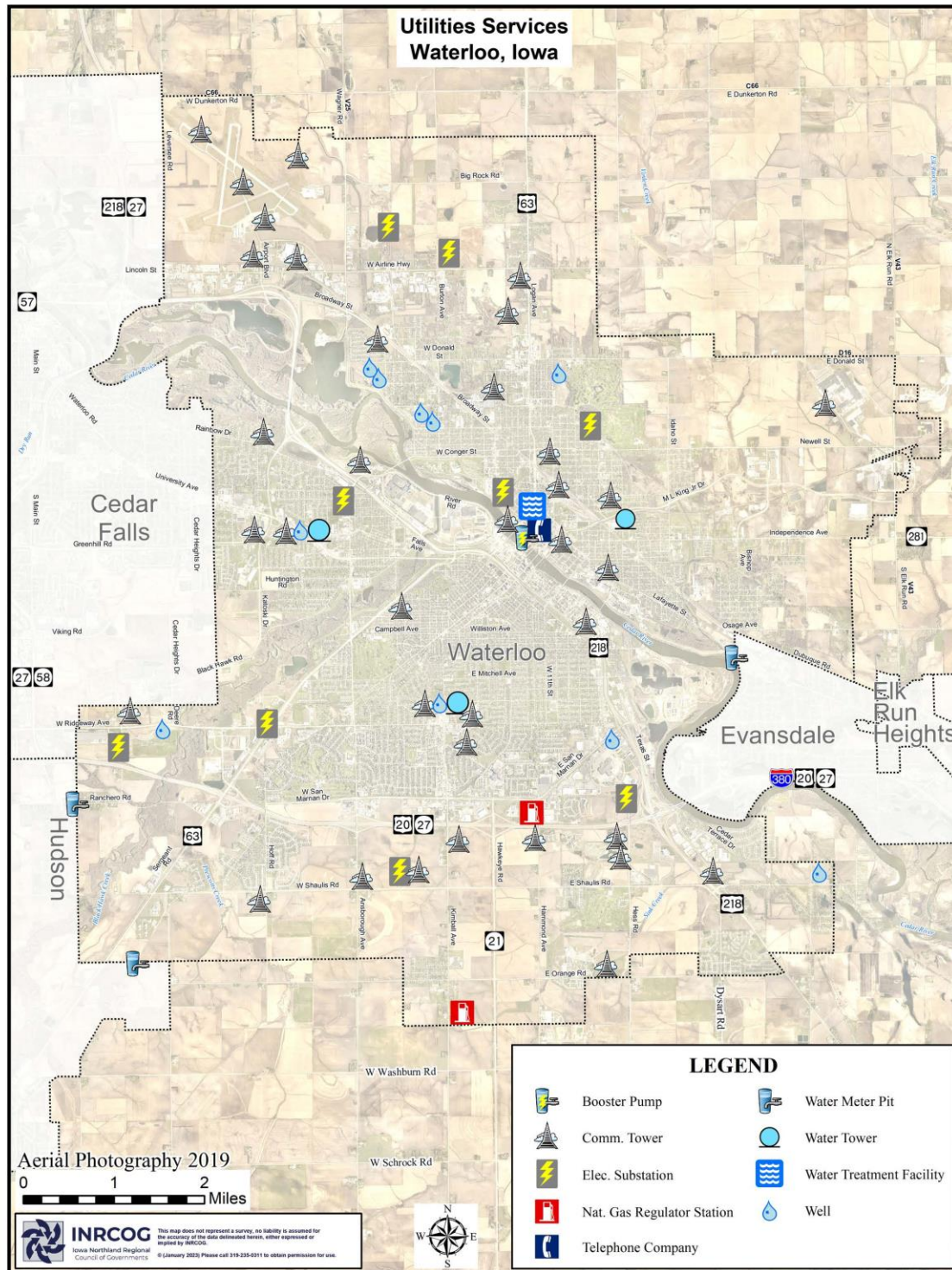
- a. Encourage building and development practices that incorporate EV Infrastructure into the design.
 - i. Review city building codes, design standards, and current practices for opportunities to incorporate provisions for charging stations in public and private uses.

DRAFT

MAP 9: PUBLIC WORKS INFRASTRUCTURE



MAP 10: UTILITIES SERVICES



HOUSING

This section addresses the goals, policies, and actions related to housing diversity and opportunities for housing in Waterloo. This section also briefly discusses the existing housing trends, including new subdivisions, areas in need, and forecasts for residential demand and development.

The goals and policies addressing Waterloo's housing also help the city achieve its goal to maintain and improve the quality of life or sense of place that the residents of the community value and enjoy.

However, they are not intended to supplant those guiding statement outlined in greater detail in the 2021 Waterloo Housing Needs Assessment.

Smart Planning Element – Housing

Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plan to ensure an adequate housing supply that meets both the existing and the forecasted housing demand. The plan may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The plan may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

EXISTING CONDITIONS

Housing is the foundation of a community and its economy because it serves one of the most basic needs of residents; shelter. Housing is one of the largest parts of the US economy and a dominant land use in most cities.

Housing Occupancy

As shown in Table 11, Waterloo added 880 housing units to its stock between the 2010 Census and 2020 Census. The community also saw an increase in the vacancy rate along with an increase in the occupancy rate. 2020 US Census Data shows that there are 31,603 total housing units in Waterloo with a 91.6 percent occupancy rate. American Community Survey Estimates from 2019 indicate that approximately 60 percent of total housing units are owner occupied while the remaining 40 percent are renter occupied.

TABLE 11: HOUSING OCCUPANCY IN WATERLOO			
Status	2000	2010	2020
Occupied	28,169	28,607	28,962
Owner-Occupied	18,897	18,730	*16,613
Renter-Occupied	9,272	9,877	*11,301
Vacant	1,330	2,116	2,641
Total	29,499	30,723	31,603

Source: U.S. Census Bureau and *2019 ACS 1-Year Estimates

Age of Housing Stock

Table 12 shows an estimate of when each housing unit in Waterloo was built. Most of the city's housing units were built prior to 1939 and between 1950 and 1979. The median year for structures built in Waterloo is 1961, meaning that half of the housing units were built at or before this time and half after. Iowa's median year for structures built is also 1961, so the city's housing stock is generally on the same plane as the state's.

TABLE 12: ESTIMATED WATERLOO HOUSING UNITS BY YEAR BUILT	
Time Period	Percentage of Total Units
2014 or Later	0.9%
2010 to 2013	2.3%
2000 to 2009	5.1%
1990 to 1999	6.5%
1980 to 1989	6.4%
1970 to 1979	14.5%
1960 to 1969	15.2%
1950 to 1959	17.3%
1940 to 1949	8.2%
1939 or Earlier	23.6%
Source: U.S. Census Bureau, 2014-2018 ACS	

Housing Values & Gross Rent

In general, homebuyers are taught that “affordable” homes cost two to three times their annual gross income. Waterloo's median household income is \$46,297, meaning that an average affordable home should be about \$92,594 for an income multiplied by two, and \$138,891 for an income multiplied by three. Table 13 shows that Waterloo homes are generally below this recommended amount with a median home value of \$114,000.

TABLE 13: ESTIMATES FOR OWNER-OCCUPIED UNITS IN WATERLOO	
Value	18,501 Units
Less than \$50,000	11.2%
\$50,000 to \$99,999	30.1%
\$100,000 to \$149,999	27.9%
\$150,000 to \$199,999	16.2%
\$200,000 to \$299,999	10.2%
\$300,000 to \$499,999	3.5%
\$500,000 to \$999,999	0.8%
\$1,000,000 or more	0.2%
Median (dollars)	\$114,000
Source: U.S. Census Bureau, 2014-2018 ACS	

Another measure of affordable housing is looking at a household's average monthly housing costs. A general rule of thumb is that a household should not spend more than about 30 percent of its income on housing for it to be considered affordable. Using Waterloo's median household income, the average family makes about \$3,858 per month. For housing to be considered affordable, the average family should not pay more than about \$1,157 per month in housing costs.

TABLE 14: ESTIMATED MONTHLY HOUSING COSTS

	Owner-Occupied Units with a Mortgage	Renter-Occupied Units
Less than \$500	2.4%	12.2%
\$500 to \$999	45.7%	69.9%
\$1,000 to \$1,499	35.2%	12.7%
\$1,500 to \$1,999	10.2%	3.3%
\$2,000 to \$2,499	3.3%	1.6%
\$2,500 to \$2,999	1.3%	0.1%
\$3,000 and more	1.9%	0.2%
Median (dollars)	\$1,023	\$740
Source: U.S. Census Bureau, 2014-2018		

Table 14 shows monthly housing costs for occupied housing units in Waterloo. While renter-occupied housing costs are looking at gross rents, owner-occupied housing costs include units with and without a mortgage. In general, owner-occupied housing units with a mortgage pay higher monthly costs than those without a mortgage. Based on the financial information in the table, the average family would find affordable housing in Waterloo.

Development Trends

Waterloo's housing stock is predominantly single-family homes. About 68.3 percent of housing units are detached 1-unit structures while the rest are multi-unit structures.

From Task Force member comments, Waterloo offers a good environment for developers, in general. It is favorable towards non-traditional development, but there may be a desire for more flexibility in things such as setbacks, lot sizes, density, etc.

KEY ISSUES & OPPORTUNITIES

The following is a synopsis of the major issues and opportunities facing Waterloo with respect to its housing needs based on input from the public and participants in the planning process. City stakeholders were asked these questions to inform the issues, opportunities, and goals of housing in Waterloo: *What is the current housing environment regarding ordinances, regulations, policies, programs etc. for homeowners/renters/developers? Is it favorable for non-traditional development? Is there a desire for more flexibility – setbacks, lot sizes, density? What could or should be done to foster additional housing choices?*

Housing Quality

There was an expressed desire for more “quality”, affordable homes in the community. The City's housing stock is aging with a majority of housing units more than 50 years old. Because there is a shortage of available lots to build on, the city should investigate programs or opportunities to emphasize renovation of current housing units or reuse of in-fill development. The continued adoption and enforcement of a uniform building code will serve the city well in areas of new construction and renovation, however, a comprehensive rental inspection program and more incentives to maintain and improve rental housing could aid in retention of quality housing stock in the community.

Housing Affordability

In Task Force meetings and from feedback received from participants, concern was expressed for the need of more affordable housing options in Waterloo. The lack of low-income owner-occupied and rental housing options are perceived as being either overpriced or in need of improvement and repair. Task Force members also commented on the positive effect more affordable housing options could have on the labor market in

Waterloo as a more attractive housing stock, at an affordable price point, could aid in not only attracting a quality workforce but also attaining those individuals as residents.

Senior Housing

As shown in the statistical profile of the community, between the 2010 and 2020 Censuses, there was a marked decline in the percentage of young adults living in the City and an increase in elderly residents. Due to a lack of available land, an adequate supply of new housing has not been built in the community. Young adults and younger families have needed or chosen to look elsewhere for their homes. During the planning process, stakeholders commented on the lack of senior housing options in the community that would give elderly residents the ability to move from their homes and still remain a part of the community. City leaders should carefully examine opportunities to increase housing options for both young and elderly households.

Upper-Floor Units

Many commercial buildings in downtown Waterloo have space on their upper floors for residences, either as current units that are unoccupied or spaces that can be turned into residential units. These units provide an additional housing choice in the community beyond single-family homes for those who may wish to live within or near downtown. The City should find ways promote and encourage the creation, maintenance, and occupancy of downtown residential units.

HOUSING GOALS

Housing Goal #1: Improve the quality of the community's housing.

Objectives

- a. Provide for high-quality, durable construction through the enforcement of the uniform building codes.
 - i. Ensure that building codes are up-to-date and enforced.
 - ii. Consider changes to codes that would improve the quality of housing.
- b. Provide options for existing housing to be renovated and restored.
 - i. Consider incentives for homeowners to renovate or improve their homes quality.
- c. Identify and/or implement programs and policies conducive to assisting the community with this goal.
 - i. Consider the ELEVS Housing element of the [Waterloo 2030 Community Vision Strategic Plan](#) as a complimentary framework to achieving housing goals.

Housing Goal #2: Maximize the opportunity for diversified choice in residential living while maintaining a pleasant community environment.

Objectives

- a. Provide a diversity of housing for the existing and potential residents of Waterloo.
 - i. Consider and research options for senior housing.
 - ii. In addition to traditional single-family developments, consider ways to provide housing for younger families.
 - iii. Promote and encourage downtown upper-story residential units.
 - iv. Review the zoning ordinance to consider allowing more flexibility in housing, such as setbacks, lot sizes, density, etc.
- b. Promote and build upon the vibrant downtown atmosphere in Waterloo.
 - i. Promote infill development, particularly in and around the downtown area.
 - ii. In existing areas of development, encourage consideration for mixed use development opportunities that are compatible with the surroundings.

Housing Goal #3: Utilize the 2021 city of Waterloo Housing Needs Assessment in determining current and projected needs in housing stock.

Objectives:

- a. Maintain and improve the quality of Waterloo's existing housing stock.
- b. Support infill housing development and redevelopment, especially in older neighborhoods.
- c. Expand opportunities for Waterloo's low- and moderate-income homebuyers and homeowners.
- d. Expand rental opportunities and related services for LMI households, including those experiencing homelessness.
- e. Support increased market-rate housing development.
- f. Support community development, workforce development, and other efforts integrally related to quality of life and housing demand in disinvested neighborhoods.
- g. Support expansion of Waterloo's institutional structure for housing development.
- h. Support infill development in the community as an alternative to other types of urban expansion.

ECONOMIC DEVELOPMENT

This section discusses the current economic trends such as employment, the supply of retail, office, and industrial space, and also considers market forecasts and marketable areas for future development. This section provides guidance only on the types of economic development the city may wish to foster through the next 10-20 years, as well as actions the city can take, in partnership with local economic development organizations, to encourage these efforts.

EXISTING CONDITIONS

This section looks at the existing condition of various factors related to economic development in Waterloo. These factors include industry trends, major employers, and residents' income and education.

Trends & Statistics

Table 15 shows Census estimates for the number of employed persons by industrial category in Waterloo and Black Hawk County. Education, Health, and Social Services is the largest industrial category in the community with manufacturing second-largest. There is also a sizeable percentage of employed persons in the Retail Trade industry. When looking at these numbers, it's important to remember that some of these workers may be commuting to jobs in the Waterloo/Cedar Falls metro area.

Smart Planning Element – Economic Development

Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The plan may include an analysis of current industries and economic activity an identify economic growth goals for the municipality. The plan may also identify locations for future brownfield or grayfield development.



TABLE 15: ESTIMATED ECONOMIC BASE OF WATERLOO IN 2018

Industrial Category	Waterloo		Black Hawk County	
	#	%	#	%
Agriculture, Forestry, Fishing, Mining	255	0.8%	991	1.4%
Construction	1,745	5.2%	3,578	5.1%
Manufacturing	7,017	21.0%	12,682	18.2%
Wholesale Trade	1,010	3.0%	1,867	2.7%
Retail Trade	4,544	13.6%	9,447	13.6%
Transportation, Warehousing, Utilities	1,639	4.9%	2,723	3.9%
Information	425	1.3%	833	1.2%
Finance, Insurance, Real Estate, Rental and Leasing	1,797	5.4%	3,867	5.6%
Professional and Scientific	2,581	7.7%	5,257	7.6%
Educational, Health, Social Services	7,472	22.4%	17,720	25.5%
Art, Entertainment, Recreation	3,254	9.7%	6,879	9.9%
Other Services	1,092	3.3%	2,514	3.6%
Public Administration	546	1.6%	1,215	1.7%
Total Employed Persons	33,377	100.0%	69,573	100.0%

Source: U.S. Census, American Community Survey 2014-2018

Education may be the largest industry among employed persons in Waterloo because of Waterloo School District having sixteen of its eighteen schools located in the city. Manufacturing is the second largest for Waterloo; this would be likely because people are employed by companies like John Deere and Company.

Table 16 classifies employees into general employment categories. The occupations of Waterloo's employed persons roughly parallel those in Black Hawk County as a whole. The largest occupation categories in the city and county are Management, Business, Science, and Arts Occupations; Sales and Office Occupations; and Production, Transportation, and Material Moving Occupations.

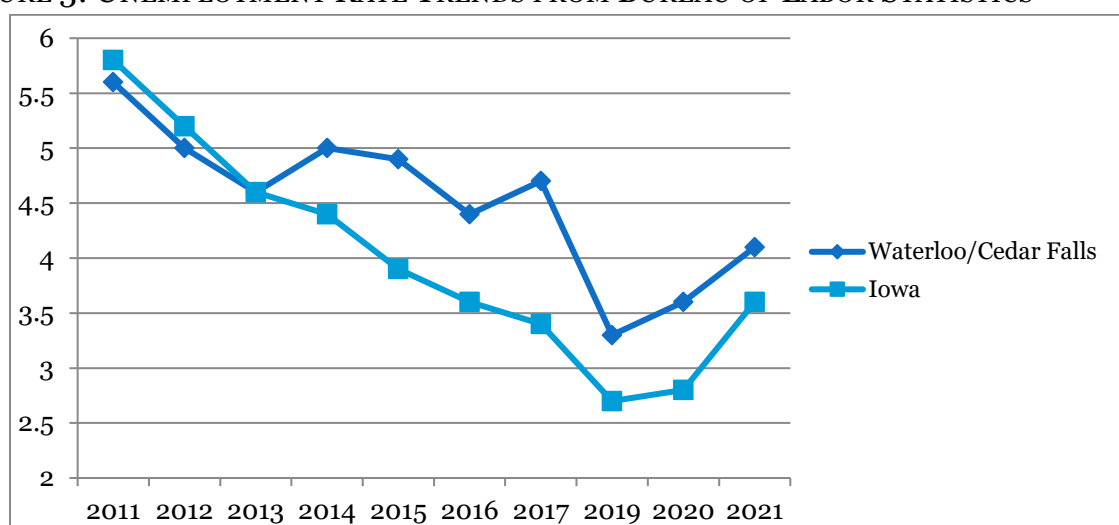
TABLE 16: ESTIMATED OCCUPATION CLASSIFICATION OF PERSONS EMPLOYED IN 2018

Occupational Categories	Waterloo		Black Hawk County	
	#	%	#	%
Management, Business, Science, and Arts Occupations	9,263	27.8%	22,364	32.1%
Service Occupations	6,306	18.9%	13,143	18.9%
Sales and Office Occupations	6,854	20.5%	15,271	21.9%
Natural Resources, Construction, and Maintenance Occupations	2,317	6.9%	5,005	7.2%
Production, Transportation, and Material Moving Occupations	8,637	25.9%	13,790	19.8%
Total Employed Persons	33,377	100.0%	69,573	100.0%

Source: U.S. Census Bureau, American Community Survey 2014-2018

Unemployment rates are shown in Figure 3. The Bureau of Labor Statistics provides unemployment rates for each month. Below in Figure 3, Waterloo's unemployment rate is compared to the State of Iowa's unemployment rate. As shown, the rates are very similar to one another. In the most recent years, Waterloo's unemployment rate is slightly higher than the State of Iowa by just over one percent.

FIGURE 3: UNEMPLOYMENT RATE TRENDS FROM BUREAU OF LABOR STATISTICS



Major Employers

Being a larger community, Waterloo has a wide variety of employers throughout the City. John Deere and Company is the largest employer, which employs 5,500 people throughout the Cedar Valley region. Other leading employers in the Cedar Valley include Tyson Fresh Meats, Bertch Cabinet, Omega Cabinetry, VGM, Mercy One Health, Unity Point Health, University of Northern Iowa. People travel from all around the Cedar Valley region to Waterloo for work, but people are also travelling from Waterloo to other cities for employment.

Income and Education

Median household and per capita income levels for selected communities are provided in Table 17. As is shown, Waterloo statistics are relatively low, when compared to the other communities in Black Hawk County. Further, on these two measures, the city is lower than Black Hawk County and the State of Iowa.

TABLE 17: PER CAPITA AND MEDIAN HOUSEHOLD INCOME FOR SELECTED COMMUNITIES

Community	Per Capita Income		Median Household Income	
	2010	2018 Est.	2010	2018 Est.
Cedar Falls	\$23,730	\$32,546	\$47,339	\$60,068
Dunkerton	\$23,192	\$30,177	\$57,000	\$62,292
Elk Run Heights	\$32,173	\$31,449	\$54,712	\$58,250
Evansdale	\$21,684	\$22,980	\$39,412	\$50,816
Gilbertville	\$21,042	\$30,774	\$39,583	\$60,313
Hudson	\$31,460	\$36,635	\$72,000	\$86,875
La Porte City	\$24,763	\$25,236	\$48,710	\$54,602
Raymond	\$22,057	\$31,583	\$58,125	\$68,889
Waterloo	\$23,357	\$26,617	\$37,110	\$46,297
Black Hawk County	\$25,335	\$29,100	\$43,341	\$52,688
State of Iowa	\$25,335	\$31,085	\$47,961	\$58,580

Source: U.S. Census Bureau/American Community Survey

Another factor that influences income and employment is education. Table 18 compares estimates for educational attainment between Waterloo, Black Hawk County, and the State of Iowa residents in 2019. Residents of Waterloo reported lower attained levels of education, by percentage, than the overall profile

for both Black Hawk County and the State of Iowa. While the city reported higher percentage of solely high school graduates, including equivalency, than the county and state, the city reported a lesser percentage of residents with a college degree (Associate's degree or higher): 31.7 percent for Waterloo, 40.8 percent for the county, and 41.2 percent for the state.

TABLE 18: EDUCATIONAL ATTAINMENT FOR PERSONS 25 YEARS OF AGE AND OLDER IN 2019

Category	Waterloo		Black Hawk County		State of Iowa	
	#	%	#	%	#	%
Less than 9 th Grade	1,546	3.4%	1,881	2.2%	57,894	2.7%
9 th to 12 th Grade, No Diploma	2,828	6.2%	4,074	4.9%	98,587	4.6%
High School Graduate, includes GED	17,220	38.0%	27,384	32.7%	658,822	31%
Some College, No Degree	9,379	20.7%	16,246	19.4%	433,870	20.4%
Associate's Degree	3,424	7.6%	8,761	10.5%	251,578	11.9%
Bachelor's Degree	7,740	17.1%	16,654	19.9%	420,199	19.8%
Graduate or Professional Degree	3,179	7.0%	8,655	10.3%	202,054	9.5%
Total	45,316	100.0%	83,655	100.0%	2,123,004	100.0%

Source: U.S. Census Bureau/2019 American Community Survey 1-year Estimates Subject Tables

Partnerships

The Grow Cedar Valley Alliance and Chamber, Main Street Waterloo, Convention and Visitors Bureau, Waterloo Development Corporation, and the Black Hawk Economic Development Commission all serve to promote and develop businesses within the community.

KEY ISSUES & OPPORTUNITIES

Following are some of the key issues facing Waterloo, from an economic development standpoint. These issues were identified by stakeholders during the planning process while considering these questions: *How is the current economic development environment in regard to objectives, policies, programs for existing and new businesses? What are current efforts and challenges in the community to retain and attract businesses? What should the city focus on with regard to economic development?*

Other chapters of the Plan contribute to the business attracting characteristics of the city, including transportation and housing. Availability of labor force, worker skills, affordable and diverse housing, education, and quality of life are important ingredients in attracting targeted industries and basic businesses.

Opportunities

Community stakeholders provided input on various ways the city could help foster economic development including the following:

- Incentives for builders
- Willingness to work with other jurisdictions and cities and do same thing in regard to development
- A continued focus on supporting existing businesses and attracting new businesses. Also consider how the city could help foster the entrepreneurship development efforts in the Cedar Valley.
- Continue to focus on improving Waterloo's economic development "product" – sites, buildings, infrastructure (including broadband), workforce, quality of life/place amenities (housing, community facilities, destination businesses) and aesthetics.
- Continue to celebrate and promote Waterloo's diversity. Iowa's future workforce is going to be more diverse, so Waterloo's diversity is going to be a definite asset in retaining and attracting workforce.

- Incentives including real estate tax abatements, free land and the state can offer reduced training plans through community colleges
- A trained labor pool would be the most important thing a relocating company would look for
- The city of Waterloo needs to have a clearly defined economic development strategy, be committed to that strategy and the Mayor and Council need to commit resources to implementing that strategy. The City also needs to be committed to maintaining and enhancing the community's economic development products and incentives. It is not just about lowering property taxes.

In general, respondents to questionnaires collected in Task Force meetings believed that the economy in Waterloo is good but more could be done to formalize more specific strategies to encourage and incentivize growth and development.

Downtown Appearance

The physical appearance of the community was a key consideration in stakeholder discussions. Many felt the city could help in this manner by continuing to improve the appearance of downtown. Members stated that much has been done to date to improved downtown, but that it is important that downtown be maintained as the commercial center of Waterloo. The City received a downtown revitalization grant in 2015 that has helped promote this opportunity.

Many commercial buildings in downtown Waterloo have space on their upper floors for residences, either as current units that are unoccupied or spaces that can be turned into residential units. These units provide an additional housing choice in the community beyond single-family homes for those who may wish to live within or near downtown. The City should find ways promote and encourage the creation, maintenance, and occupancy of downtown residential units.

The opportunity for upper-floor residential units above downtown businesses also plays a role in enhancing downtown's appearance. Having residents living there helps give downtown a busy, lively atmosphere beyond normal business hours.

Locally-Minded Environment

Waterloo should continue to foster a "shop local" environment in the community. This includes supporting locally-owned businesses and seeking a diversity of business types. Based on input received, the city is lacking in restaurant options and vibrancy in the Downtown/Riverfront district.

Education

As shown by Table 18, Waterloo has a lower percentage of residents with college degrees compared to Black Hawk County. Access to higher education is available in the community. The city should work to encourage greater access to nearby options such as Hawkeye Community College and the University of Northern Iowa.

Business and industrial parks

Waterloo boasts several locations of both private and city-owned, shovel ready business and industrial development areas. Incentives for these developments provide an opportunity for a nearly free investment under certain parameters. The city should continue to invest in and market these locations as an asset to the community and an opportunity to further improve and attract enterprises looking to expand, relocate, or begin new endeavors. Descriptions of these location are as follows:

Northeast Industrial Park

This City-owned industrial park has available parcels from 1 to 75 acres contiguous with rail service and infrastructure available to service heavy industrial users. The City offers free industrial land, at one acre per 10,000 square feet of building, or one acre per \$200,000 of new taxable value. The location also includes private-owned land for which the city has granted the equivalent of "free land" through tax rebates for development occurring in the area.

MidPort America Business Park at Waterloo Airport

MidPort is a 2,000-acre master planned, city-owned airport business park combining interstate highway access, on-site air service, rail, and fiber optics. Contiguous sites range from 1 to 250-acre parcels. Free land at one acre per 10,000 square foot building or \$300,000 of taxable value.

Martin Road Business Park

The city offers free land and tax rebates for industrial developments in this area - negotiable per project (based on value and jobs). The city has approximately 6+ acres of industrial land in this area, and there is also private land within the TIF District. The city will grant the equivalent of "free land" through tax rebates for development occurring on private land within this area.

San Marnan Business Park

The city offers free land for professional office and industrial developments, at one acre per 10,000 sq. ft. of building, or one acre per \$300,000 of new taxable value. The city has worked to grant the equivalent of "free land" through tax rebates for development occurring in this area.

South Waterloo Business Park

The South Waterloo Business Park is located in the southeast corner of the intersection of U.S. Highway 20 and Ansborough Avenue. The certified site is located along the southerly edge of Waterloo where a blend of professional offices, commercial and light industrial industries are thriving. The site includes a new electric substation on location, fiber optics, 1.5 to 2 million of water per day of excess capacity, and access to US Highway's 63 and 20. The 45 available lots range in parcels from 1 to 43 acres.

Logan Plaza

The city of Waterloo has approved incentives for larger commercial projects within this area to stimulate economic activity near the Logan Plaza Center. Free land has been granted through tax rebates.

Crossroads Mall

As many shopping malls and brick and mortar storefronts across the country have seen increased vacancies and a decline in revenues, the city of Waterloo has taken this opportunity to explore ways to re-energize the Crossroads Mall. The [Waterloo 2030 Community Vision Strategic Plan](#) proposes a purposeful redevelopment of the facility with the Crossroads Doubledown concept. Crossroads Greens would be a high-tech facility that allows participants of all ages and abilities to play golf and enjoy themselves in a year-round facility. Additionally, local schools could partner to use the facility during off-hours to offer off-season practice to teams.

Waterloo 2030 Community Vision Strategic Plan

The [Waterloo 2030 Community Vision Strategic Plan](#) highlights the 8 x 8 Framework, consisting of eight projects or categories of work to be achieved in eight years. The goals range from developing pride and relationships between residents; redeveloping, renovating, or improving 800 residences in Waterloo; celebrating and connecting the rich tradition of neighborhoods with the community and region at large; growing a diverse and skilled workforce in Waterloo that connects people and employers for mutual growth; re-energizing the Crossroads Mall area into a sports/recreation themed gravitational center; keeping Waterloo's core downtown evolving to meet the needs of future generations, supporting and showcasing arts and cultural opportunities and creating an experience like no other; planting Waterloo's flag as the most rec-friendly and sports focused town in Iowa; and promoting Waterloo as a community of opportunity, where everyone can prosper. The city should consider the 2022 Waterloo Comprehensive Plan and [Waterloo 2030 Community Vision Strategic Plan](#) as compliments to each other and reference the two documents together, accordingly.

ECONOMIC DEVELOPMENT GOALS

Economic Development Goal #1: Focus on economic development strategies and maintaining a strong Central Business District. (Objectives included from Strategic Plan)

Objectives:

- a. Encourage improvements to existing buildings and continue to seek new occupants for those that are vacant.
 - i. Consider programs to improve the physical appearance of buildings.
- b. Continue to support Waterloo's Economic Development Organizations because their goals are in the best interest of Waterloo.
- c. Prioritize the promotion of business retention and expansion of Waterloo's businesses and industries.
 - i. Consider providing programs and incentives beyond building improvements that may help businesses stay competitive.
 - ii. Identify the needs of local businesses regarding expansion.
- d. Continue to seek out relocating and expanding businesses.
 - i. Consider implementing infrastructure improvements, such as railroad access, that would provide incentives for businesses to locate in the City.
- e. Continue to invest in industrial developments that are large enough to accommodate expansion and relocation of other businesses and industries.
 - i. Utilize the City's existing railroad connections in creating and promoting an industrial park.
- f. Improve job readiness and skills of City citizens and workers.
 - i. Work with institutions, such as Waterloo School District, Hawkeye Community College, and the University of Northern Iowa, to improve access to job training and education.
- g. Implement the City's Downtown Revitalization Plan.

Economic Development Goal #2: The economic viability and image of the Central Business District (CBD) and Downtown Riverfront should be a priority for the city of Waterloo.

Objectives:

- a. Continue to explore opportunities that encourage investment and strengthen the vitality of the Central Business District and Downtown Riverfront.
- b. Continue to promote policies and programs that are conducive to upper-floor residential redevelopment opportunities as a means to promote vibrancy in the Central Business District.

Economic Development Goal #3: Convert areas of blight or dangerous and dilapidated properties to areas suitable for redevelopment or revitalization.

Objectives:

- a. Create an inventory of properties and areas in the community that would benefit from redevelopment and revitalization.
- b. Explore different programs and funding sources that could help to alleviate the potentially prohibitive costs of rehabilitation and revitalization projects for the community and its residents and stakeholders.
- c. Review policies, procedures, and ordinances for potential hurdles or deterrents to redevelopment and revitalization efforts.

Economic Development Goal #4: Look to vacant and underutilized properties as an opportunity for a creative and diverse configuration of repurposed uses.

Objectives:

- a. View [Waterloo 2030 Community Vision Strategic Plan](#) as a foundation and framework for success.

Economic Development Goal #5: Provide an overall environment in the community that is conducive to attracting and retaining a strong labor force.

Objectives:

- a. Provide adequate affordable, quality housing for individuals to live and work in the community.
 - i. Develop a rental inspection program to ensure housing stock is maintained to a desired standard.
- b. Continue to explore, develop, and utilize programs that encourage employers to set and achieve diversity, equity, and inclusion goals that make Waterloo area business's more attractive and competitive.
- c. Publicly recognize companies that partner with area educational institutions to hire local graduates and trainees.
- d. Continue to explore and implement economic development strategies that attract a robust and diverse variety of employers with values and goals that align with those of the community.

Economic Development Goal #6: Encourage the continued use and creation of collaborative programs between area education agencies, employers, and other local partnerships that help individuals develop labor skills that help them become and remain successful.

Objectives:

- a. Create encourage networking events that introduce those individuals seeking employment and/or opportunities to develop further skills and training to local resources.
- b. Coordinate with local businesses and educational institutions to promote opportunities for access to job skills training.

Economic Development Goal #7: Provide a safe and sufficient multi-modal transportation network that will evolve with the needs of current and prospective business and industry in the community.

Objectives:

- a. Work with area businesses, industries, residents, and other interested parties to better understand the needs and desires of the entire community.

Economic Development Goal #8: Provide quality, affordable broadband, and utilities as means to attract and retain drivers of a strong economy.

Objectives:

- a. Continue to explore opportunities to provide high quality, affordable service options for the community.
- b. Consider local and regional partnerships as potential opportunities for successful implementation.

Economic Development Goal #9: Address the impacts of inadequate childcare options in the community as an inhibiting factor to economic development.

Objectives:

- a. Examine ordinances, policies, and processes for potential hurdles to the provision of adequate and efficient childcare options in the community and explore creative solutions.
- b. Create policies, identify local resources, and work with developers and community partners to offer better childcare opportunities for the community.
- c. Encourage area businesses and employers to assist in finding creative solutions to the lack of childcare options.

Map 11: Central Business District



TRANSPORTATION

Transportation facilities are a part of the infrastructure needed to support and maintain the existing economic development efforts including the importing and exporting of goods, commuter traffic and recreation. To accurately plan for the future transportation needs of Waterloo, an inventory of existing facilities has been prepared and analyzed.

Transportation facilities connecting the residents of Waterloo to other areas in Black Hawk County, Iowa, and the nation are very important, but just as these areas are important to the residents of Waterloo, the connection of Black Hawk County to other regional service centers are important to business and industry. For this reason, the transportation inventories will briefly overview the transportation facilities for vehicular, freight, air, rail, public, and recreation.

In developing this section, it was necessary to study the relationship between service centers and their users. Following is a brief discussion of specific elements, their users, and their importance.

EXISTING CONDITIONS

This section gives a brief summary of transportation in Waterloo. Waterloo is part of the greater Black Hawk County Metropolitan Planning Organization. Federal law requires the formation of MPOs for urbanized areas with a population greater than 50,000. The role of an MPO is to oversee transportation planning and programming to ensure that existing and future federal expenditures on transportation projects are based on a continuing, cooperative, and comprehensive (3-C) planning process. MPOs bring together cities and counties in an urban area to ensure that planning reflects their region's shared vision. Much of the information provided in this section derives from the 2045 Long-Range Transportation Plan, Maps 13, 14, and 15 show the transportation infrastructure and development corridors in the city.

Streets & Highways

The condition of the highway and street network is critical to the operating efficiency of the system. Roadway conditions within the metropolitan area were assessed based on the Pavement Condition Index, International Roughness Index, and Annual Daily Traffic as part of the [2045 Long-Range Transportation Plan](#). The city of Waterloo maintains approximately 420 miles of streets and roads. In general, the condition of most streets and highways in Waterloo scored in the Very Good, Good, or Fair categories.

Overall, participants in the planning process agreed that automotive transportation is convenient and efficient. Road diets and roundabouts in areas of the community were also suggested as a means to create a more economical and efficient network. Concern was also expressed for the railroad crossings in the northeast section of Waterloo citing safety concerns and excessive wait times as the main issues.

Airport

The Waterloo Regional Airport is located at 2790 Livingston Lane, adjacent to Airport Boulevard, near the northern edge of the Waterloo-Cedar Falls metropolitan area, and it is easily accessed by an interchange with Highway 218. The airport is one of eight commercial airports in Iowa, according to the Iowa Department of Transportation.

Smart Planning Element – Transportation

Objectives, policies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

The Waterloo Regional Airport has two operating runways. The longest is Waterloo's Primary Runway 12/30 8,400 feet, with a Secondary Runway 18/36 at 6,003 feet. The elevation of the airport is approximately 873 feet above sea level.

Currently, there is one commercial airline, American Airlines, with daily scheduled service to Chicago's O'Hare International Airport. In addition to commercial flights, the airport is also host to the Iowa Army National Guard – Army Aviation Support Facility (ASF). This complex operates six (6) UH-60 Blackhawk Helicopters and two (2) UH-12 Lakota Helicopters.

During the preparation of this plan, the Waterloo Regional Airport was in the process of finalizing a 5-Year Capital Improvements Plan for years 2023 thru 2027 along with a Long-Range Needs Analysis for plans beyond year 2027.

Other area commercial airports that are in easy driving distance of the city of Waterloo include Cedar Rapids, Dubuque, Des Moines, Minneapolis, and the Quad Cities.

Participants in the development of this plan stated the desire for more affordable air travel options, and additional connecting flights from the Waterloo Regional Airport.

Railroad

There are currently three railroad companies operating in the City.

The Canadian National Railroad Company owns the rail line that passes through the northern central part of the City. Although owned by the Canadian National Railroad Company, the tracking rights have also been granted to Chicago, Central & Pacific Railroad. The rail line operates between the communities of Dubuque and Merrill, Iowa, stretching across the entire state of Iowa.

The Iowa Northern Railway Company owns the railroad that enters Waterloo from the southeastern corner. This railroad comes into the center of Waterloo and changes ownership in the middle of the Cedar River, which Union Pacific then becomes the owner and primary operator.

D & W Railroad is a short line railroad operated by the Iowa Northern Railway Company. This railroad connects the City of Oelwein and the City of Dewar. This line does not directly come into the Waterloo City Limits, but the Union Pacific does have a line that connects with the D & W Railroad which then enters Waterloo on the eastern side of the city.

As mentioned previously, participants in the development of this plan stated dissatisfaction in the wait times and potential safety concerns at particular railroad crossings on the northeast side of the city.

Freight

Logistics and freight by road, rail, and air are one of multiple economic drivers for the city of Waterloo and has been identified as a target industry for the entire metropolitan area. Access to a network of local, state, and federal roads and highways, paired with a strong production and manufacturing industry and centralized location means Waterloo will likely continue to see expansion and continued utilization of the freight and logistics market. As such, consideration should be given to areas of the transportation network and land use patterns that would benefit from design and development standards that compliment these factors.

Pedestrian

Residents that participated in the development of this plan noted the perceived need for additional sidewalks and pedestrian corridors in the community. As mentioned previously in the plan, road reconfigurations in some areas of the city could be designed to better accommodate pedestrian

transportation. In general, respondents to questionnaires noted that the pedestrian and bike network is fragmented and lacks connectivity throughout the city. Concerns were also mentioned as to the safety of the pedestrian and bicycle transportation network. Referring to the Pedestrian Master Plan (currently under development) was cited as being a potential source to reference in addressing these issues in connectivity, safety, and accessibility.

Trails – Pedestrian, Bicycle, Water

Waterloo is home to over 50 miles of paved trails and 1.5 miles of compacted aggregate surface trails. The Waterloo pedestrian trail network is part of the greater Cedar Trails Partnership and Cedar Valley Trails system which collectively offers more than 110 miles of hard-surfaced, multi-use trails, an abundance of soft trails, and emerging water trails. Trails are free and open 24/7/365 for non-motorized and non-equestrian activities such as biking, hiking, cross-country skiing, and skating.

The Cedar Valley Nature Trail is one of the main trails that connects Waterloo with Cedar Rapids and many towns in between.



[Water Trails Master Plan](#)

The [Black Hawk County Water Trails Master Plan](#) was officially designated by the DNR in September 2022. This Plan covers the Cedar River, Black Hawk Creek, and the Cedar Valley Paddlers Trail. State designation of a water trail results in that trail being published as a water trail on the Iowa DNR website, staff promotion at a variety of events throughout the year, access to water trail enhancement funding, and DNR water trail crew assistance (if available). Included in the Master Plan are plan goals, history of the area, physical conditions, and proposed improvement and project recommendations. [Black Hawk County](#)

Transit

There are multiple transit operations in the city of Waterloo. The primary transit system is the Metropolitan Transit Authority (MET). MET provides connection services between Waterloo and Cedar Falls to patrons ranging from children to senior citizens. Daily fares, passes, and discount passes, and bus tickets are available for purchase to ride the bus system. The other transit system which operates in the Waterloo-Cedar Falls metropolitan area is the OnBoard Public Transit. The services provided by the OnBoard are open to the public, including persons with disabilities.

Comments from residents in regard to transit ranged from not knowing a great deal about options, concerns with hours of operation (not providing service in evening or Sunday), limited routes, and lack of shelters for riders, and lack of funding. It was generally perceived that changes to transit options could greatly impact the low income and congregate population of the city.

KEY ISSUES & OPPORTUNITIES

The following issues and opportunities are based on input received from city stakeholders. During the planning process, these questions were asked to facilitate discussion: *What are the key transportation concerns and/or needs regarding traffic, transit, air, pedestrian, bicycle, and other modes of transportation?*

Many comments were received regarding the desire for a more connected, pedestrian friendly network of transportation. Comments suggested the need for more sidewalks, a more efficient metropolitan transit system, and more focus on bikeability. Respondents to Task Force meeting materials also expressed the need for continued maintenance and upkeep of the existing automobile transportation network, potential

for “road diets”, the necessity to plan for electric vehicles, and a desire for more affordable and extensive air travel services. In general, respondents were favorable to the introduction of roundabouts and the upgrades to University Avenue, as a whole.

BLACK HAWK COUNTY METROPOLITAN PLANNING ORGANIZATION (MPO)

The Black Hawk County MPO consists of the contiguous urbanized area at the center of Black Hawk County. The corporate boundaries included in this urbanized area are the cities of Cedar Falls, Elk Run Heights, Evansdale, Hudson, Raymond, and Waterloo. The MPO is responsible for conducting ongoing transportation planning and programming and participating in studies and projects, as well as completing a number of other transportation documents. Planning documents include:

- **Transportation Planning Work Program (TPWP)**- Outlines the transportation activities MPO staff plan to conduct in the next fiscal year and sources of funding; updated annually.
- **Transportation Improvement Program (TIP)**- Includes all projects programmed for federal transportation funding in the MPO in the next four fiscal years; updated annually.
- **Long-Range Transportation Plan (LRTP)**- Reviews the current condition and future needs of the transportation system and provides guidance for transportation investment decisions; updated every five years.
- **Passenger Transportation Plan (PTP)**- Provides coordination between passenger transportation providers and human service agencies and recommends projects to improve passenger transportation; full document update every five years; joint document with the Iowa Northland Regional Transportation Authority.
- **Public Participation Plan (PPP)**- Details the process the MPO will follow to involve the public in the transportation planning and programming process; updated as needed.

The planning and programming process required for the MPO is outlined in the FAST Act and requires that an extensive, ongoing, and cooperative planning effort for the programming of federal funds be undertaken. The MPO’s overall transportation planning goal is to provide for the adequate, safe, and efficient movement of persons and goods in the urban area. It would serve the city well to continue to coordinate its transportation planning efforts with those of the MPO.

PEDESTRIAN MASTER PLAN

The Pedestrian Master Plan serves as a guide for ongoing development of pedestrian related investments in the Black Hawk County Metropolitan Planning Organization (MPO). The planning process for the Pedestrian Master Plan included a robust and statistically-significant public input process to solicit and incorporate the perspectives of multiple stakeholders throughout the Black Hawk County MPO area. The Black Hawk County Metropolitan Area Pedestrian Master Plan identifies steps toward creating a safe, well-connected, and attractive for all members of the community. The Pedestrian Master Plan

HIGHWAY 63 CORRIDOR

The reconstruction of US Highway 63 through the heart of Waterloo improves the character, safety, and appearance of the corridor while simultaneously facilitating the revitalization of surrounding neighborhoods. The new roadway also helps spur economic redevelopment opportunities through a more efficient transportation system. Streetscape improvements such as decorative lighting, benches, street trees, pavers, etc., provide a more aesthetically pleasing entrance into the community.

UNIVERSITY AVENUE

The University Avenue Reconstruction Project tracks approximately 3 miles of Complete Streets Roadway through the city of Waterloo. The stunning renovation includes a 5-lane section from Midway to Progress,

a 4-lane section from Progress to Highway 63, 3 bridges with enhancements, 1 roundabout, 8 adaptive traffic signals, backlighted street name signs, intersection/gateway features, and trail head parking lot construction. As part of the Complete Streets Roadway, the project includes sidewalks, recreational trails, 22 bus stops, street and bridge lighting, storm sewer, sanitary sewer repair work, water main reconstruction, landscaping with trees and other plantings, roundabout plantings, and various other improvements.

These improvements truly enhance the multi-modal transportation network of Waterloo and provide great opportunities and incentives for redevelopment in the area. The project has also resulted in several accolades for the city, including the 2020 Portland Cement Concrete Paving Award and the 2021 Healthy Hometown Powered by Wellmark Community Award for the addition of trails on the project.



Complete Streets Advisory Committee/Complete Street Policy

Waterloo adopted their first Complete Streets Policy in 2013 and received recognition from Smart Growth America as a “Best Complete Streets Policy of 2013”. The adoption of this policy included the formation of the Waterloo Complete Streets Advisory Committee (CSAC). Membership of the committee is inter-departmental and inter-agency, subject to appointment by the mayor and approval by the City Council.

In November of 2021 Waterloo CSAC adopted a comprehensive set of policy recommendations and priority sidewalk infill areas to aid in guiding continuous improvements to the transportation network in Waterloo. Policy recommendations were classified as being either General Recommendations, Planning & Zoning Recommendations, Engineering Recommendations, Traffic Control Recommendations, or Other Recommendations and can be viewed as a great opportunity to explore further options and expand on the existing network. A complete list of recommendations are as follows:

General Recommendations

1. Prioritize sidewalk construction and infill needs identified in Priority Infill Areas
2. Establish a dedicated funding source for sidewalk maintenance
3. Restructure and expand MET Transit Service
4. Revise snow removal policy and enforcement practice

Planning & Zoning Recommendations

1. Encourage sidewalk connections in site planning for new development
2. Update zoning and subdivision ordinances to prioritize street connectivity
3. Encourage transit-oriented development
4. Reduce minimum parking requirements
5. Adopt pedestrian “through zones” on sidewalks in business districts

Engineering Recommendations

1. Maintain routine inspection program

2. Adopt street design standards to improve safety for all users
3. Reduce design speeds along arterial and collector roads
4. Install curb extensions along arterial and collector roads
5. Support infrastructure for buses and bicycles
6. Improve the design of pedestrian crossings
7. Provide adequate pedestrian accommodations during construction

Traffic Control Recommendations

1. Adopt street design standards to improve safety for all users
2. Phase out pedestrian actuated signals for fixed-time signals
3. Support infrastructure for buses and bicycles
4. Apply highly visible markings (zebra, continental) at major crosswalks

Other Recommendations

1. Ensure consistency of street signage in residential neighborhoods
2. Construct new or offset crosswalks and curb ramps in line with sidewalks
3. Avoid cutting down trees for new sidewalk construction
4. Emphasize pedestrian safety in public parking space layout
5. Host an open streets event

The [Complete Streets Policy](#) can be accessed in its entirety on the city of Waterloo website and may be a useful reference in conjunction with this comprehensive plan.

EVACUATION PLAN

The [2018 Black Hawk County Evacuation Plan](#) is another valuable tool that the city of Waterloo should consider in conjunction with the 2022 Waterloo Comprehensive Plan. The purpose of the Black Hawk County Evacuation Plan is to provide the Black Hawk County Emergency Management Agency (EMA) and responders an initial framework of information to be used for an orderly and coordinated evacuation in the event of a disaster. The Plan does not address normal day-to-day emergencies or procedures used in coping with such emergencies. However, the concept of operations reflected in the 2018 Black Hawk County Evacuation Plan focus on potential large-scale disasters that are identified in the Black Hawk County Multi-Jurisdictional Hazard Mitigation Plan and provides a framework for addressing emergency situations.

MET TRANSIT

The Metropolitan Transit Authority provides fixed route bus service Monday through Friday from 5:45 AM to 6:15 PM and Saturday from 7:15 AM to 6:15 PM. All MET buses are wheelchair accessible and are equipped with bicycle racks for convenient transport. The MET Transit Authority offers 10 routes across Waterloo and Cedar Falls and bus information and location can be accessed in real time on the [Metropolitan Transit Authority website](#). Routes have recently been restructured to provide the best possible service to residents of the metropolitan area.

NORTHEAST INDUSTRIAL ACCESS PLANNING STUDY

The Northeast Industrial Access Planning Study aims to provide feasibility alternatives to address existing and future transportation issues related to the Northeast Industrial Area of Waterloo. The study examined primary, secondary, and local routes currently utilized to access the industrial area with US Highways 63, 218, 20, and Interstate 380. The goal of the study was to identify routes, either existing or on new alignment, that would improve access and accommodation to the Northeast Industrial Area. Also considered in the study was the identification of existing roadway corridors for increased capacity and intersections for possible improvements for safety and capacity.

The study was a collaboration between the Iowa Northland Regional Council of Governments, City of Evansdale, City of Elk Run Heights, city of Waterloo, Black Hawk County, and the Iowa DOT.

TRANSPORTATION GOALS

Transportation Goal #1: Provide an efficient transportation system for orderly development of the community, while maintaining safety and economy.

Objectives:

- a. Require that new developments conform to the existing street system or show that the changes will be an improvement.
- b. Investigate future locations of streets to ensure an orderly growth which is consistent with the values and objectives of the community.
- c. Maximize the benefits of linkages connecting Waterloo.
 - i. Investigate and consider the creation of trail loop connecting downtown Waterloo and the Cedar Valley Nature Trail.
- d. Improve sidewalk connections in the City.
 - i. Study gaps in sidewalk coverage and the state of repairs to existing sidewalks
- e. Review plans for new developments or improvements for consistency with the Complete Streets Policy.

Transportation Goal #2: Utilize the [2045 Long Range Transportation Plan for Black Hawk County Metropolitan Area](#) goals and objectives in determining future projects and demand.

L RTP MPO Goals:

- a. Increase the safety of the transportation system
- b. Strategically preserve the existing infrastructure
- c. Support an efficient transportation system
- d. Provide a high degree of multimodal accessibility and mobility

Transportation Goal #3: Expand and enhance the metropolitan transit system to further accommodate the evolving needs of the community.

Objectives:

- a. Continue to examine gaps in services and exploring creative methods for solutions.

Transportation Goal #4: Provide an affordable and convenient option for air travel for the community and surrounding region.

Objectives:

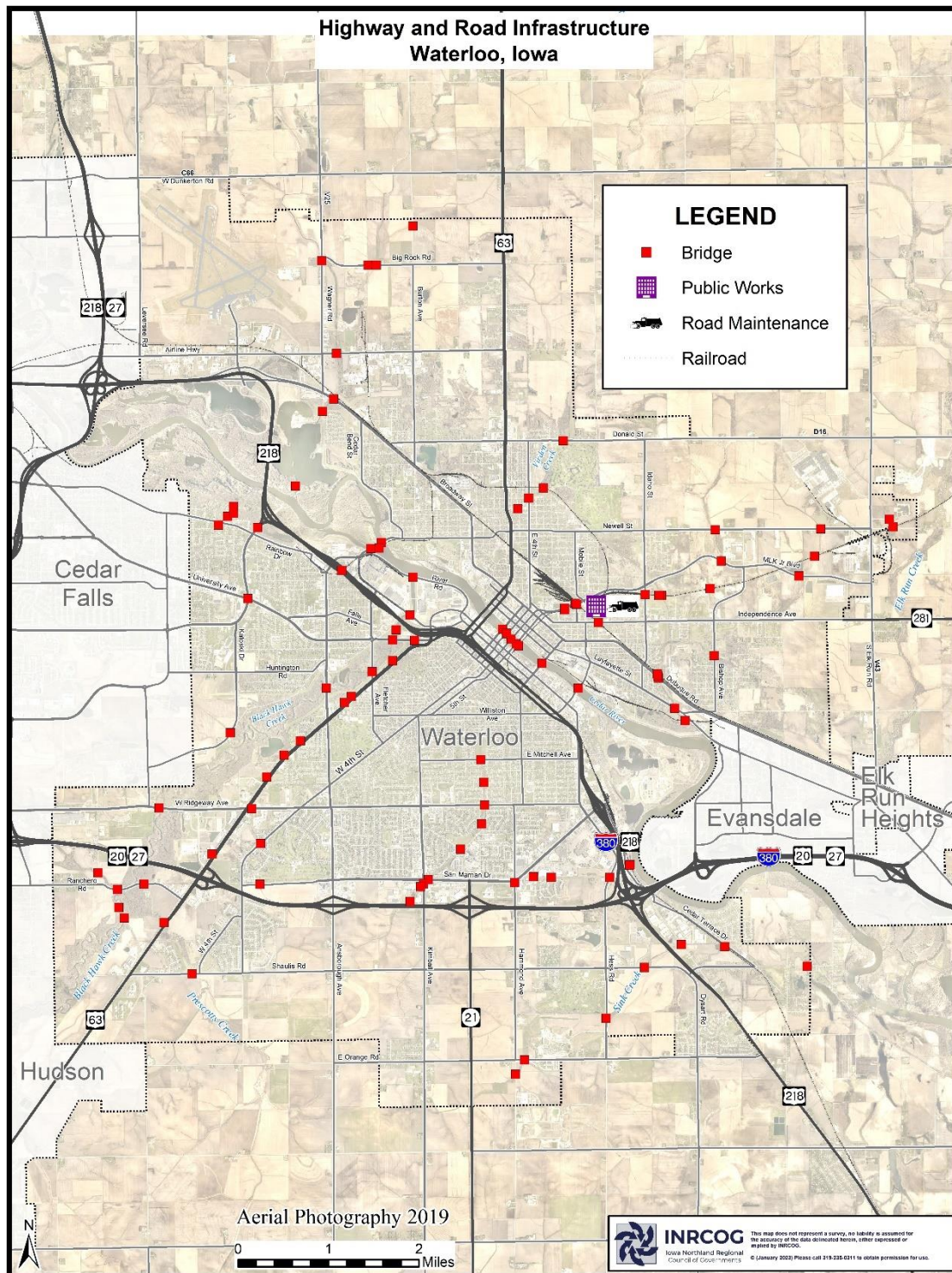
- a. Continue to examine the economic impact a non-hub primary commercial service airport has on the community.
- b. Continue to explore options for expansion of services.

Transportation Goal # 5: Maintain and enhance the multi-use trail network in the community.

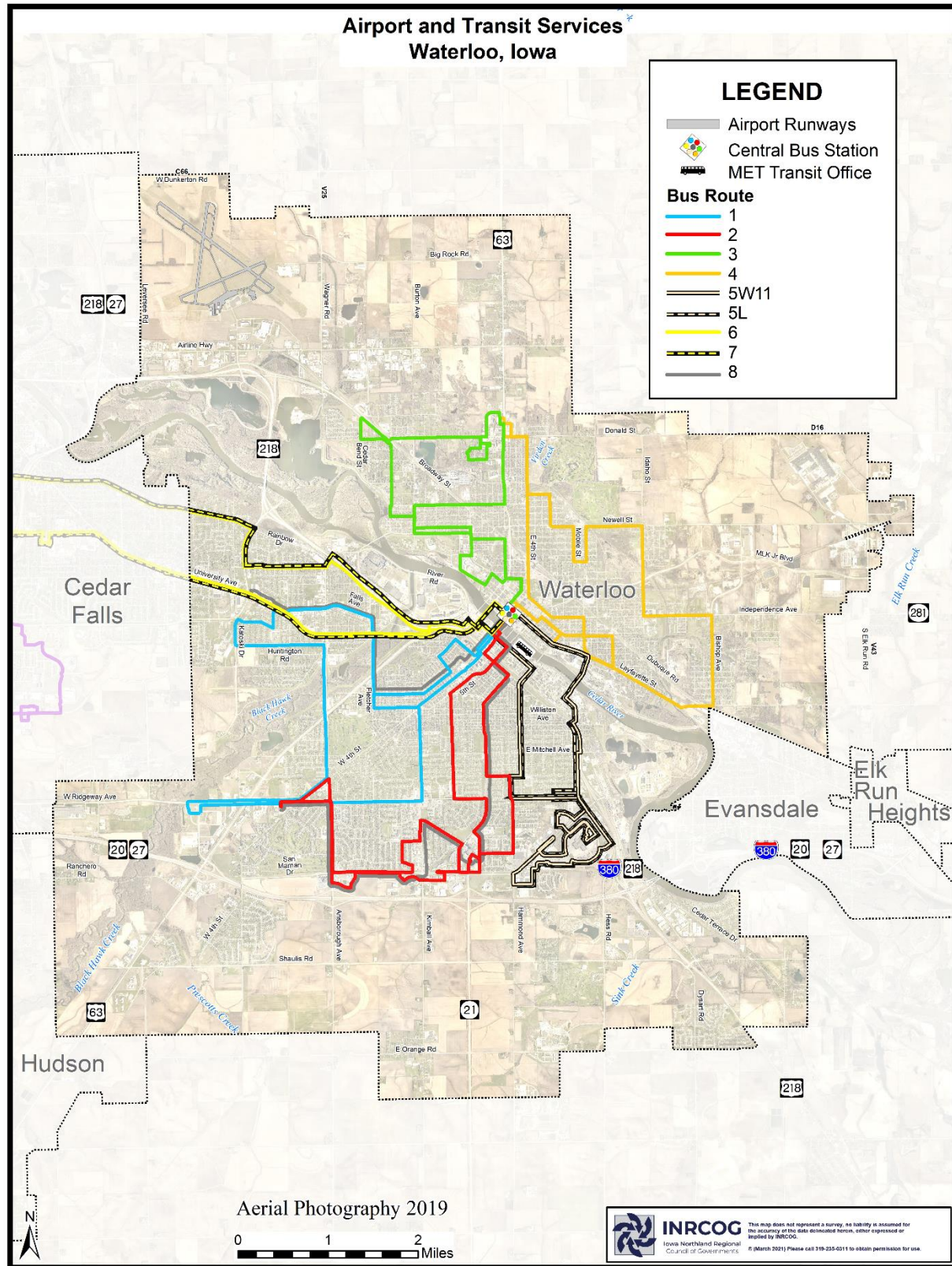
Objectives:

- a. Continue to provide maintenance and general upkeep to the existing multi-use trail network.
 - i. Regularly review the condition of existing multi-use trails.
- b. Examine the trail network for gaps in connectivity and opportunities for access to local and regional attractions.

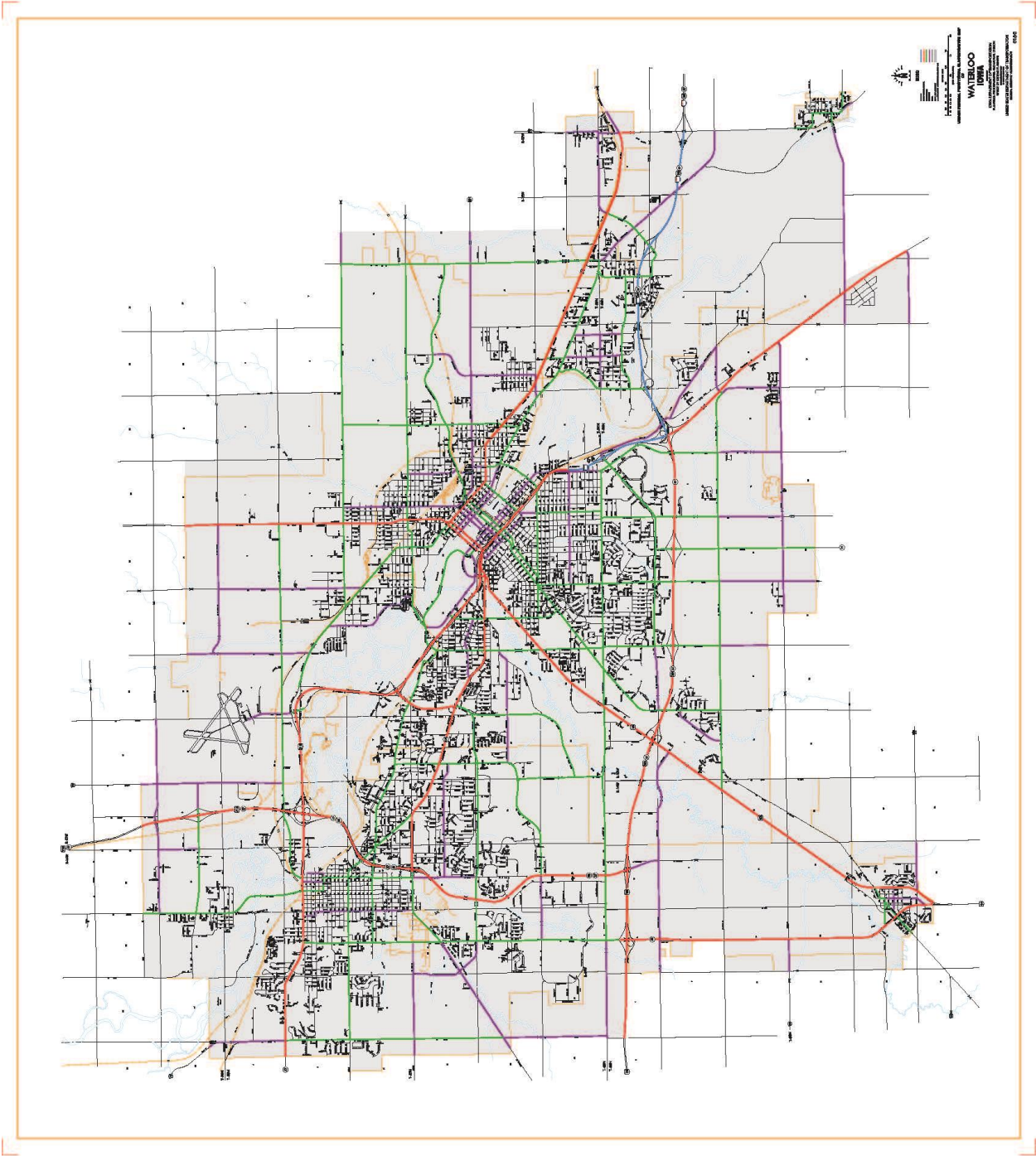
MAP 12: HIGHWAY AND ROAD INFRASTRUCTURE



MAP 13: AIRPORT AND TRANSIT SERVICES



MAP 14: TRANSPORTATION CORRIDOR DEVELOPMENT AREAS



LAND USE

Even in undeveloped, rural areas, land is a finite resource. Only so much usable ground is available and, unlike glass or cars or televisions, we can't simply make more of it.

Most people realize that land drives our economy. Some lands need to remain open for agricultural, natural, aesthetic and recreational uses; conversely, some open lands need to be in filled and used more productively.

How land is used is a chief ingredient of a community's character. But what goes largely unnoticed is that growth and land development carry with them some significant costs; costs not only to a developer or builder, but to surrounding land users and the broader community. And what's even more misunderstood is that once land is developed, an on-going financial responsibility results for the entire taxpaying public. Roads, water and sewer operations, police and fire protection, and other services all have costs, which must be considered when designating land for development.

Because fiscal resources, both public and private, are limited, it only makes sense to think carefully about the long-term effects of our land use. Careful planning better secures and protects the substantial investment needed to develop or conserve land.

By defining the extent to which our various lands can and should be used, we provide more predictability for individuals and businesses making long-term decisions. More importantly, the public costs associated with serving these lands can be minimized and the qualities that make many of them unique are preserved.

Just as land drives our economy, the Land Use element of the Plan can be described as the driver of the comprehensive plan. The goals and policies of this section are intended to weigh the adverse environmental impacts of growth against the benefits of growth.

This section describes the existing conditions regarding land and its use in Waterloo by cataloging the activities currently taking place on land under city jurisdiction. It then relates the existing use and character of these lands to the possible major land use categories identified by the city.

Smart Planning Element – Land Use

Objectives, policies, and programs that identify current land uses within the municipality and that guide future development and redevelopment of property, consistent with the municipality's characteristics identified under the issues and opportunities sections of each section in the plan. The plan may include information on the amount, type, intensity, density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The plan may identify and include information or property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include analysis of current and potential impacts on local watersheds and air quality.

EXISTING CONDITIONS

In order to project future land use, existing land use needs to be reviewed. This section will attempt to describe the City's existing land use patterns.

Existing Land Use Patterns

Agriculture or open land uses are prevalent in the northeast, southeast, and southwest sectors of the City due to floodplain issues. The majority of the City's developed land is categorized as single-family residential use with pockets of multi-family residential use. Public uses, such as parks, schools, and government buildings, are also scattered throughout the City. Commercial districts are clustered in two areas: in the south and southeastern parts of the community, along Highway 20 and in the City center. Industrial areas are in the northwestern, eastern, and southern parts of the city.

Existing Land Use Map

The Existing Land Use Map (Map 15) provides a snapshot of how Waterloo looked at the time this Plan was being developed. Table 19 shows the amount of land in each land use category within the City.

TABLE 19: EXISTING LAND USE IN WATERLOO		
Land Use Category	Acres	Percent of Total Land
Agricultural/Vacant	13,118	37.47%
Low Density Residential	6,526	18.64%
Multi-Family Residential	953	2.61%
Public Areas, Gov. Facilities, Utilities, Hospitals, Schools, Religious	3,625	10.3%
Parks/Open Space	5,597	17.02%
Commercial	2,686	7.67%
Industrial	2,141	6.12%
Right of Way	5,550	13.68%
Source: INRCOG		*final total inclusive of ROW

KEY ISSUES & OPPORTUNITIES

Potential Annexation

Annexation is an opportunity that may not present itself for decades, but the long-term vision is for Waterloo to grow to the east and southeast, with areas defined to north and south boundaries, as well. City stakeholders and staff have identified these areas as a potential annexation area.

Compatible Land Uses

Where pockets of one type of use are adjacent to differing uses, development or redevelopment that is similar or complimentary to the prevailing surrounding uses should be encouraged within those pockets.

Environmentally Sensitive Areas

Waterloo has portions of land within the floodplain. Uses that are compatible with the floodplain, such as parks and recreational areas, should be encouraged within these areas.

FUTURE LAND USE

The Future Land Use Map (Map 17) focuses on infill development in the south and northwest areas of the City. It suggests that single-family residential uses be encouraged next to existing residential uses, as well as for commercial redevelopment to be focused within and next to the existing downtown commercial district.

Relationship of Zoning and Future Land Use

City zoning consists of both a zoning map and a written ordinance that divides the jurisdiction into zoning districts, including residential, commercial, and industrial districts. The zoning regulations describe what type of land use and specific activities are permitted in each district and also regulate how buildings, signs, parking, and other construction may be placed on a lot. The zoning regulations also provide procedures for rezoning and other planning applications.

The zoning map and zoning regulations provide properties in Waterloo's planning and zoning jurisdiction with certain rights to development, while the Comprehensive Plan serves as a guide for future development of the property. The Future Land Use Map and related policies contained in this Plan should be used as a guide for future rezoning decisions undertaken by the City.

Future Land Use Map

With input from the Task Force and Planning and Zoning Commission, Waterloo's Future Land Use Map was created. This map shows a vision of how Waterloo may look 15-20 years in the future.

FUTURE LAND USE CLASSIFICATIONS

General descriptions of the land use classifications shown on the Future Land Use Map follow:

- **Agricultural:** Agricultural land and green/open spaces where future development would not occur.
- **Low Density Residential:** Single-family housing that may exist, is planned, or that may develop in the community.
- **Mixed Residential:** Low, medium, and high-density residential uses, with areas for professional offices and neighborhood commercial.
- **Mixed Commercial:** Medium to high density residential with areas for professional offices and compatible commercial
- **Commercial:** Uses that involve the retail or wholesale of goods and/or services to the public for purpose of a profit.
- **Business Park:** Professional offices, commercial, compatible light industrial.
- **Industrial:** Intensive uses classified by the fact that they produce, manufacture, or assemble product. These uses usually generate significant traffic, noise, dust, and/or excessive light.
- **Parks, open spaces, schools, airport, government facilities, public areas**
- **Semi-public, utilities, hospitals, railroad**

Table 20 shows the estimated amount of land in each land use as demonstrated on the Future Land Use Map.

TABLE 20: FUTURE LAND USE IN WATERLOO		
Land Use Category	Acres	Percent of Total
Agricultural/Vacant	1,750	4.99%
Low Density Residential	11,233	32.04%
Multi-Family Residential	2,381	6.79%
Public Areas, Gov. Facilities, Utilities, Hospitals, Schools, Religious	4,756	10.17%
Parks/Open Space	6,309	18.00%
Commercial	3,437	9.80%
Industrial	1,826	5.21%
Right of Way	5,504	13.57%
Source: INRCOG		*final total inclusive of ROW

LAND USE GOALS

Land Use Goal #1: Use the Waterloo Comprehensive Plan as a guide for making future land use decisions.

Objectives:

- a. Land use decisions should be made in accordance with Iowa Smart Planning Principles.
- b. Adequate public services should be provided to meet the needs of the community.
- c. The community should work to ensure that adequate transportation, water, sewer, and storm sewer infrastructure is made available to residents.
- d. The city should encourage appropriate density and development of land such that overcrowding does not occur.
- e. Development should be focused on areas of infill to maximize the community's existing infrastructure.
- f. Growth should also be balanced, in terms of use and location, within the community.

Land Use Goal #2: Use innovative methods of managing growth within Waterloo.

Objectives:

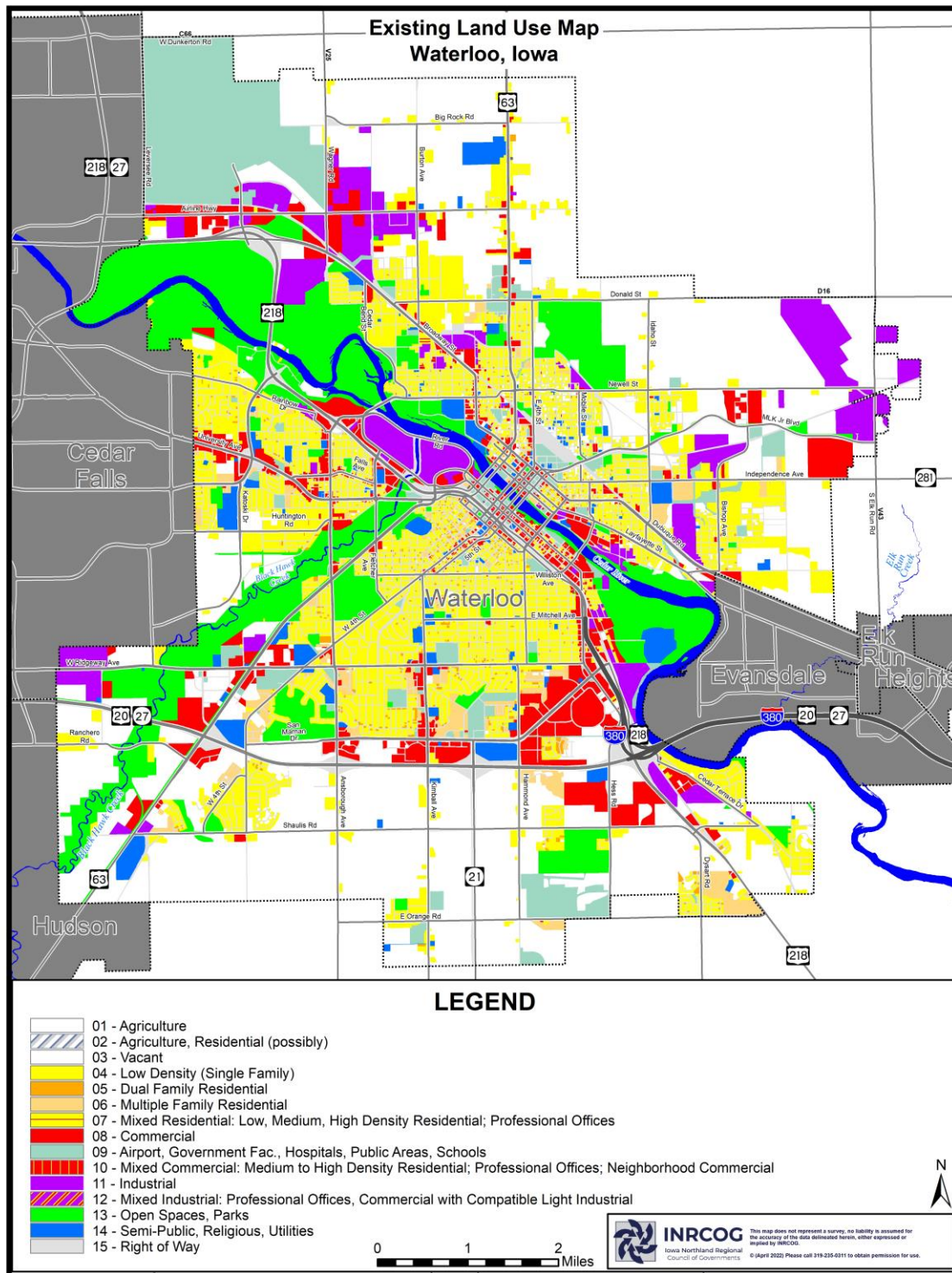
- a. The city should encourage compact developments to occur that may reduce service costs associated with growth.
- b. The city should research other potential means of managing growth such as impact fees or transfers/purchases of development rights in order to help offset high service costs and reduce land development pressures.
 - i. Researching new growth management techniques will help to ensure that the city is able to give timely consideration to any new tools made available through legislation of the state of Iowa.

Land Use Goal #3: Give consideration to the following factors for each proposal for development:

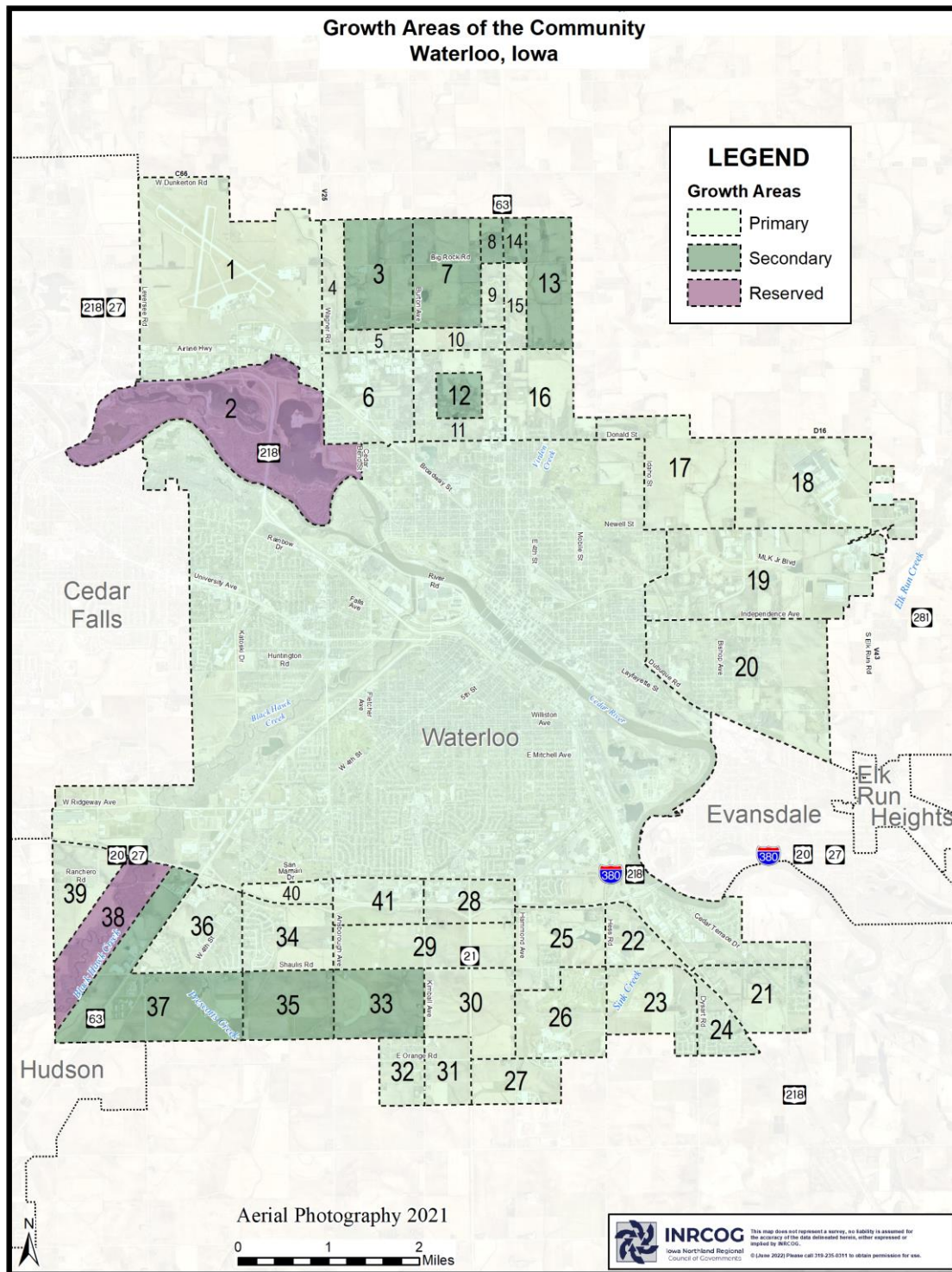
Objectives:

- a. Public health, welfare, and safety factors
- b. Consistency with this plan
- c. Impacts on adjacent property values
- d. Density and/or intensity of the proposed use
- e. Traffic generation and flow patterns
- f. Ability of the city to provide public services and public works infrastructure
- g. Infrastructure demands of the proposed use
- h. Surrounding land uses
- i. Impact on environmentally sensitive areas
- j. Landscaping, general design, and aesthetic considerations
- k. Other factors affecting the general purpose and intent of the Plan

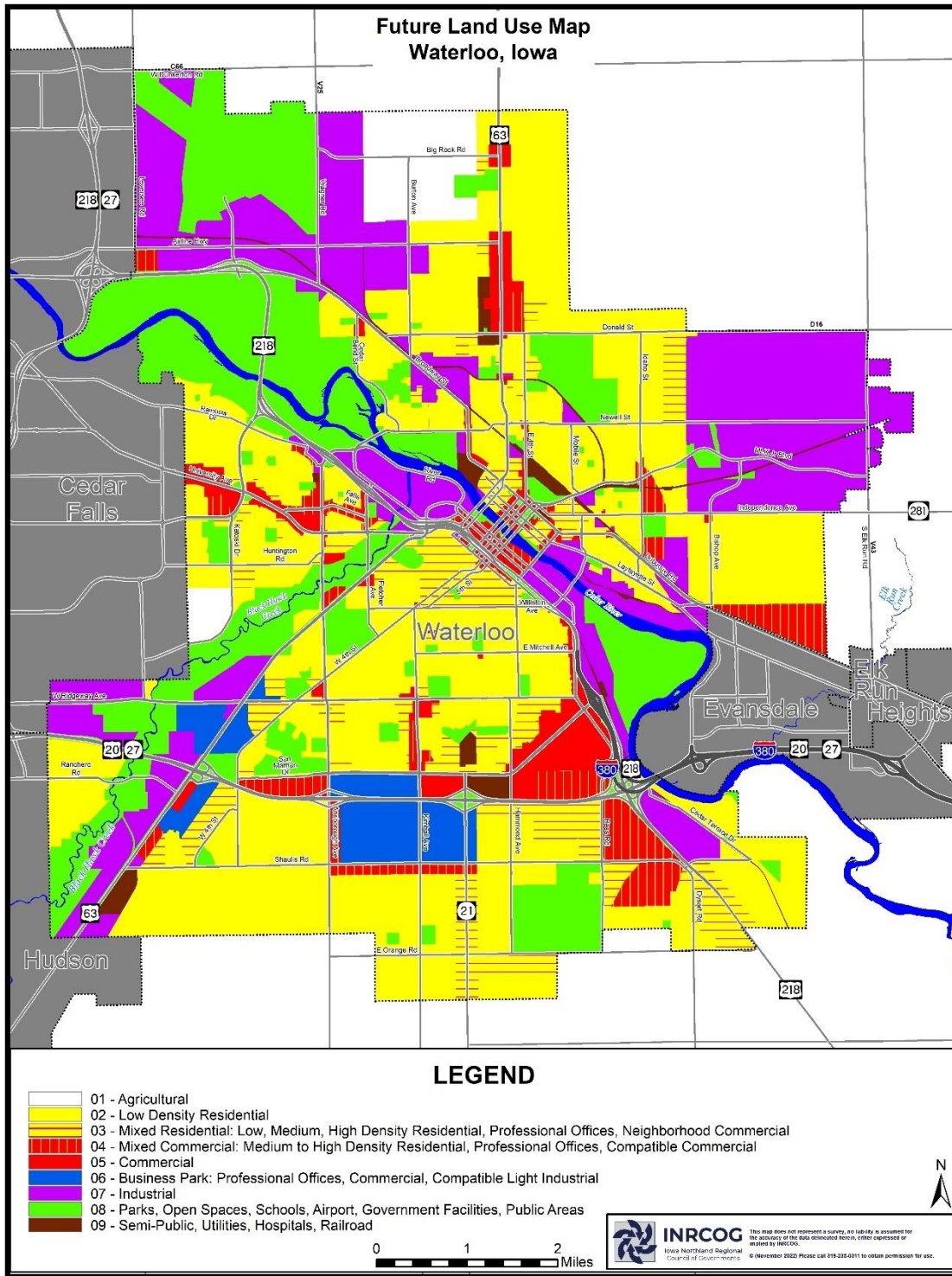
MAP 15: EXISTING LAND USE



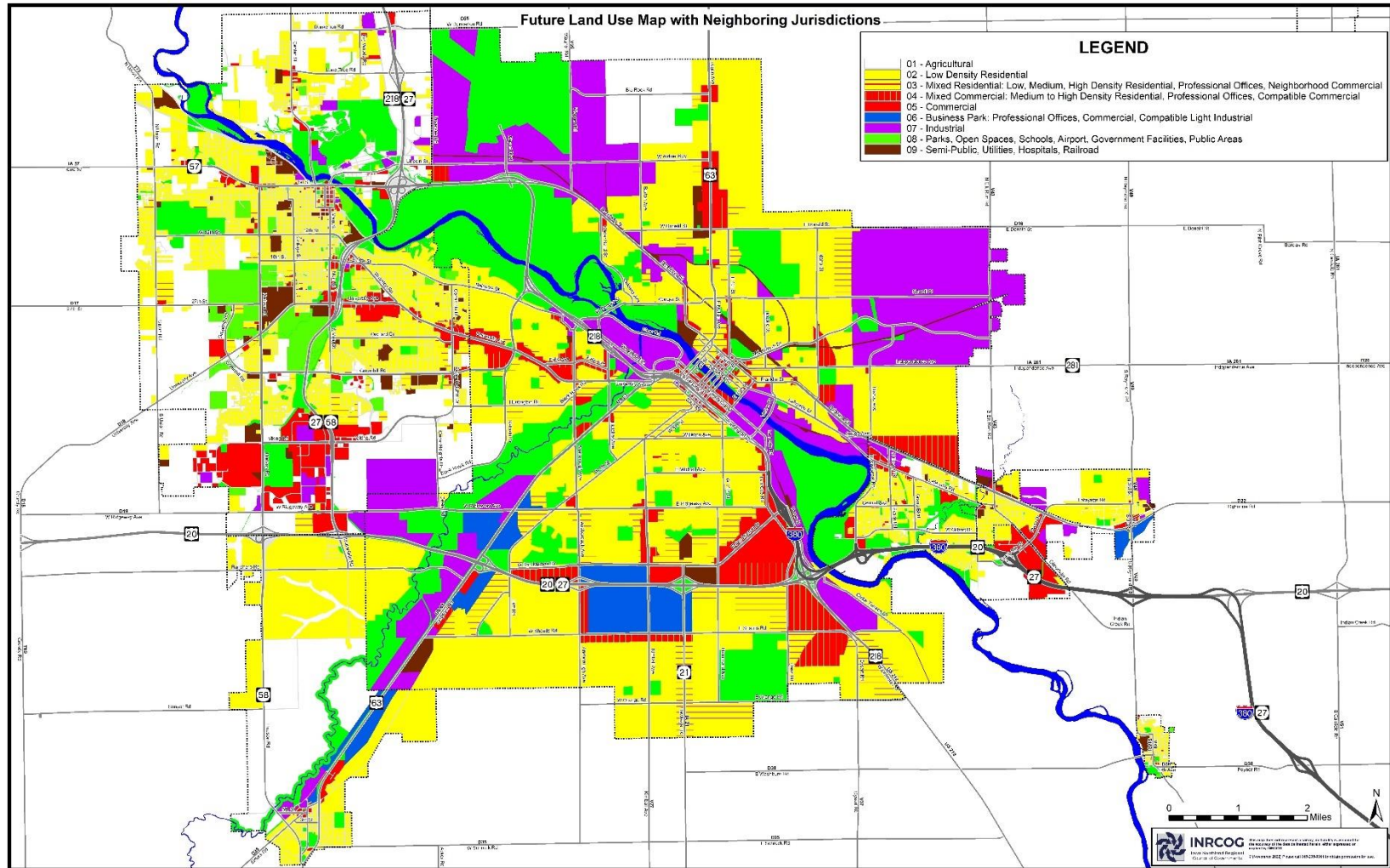
MAP 16: GROWTH AREAS OF THE COMMUNITY



MAP 17: FUTURE LAND USE



MAP 18: FUTURE LAND USE COMPATIBILITY WITH NEIGHBORING JURISDICTIONS



INTERGOVERNMENTAL COLLABORATION

Success in any type of planning relies on the ability of a community to come together as a whole to achieve a common goal. Historically, Waterloo has a good working relationship with internal parties. Individual agencies, groups, boards, committees, and the like have been able to cooperate to complete projects of mutual interest to the community. These entities also work together to share information, resources, and are active in several regional organizations. However, communities could also be taking advantage of many opportunities for collaboration in economic development, environmental and agricultural protection, and resource sharing. This section will outline some of the current collaboration efforts within the city, county, and profile several regional organizations that facilitate collaboration. The section will also discuss past conflicts and identify opportunities to further collaboration. Recommendations included in this section will allow Waterloo to prevent and resolve conflicts and help everyone continue to work together to achieve their goals for the future.

Smart Planning Element – Intergovernmental Collaboration

Objectives, policies, and programs for joint planning and joint decision-making with other municipalities or governmental entities, including school districts, for site and constructing public facilities and sharing public services. The plan may identify existing or potential conflicts between the municipality and other governments related to future development of the municipality and may include recommendations for resolving such conflicts. The plan may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

BENEFITS OF COLLABORATION

Some of the benefits of intergovernmental collaboration include:

Cost Savings

Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly. Examples include shared services, police and fire protection, recycling of household hazardous waste, water service, and shared government buildings (such as shared community center).

Address Regional Issues

By communicating and coordinating their actions, and working with local, regional and state agencies, local communities are able to address and resolve issues which are regional in nature. Examples include the construction and maintenance of highways, provision of transit service, and planning and construction of facilities for wastewater, stormwater management and water supply.

Early Identification of Issues

Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before substantial funds have been expended, before the political stakes have been raised, and before issues have become conflicts or crises.

Consistency

Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of internal groups, neighboring communities and other jurisdictions.

Predictability

Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.

Understanding

As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs and priorities. They can better anticipate problems and work to avoid them.

Trust

Cooperation can lead to positive experiences and results that build trust and good working relationships.

History of Success

When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

Enhanced Service to Citizens

The biggest beneficiary of intergovernmental cooperation is citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all residents can appreciate their benefits, such as cost savings, provision of needed services, and a strong economy.

EXISTING CONDITIONS

Waterloo has collaborated with many groups and organizations. These range from local connections within the city to working relationships with state agencies. This section provides an overview of these collaborative relationships.

Local Partnerships

Several organizations, agencies, and committees work with the city to provide the highest level of service to their citizens and visitors. These partnerships work towards meeting many of the goals within the City's comprehensive plan.

- Grow Cedar Valley, Chamber of Commerce
- Black Hawk County Economic Development
- Waterloo Development Corporation
- Neighborhood associations
- City Departments
- Utility providers

Regional Partnerships

Regional partnerships can also benefit the City and some have been identified throughout this document. Key regional agencies that can help implement strategies in this plan include:

- Iowa Northland Regional Council of Governments (INRCOG) provides services in community planning, government grant writing (community facilities, sewer/water, downtown revitalization and housing), workforce, housing rehab and rental assistance programs and transportation projects.
- Metropolitan Planning Organization
- MET Transit Authority
- Black Hawk County Solid Waste Management Commission
- Northeast Iowa Response Group
- Placemaking planning

State Partnerships

The following is a list of state agencies whose departments and areas of expertise could assist the City as it moves forward with the implementation of this plan.

- Iowa Economic Development Authority (IEDA)
- Iowa Department of Agriculture and Land Stewardship (IDALS)
- Iowa Department of Cultural Affairs
- Iowa Department of Natural Resources (IDNR)
- Iowa Department of Transportation (IDOT)
- Iowa Homeland Security and Emergency Management Division (HSEMD)

Intergovernmental Agreements

Formal agreements between Iowa governments, commonly referred to as 28E agreements, for the Iowa Code Chapter under which they are governed, can provide the framework for multiple local governments and/or entities to work together. The chapter permits “state and local governments in Iowa to make efficient use of their powers by enabling them to provide joint services and facilities with other agencies and to co-operate in other ways of mutual advantage.” Agreements formed under Chapter 28E, in Iowa, may also be defined as Mutual Aid Agreements.

Mutual aid agreements provide the procedures for sharing of resources between communities. Waterloo has entered into agreements for sharing/providing water service, fire response, ambulance services, and law enforcement assistance. Other examples of 28E agreements may define responsibilities for road maintenance, public transportation, landfill operation and maintenance, and building and facilities maintenance, among others.

KEY ISSUES & OPPORTUNITIES

Good planning is a result of collaborative efforts between and within governments. Waterloo has cultivated and developed relationships in the community, region, and state and will need to maintain these relationships while actively seeking out new opportunities.

City and Utility Provider Collaboration

One partnership that could be improved is between the City and utility providers in the use of equipment. The City performs some functions that require the use of equipment available to utility providers; however, some providers are reluctant to allow the City to use their equipment requiring the City to buy additional vehicles or equipment. Solutions should be discussed that benefit both parties.

COLLABORATION GOALS

Intergovernmental Collaboration Goal #1: Whenever feasible, community development plans should be coordinated with those of adjacent communities and/or overlapping jurisdictions, including state and federal agencies.

Objectives:

- a. Work with neighboring jurisdictions, in the interests of all involved, to find workable solutions that are mutually beneficial.
- b. Publicize existing and proposed collaborations to encourage utilization and cooperation.
- c. Promote formal and informal networking opportunities across jurisdictions and community organizations to encourage further interaction.

Intergovernmental Collaboration Goal #2: Increase the community’s/citizens’ awareness of collaborations and partnerships for the betterment of the community.

Objectives:

- a. Provide a more inclusive and efficient network of area stakeholders with like

- interests.
- b. Promote awareness of resources and encourage collaboration rather than duplication of similar services.
- c. A collaborative effort could be made to create a platform (social media, website inclusion, etc.) that highlights past collaborations, future efforts, and incorporates a database of regional jurisdictions, organizations, and partnerships involved in the betterment of the community.
- d. Encourage the strengthening and help to promote the various Neighborhood Associations in the city.

Intergovernmental Collaboration Goal #3: Continue collaborative efforts to evaluate community boundaries, varying levels of governmental responsibility, common necessities, and a better means of public administration in support of most efficient practices.

Objectives:

- a. Hold work sessions with adjacent communities and organizations to work to better understand the common goals, future interests, and desired level of involvement in collaborative efforts.

Intergovernmental Collaboration Goal #4: Continue to support and encourage planning and development efforts undertaken by Waterloo's neighborhood organizations.

Objectives:

- a. Encourage greater participation and collaboration between the City as a whole and each microculture within.
- b. Continue to view neighborhood organizations as a valuable source of public input for all types of projects.
- c. City staff should review any plans, policies, and programs that are developed by neighborhood organizations for conformance with municipal plans, policies, ordinances, and program guidelines.

PLAN IMPLEMENTATION, MAINTENANCE, AND ADOPTION

The Plan includes goals and objectives for the city of Waterloo to become the community it ultimately envisions for itself.

While each goal and objective are important to achieve the city of Waterloo's vision, it is critical to set priorities among the strategies. These priorities will lay the foundation for developing future capital improvement plans and annual departmental work plans for the City, and will help with organizing and prioritizing future implementation efforts. The Action Plan provides a means for working through a variety of immediate, short- and long-range issues with other agencies, jurisdictions, and stakeholders by articulating a concept, premise or position to start constructive discussion and completion.

IMPLEMENTATION PRIORITIES

Throughout the course of developing Plan and past efforts, community input focused on creating a more sustainable community that manages growth, revitalizes the Central Business District, improves community facilities, diversifies and expands economic development and housing, embraces its natural resources, while maintaining and enhancing the atmosphere of Waterloo – not a small task. Listed below are the major implementation goals community stakeholders and citizens have agreed upon for the future of the City.

Implementation Goal #1: Utilize the Waterloo Comprehensive Plan as a flexible, general guide to reference during the land use decision making process.

Objectives:

- a. Continual review and amendment should be considered to meet the evolving conditions and needs of the residents of Waterloo.
- b. Give careful consideration to proposed amendments to ensure that they are an improvement to the prior plan and not a change to accommodate special interests.

Implementation Goal #2: Ensure that any changes in zoning, subdivision, or other development requirements approved by City Council are in accordance with the general intent of the Comprehensive Plan.

Objectives:

- a. City staff should thoroughly review all proposed changes and provide reports and recommendations to city officials as necessary.

IMPLEMENTATION STRATEGIES

Many of the identified goals, objectives, and action strategies will only be met through the expenditure of public funds. Achieving the components of the Action Plan should lead to more efficient use of both public and private resources. Each project should be viewed with the full range of funding alternatives and technical assistance available to it before action is taken. These sources must not only provide sufficient funds to accomplish the goals and action strategies intended, but they should be tapped in ways that are as equitable as possible in balancing costs against benefits received.

Another method for implementing the elements of the Plan could be developed through a system of incentives and compensation. The benefits and costs involved in the achievement of public objectives should be considered; which are equitable to the individual and to the general public. Specific steps should be taken to enable progress to be made in each area of the plan.

PLAN MAINTENANCE

The Plan is designed to be a working document. Its adoption by the City Council is not the end of the community's long-range planning effort, but rather the means by which the city will see growth occur. City staff, citizens, and the private sector will use The Plan as a dynamic tool to manage growth over the next ten to fifteen years to protect the high quality of life and foster a healthy economy for Waterloo.

A relevant, up-to-date plan is a critical element to ongoing planning success. To maintain public and private sector confidence, evaluation and modifications based on sound judgments should be made to the planning document as necessary. The Plan must be current. Therefore, City Council of Waterloo may, from time-to-time, want to consider amendments or updates to this Plan, including any and/or all of the maps, tables, and/or illustrations.

CONTINUED PARTICIPATION AND LEADERSHIP

Broad public support and involvement are required as a prerequisite to the development and use of virtually any implementation policy or program. If adequate support is to be developed, a vigorous and continuing program of discussion, education, and participation must be carried on. Moreover, people who are in a position to understand the needs of the city and ways of meeting those must take the initiative to stimulate the interest and the understanding that must be involved to assure that support and action is developed.

To produce the levels of consensus required, vigorous and continuing public involvement will be required in such areas as:

1. Detailing of plans and proposals to clarify their impact on specific areas, groups, and individuals;
2. Developing of specified implementation activities and organization arrangements; and
3. Continuing monitoring and interpretation of the Plan.

The following goals and objectives will help the city maintain the level of public participation necessary to achieve successful implementation of this comprehensive plan.

Public Participation Goal #1: Encourage citizen involvement in Waterloo's planning process.

Objectives:

- a. The city of Waterloo will continue to be inclusive of public input regarding the adoption and amendment of this Plan, the city's zoning and subdivision ordinances, neighborhood plans, and other growth management tools.

Public Participation Goal #2: Continue to broadcast open meetings and promote awareness of land use policies, procedures, and proposals.

Objectives:

- a. Post meeting schedules, agendas, and supplemental information pertaining to land use and development on the city website, social media accounts, in printed publications and media outlets.

AMENDMENT PROCESS

In order to consider an amendment or update to this plan, first the Planning and Zoning Commission shall consider the proposed amendment and conduct a properly noticed hearing, notice of which shall be published once, not less than seven (7) nor more than twenty (20) days before the date of the hearing, in a newspaper with local circulation. The Commission shall make a recommendation on the proposed amendment or update, after the public hearing. Said recommendation of the Commission shall be carried by an affirmative vote of a simple majority of its members. The Commission shall send its recommendation, either for approval or denial of the proposed amendment or update, to the City Council for consideration.

After receiving the recommendation from the Planning and Zoning Commission, the City Council shall also hold a properly noticed public hearing on the proposed amendment. The notice shall follow the same publication guidelines as those prescribed for the Commission above. The City Council is authorized to make the final decision, including alterations to the amendment or update prior to adoption. Adoption shall require an affirmative vote of a simple majority of the membership of the Council.