

## What is Connected to Tomorrow?

Connected to Tomorrow provides a vision for the future of the city with a focus on priorities, policies, and public investments over the next 20 years. The City of North Liberty recognizes that the area is changing, and that the community will not be the same in 20 years. In short, the North Liberty Connected to Tomorrow Plan will offer a vision and provide direction for how to create the best future possible to kick off the next 15-20 years!

- Guides land use growth
- Identifies transportation improvements
- Defines infrastructure needs to serve current and future population
- Addresses projects and ideas that maintain the high quality of life
- Considers new ideas for neighborhoods and residents

## Add your input!

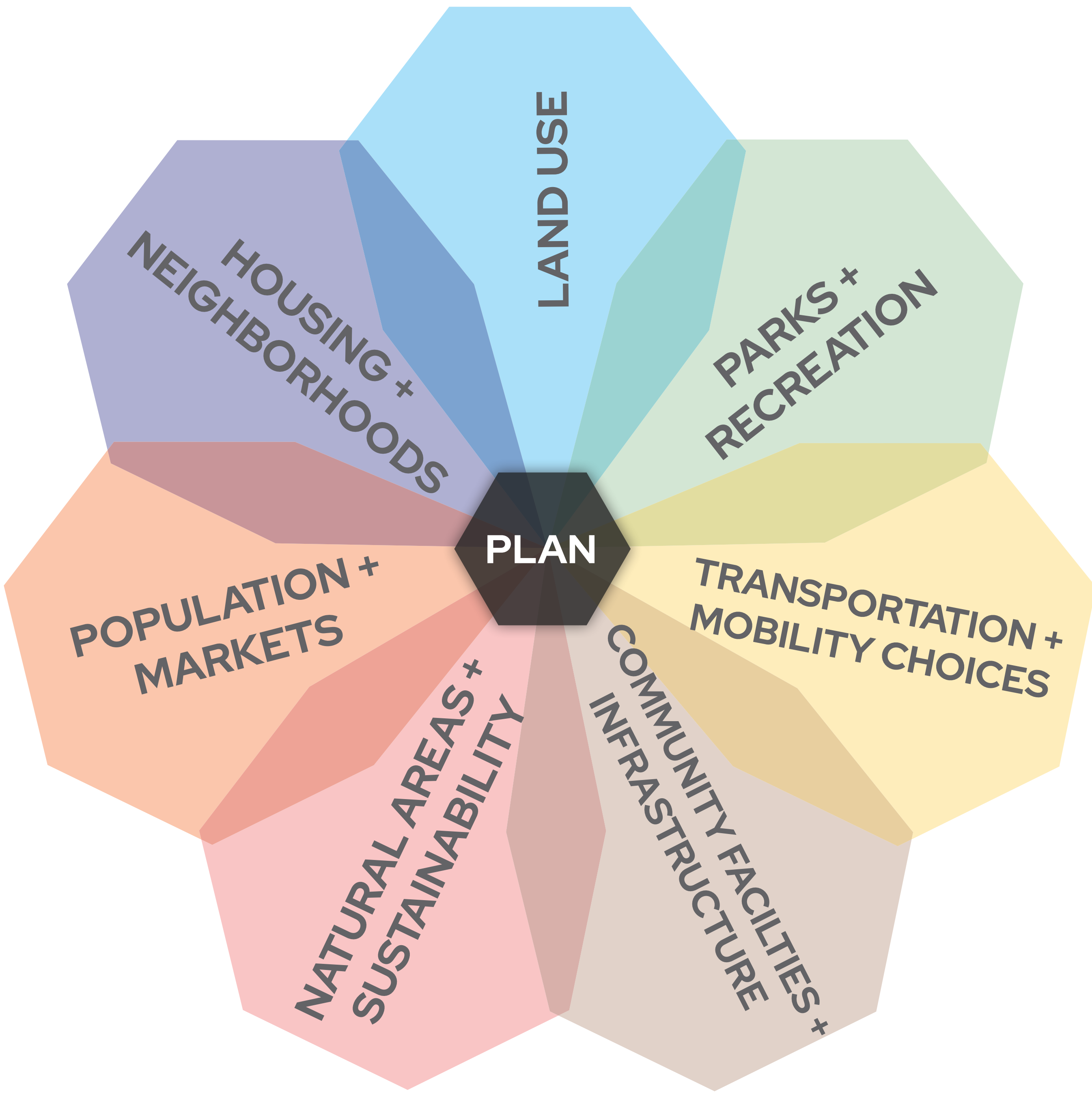
This plan is not possible without hearing from the people who know the community best – local residents! Use the sticky notes to answer the following questions, as well as give ideas for the future of North Liberty.









1. What do you love about North Liberty?
2. What do you think North Liberty needs?
3. What is your “Big Idea” for North Liberty?








The vision for North Liberty begins by establishing a blueprint much like the architectural framework for a building project. This program identifies the ingredients of development – the amount of space that may be possible for present and future community needs, current projects that are pending, and other opportunities.

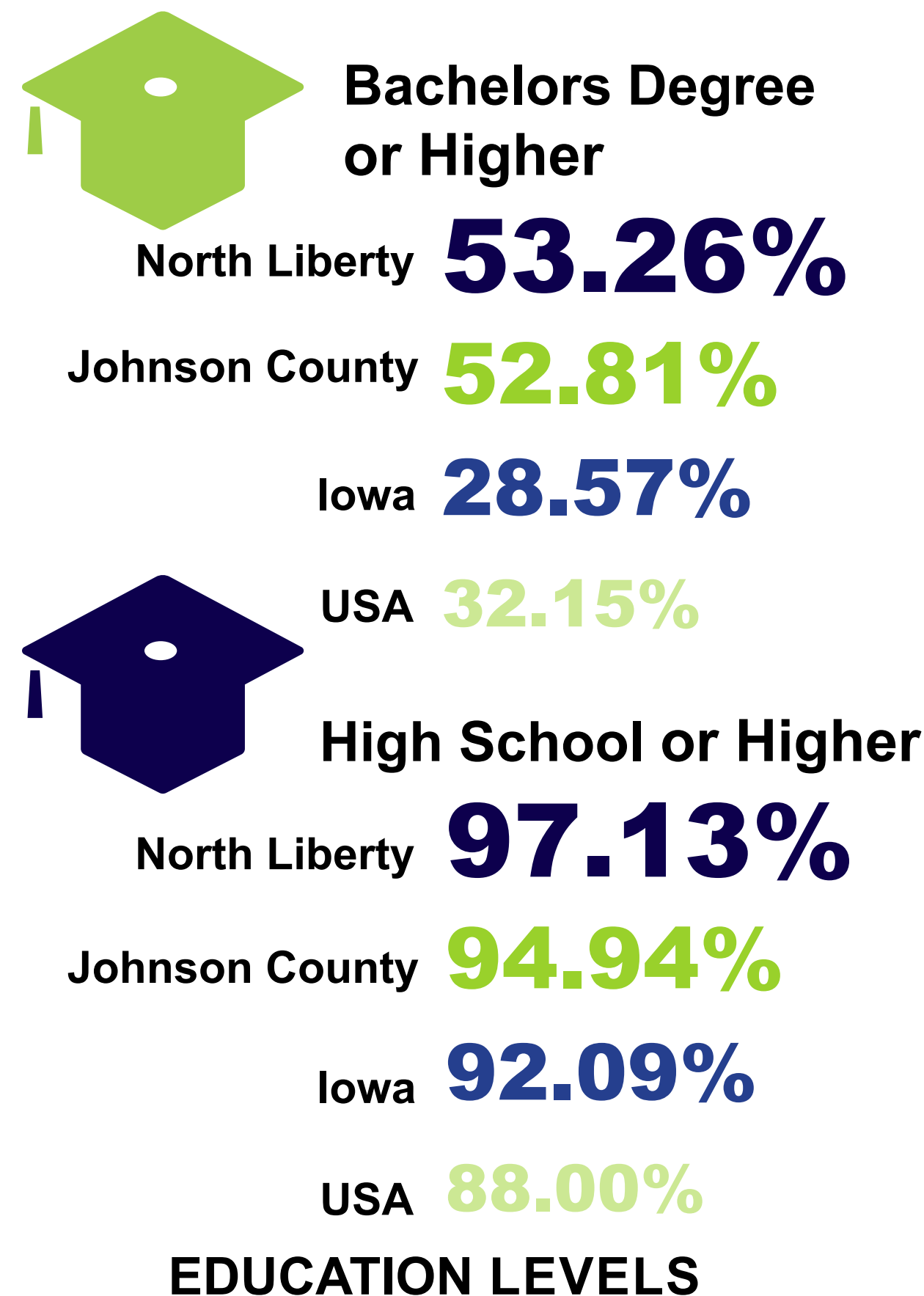
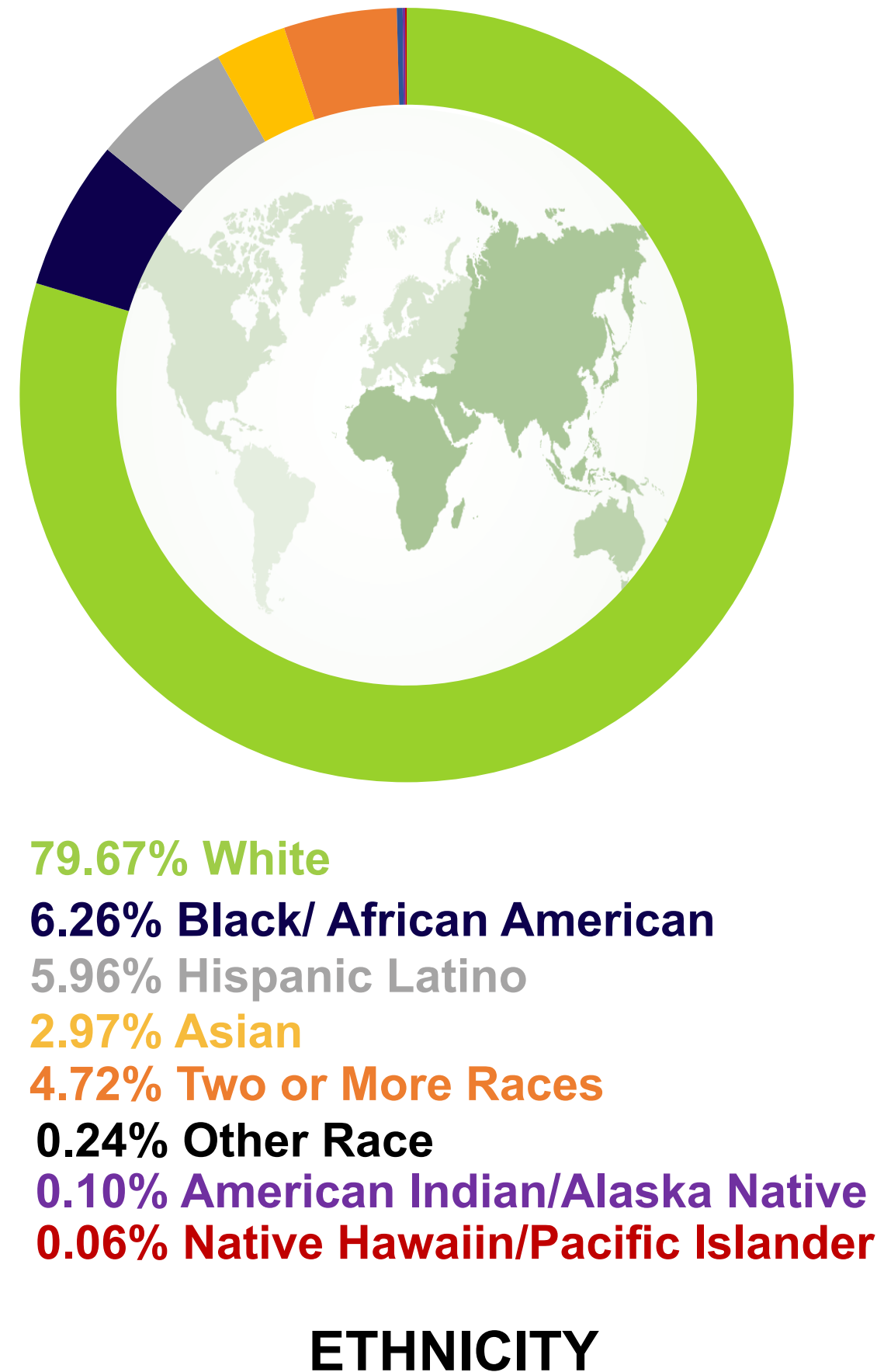
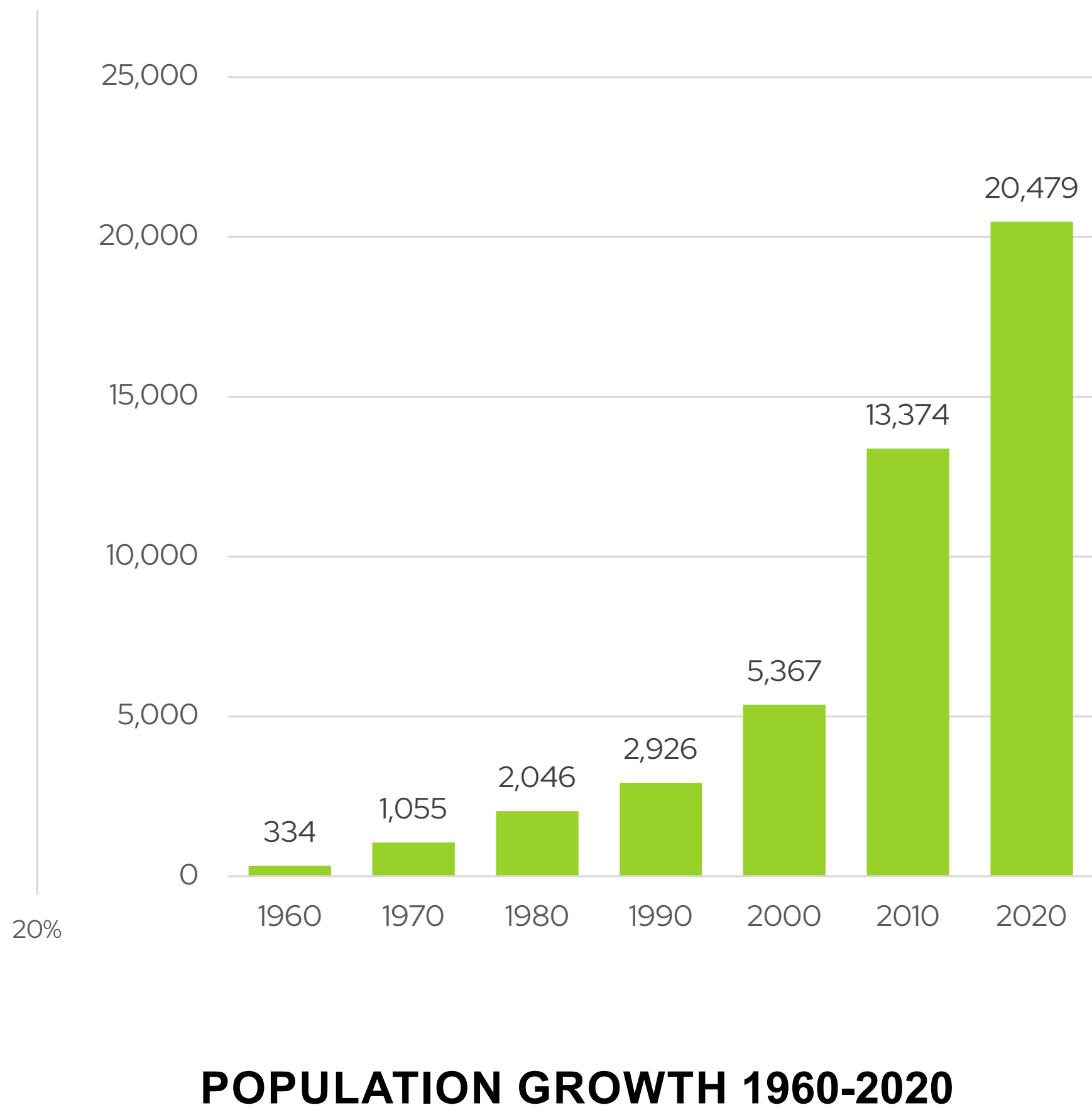
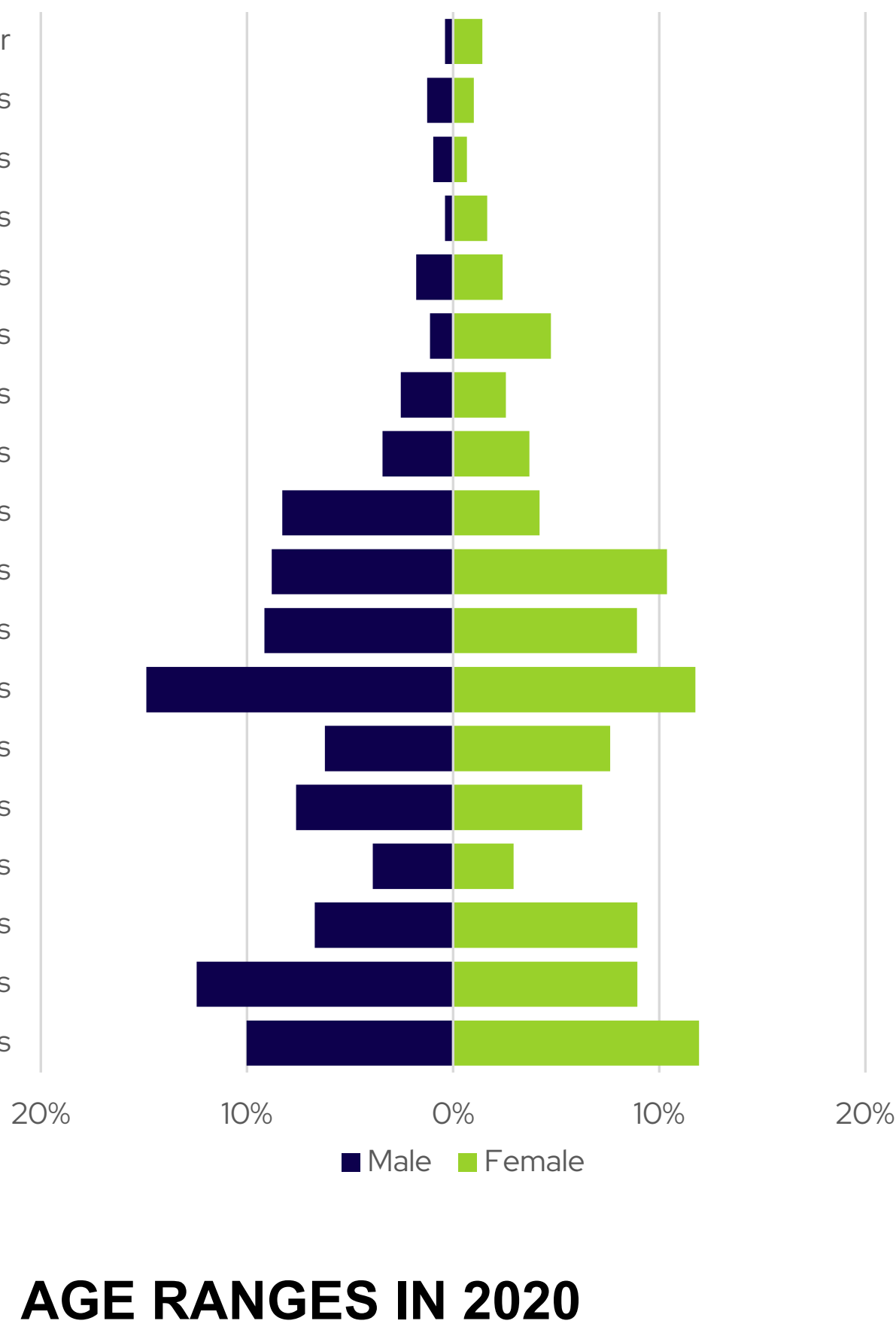
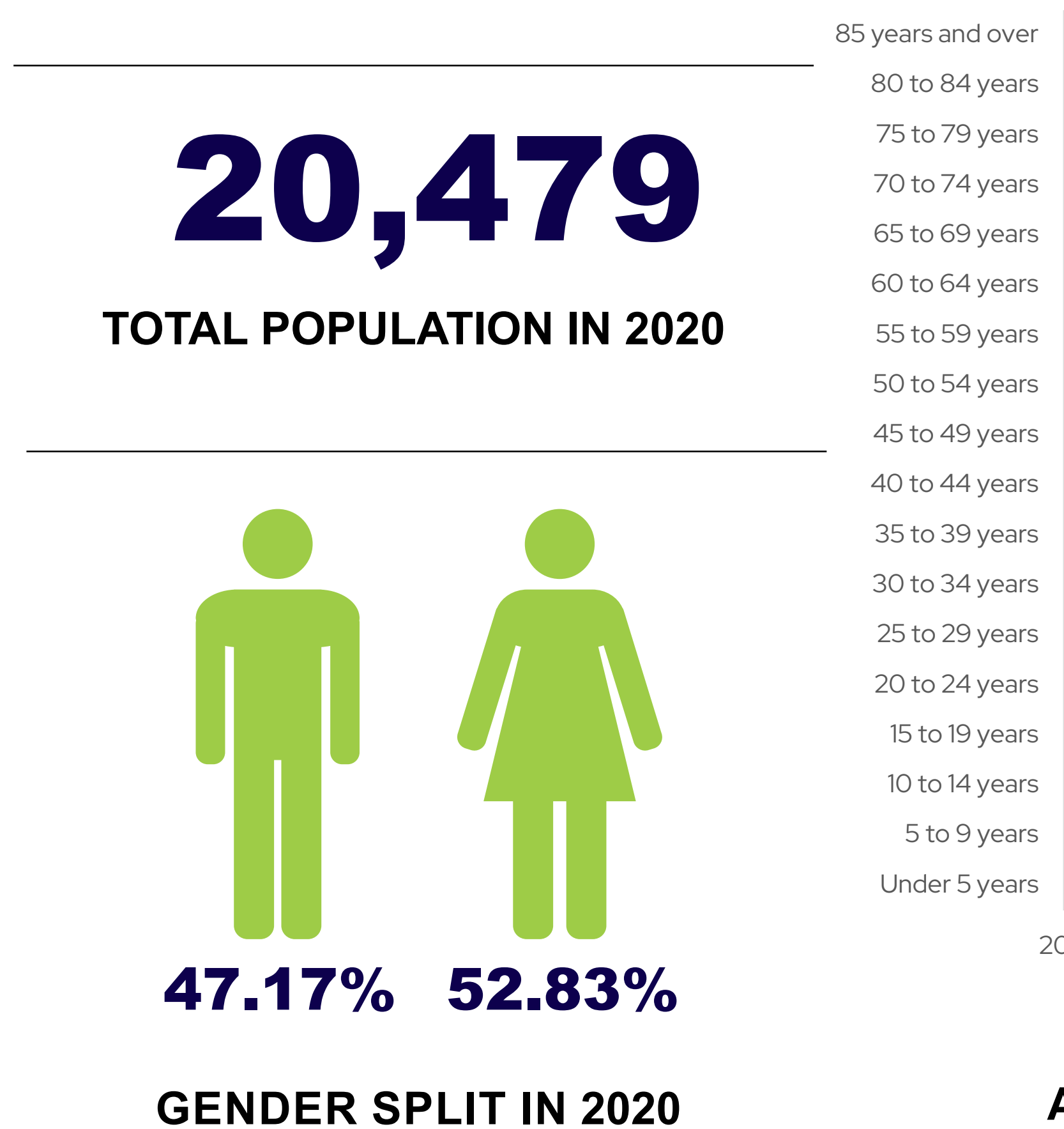


OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
Community Engagement												
 Kick-off Meeting w/ Staff	 Kick-off Meeting w/ Committee	 Launch Media Campaign	 Listening Sessions & Community Roundtable			 Community Design Workshop		 Presentation to Council and PC		 Implementation Workshop	 Open House	
Public Engagement Plan	Project Brand Identity	Mobile Station										
	Launch Social Pinpoint	Survey & Mapping Tool	Push Notifications	Post Report	Event Notifications	Event Notifications	Progress Update	Progress Update	Progress Update	Progress Update	Polling	Open House
Today: Conditions and Trends				Today Report								
				Tomorrow: Vision		Guiding Principles						
						Tomorrow: Plan Elements				Draft for Review		Updated Draft
										Implementation		Draft Plan
												Approval

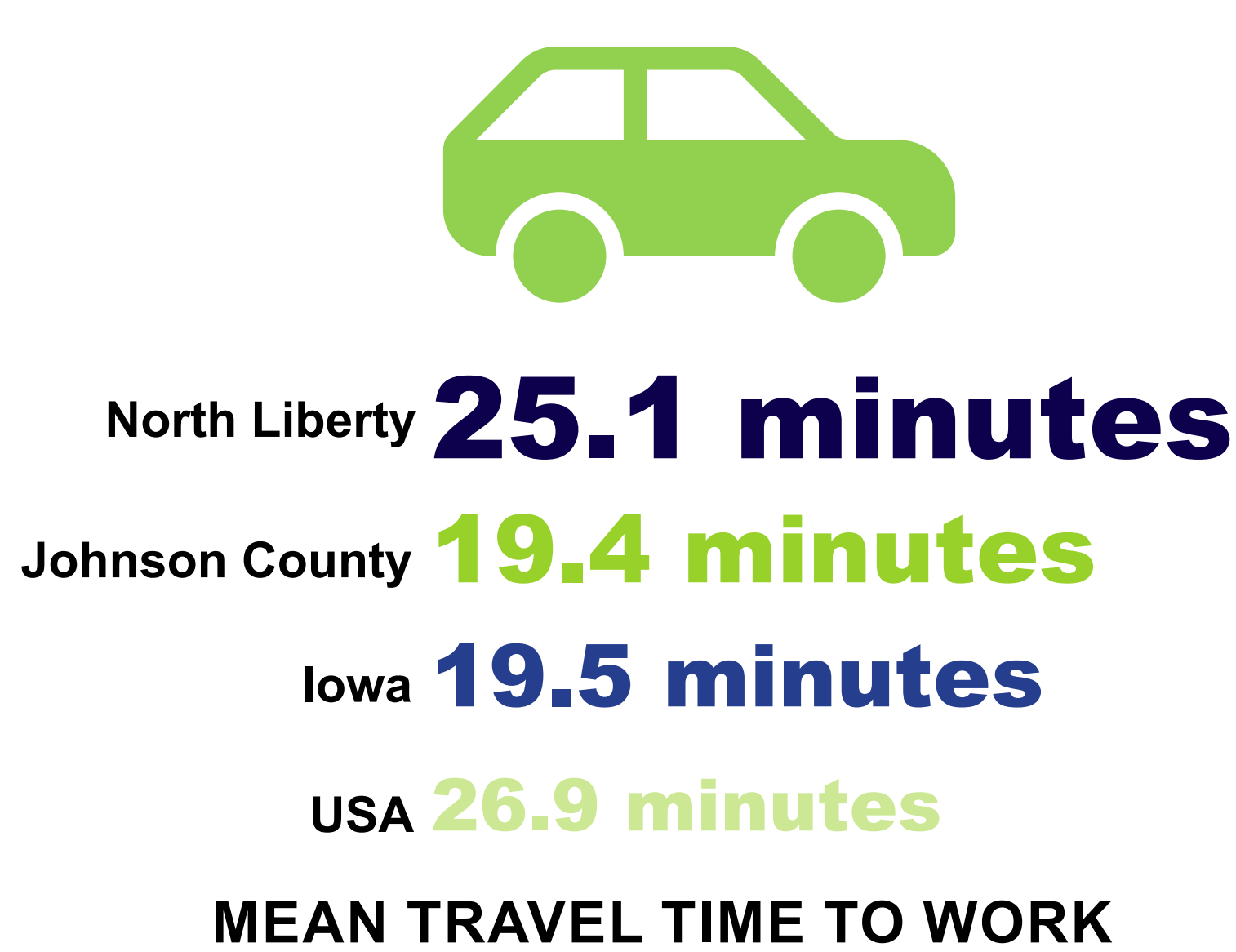
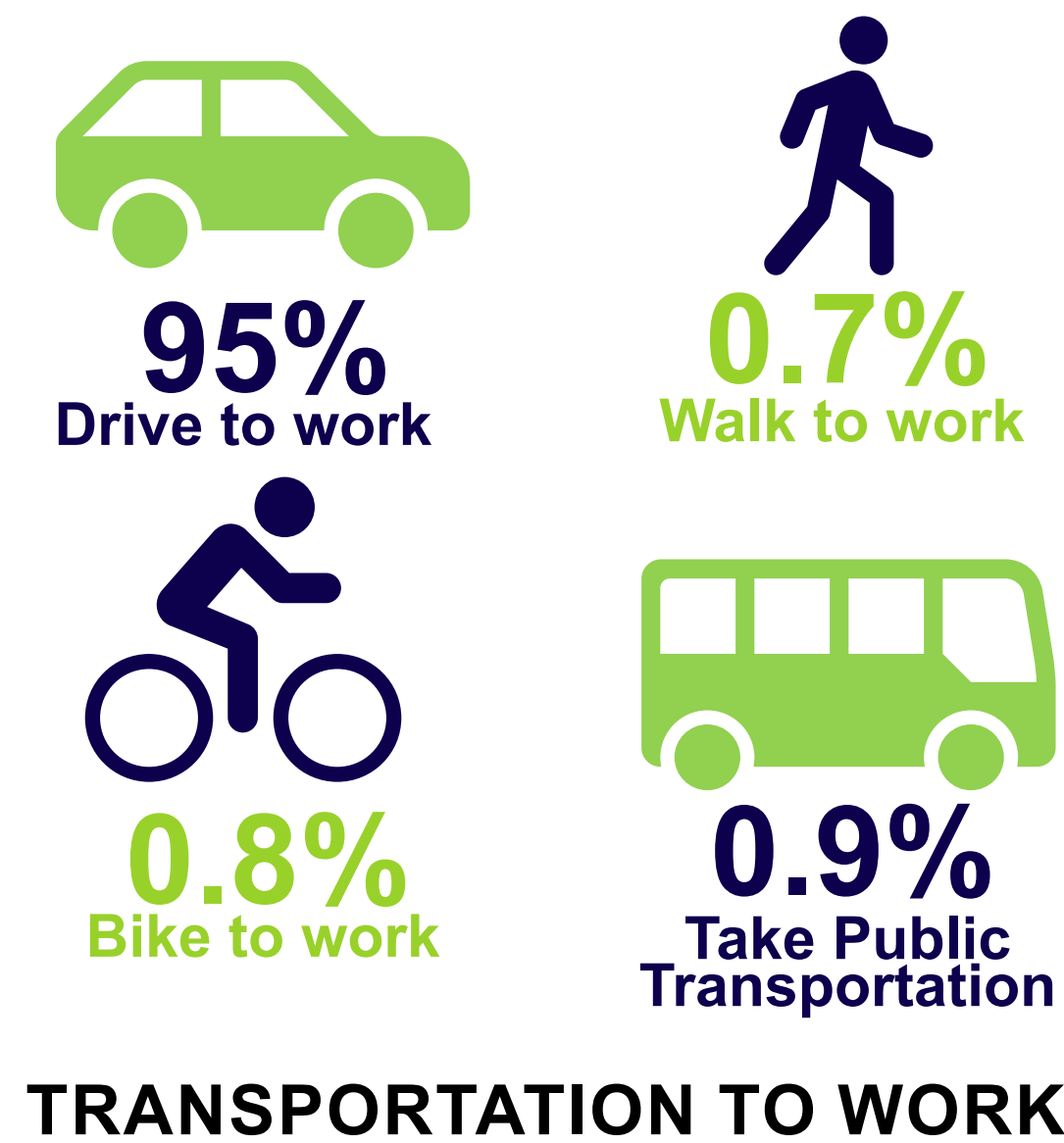
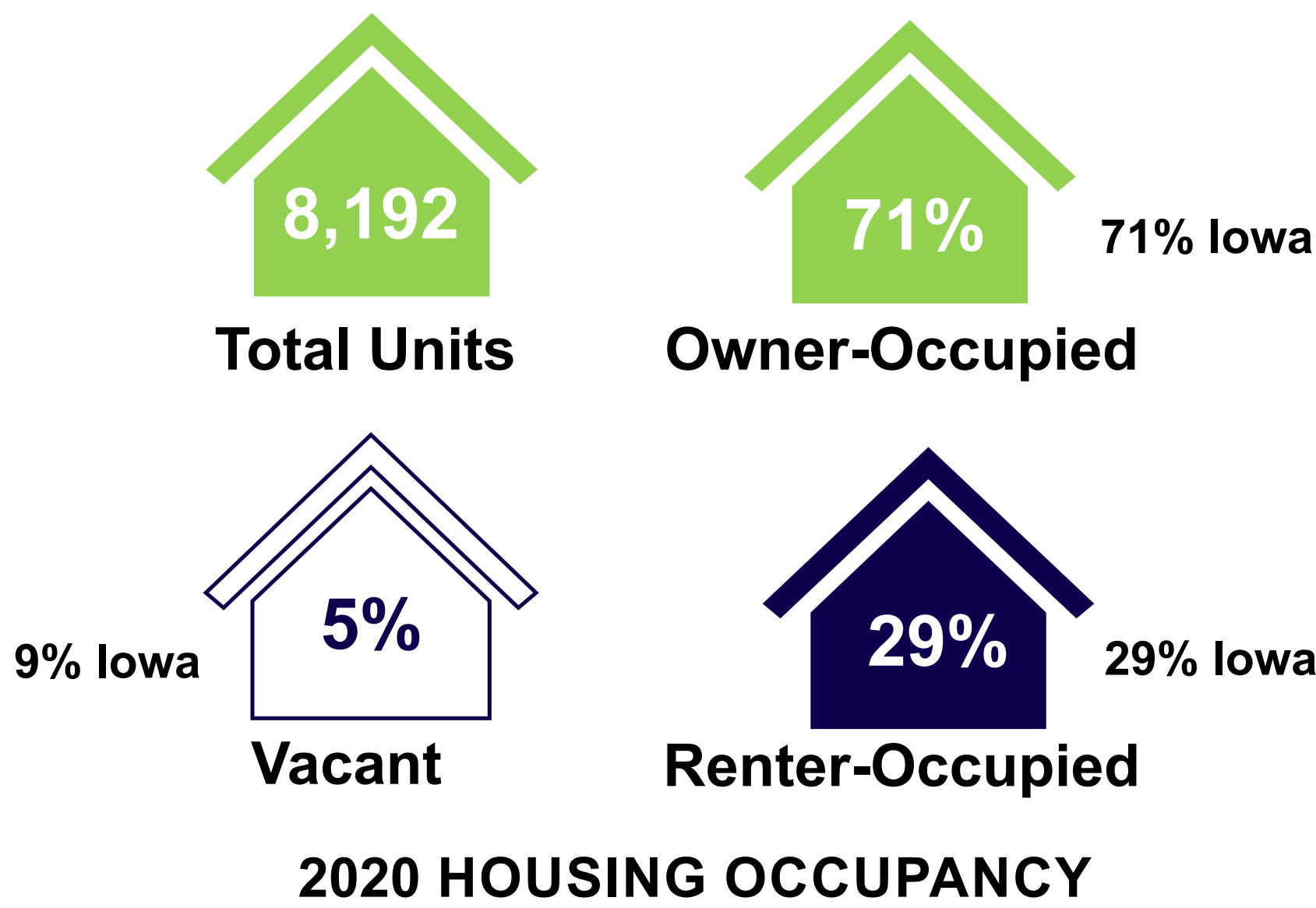
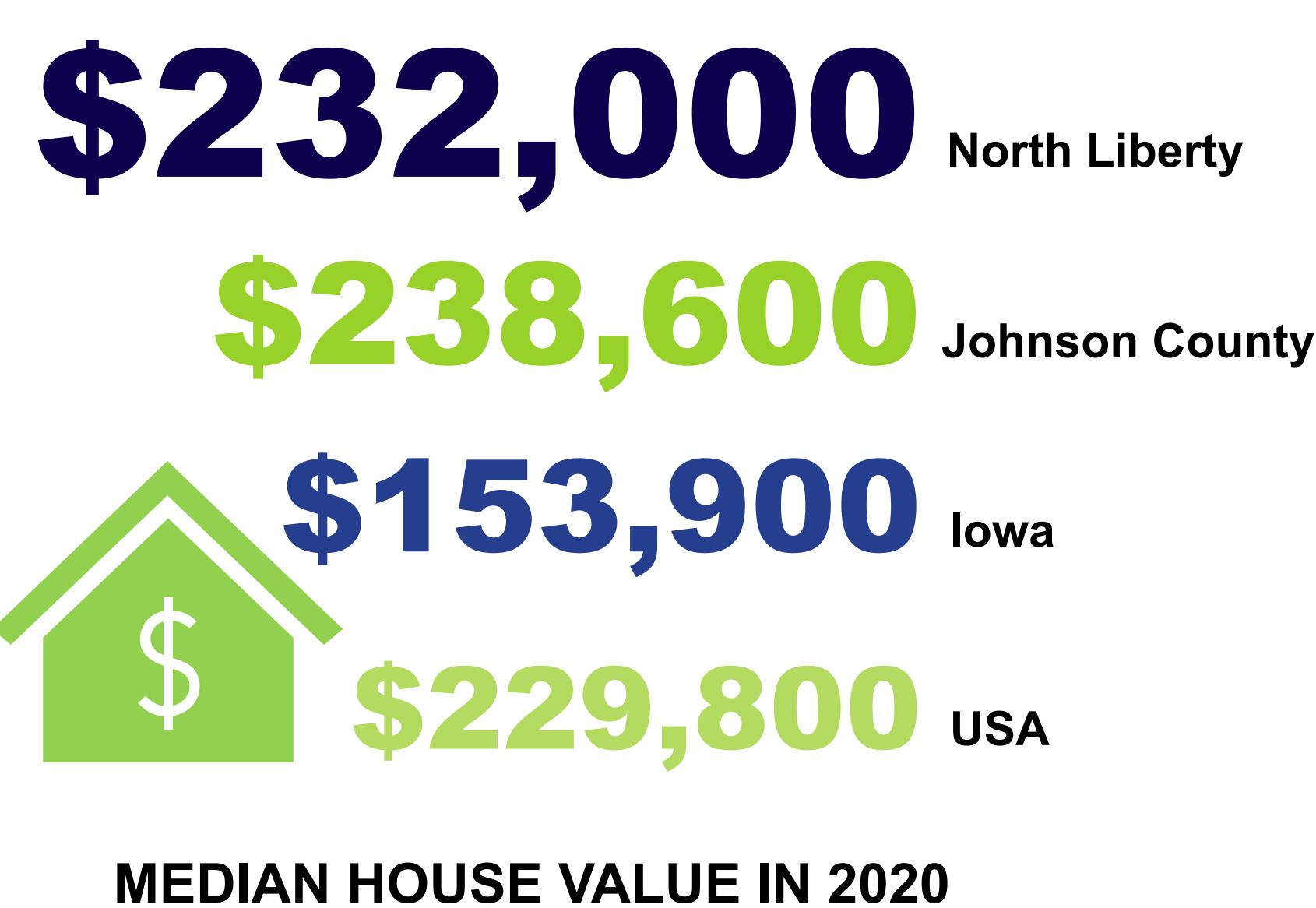
 Public Meeting/ Open House  
 Major Events  
 Deliverables



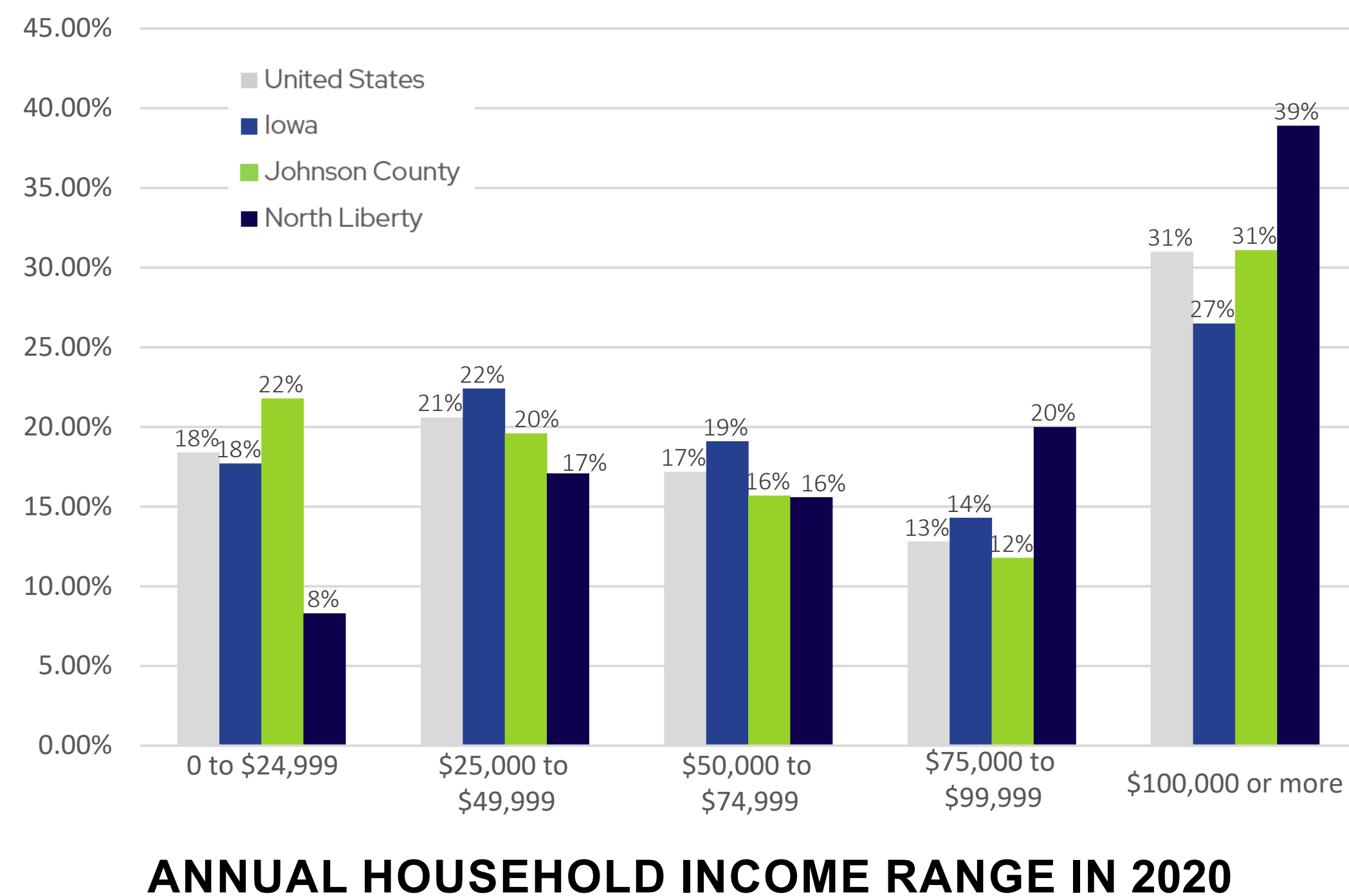
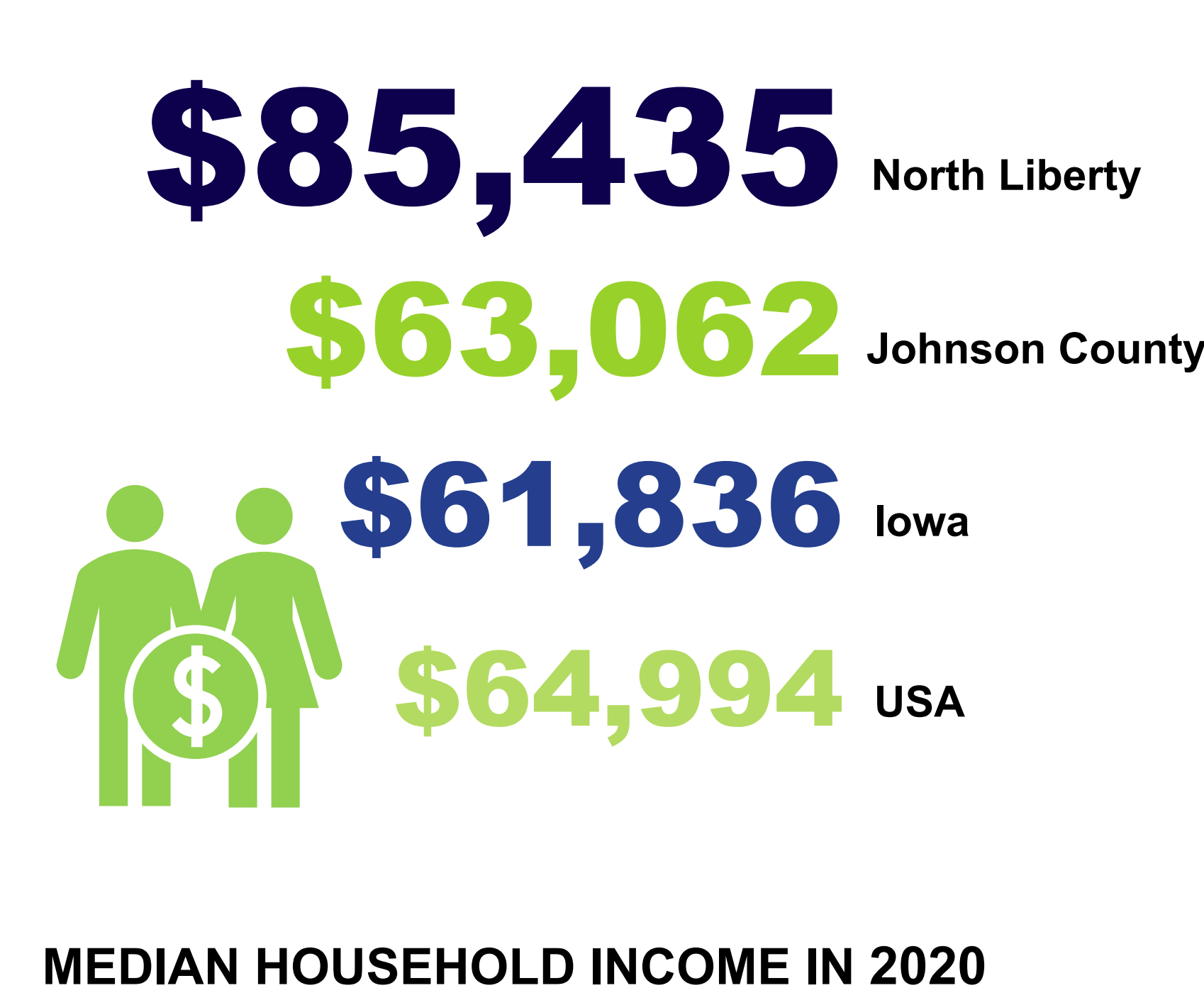
DEMOGRAPHICS



HOUSING



ECONOMICS



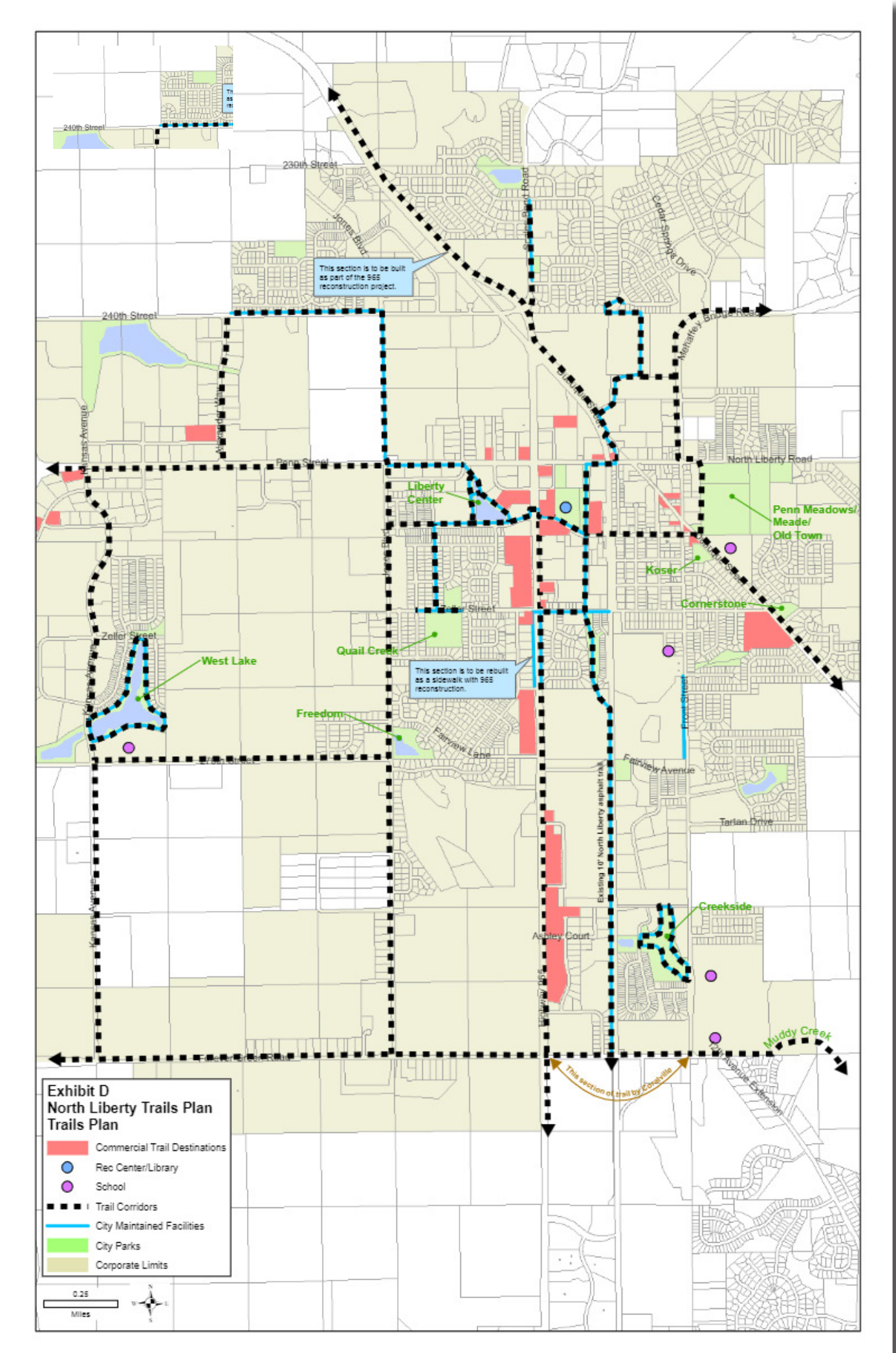


The City of North Liberty has a history of planning for the future which has helped shape the city it is today. A few past efforts include:



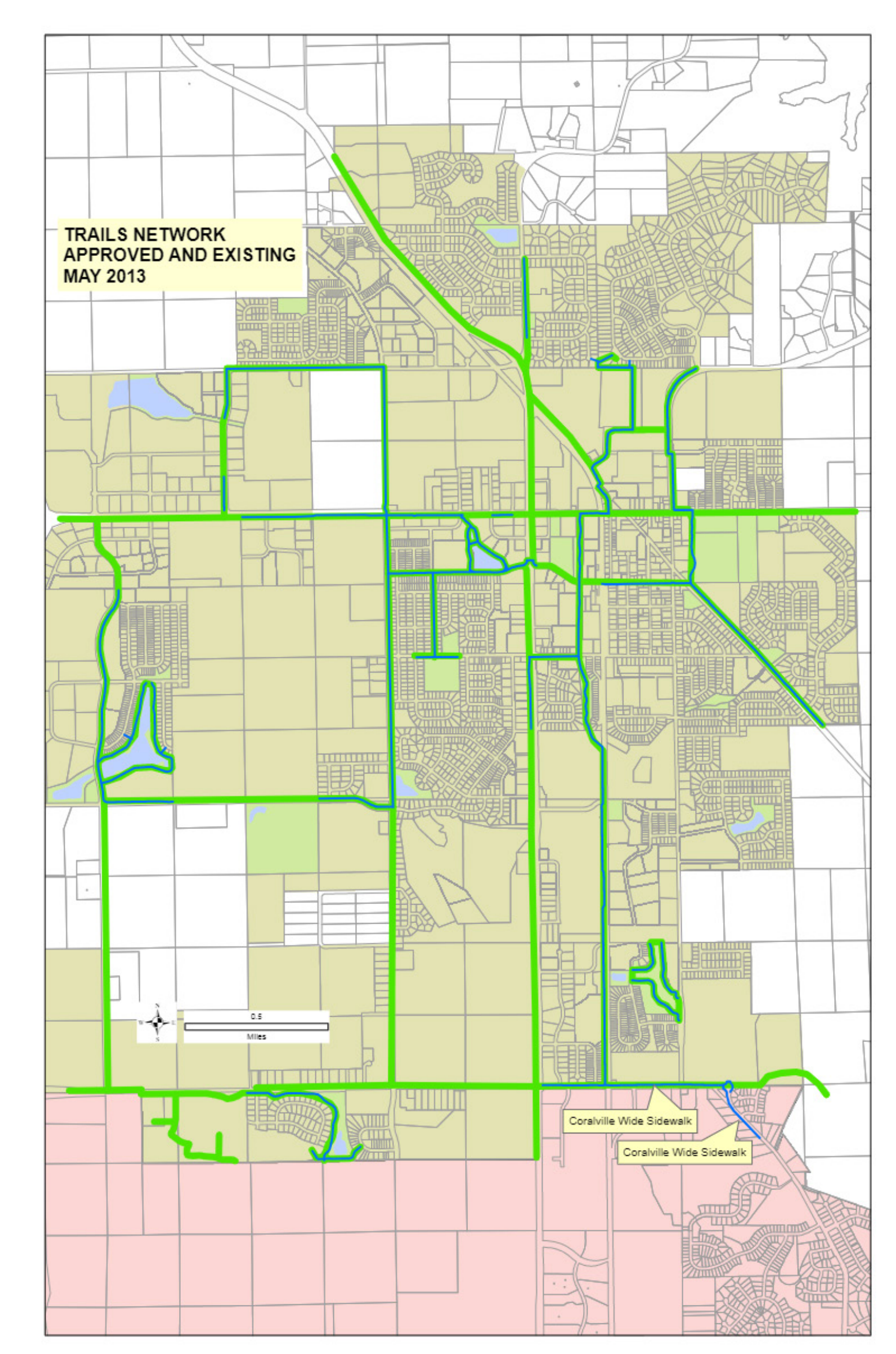
RANSHAW WAY PLAN  
NOVEMBER 2008

Highway 965 is major corridor through North Liberty and carries a significant and growing number of trips. The City, in conjunction with Johnson County and Coralville, adopted the corridor plan for capacity and service improvements, including pedestrian accommodations where none have existed in the past.



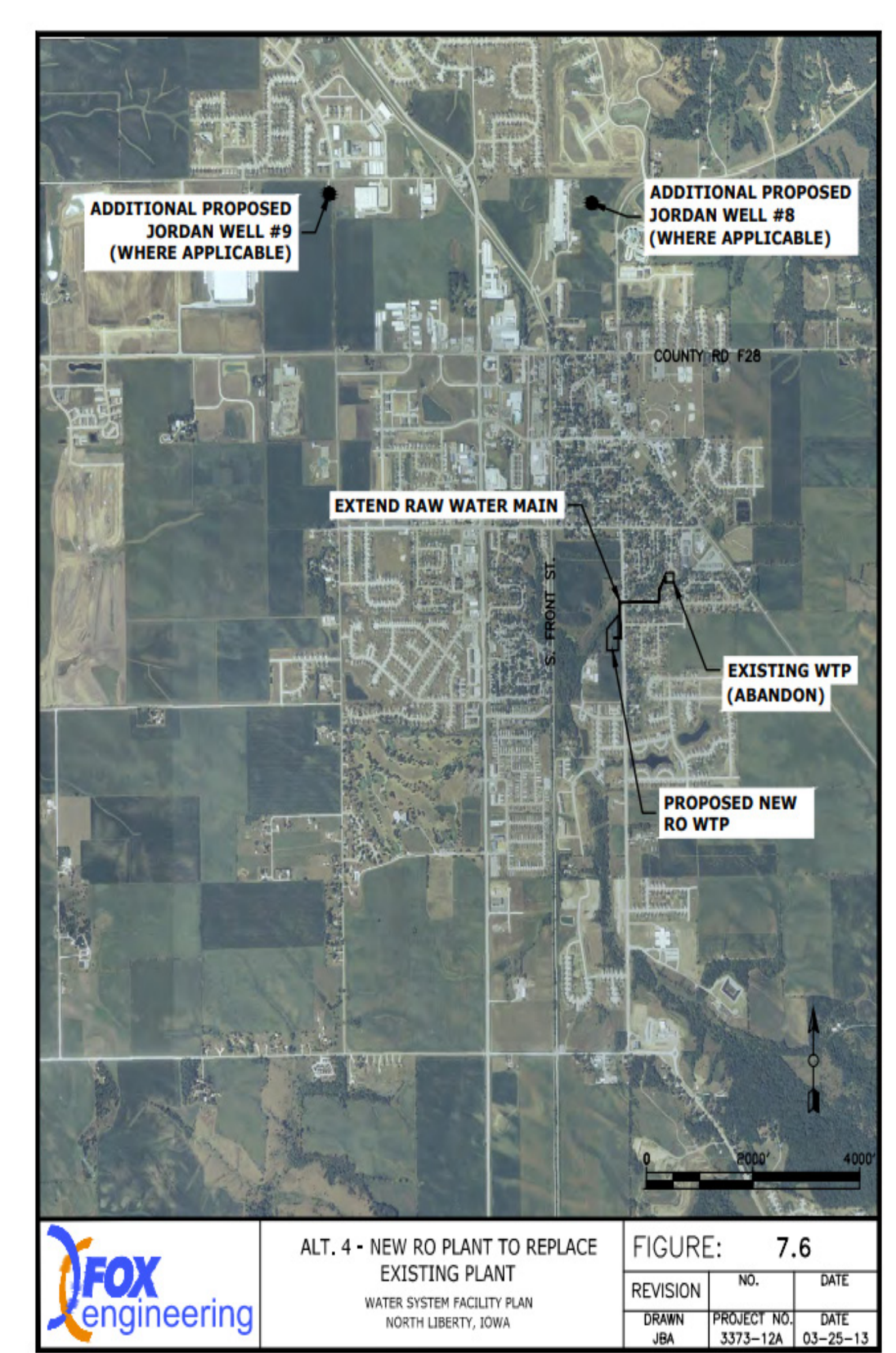
PARKS PLAN  
AUGUST 2009

Parks Plan (2009). The plan identifies needs and possible actions to address growing needs for outdoor recreation in North Liberty.



TRAILS CORRIDOR NETWORK PLAN  
AUGUST 2009

Trails Plan (2009, updated 2013). The plan established standards and locations for trails in North Liberty. A resolution was also passed in 2013 to formalize the trails network and development standards.

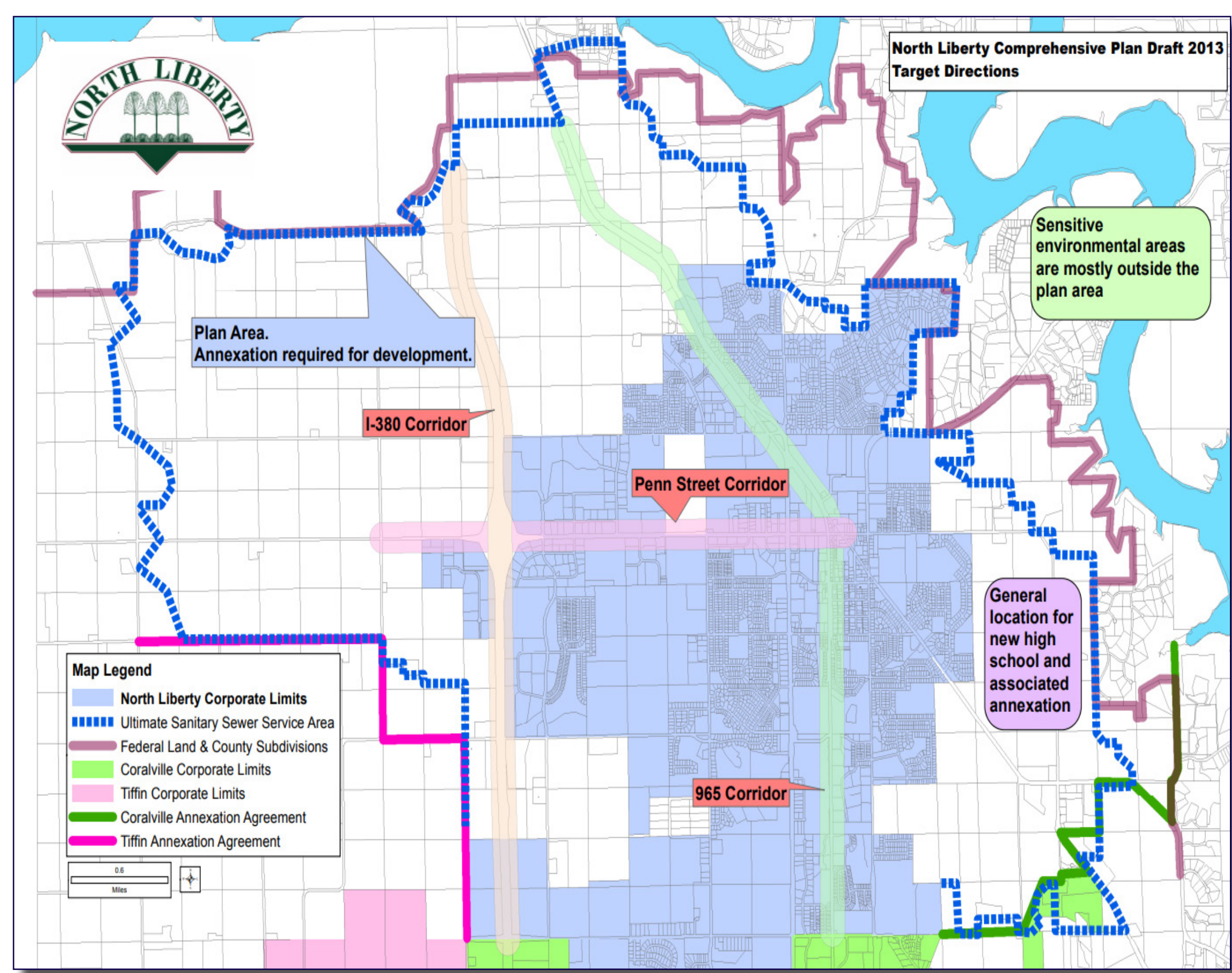


WATER SYSTEM FACILITY PLAN  
JUNE 2013

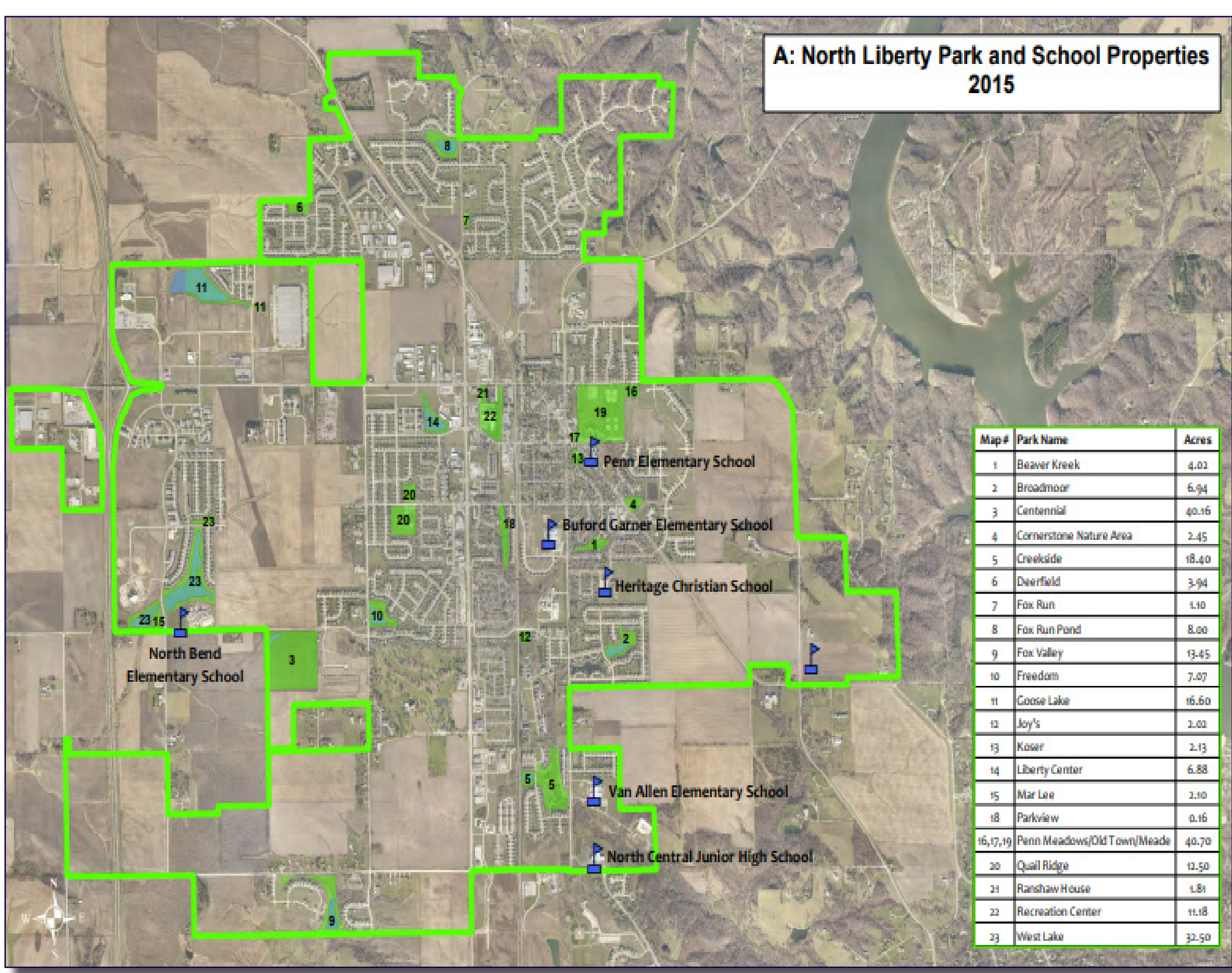
Water System Facility Plan (2013, updated in 2014). The plan makes recommendations to keep up with anticipated water treatment and supply demand associated with continuing City growth.



The City of North Liberty has a history of planning for the future which has helped shape the city it is today. A few past efforts include:



COMPREHENSIVE PLAN  
NOVEMBER 2013




PARKS MASTER PLAN  
MAY 2016



COMMUNITY BRANDING AND VISIONING  
MAY 2020


City of North Liberty, Iowa  
Comprehensive Plan



Approved November 2013

The 2013 Comprehensive Plan guides development and redevelopment policy for the City of North Liberty, focusing on land use planning. The plan was particularly important in 2013 as the City contemplated annexation and growth to the east of the corporate limits.

**NORTH LIBERTY PARK PLAN**  
Adopted February 23, 2016 by the North Liberty City Council



The 2016 Parks Master Plan analyzed the condition of existing parks, undeveloped areas planned for parks development, the need for additional space, and potential means of acquisition and development. The main goal of the plan is to guide continuing park development in North Liberty.



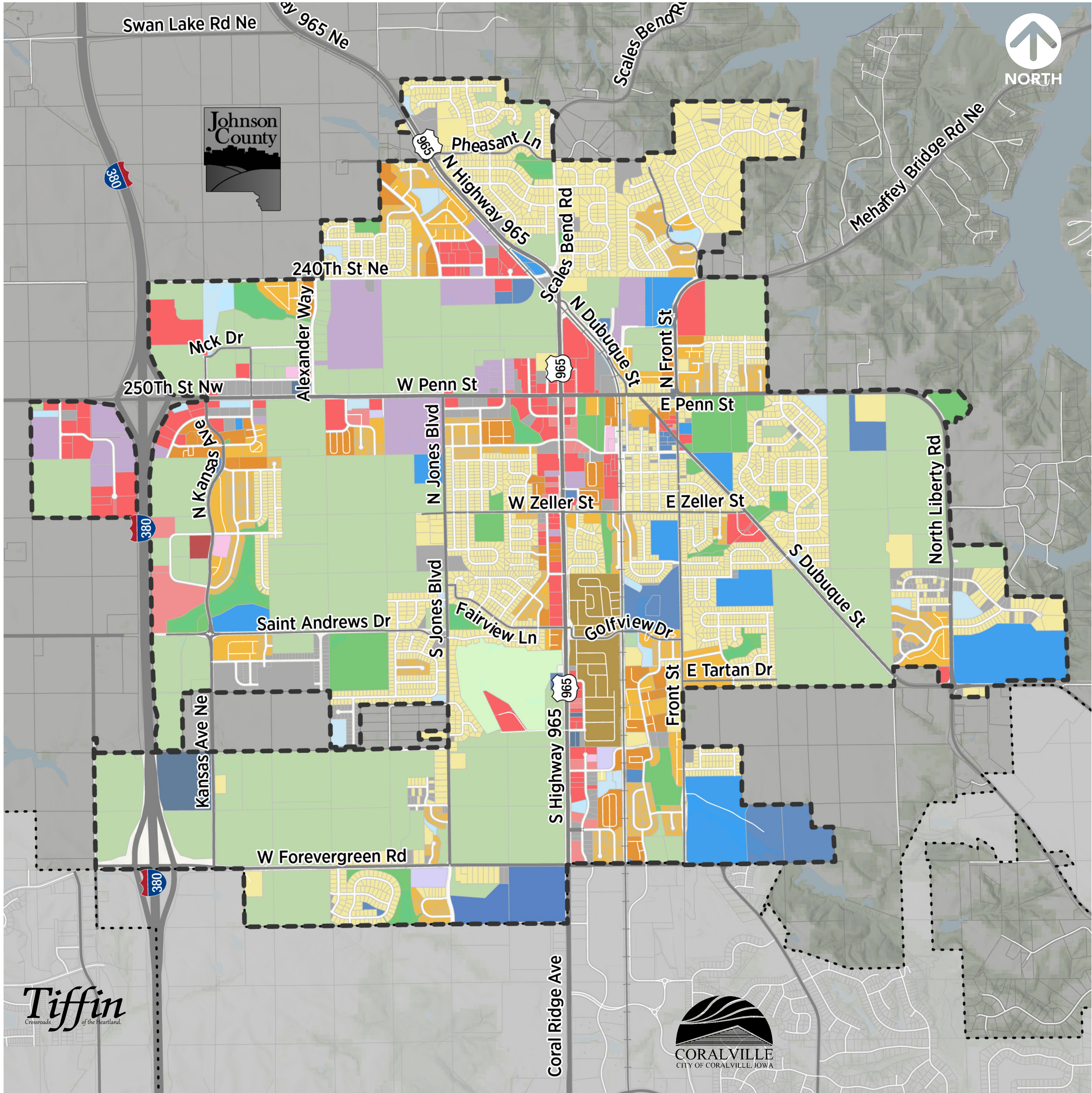
**North Liberty**  
community identity framework



The Community Branding and Visioning plan gathered community input about community identity. The plan includes perceptions residents have related to:

- Perceptions of North Liberty today
- Aspirations for North Liberty tomorrow
- Branding
- Physical design of the community
- How all these things come together to form Community Identity

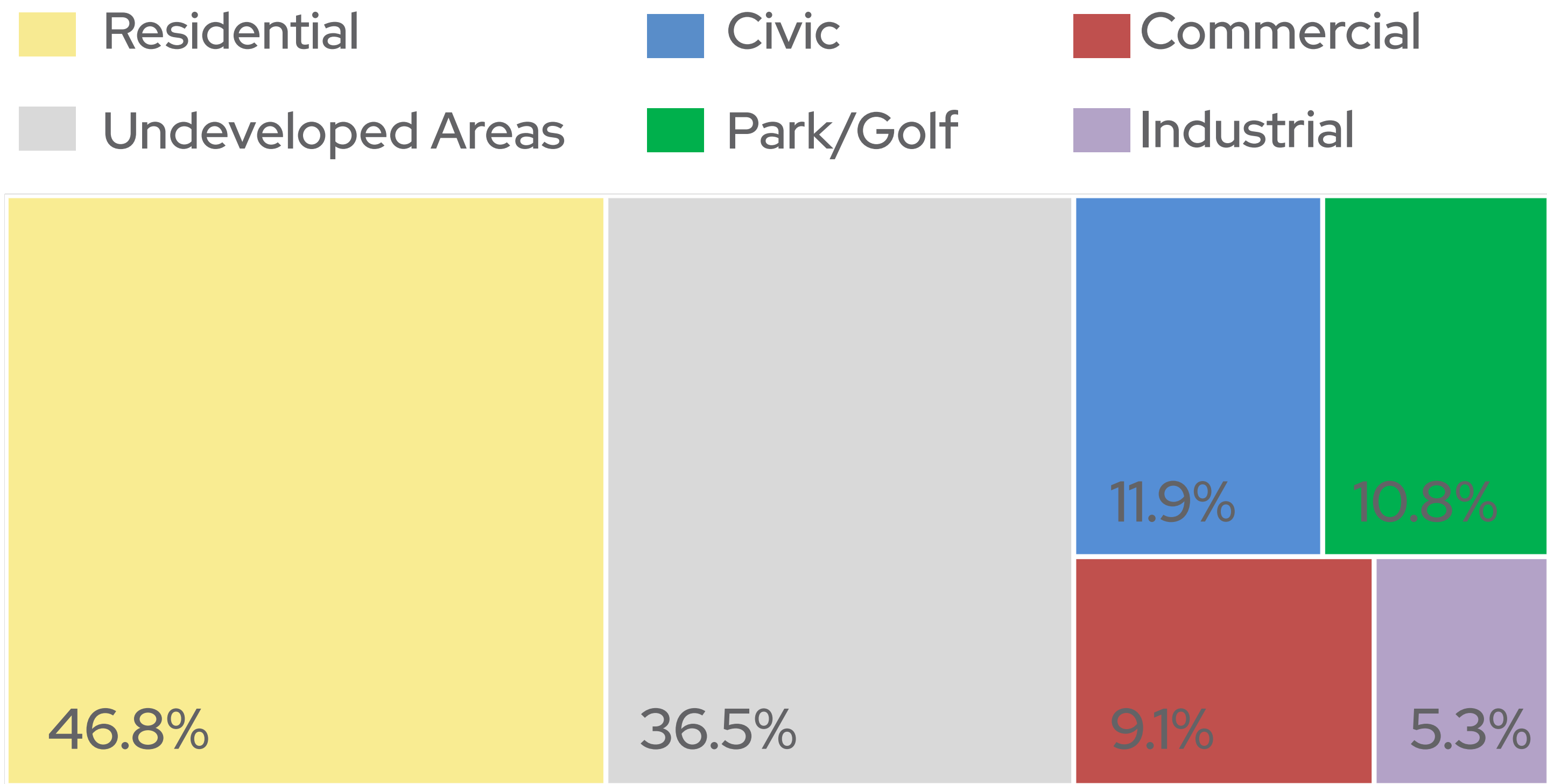




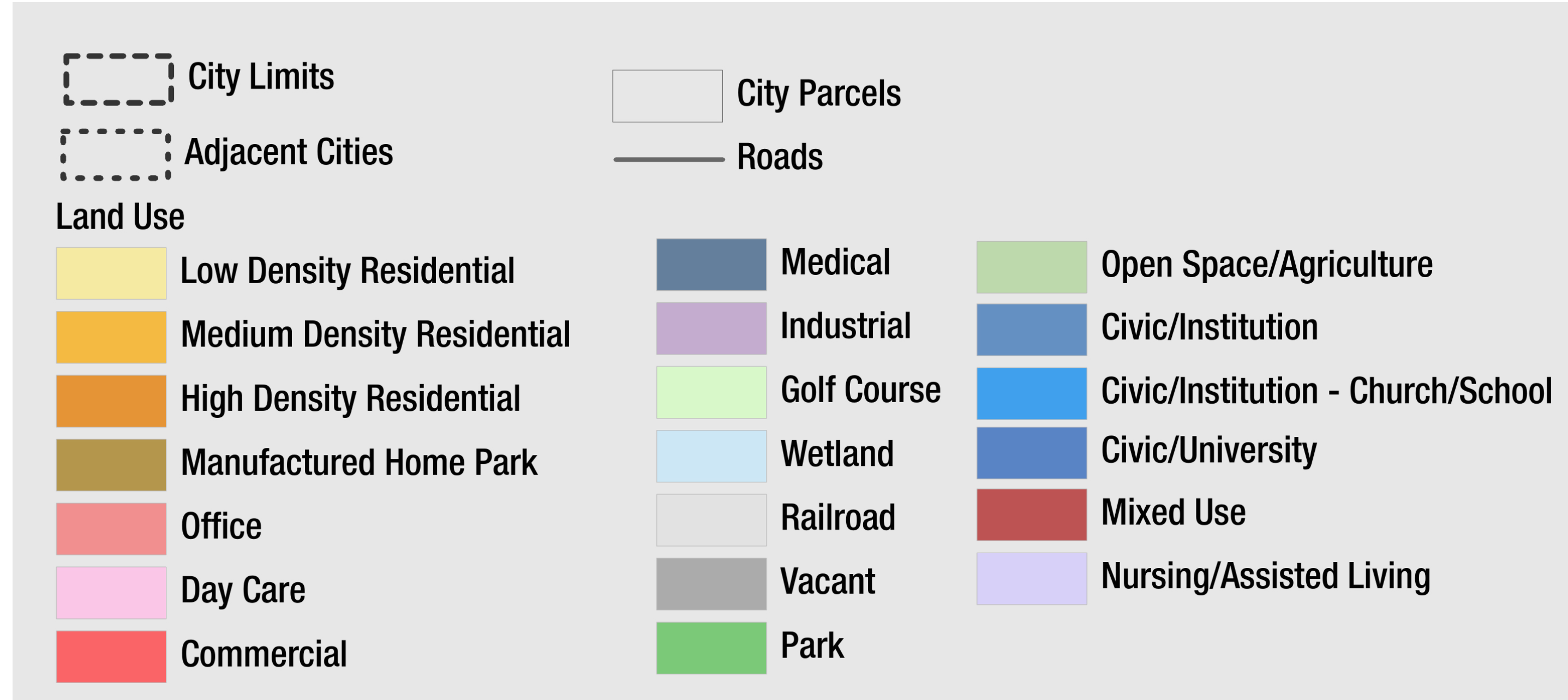
CURRENT LAND USES

The Connected to Tomorrow Plan will include a Future Land Use Plan. The plan should include land use and policy areas to consider such primary growth areas, potential redirection or redevelopment of obsolete land uses, neighborhood conservation and stabilization issues, land use conflicts, and areas of special community character.

Current Land Use Breakdown:

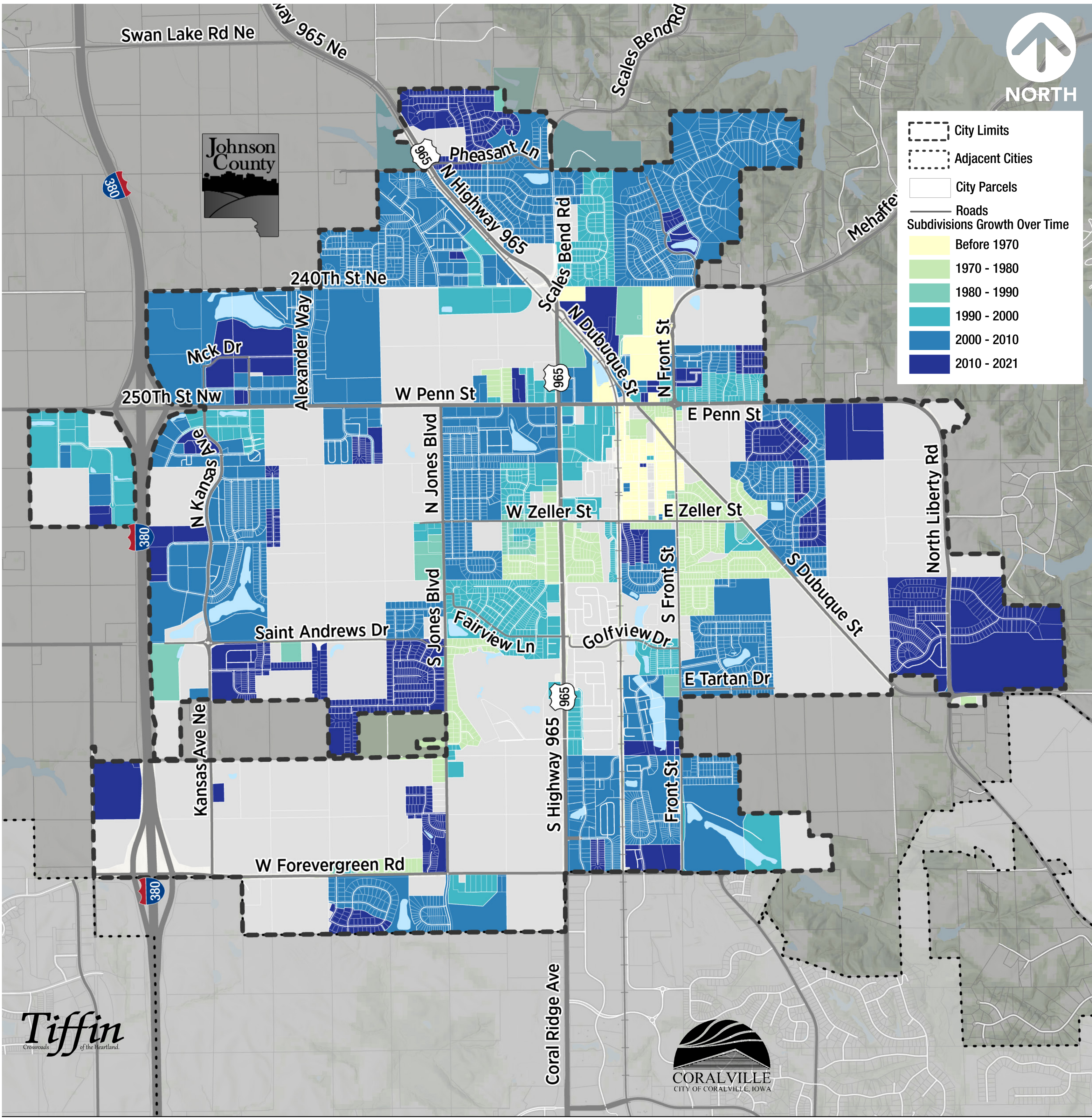


Map Legend:

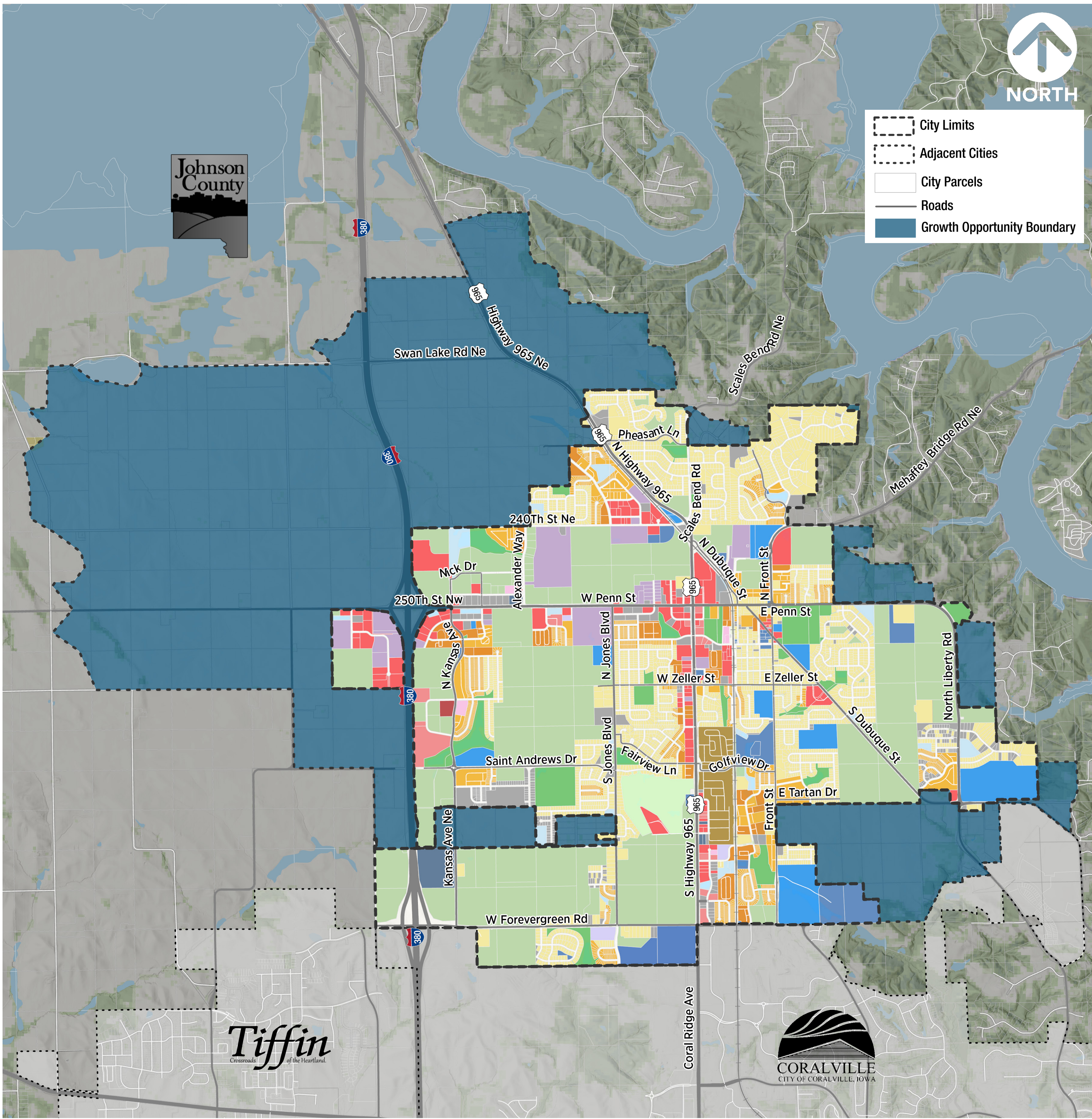




Analyzing previous growth patterns and developing a future land use plan are main elements in comprehensive planning. Future land use growth will be limited by other jurisdictional boundaries, utility service areas, natural features, and the desire for private property owners to develop over time.

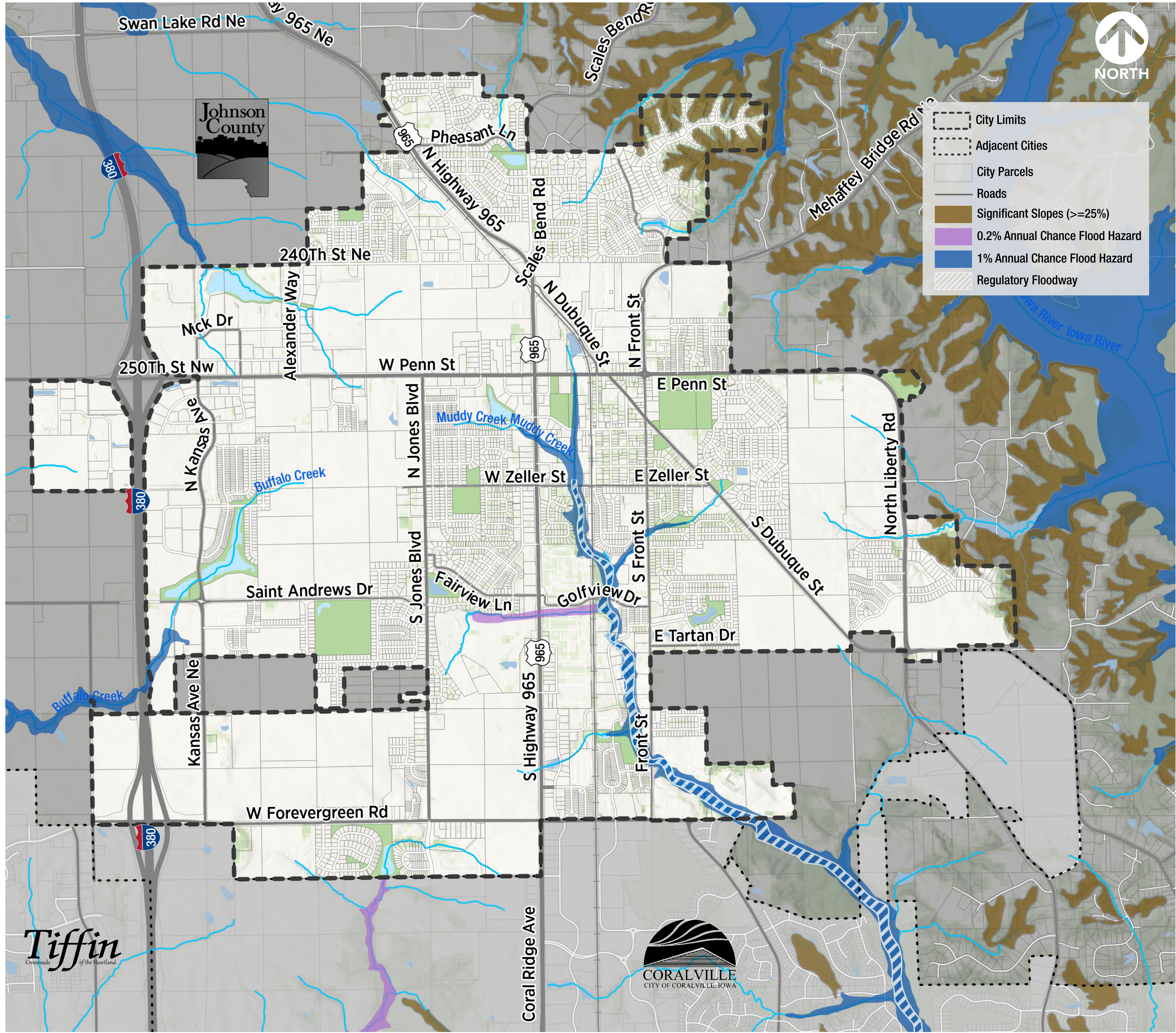


SUBDIVISION GROWTH OVER TIME



GROWTH OPPORTUNITY BOUNDARY



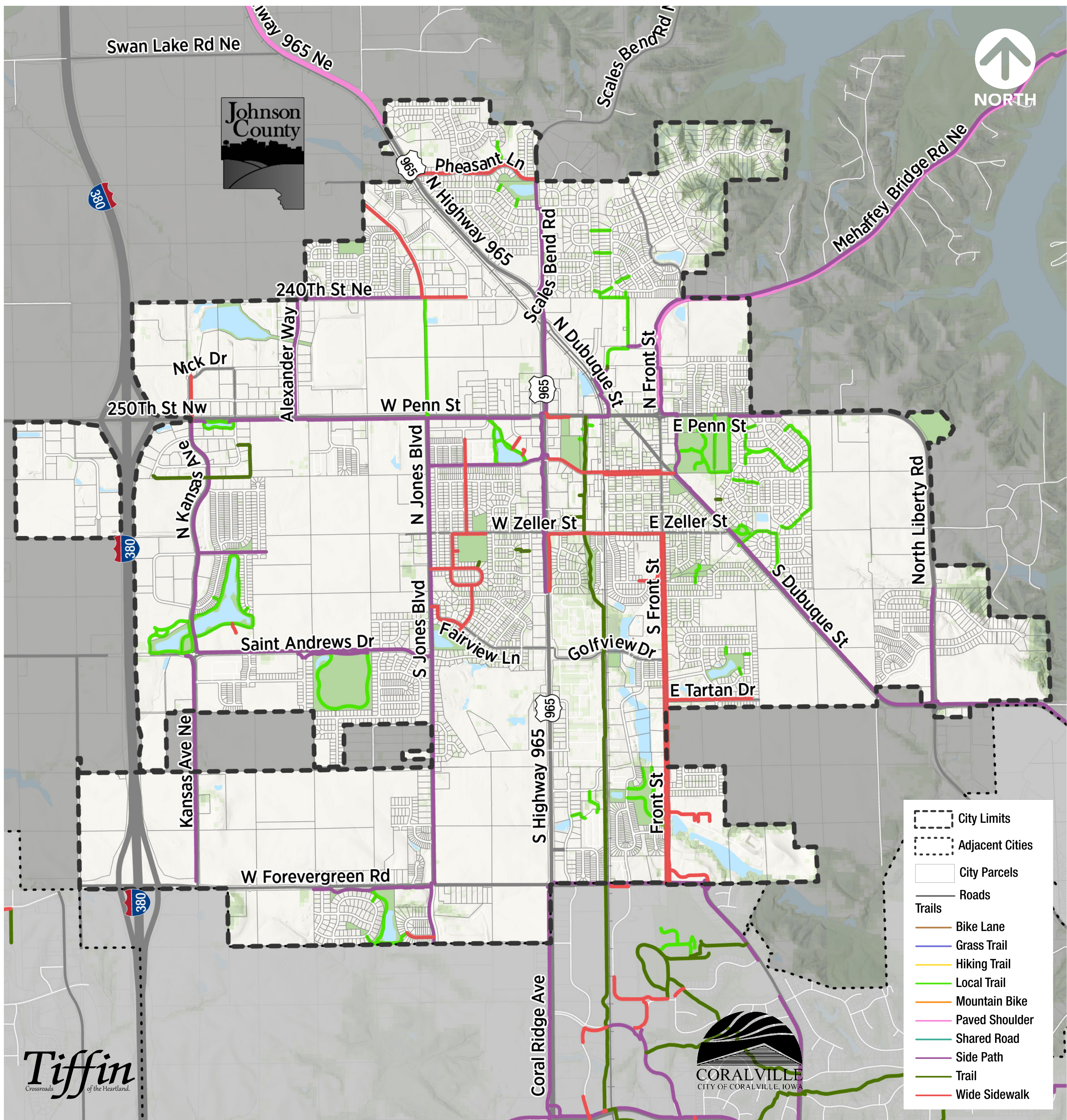


The environment influences all aspects of the Connected to Tomorrow Plan, and will continue to drive where development can occur. Identifying areas that need to be preserved for agriculture, flood mitigation, and erosion control is a goal of the planning process.



FLOODPLAINS, WETLANDS, AND SLOPES ABOVE 25%



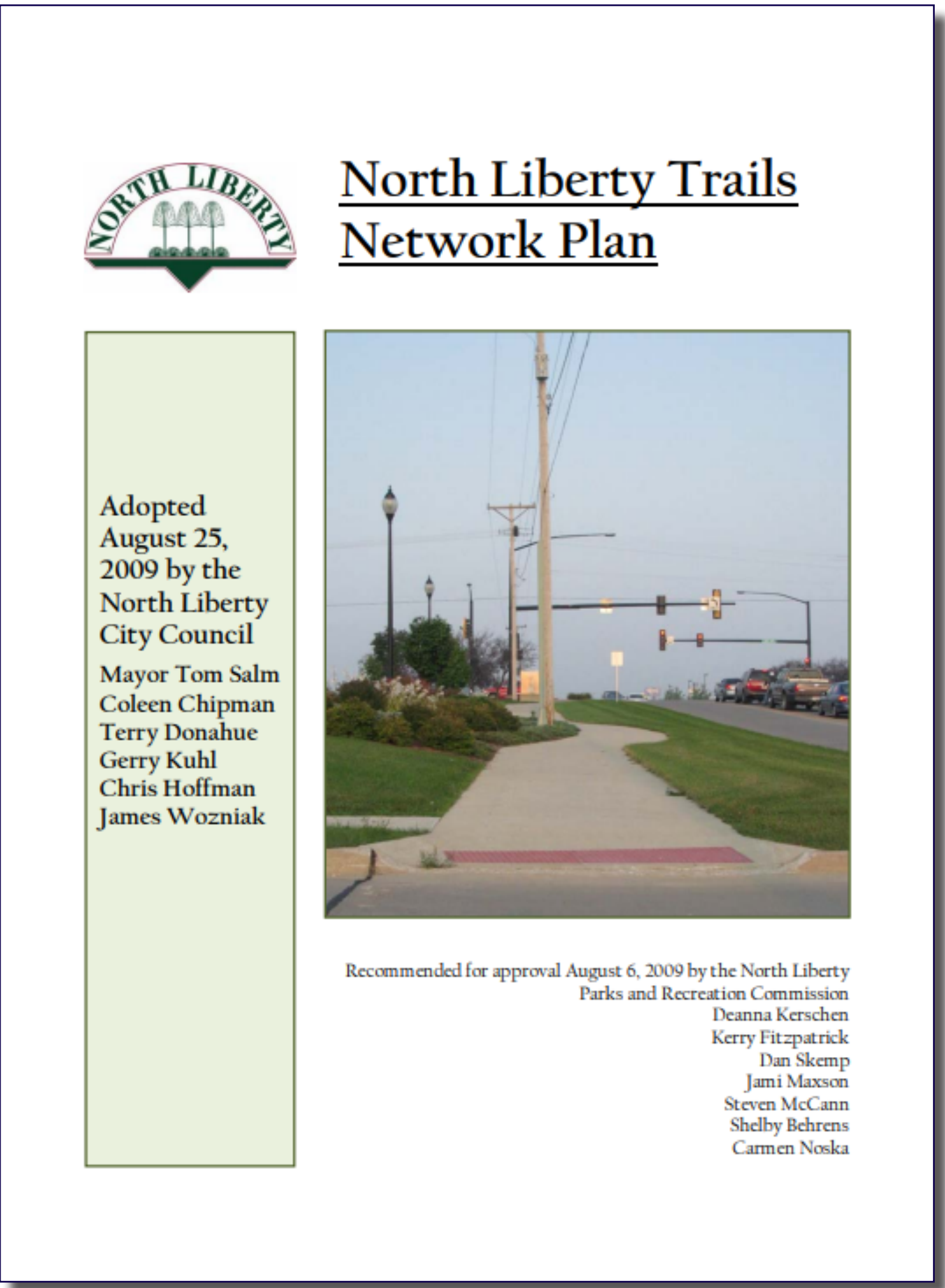
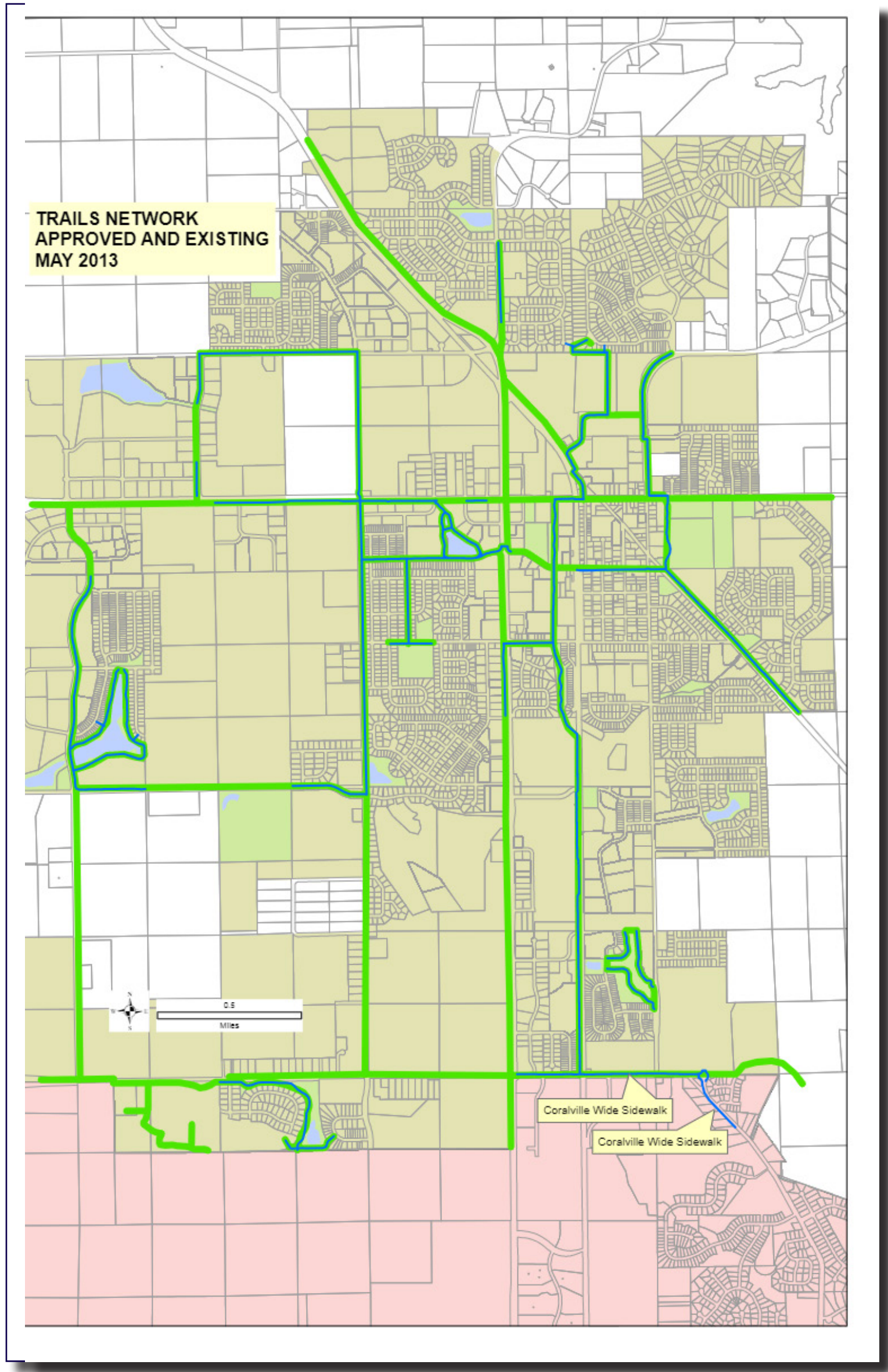


ACTIVE TRANSPORTATION

# ACTIVE TRANSPORTATION

The Connected to Tomorrow Plan will emphasize improvements to active transportation. Active transportation is known to improve physical and mental health, decrease traffic congestion, and be an amenity sought by residents. The Plan will also acknowledge the Trails Corridor Network Plan adopted in August of 2009.

TRAILS CORRIDOR NETWORK PLAN  
AUGUST 2009

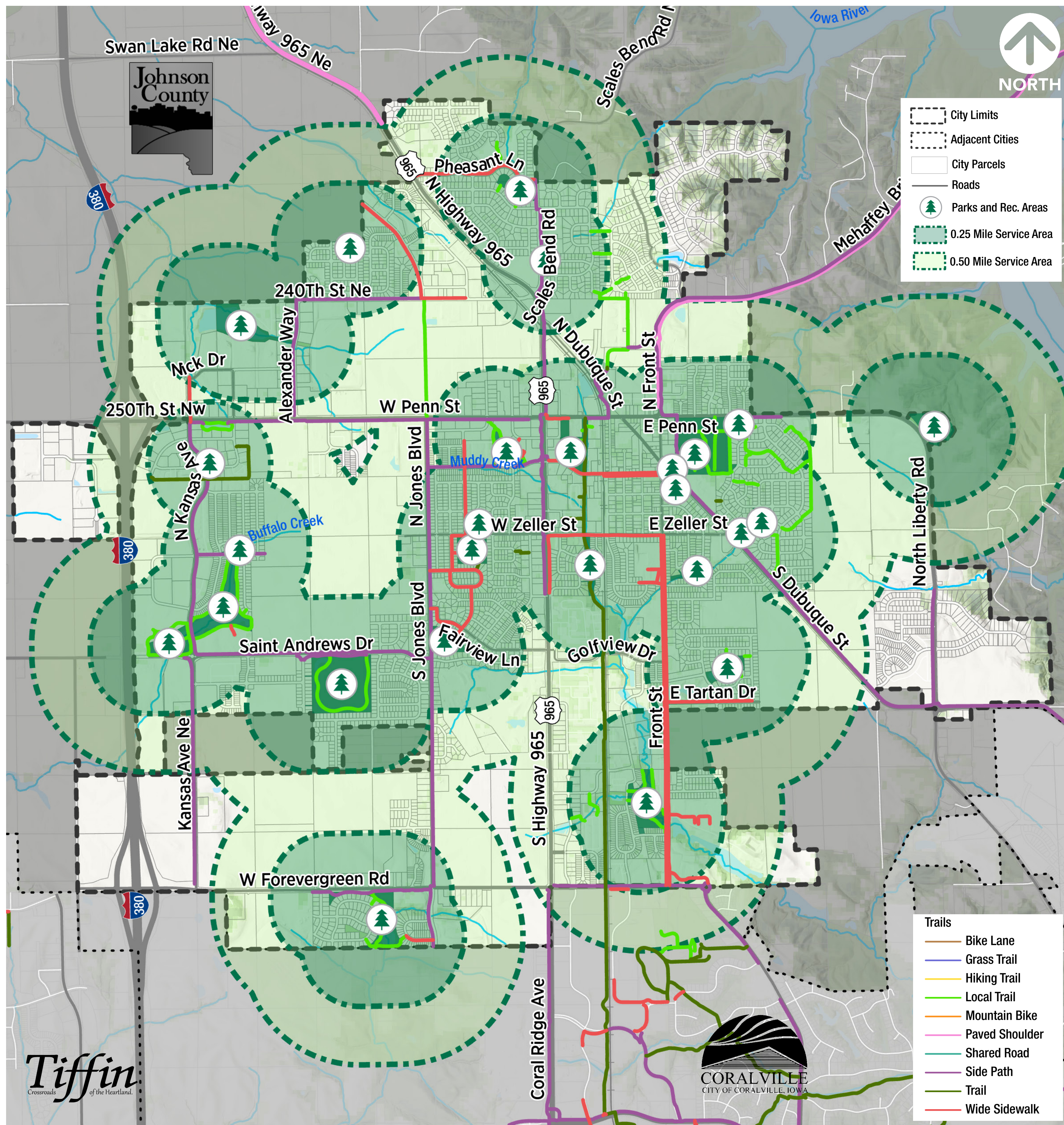


Trails Plan (2009, updated 2013). A plan establishing standards and locations for trails in North Liberty. A resolution was also passed in 2013 to more formalize the trails network and development standards.



# PARKS AND RECREATION

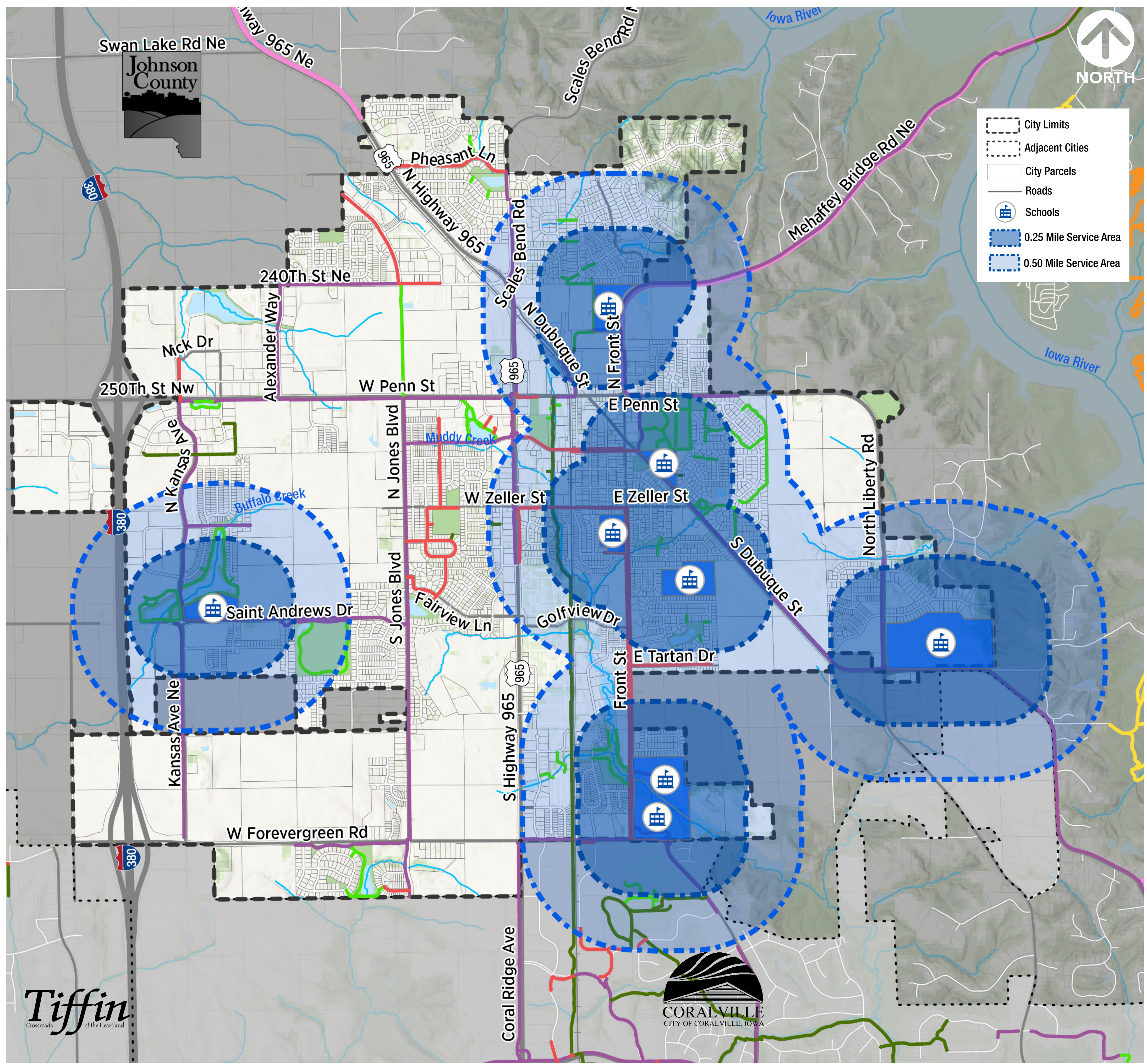
North Liberty's park system is a major asset and should be viewed as both an essential quality of life amenity and a catalyst for investment and reinvestment. A common overall metric is 10 acres of parkland per 1,000 residents. However, this does not indicate whether all areas are served by a park.



PARKS AND RECREATIONAL AREAS







EXISTING SCHOOLS

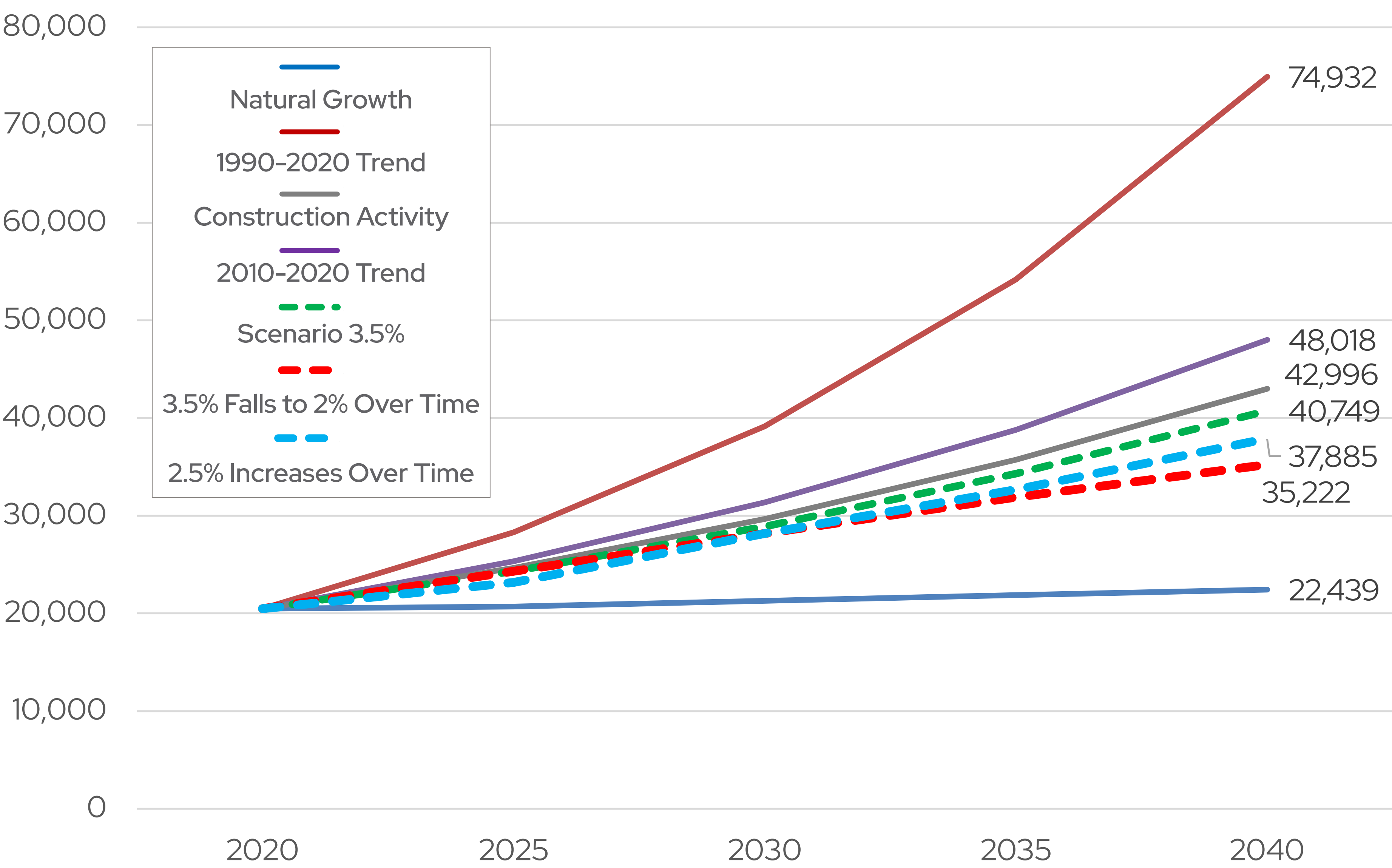
School location is important for neighborhood quality, growth, and quality of life. As physical infrastructure, schools have significant impacts on transportation patterns and roadway service demands, residential choices, housing development and prices, as well as water and utility demands. Schools should to be integrated with the plan of new infrastructure and new development areas.





The Connected to Tomorrow Plan will consider housing and neighborhood assets in North Liberty. It will establish an implementation-based housing and neighborhood policy for housing needs in the future and densities for changing market demand and demographic characteristics.

Population Forecasts



Summary Planning Needs at 2.5%+ Annual Growth

Trend Scenario		Efficiency Scenario	
Low Density (3 du/ac)	60%	Low Density (3 du/ac)	40%
Medium Density (7 du/ac)	20%	Medium Density (8 du/ac)	30%
High Density (14 du/ac)	20%	High Density (14 du/ac)	30%

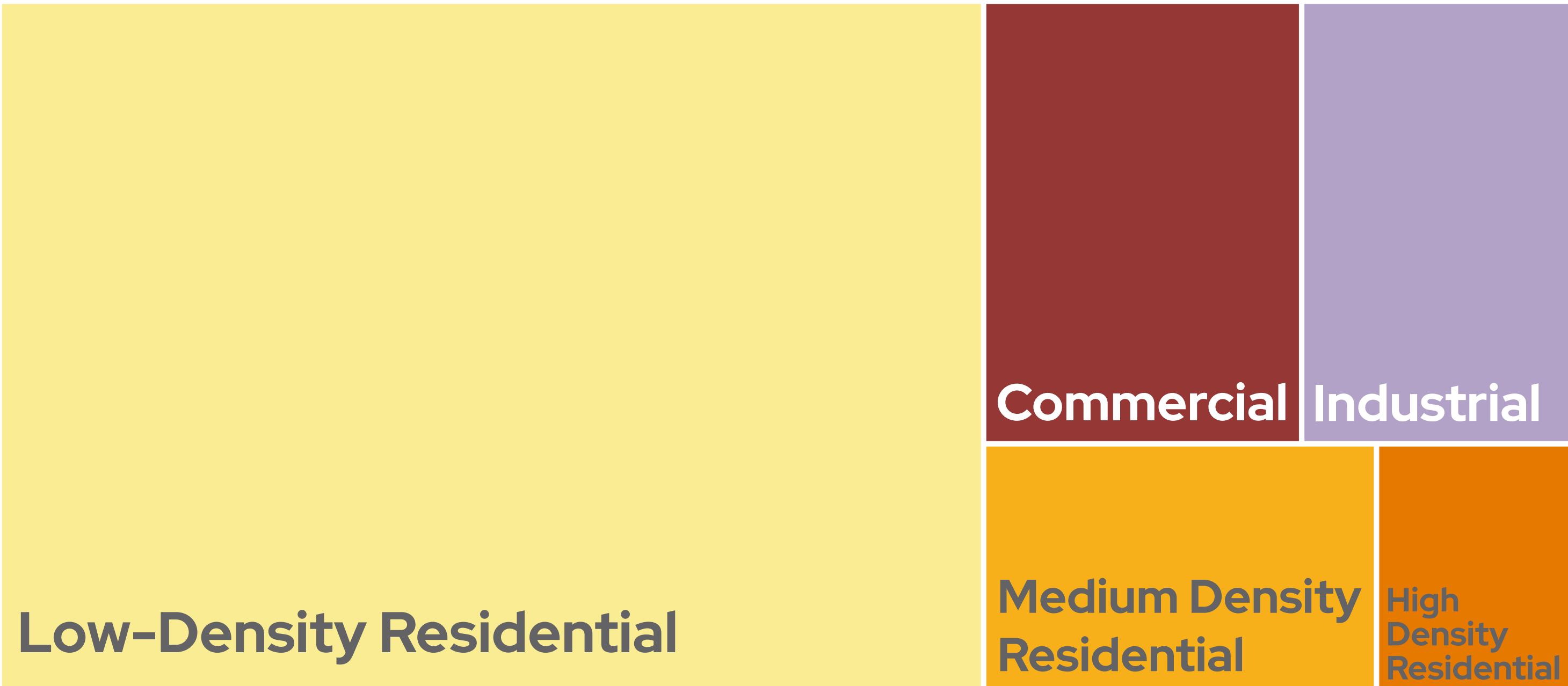
Construction Activity

- About 236 units built on average between 2010-2020
- About 150 units built on average between 2016-2020
- Few units demolished annually between 2010-2020

Land Needs Forecast

The population forecast through 2040 creates a land use planning need of about 4,500-4,800 acres for a growth scenario based on past trends and 3,500-3,700 acres for a scenario that increases density and housing variety for efficiency. There are about 2,200 acres of vacant or otherwise undeveloped land within city limits. However, not all of this land is developable, such as flood areas. As shown below, higher density arrangements can be more efficient to serve with streets and utilities.

Trend Scenario



Efficiency Scenario





Housing Supply Demand

The amount of land forecast for planning is greater than the projected need to allow market flexibility in location and guide longer-term planning. This demand could be accommodated within existing developments that have not been built out, on infill sites, and in future developments that are suitable for development.

Forecast Through 2040

Trend Scenario

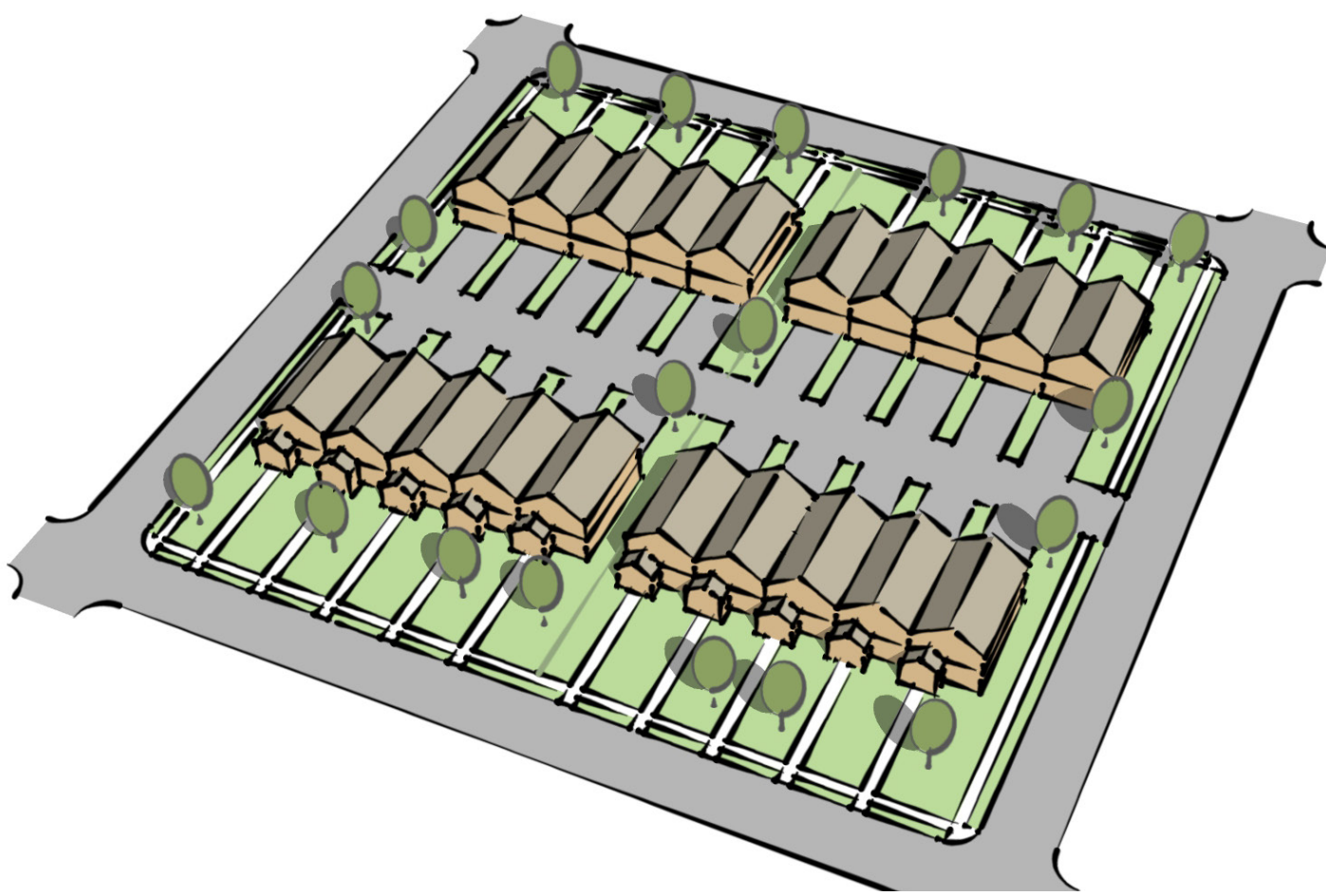
Conventional Single-Family

% of Demand: 60%  
Unit Need: ~1,900  
Gross Density: 3-6 unit/acre



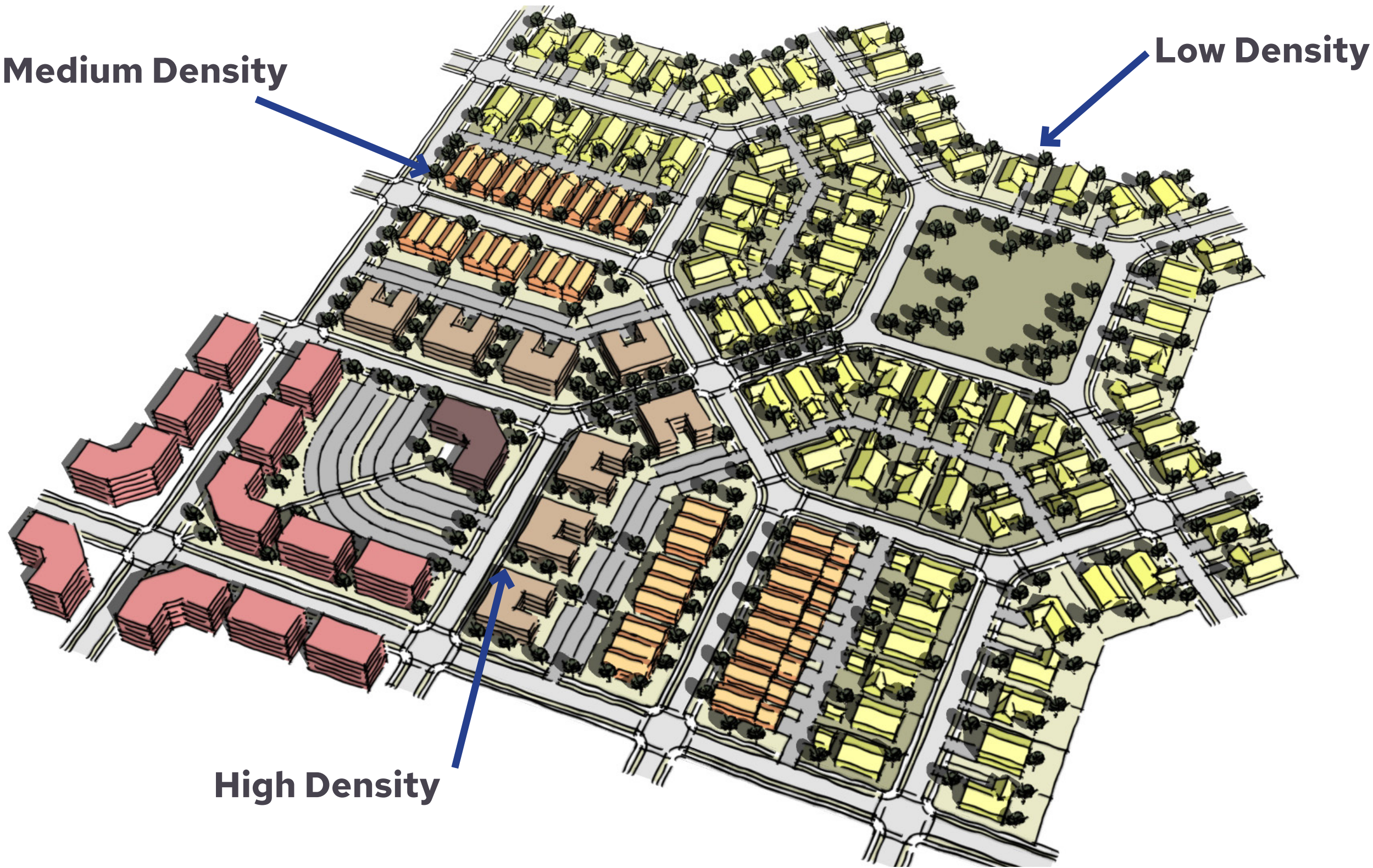
Small Lot, Duplex, Attached, Townhome

% of Demand: 20%  
Unit Need: ~650  
Gross Density: 7-14 unit/acre



Townhome & Multi-Family

% of Demand: 20%  
Unit Need: ~650  
Gross Density: 14+ unit/acre



Efficiency Scenario

Conventional Single-Family

% of Demand: 40%  
Unit Need: ~1,300  
Gross Density: 3-6 unit/acre



Small Lot, Duplex, Attached, Townhome

% of Demand: 30%  
Unit Need: ~1,000  
Gross Density: 7-14 unit/acre



Townhome & Multi-Family

% of Demand: 30%  
Unit Need: ~1,000  
Gross Density: 14+ unit/acre

