



**AGENDA
CITY OF CEDAR FALLS, IOWA
STANDING COMMITTEE MEETING
MONDAY, AUGUST 21, 2023
5:15 PM AT CITY HALL, 220 CLAY STREET**

Call to Order

Roll Call

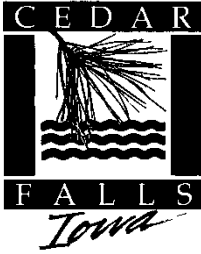
Community Development Committee

1. Cedar Falls Economic Development Corporation.
(20 Minutes, Cedar Falls Economic Development Corporation Executive Director Jim Brown)

2. Bicycle & Pedestrian Advisory Committee Transition to a Commission.
(30 Minutes, Planner I Chris Sevy)

3. Comprehensive Plan Review.
(45 Minutes, Planner I Chris Sevy)

Adjournment



DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
 220 Clay Street
 Cedar Falls, Iowa 50613
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 www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Honorable Mayor Robert M Green and City Council
FROM: Chris Sevy, AICP, Planner I
DATE: August 21, 2023
SUBJECT: Text Amendment – Establishment of Bicycle and Pedestrian Commission
 (Proposed Ordinance and Bylaws)

INTRODUCTION

Since as far back as their 2016 annual report, one of the priority recommendations of the Bicycle and Pedestrian Advisory Committee has been to elevate the committee to a standing commission. This recommendation has been noted by the Mayor and Council and was considered at the most recent goal-setting where staff was directed to prepare the proposal for Council's formal consideration. In collaboration with different departments, with the City Attorney, and with the Bicycle and Pedestrian Advisory Committee, staff has prepared a code amendment and bylaws which are included as attachments to this memo.

BACKGROUND & ANALYSIS

The Bicycle and Pedestrian Advisory Committee functions as an ad hoc committee and the current iteration of the committee was initially established by Mayor Jon Crews in 2009. It has no formal bylaws and is not established by code. As such, there has been some confusion regarding appointment of members or term of membership, with some members being appointed by a Mayor without any defined term of service or formal approval by Council. In some regards, it has functioned as a volunteer committee. Since they often consider and provide recommendations relating to public interest such as infrastructure and policy, City staff has been treating them no different than a board or commission: providing staff resources, publishing agendas and minutes, meeting monthly, and generally abiding by open meeting laws. However, they are listed separate from boards or commissions on our website, and perhaps have been more akin to a task force in their official capacity.

The responsibilities and contributions of the committee have been invaluable in increasing the usability of our infrastructure and facilities over the years. The execution of these duties has also led to:

- Greater education for the community;
- Broader promotion of our excellent recreational amenities;
- Staff awareness of practical issues with facilities or infrastructure; and
- Notable improvements to our bicycle and pedestrian networks.

While the knowledge and experience of the current membership of the committee already lends credibility to their recommendations, the primary advantage to formalizing a commission is that the Mayor can recommend members, and the Council can review and appoint persons to the commission with well-defined terms of service, a proper defined scope of responsibility, and expectations typical of all who serve on our boards and commissions. The hope of the committee is to not only be made “official,” but to raise the perceived credibility of their recommendations by giving elected officials a say in the make-up of this new commission.

PROPOSED ORDINANCE & BYLAWS

The proposed ordinance and bylaws were modeled after standard language contained in the existing ordinances and bylaws governing other boards and commissions at the City. The specific provisions meriting deeper consideration are the powers and duties granted or delegated to the Bicycle and Pedestrian Commission by Council. Each power and duty is outlined below with some brief discussion of the implications of each.

- a) *To adopt rules governing the commission's organization and procedure as may be deemed necessary.*

This is standard language which grants the right to adopt bylaws and make changes to them by vote of the commission. Bylaws cannot conflict with the ordinance or other applicable laws but in every other respect a board or commission may update or adopt bylaws that guide and govern how the board or commission operates.

- b) *To develop and provide resources and events to educate citizens and promote safety and well-being for pedestrians, cyclists, and users of other active transportation modes.*

The committee has been involved in articles for the *Courier*, articles for *Currents*, content for Channel 15, and educational events during May Bike Month and at elementary schools. The commission will be expected to continue these efforts.

- c) *To enhance the economic development of the city by promoting the practical and recreational utility of the Cedar Falls pedestrian and bicycle networks.*

The remarkable extent of our trail network has long been an important piece of attracting people to the city. In that vein, greater use by those that live here and greater discovery by those that visit has been a strong goal of the committee. The commission will be expected to continue that promotion especially with inclusion along the Great American Rail Trail and events such as the *Des Moines Register's* Annual Great Bicycle Ride Across Iowa (RAGBRAI).

- d) *To provide feedback and recommendations to the City Engineer regarding the usability and condition of current and proposed active transportation infrastructure and networks.*

This is a very practical role filled by the committee where staff is made aware of issues and problems as they arise. The committee has also played an important role in the review and refinement of planned routes for construction/reconstruction in the City's

Capital Improvements Program (CIP) and within new subdivisions as they are being considered for approval. The commission will be expected to continue that effort as solicited by City Staff for all modes of active transportation, including both walking and biking.

- e) *To review and recommend to the City policies, programs, rules, and regulations related to active transportation modes. Also identify opportunities to seek recognition on behalf of the City of Cedar Falls for the exceptional aspects of the City's active transportation network.*

The committee has provided recommendations to Staff and Council regarding how we should regulate the use of ebikes. They have also provided feedback regarding scooter companies seeking to operate in Cedar Falls. As the landscape for active transportation modes changes, so too will policies, programs, rules, and regulations. The commission will be expected to review and provide recommendations as new issues and questions arise. As for opportunities to seek recognition, they will be expected to continue the efforts in applying for our Bicycle Friendly Community status among other designations that the City may qualify for. These designations make the city more aware of common best practices and typically come with recommendations of how to improve and upgrade our status.

RECOMMENDATION

The Bicycle and Pedestrian Advisory Committee reviewed and discussed the proposed code language and bylaws at their August 1st meeting and unanimously requests approval of the ordinance amendment establishing the proposed commission. Once applications for the new Commission have been reviewed and members have been appointed, this will effectively dissolve the committee as currently constituted.

Attachments: Proposed Ordinance
Proposed Bylaws

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE IV, BOARDS AND COMMISSIONS, OF CHAPTER 2, ADMINISTRATION, OF THE CODE OF ORDINANCES OF THE CITY OF CEDAR FALLS, IOWA, TO CREATE A NEW BICYCLE AND PEDESTRIAN COMMISSION AND ESTABLISH THE REGULATIONS AND POWERS AND DUTIES FOR SAID COMMISSION.

WHEREAS, one of the annual priority recommendations of the Bicycle and Pedestrian Advisory Committee has long been to elevate the ad hoc committee to a standing commission; and

WHEREAS, the role of the Bicycle and Pedestrian Advisory Committee has been akin to that of other boards and commissions often considering and providing recommendations relating to public interest; and

WHEREAS, the process of appointment and term of membership for the Bicycle and Pedestrian Advisory Committee has never been codified; and

WHEREAS, the Bicycle and Pedestrian Advisory Committee has reviewed the proposed amendment and unanimously recommends approval; and

WHEREAS, the City Council deems it in the best interest of the community to create a new Bicycle and Pedestrian Commission;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR FALLS, IOWA, THAT:

Section 1: Paragraph 2-277, Information to be provided to mayor and council, within Division 1, Generally, of Article IV, Boards and Commissions, of Chapter 2, Administration, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended to add a new subparagraph (19), as follows:

(19) Bicycle and Pedestrian Commission

Section 2: Article IV, Boards and Commissions, of Chapter 2, Administration, of the Code of Ordinances of the City of Cedar Falls, Iowa, is hereby amended to add a new Division 7, entitled, Bicycle and Pedestrian Commission, which shall include Sections 2-460 through 2-466 (previously reserved), as follows:

DIVISION 7. Bicycle and Pedestrian Commission

Sec. 2-460. Created.

There is hereby established in the city a bicycle and pedestrian commission.

Sec. 2-461. Powers and duties.

The powers and duties of the Bicycle and Pedestrian Commission are as follows:

- (a) To adopt rules governing the commission's organization and procedure as may be deemed necessary.
- (b) To develop and provide resources and events to educate citizens and promote safety and well-being for pedestrians, cyclists, and users of other active transportation modes.
- (c) To enhance the economic development of the city by promoting the practical and recreational utility of the Cedar Falls pedestrian and bicycle networks.
- (d) To provide feedback and recommendations to the City Engineer regarding the usability and condition of current and proposed active transportation infrastructure and networks.
- (e) To review and recommend to the City policies, programs, rules, and regulations related to active transportation modes. Also identify opportunities to seek recognition on behalf of the City of Cedar Falls for the exceptional aspects of the City's active transportation network.

Sec. 2-462. Appointment of members; term of office.

- (a) The Bicycle and Pedestrian Commission shall be comprised of seven members at least 18 years of age who shall be residents of the city.
- (b) The members shall be qualified by general knowledge or experience in matters related to active transportation.
- (c) Members shall not hold any elective position in the city.
- (d) The members shall be appointed by the mayor, subject to approval of the city council.
- (e) The term of office of the members of the Bicycle and Pedestrian Commission shall be four (4) years, however, when the Commission is initially established, terms shall be staggered so that no more than three (3) members' terms expire each year. Any vacancy occurring on the Commission shall be filled by appointment by the Mayor, with approval of the City Council, for the unexpired term.
- (f) An effort shall be made to appoint members to the commission who represent various active transportation modes, prioritizing a balance of pedestrian interests with those of cyclists, and also backgrounds representing the community at-large.

Sec. 2-463. Compensation of commissioners.

The Bicycle and Pedestrian Commissioners shall serve without compensation.

Sec. 2-464. Chairperson; Vice-Chairperson

The commission shall elect a chairperson and vice-chairperson from among its members to serve one-year terms.

Sec. 2-465. Record of meetings

The Bicycle and Pedestrian Commission shall keep a record of all its meetings, which record shall be permanent and kept up to date.

Sec. 2-466. Annual report.

After the close of the calendar year, the Bicycle and Pedestrian Commission shall make an annual report to the city council of its proceedings, the progress of its work over the prior year, and the attendance of its members.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Robert M. Green, Mayor

ATTEST:

Jacqueline Danielsen, MMC, City Clerk

BY-LAWS OF THE CEDAR FALLS BICYCLE AND PEDESTRIAN COMMISSION

ARTICLE I. Name

The Cedar Falls Bicycle and Pedestrian Commission is the advisory body that works with staff and the Cedar Falls City Council to improve the experience of pedestrians and cyclists in the community.

ARTICLE II. Mission

The mission of the Commission is to improve the quality of life, general health, safety, and welfare in Cedar Falls through the increased opportunity for safe walking, bicycling, and other active modes as viable means of transportation and physical and recreational activity.

ARTICLE III. Powers and Duties

The powers and duties of the Bicycle and Pedestrian Commission are provided for in Section 2-455 of the Cedar Falls Code of Ordinances.

ARTICLE IV. Bicycle and Pedestrian Commission

Section 1 Membership of the commission; appointment of members.

The number of members and the appointment thereof shall be as provided for in Section 2-456 of the Cedar Falls Code of Ordinances.

Section 2 Term of office of commission members.

The term of office of the members of the Bicycle and Pedestrian Commission shall be as provided for in Section 2-456 of the Cedar Falls Code of Ordinances.

Section 3 Training

From time to time, commissioners may identify training opportunities the City may consider funding. Requests shall be made in advance to the Director of Community Development or their designee and will be approved as the Community Development budget allows.

Section 4 Absence of members from commission meetings.

Regular attendance by Commission members shall be expected at all Commission meetings. Excessive absences shall be a basis for the Commission Chair to recommend to the Mayor that the seat be vacated and a new appointment be made for the unexpired term.

Excessive absences shall be more than three (3) meetings with or without excuses or explanation in a calendar year.

Section 5 Ex Officio Members.

a) Iowa Northland Regional Council of Governments shall be invited to appoint a representative of its organization to serve as an Ex Officio member of the Cedar Falls Bicycle and Pedestrian Commission.

- b) Cedar Valley Cyclists shall be invited to appoint a representative of its organization to serve as an Ex Officio member of the Cedar Falls Bicycle and Pedestrian Commission.
- c) The Cedar Valley Association for Soft Trails shall be invited to appoint a representative of its organization to serve as an Ex Officio member of the Cedar Falls Bicycle and Pedestrian Commission.
- d) The Cedar Falls School District shall be invited to appoint a representative of its organization to serve as an Ex Officio member of the Cedar Falls Bicycle and Pedestrian Commission.
- e) The Cedar Valley Bicycle Collective shall be invited to appoint a representative of its organization to serve as an Ex Officio member of the Cedar Falls Bicycle and Pedestrian Commission.
- f) Ex Officio representatives shall be appointed by their respective organizations in December, or when positions are vacant, with terms commencing the following January 1, and continuing until their successors are appointed by their respective organizations. Ex Officio members shall serve on the Bicycle and Pedestrian Commission without voting privileges.

Section 6 Officers

- a) The officers of the Commission shall consist of a Chairperson and a Vice-Chairperson, who shall be elected at the December meeting each year, with their term of office commencing the following January 1, and continuing for one (1) year or until their successors are elected, and the Chairperson may not serve more than two terms consecutively. A nominating committee consisting of two (2) members not currently holding office shall be appointed by the Chairperson at the October meeting each year. The Committee shall report the names of its nominees for officers at the November meeting each year.
- b) The Chairperson shall preside at all meetings of the commission, work closely with City staff, be a public spokesperson for the commission and generally perform all duties associated with that office. The Chairperson is encouraged to serve two consecutive terms, particularly where they have just completed their first and only term.
- c) In the event of the absence or disability of the Chairperson, or of a vacancy in that office, the Vice-Chairperson shall assume and perform the duties and functions of the Chairperson.
- d) The Community Development Director or their designee shall be responsible for recording minutes of all meetings.

ARTICLE V. Meetings

Section 1 Regular meetings of the commission shall be held monthly, generally on the first Tuesday of the month at 5:15 p.m. provided there is business to be transacted.

Section 2 Special meetings may be called by the Chairperson or at the request of four commission members during a regularly scheduled meeting, for the transaction of business as stated in the notice of the special meeting. All members shall be notified

in writing of such meetings in accordance with Section 7 of this Article. The conduct of special meetings shall follow all regular meeting requirements.

- Section 3 A quorum for the transaction of business at any meeting of the commission shall consist of a majority of all voting members of the commission, present in person, unless otherwise provided by State or local proclamation. Voting by proxy shall not be allowed.
- Section 4 Unless otherwise specified by law or these by-laws, motions may be passed by simple majority vote of the quorum.
- Section 5 Except as otherwise provided for in these By-laws, proceedings of all meetings shall be governed by the latest edition of “Robert’s Rules of Order.”
- Section 6 A record of all commission meetings and committee meetings shall be kept. Agendas and Minutes of the commission meetings shall be submitted to the Cedar Falls City Clerk to maintain public records of the commission.
- Section 7 Notice of and agenda for each commission meeting shall be given as provided by law. Notice of, and agenda for, each regular meeting of the commission, shall be emailed to each commission member at least three (3) days in advance of the date of the meeting.
- Section 8 All meetings shall be open to the public and notice thereof shall be posted as required by law, including at City Hall and on the electronic City Calendar.

ARTICLE VI. Committees

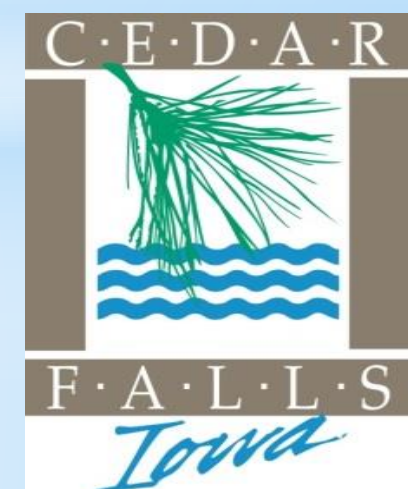
The commission shall have the authority by majority vote of the quorum to establish committees as it deems necessary from time to time to accomplish specific tasks outside of regular meetings and reviews. These tasks may include event planning and execution, community education efforts, assessment and inventory of current infrastructure, applications for community recognition, and any other applicable tasks that further the mission of the commission. These committees may be comprised of no more than three voting members of the Commission who may also solicit the help of additional persons who are not on the commission, but committees shall be comprised of at least one voting member of the commission. All members of each committee shall be appointed by the Chairperson and confirmed by majority vote of the quorum. Committees shall make recommendations to the commission for action but shall not take action themselves, except as specifically authorized by the commission.

ARTICLE VII. Review of By-Laws

Any changes to the by-laws shall require a majority vote of the entire voting membership of the board.

Proposed Bicycle and Pedestrian Commission

Review of Proposed Code and Bylaws



Proposed Bicycle and Pedestrian Commission

Bylaws: Mission

The mission of the Commission is to improve the quality of life, general health, safety, and welfare in Cedar Falls through the increased opportunity for safe walking, bicycling, and other active modes as viable means of transportation and physical and recreational activity.

Proposed Bicycle and Pedestrian Commission

Code: Powers and Duties

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Proposed Bicycle and Pedestrian Commission

Code and Bylaws: Rules of Governance

The proposed rules governing the Bicycle and Pedestrian Commission are similar to those of other boards and commissions and cover areas such as:

- Membership – 7 members
- Term of Office – 4-year terms
- Meeting attendance policy
- General Administration
- Public Meetings
- Keeping of Public Records

Proposed Bicycle and Pedestrian Commission

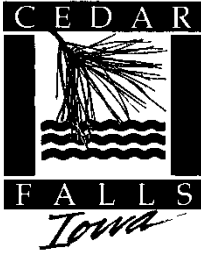
Recommendation

The Bicycle and Pedestrian Advisory Committee reviewed and discussed the proposed code language and bylaws at their August 1st meeting and unanimously requests approval of the ordinance amendment establishing the proposed commission. Once applications for the new Commission have been reviewed and members have been appointed, this will effectively dissolve the committee as currently constituted.

Community Development Committee Meeting

August 21, 2023





DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8606
Fax: 319-273-8610
www.cedarfalls.com

MEMORANDUM

Planning & Community Services Division

TO: Community Development Committee
FROM: Chris Sevy, AICP, Planner I
DATE: August 21, 2023
SUBJECT: 2012 Comprehensive Plan Review

Attached is an analysis (spreadsheet) and presentation slides to be presented at your August 21, 2023 meeting. This is an update on the progress the City has made on the action items called for in the 2012 Comprehensive Plan.

Attachments: Spreadsheet – Comp Plan Action Items Update
Presentation Slides

Time Frame	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status
Current					
Short Term (1-5 Years)					
Medium Term (5-10 Years)					
Long Term (10-20 Years)					

Link to the Comp Plan: <https://www.cedarfalls.com/DocumentCenter/View/2418/2012-Cedar-Falls-Comprehensive-Plan>

Transportation and Connectivity Priorities (Chapter 11)

Policy	Practice multi-modal street design, to accommodate sidewalks, trails and bike lanes as appropriate; aka, "complete streets."	Engineering	Ongoing.	Ongoing
Policy	Provide multiple links between new and existing development. Avoid developments with single access points whenever possible.	P&CS	As a policy, connectivity standards are a common point of review with new plats and plans. Official standards are being considered as part of updating the major thoroughfare plan. The subdivision code was also updated in 2020 to ensure that proposed phasing does not preclude or cause connectivity issues.	Ongoing
Capital	Provide trail connections that link residential areas with existing neighborhood, parks, and other community facilities.	Engineering/ P&CS	Ongoing. These were considered and included in the Cedar Falls Bicycle Plan adopted in 2022. This specifically has been accomplished in subdivisions like Greenhill Village and by capital improvement projects such as the S. Main Street trail, Hudson Road Trail, Lake Street Trail and Union Road Trail.	Ongoing
Capital	Enhance Rainbow Drive, Rownd Street and Center Street with "complete street" features.	Engineering	Completed, streetscape currently under construction near completion.	Complete
Capital	Extend Greenhill Road northwest to Union Road.	Engineering	Complete. Greenhill connected to W. 27th and new high school. Intersection improvements are ongoing with the W. 27th Reconstruction project.	Complete
Capital	Extend Erik Road west and north to Birdsall Park.	Engineering	Not Applicable. Greenhill Road extension completed to W. 27th. Future considerations between private development, University of Northern Iowa, and City to extend PE Center Drive across University Branch Dry Run Creek to connect up to 12th Street.	Not Applicable
Capital	Build north-south collector street between Greenhill extension and Erik Road extension.	Engineering	Ongoing. Agreement reached with private developer on completing Arbors Drive to Greenhill Road.	Ongoing
Capital	Build north-south road that connects Viking Road to Greenhill Road extension.	Engineering	Ongoing. Agreement reached with private developer on completing Arbors Drive to Greenhill Road.	Ongoing

Time Frame	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status	
						Current
						Short Term (1-5 Years)
						Medium Term (5-10 Years)
						Long Term (10-20 Years)
Capital	Build new multi-use trail connections to serve growth areas, as shown in chapter 11.	P&CS	These are included in the Cedar Falls Bicycle Plan adopted in 2022. Many trails have been built since 2017 and are still yet planned.	Ongoing		
Capital	Build a multi-use trail that circumnavigates the North Cedar neighborhood, as shown in chapter 12.	Engineering/ P&CS	Not done exactly as delineated in the Comp Plan, but Center Street Trail, Cedar Valley Lakes Trail, Lonetree Rd Trail, and Big Woods all connect. The intent of the Comp Plan was to encircle a neighborhood that does not yet exist and may not exist for some time.	Ongoing		
Capital	Enhance the University Avenue corridor by reducing the number of travel lanes, relocating frontage roads, and providing pedestrian amenities.	Engineering	Completed.	Complete		
Capital	Enhance key streets with “bicycle boulevard” features, as outlined in chapter 11.	P&CS	Many streets have sharrows and signs. Cedar Falls Bicycle Plan was updated in 2015 and 2022.	Ongoing		
Capital	Reroute a small portion of University Avenue to form a 90 degree intersection with Union Road.	Engineering	Incomplete.	No Action		
Action/Capital	Implement Main Street Concept recommendations (chapter 11).	Engineering	Ongoing. Downtown work complete, ongoing reconstruction of Main Street from 6th to University still continuing.	Ongoing		

Housing Priorities (Chapter 9)

Policy	Support a variety of housing options for a range of incomes and ages.	Public Safety (Housing)	Ongoing.	Ongoing
Policy	Review/revise existing design guidelines applicable to the College Hill Neighborhood and review existing zoning establishing transition area from medium-density to low-density housing.	P&CS	Community visioning effort is done and vision has been adopted. Pending next steps for the update of the ordinance.	Ongoing

Land Use Priorities (Chapter 9)

Policy	Preserve an interconnected system of greenways and natural areas that will provide natural stormwater management and enhance the park system.	Engineering/ Public Works	Ongoing. Collaboration with Public Works and Water Reclamation. A series of pollinator planting has taken place in city buyout lots and other green spaces owned by the City	Ongoing
Policy	Guide residential growth to designated growth areas adjacent to existing development and infill sites.	P&CS	Many plats designated for residential on Future Land Use Map have been approved or are in process.	Ongoing

Time Frame	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status
Current					
Short Term (1-5 Years)					
Medium Term (5-10 Years)					
Long Term (10-20 Years)					
	Policy	Ensure that new residential developments connect well to existing neighborhoods and are not isolated.	P&CS	Considered in platting review; Plat connectivity standards, including a recent phasing ordinance has been adopted.	Ongoing
	Policy	Reserve land for open space as residential areas grow.	P&CS	Negotiated in preliminary platting; Autumn Ridge 9th, West Fork, Greenhill Village, Arbors, etc.	Ongoing
	Policy	Consider land use compatibility when approving future development.	P&CS	The Future Land Use Map is reviewed for compatibility when reviewing and approving future developments.	Ongoing

Environmental Priorities (Chapters 9 and 12)

Policy	Consider a Natural Resource Overlay District (NROD) to guide development in riparian zones, greenways, and environmentally sensitive lands.	P&CS	No significant action taken; HCG Overlay and Floodplain Overlays existed when this recommendation was given	No Action
Policy	Consider a site review process to incorporate natural resource conservation, naturalized stormwater management, and stream improvements in development projects.	Engineering	Ongoing. The City continues it's partnership with Black Hawk Soil and Water Conservation District (BHSWC) that provides the City with funding opportunities for our permeable alley system and bioretention cell projects. BHSWC provides funding opportunities in impaired watershed areas to residents to install raingardens and permeable paver solutions.	Ongoing
Policy	Develop incentives to guide developments toward using conservation and low impact design principles.	P&CS/Engineering	No significant action taken. Permeable paving incentives provided by Black Hawk Soil and Water Conservation District	No Action
Policy	Coordinate land protection with the Black Hawk County Conservation Board and others.	Public Works	No formal progress has been made on this goal.	No Action
Policy/Capital	Identify funds and implement plans to restore and manage environmentally sensitive lands in public ownership.	Public Works	Ongoing. This is considered as budgets are developed. Funding is available to restore and manage floodplain properties in northern Cedar Falls. PW continues an annual program to burn prairies on public property.	Ongoing
Policy	Consider a tree ordinance that protects trees and mitigates losses from construction.	Public Works/Eng	Coordination between PW/Engineering and P&CS when reviewing development plans to encourage the protection of existing trees.	No Action
Policy/Capital	Develop incentives to restore and manage environmentally sensitive lands in private ownership.	Public Works	No funding source has been identified for this goal.	No Action

Time Frame	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status
Current					
Short Term (1-5 Years)					
Medium Term (5-10 Years)					
Long Term (10-20 Years)					
	Policy/Capital	Use the City’s website to communicate information about natural resource conservation and events (e.g., bioblitz, raingarden workshop).	Engineering	Ongoing. Website use is being expanded to communicate more with the public.	Ongoing

Parks and Recreation Priorities (Chapter 10)

Policy	Plan new parks and open space in target growth areas, and maintain a high level of park and recreational services across the city.	Public Works/CD	No new parks have been established – there is one on the new Happel development off Unon Rd that will be established during development – All other new park spaces will be identified in the Parks Master Plan once it is developed	Ongoing
Policy	Assess park needs on existing public lands.	Public Works	This will be covered during the development of the Parks Master Plan – Will need to check with Stephanie for further information.	Ongoing
Capital	Acquire and expand parks and open space through park dedication, floodplain buyout, conservation easement, fee purchase, and transfer of development rights.	Public Works	This will be covered during the development of the Parks Master Plan – Will need to check with Stephanie for further information.	Ongoing

Commercial Development Priorities (Chapter 9)

Policy	Support neighborhood-oriented commercial development in residential areas.	P&CS	Encouraged in "Planned" zoning districts, College Hill, and Downtown; Also adopted conditional use code provision for defunct institutional buildings in residential neighborhoods.	Ongoing
Action	Provide attractive, contemporary sites for commercial and industrial development that take advantage of the city’s transportation, location, and environmental assets.	P&CS	Such sites are provided in our industrial parks. City has bought 276 acres in the last 4 years in order to provide these sites.	Ongoing
Policy	Focus commercial development in the downtown, at major intersections, in key neighborhood nodes, and in mixed use settings.	P&CS	Downtown Code was adopted in 2021; This is also an emphasis for Greenhill Village, Pinnacle Prairie along Greenhill, development along Viking Road, and Gateway Business on Ridgeway.	Ongoing
Policy	Promote varying scales of commercial development, ranging from neighborhood shops to regional commercial centers.	P&CS	Downtown Code, University Avenue Update, HWY-1 Corridor	Ongoing

Downtown Priorities (Chapter 9)

Time Frame	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status	
						Current
						Short Term (1-5 Years)
						Medium Term (5-10 Years)
						Long Term (10-20 Years)
Capital/Action	Redevelop State Street Area	P&CS	Referring to downtown; River Place Plaza, several mixed-use and residential buildings have been constructed on state street.	Complete		

Infrastructure Priorities (Chapters 6 and 12)

Policy/Action	Address stormwater volume, rate and water quality by adopting standards and guidelines in the Iowa Stormwater Management Manual.	Engineering	Ongoing. Engineering ensures new development or redevelopment follows City Code for handling stormwater. The Iowa Stormwater Management Manual is currently undergoing updates and reformatting. The Engineering Division will continue to follow code and the updated standards and guidelines provided in the Iowa Stormwater Management Manual.	Ongoing
Policy/Capital Investment	Provide incentives for naturalized stormwater management and stream restoration in new development and redevelopment projects.	Engineering	Currently no incentive program specifically between City and development/redevelopment projects. The City continues it's partnership with Black Hawk Soil and Water Conservation District (BHSWC) that provides the City with funding opportunities for our permeable alley system and bioretention cell projects. BHSWC provides funding opportunities in impaired watershed areas to residents to install raingardens and permeable paver solutions.	No Action
Policy	To control volume, update Code Chapter 27, Article VI (Post-Construction Stormwater Control) to require that all runoff from a defined storm be retained on site.	Engineering	Completed.	Complete
Policy/Capital Investment	Identify and plan improvements to developed areas which degrade downstream water quality.	Engineering	Ongoing. Permeable Alleys and Channel Improvements continue to be completed. Additional projects are completed as partnership and funding opportunities from BHSWC become available.	Ongoing
Policy	Define regional stormwater treatment systems for all streams ("treatment trains").	Engineering	Ongoing. City continues to update and study all streams in	Ongoing

Time Frame					
	Current				
	Short Term (1-5 Years)				
	Medium Term (5-10 Years)				
	Long Term (10-20 Years)				
	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status
	Policy	Consider developing a recycling expansion plan.	Public Works	CIP item to design new facility in FY28. Recycling markets are very poor compared to 2012 The city continues to accept and process household recyclable items. The emphasis is on maintaining good quality stock to prevent rejection at the mills. Cedar Falls is one of the few municipalities that bales household recyclables into mill grade bales to ensure recycling remains sustainable.	Ongoing
	General Recommendation	Storm Water System - GIS mapping should be completed for all components.	P&CS - GIS Analyst	Done and updated continuously. Stormwater intakes, lines, and basins are included in a mapping layer on GIS	Complete
	General Recommendation	Sanitary Sewer System - Some trunk lines need rehabilitation	Engineering	Ongoing. The Engineering and Water Reclamation divisions continue to provide annual lining projects to rehabilitate existing pipes. The two divisions also work towards updating aging sanitary infrastructure with full replacement during our annual street reconstruction projects.	Ongoing
	General Recommendation	Storm Water System - Increase system capacity in order to provide better management of stormwater volume, rate, and water quality.	Engineering	Ongoing. As downstream projects work to rebuild the existing infrastructure, the City continues to study the drainage areas with the existing system to find areas where upsizing and realignments can help bolster the storm water system for efficiency, volume, rate and also while providing increased water quality.	Ongoing
	General Recommendation	Storm Water System - Incorporate natural infrastructure (e.g., wetlands, swales, raingardens) and regional treatment trains into the existing stormwater system; this includes using existing natural hydrological features in lieu of highly engineered structures where feasible.	Engineering	Ongoing. The City continues it's annual permeable alley project. The City is also continuing with bioretention cell practices, stream bank stabilizing and outfall stabilization throughout City projects. BHSWC provides funding opportunities in impaired watershed areas to residents to install raingardens and permeable paver solutions.	Ongoing
	General Recommendation	Storm Water System - Retrofit stormwater management in older parts of the city.	Engineering	Ongoing. Updates are made with the annual street reconstruction and restoration projects. When redevelopment occurs, old sites are brought into compliance with new city codes.	Ongoing

Time Frame					
	Current				
	Short Term (1-5 Years)				
	Medium Term (5-10 Years)				
	Long Term (10-20 Years)				
	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status
	General Recommendation	Storm Water System - Continue routine maintenance and monitoring.	Engineering	Ongoing. Collaboration with Public Works and Water Reclamation.	Ongoing
	General Recommendation	Solid Waste Collection - Recycling processing is near capacity and should be expanded. A recycling expansion plan should be developed that may include working with the Black Hawk County Solid Waste Management Commission to develop an area-wide Material Recovery Facility.	Public Works	Work continues with the 28e members of the Solid Waste Commission on regional planning. There have been no additional expansion items since Styrofoam densification was added to the program. In fact, we had to discontinue asphalt shingle recycle due to a DNR regulation of storing ancillary items in the flood plain (below transfer station)	Ongoing
	General Recommendation	Water System - Where needed, pipe replacements will continue to be made in connection with street reconstruction projects. Replacements will be based on size, history and age.	CFU	CFU continues to review water mains in connection with annual and special street reconstruction and restoration projects. They are assessed by size, leak history and age of installation to determine the priority of replacement. Replacement projects are coordinated through the Engineering staff and are funded by CFU.	Ongoing
	General Recommendation	Water System - Continue funding routine maintenance of the system.	CFU	Routine operation and maintenance of the water system is completed and funded by CFU.	Ongoing
	General Recommendation	Sanitary Sewer System - Resolve inflow/infiltration problems	Building Inspections/Water Reclamation	Private homeowner I/I program complete. Slip lining of certain sanitary sewers ongoing each year. Dry Run Creek sanitary sewer replacement underway.	Ongoing
	General Recommendation	Wastewater Treatment Plant - Expand facilities to meet disinfection standards	Water Reclamation	Completed in 2014.	Complete

Economic Development Priorities (Chapter 13)

Policy/Action/Capital	Implement the recommendations of the "Cedar Falls 2020" plan.	P&CS	Ongoing. Will be discussed separate from this Comp Plan Review.	Ongoing
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Annexation Priorities (Chapter 14)

Policy	Annex the portion of land west of current city limits that is within watershed boundaries that drain to Cedar Falls.	P&CS/Engineering	Annexation continued for portions of new industrial park in SW part of Cedar Falls. Annexation of watershed boundaries have not been completed.	Ongoing
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Community Facilities Priorities (Chapter 7)

Capital	Consider a new Emergency Service Building (recommended by staff).	Public Safety	Building addition built in 2018.	Complete
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Time Frame					
	Current				
	Short Term (1-5 Years)				
	Medium Term (5-10 Years)				
	Long Term (10-20 Years)				
	Type	Priorities/Recommendations	Department Responsible	Status (2023 Review)	Abbreviated Status
	Capital	Consider new locations for both fire stations (recommended by staff).	Public Safety	Considering building a second fire station at School District Administration Headquarters (1st and Pearl) once they vacate the facility. 18th and Main fire station would be abandoned at that time.	Ongoing
	Capital	Support planned expansion for Hearst Center.	CD	City has hired an architect to put together a master plan so we can get cost estimates and determine feasibility given potential funding sources including public fundraising. May be on the CIP in FY26	Ongoing
	Capital	Continue to update public safety facilities as recommended by the Cedar Falls Hazard Mitigation Plan (2009).	Public Safety	Ongoing.	Ongoing

2012 Comprehensive Plan

2023 Status Update



2012 Comprehensive Plan

Definition and Purpose

A Comprehensive Plan is the standard mechanism for long-term planning and zoning in the United States. Comprehensive Plans are intended to provide guidance for approximately 20 years.

Purposes:

- Establishes community's vision for the future.
- Ensures more orderly development.
- Guides decisions to ensure land use and infrastructure are in harmony with each other.
- Provides legal justification for regulations created and other actions taken by local government.

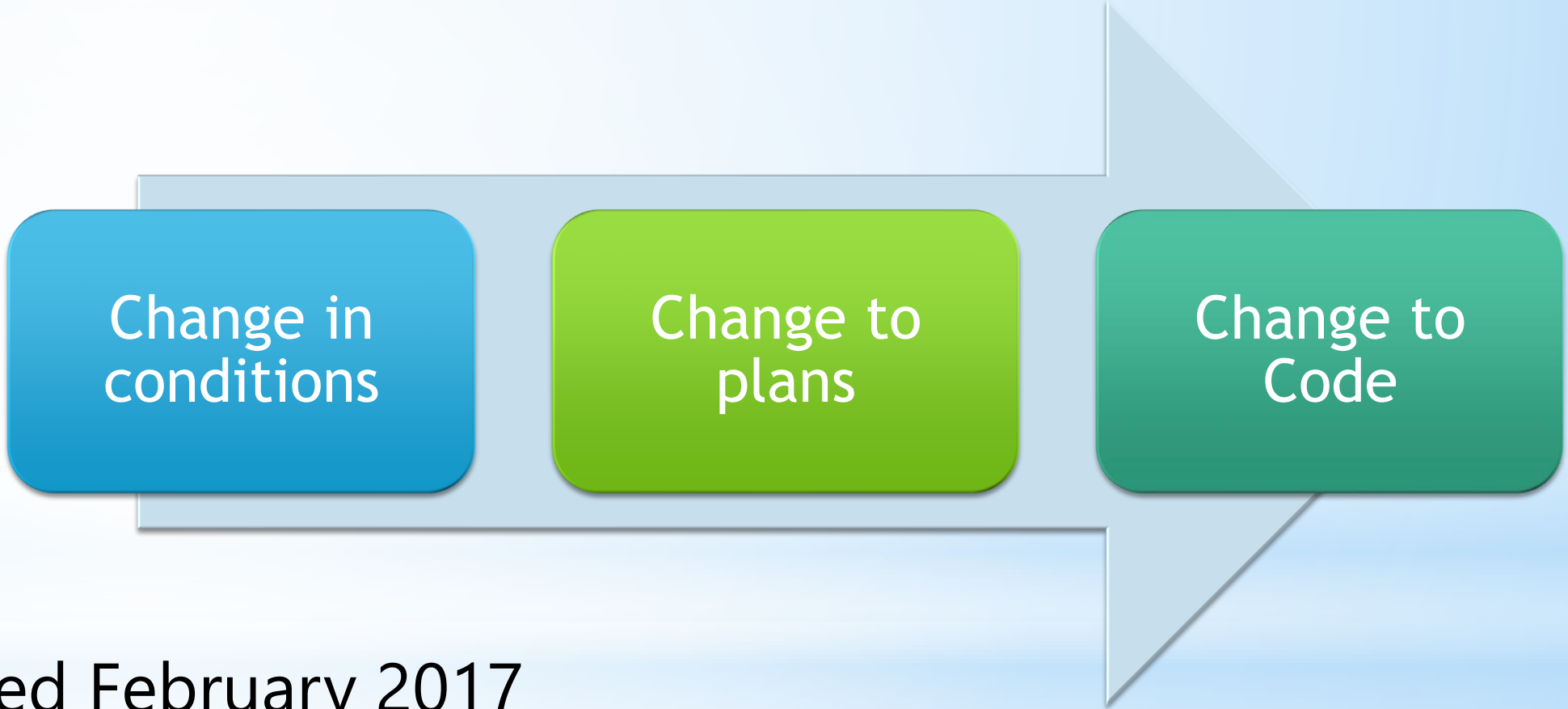
2012 Comprehensive Plan

Considerations

What is considered in the formulation of a Comprehensive Plan?

- Current Conditions
- Trends and forecasts
- Public Input

Plan is often updated as conditions or community vision changes.



Notable updates include:

- Future Forward Strategic Plan – Endorsed February 2017
- Downtown Vision Plan – Adopted November 2019
- College Hill Vision Plan – Adopted May 2021

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Considerations (Cont'd)

Iowa Planning Guidelines – Iowa Code

Chapter 18B.1:

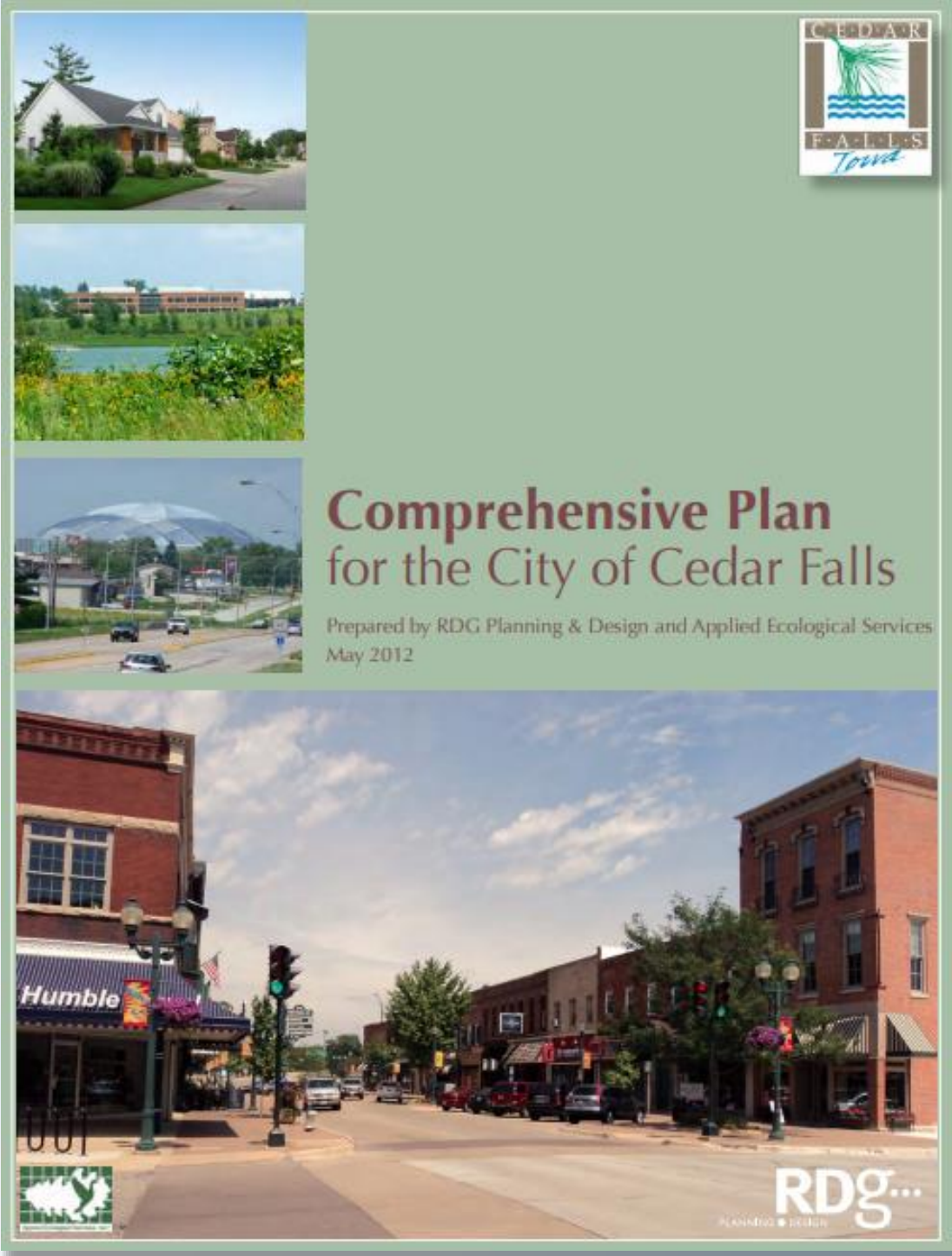
- Collaboration
- Efficiency, Transparency, and Consistency
- Clean, Renewable, and Efficient Energy
- Occupational Diversity
- Revitalization
- Housing Diversity
- Community Character
- Natural Resources & Agricultural Protection
- Sustainable Design
- Transportation Diversity

2012 Comprehensive Plan

Section 1: Existing Conditions

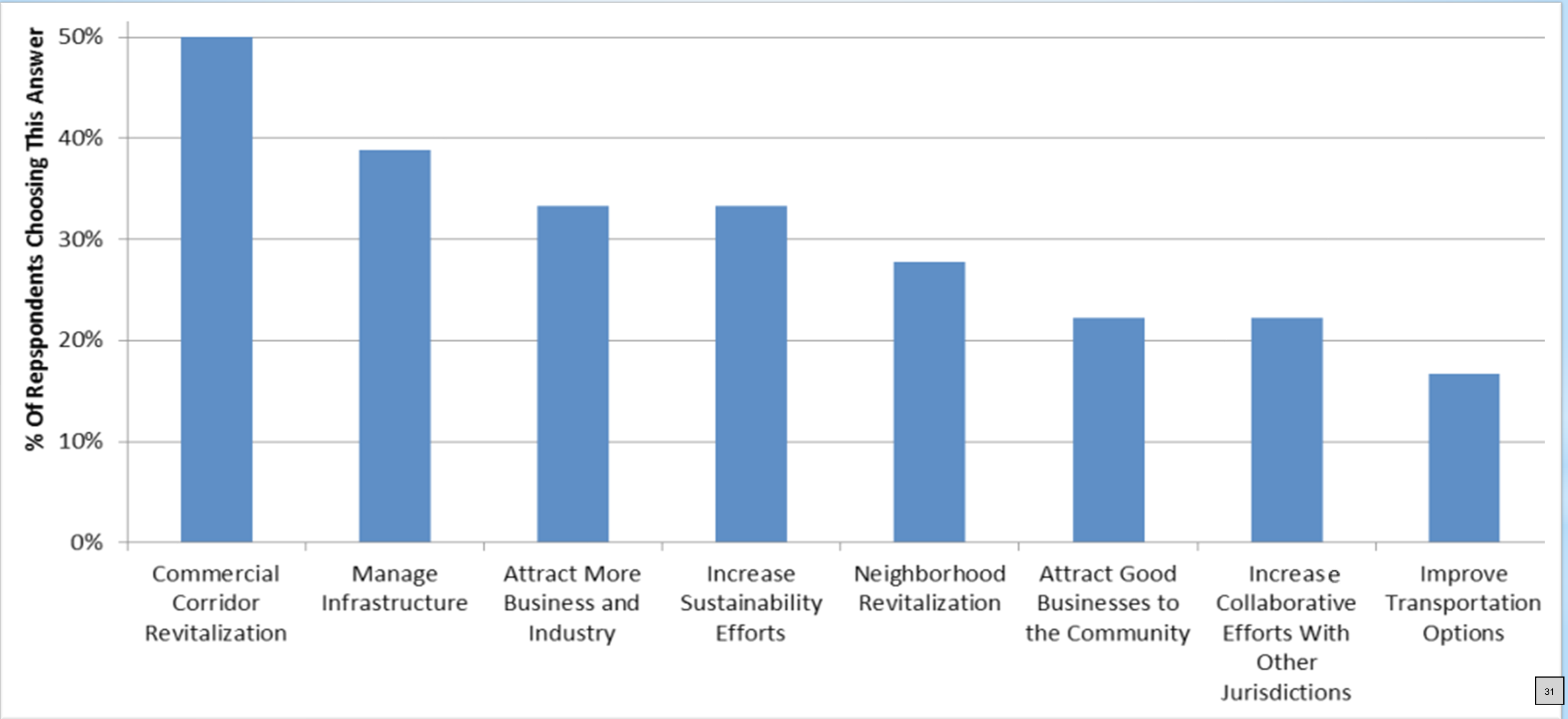
Section 1: Existing Conditions

- Demographic and Economic Profile
- Land Use Profile
- Environmental Profile
- Transportation
- Parks and Trails
- Infrastructure
- Public Facilities



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Section 2: Priorities Identified in Visioning

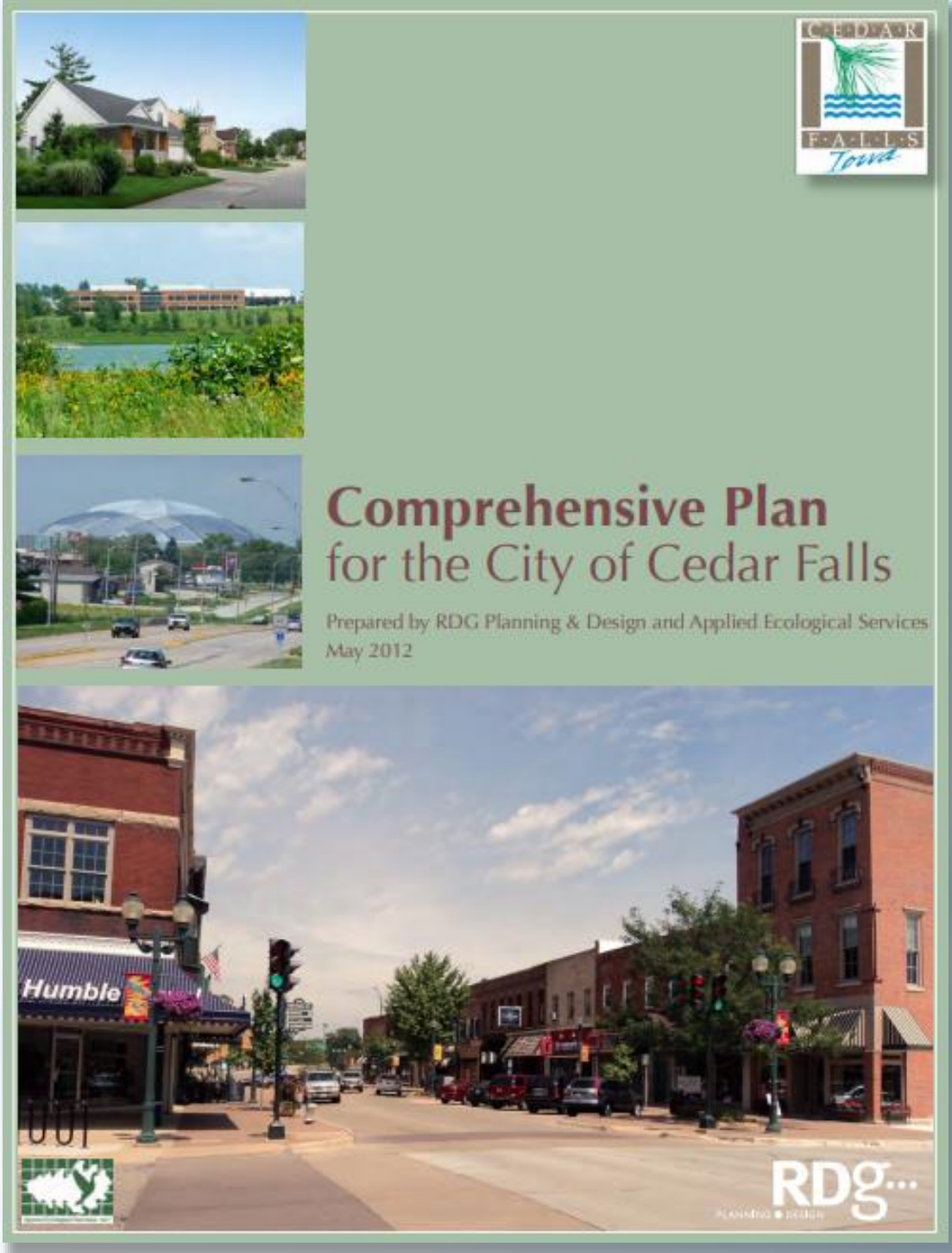


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Section 3: Plan and Implementation

Section 3: Plan and Implementation

- Future Land Use Development Framework
- Parks and Recreation
- Transportation
- Infrastructure
- Economic Development
- Annexation
- *Implementation*



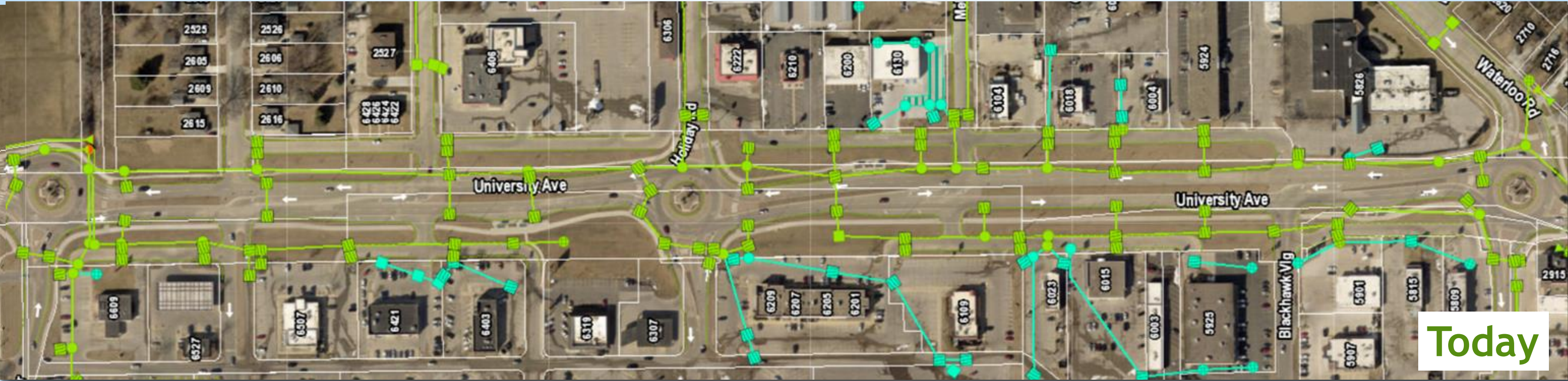
2012 Comprehensive Plan

Implementation

Areas of Implementation	# of Recommendations
Transportation and Connectivity	14
Housing	2
Land Use	5
Environmental	8
Parks and Recreation	3
Commercial Development	4
Downtown	1
Infrastructure	17
Economic Development	1
Annexation	1
Community Facilities	4
Total:	60

2012 Comprehensive Plan

Implementation: University Avenue



- Enhance the University Avenue corridor.
- Promote varying scales of commercial development.
- Practice multi-modal street design.
- Storm Water System - Increase system capacity to better manage volume, rate, and water quality.
- Storm Water System - complete GIS mapping for all public and private components.

2012 Comprehensive Plan

Implementation: Downtown

- Promote varying scales of commercial development.
- Focus commercial development in the downtown and in mixed use settings.
- Support neighborhood-oriented commercial development.

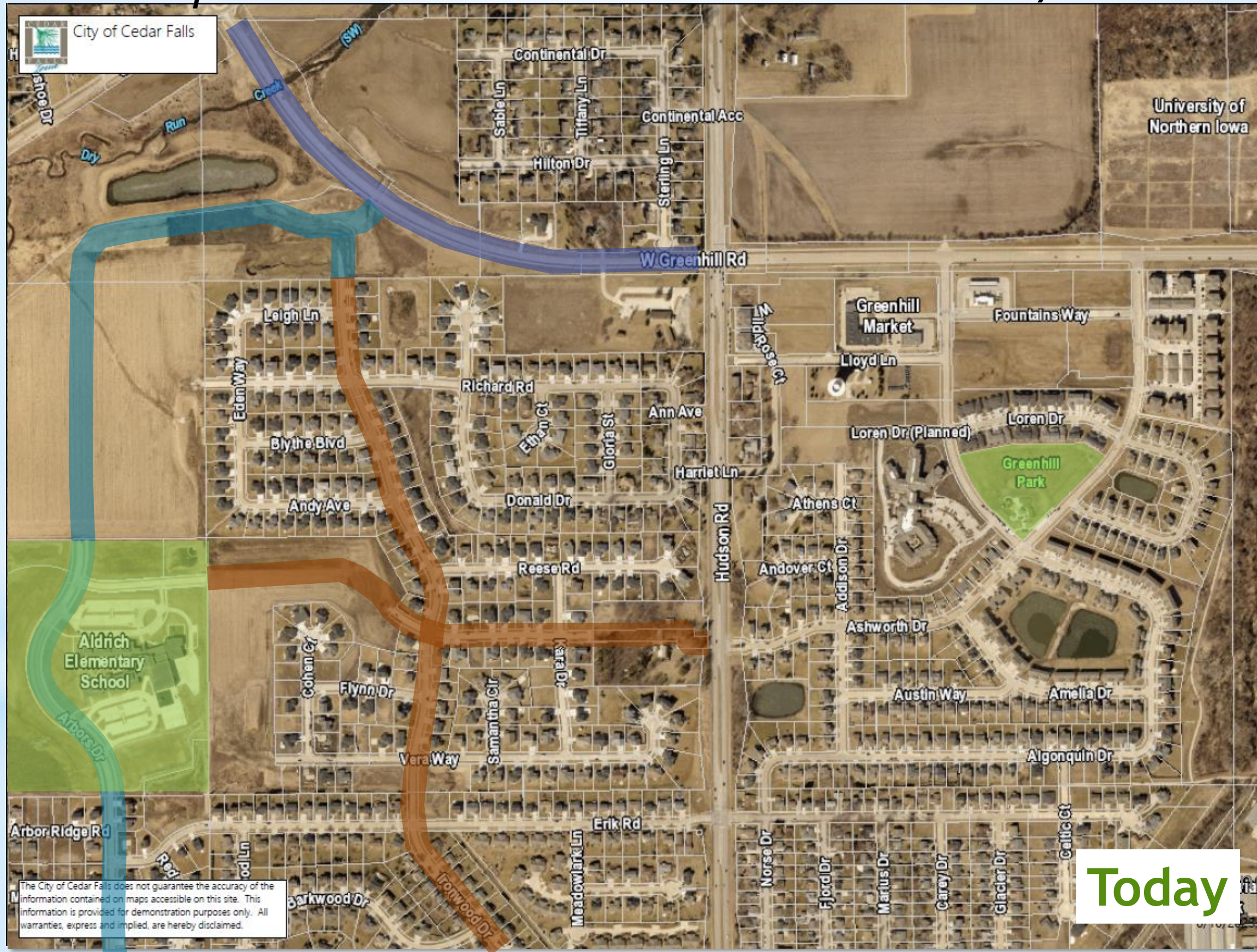


- Redevelop State Street Area
- Implement Main Street Concept recommendations
- Practice multi-modal street design
- Guide residential growth adjacent to existing development and to infill sites.

Today

2012 Comprehensive Plan

Implementation: Arbors & Prairie Winds/West



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Today

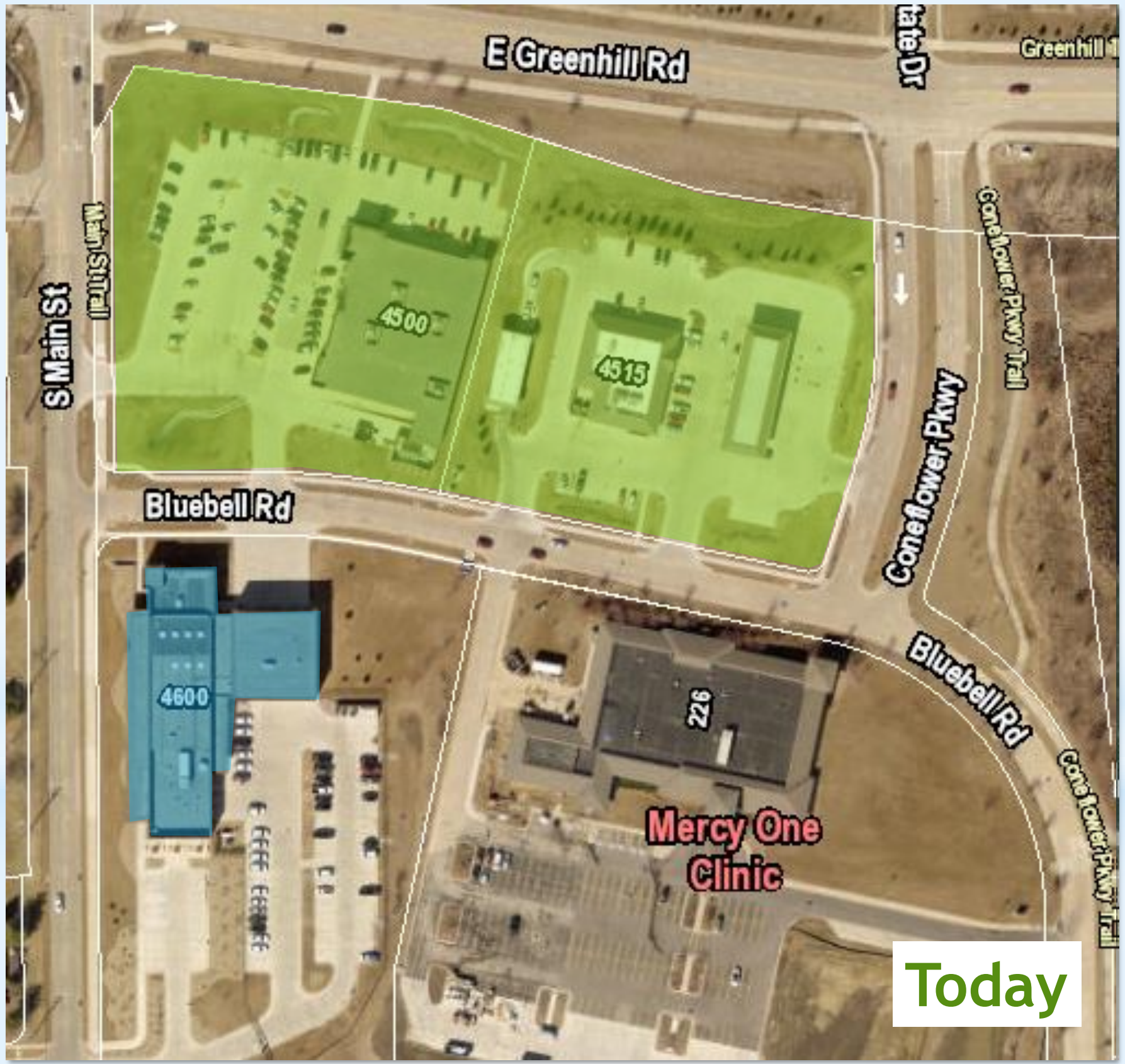
- Guide residential growth to designated growth areas.
- Provide multiple links between new and existing development.
- Ensure that new residential developments connect well to existing neighborhoods.

- Extend Greenhill Road northwest to Union Road.
- Build north-south collector that connects Viking Road to Erik Road and Greenhill Road extension.
- Reserve land for open space as residential areas grow.
- Plan new parks and open space in target growth areas.

2012 Comprehensive Plan

Implementation: South Main & Greenhill

- Consider a new Emergency Service Building.
- Consider new locations for fire stations.

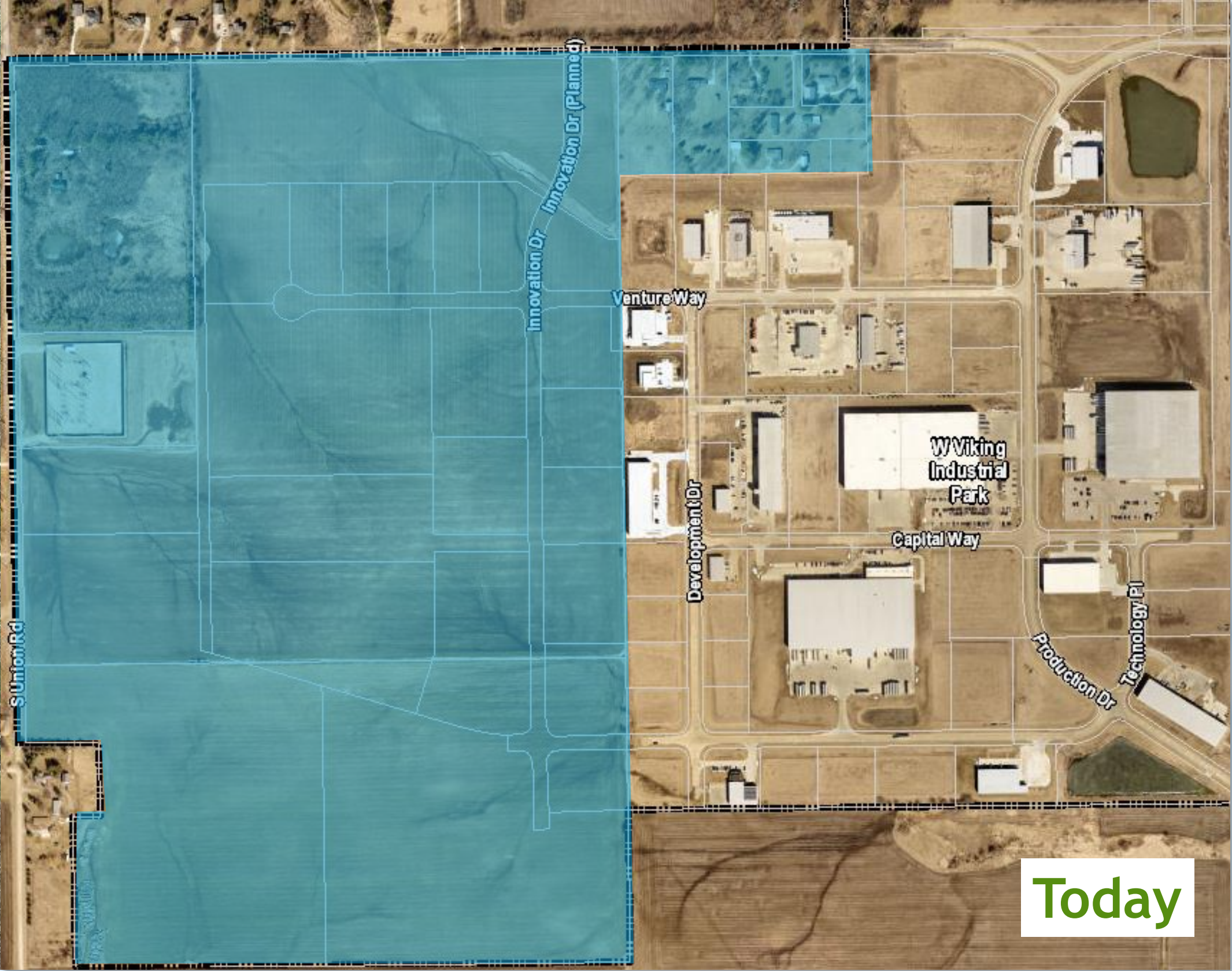


- Provide attractive, contemporary sites for commercial development.
- Support neighborhood-oriented commercial development.
- Focus commercial development in mixed use settings.
- Promote varying scales of commercial development.

2012 Comprehensive Plan

Implementation: Industrial Park

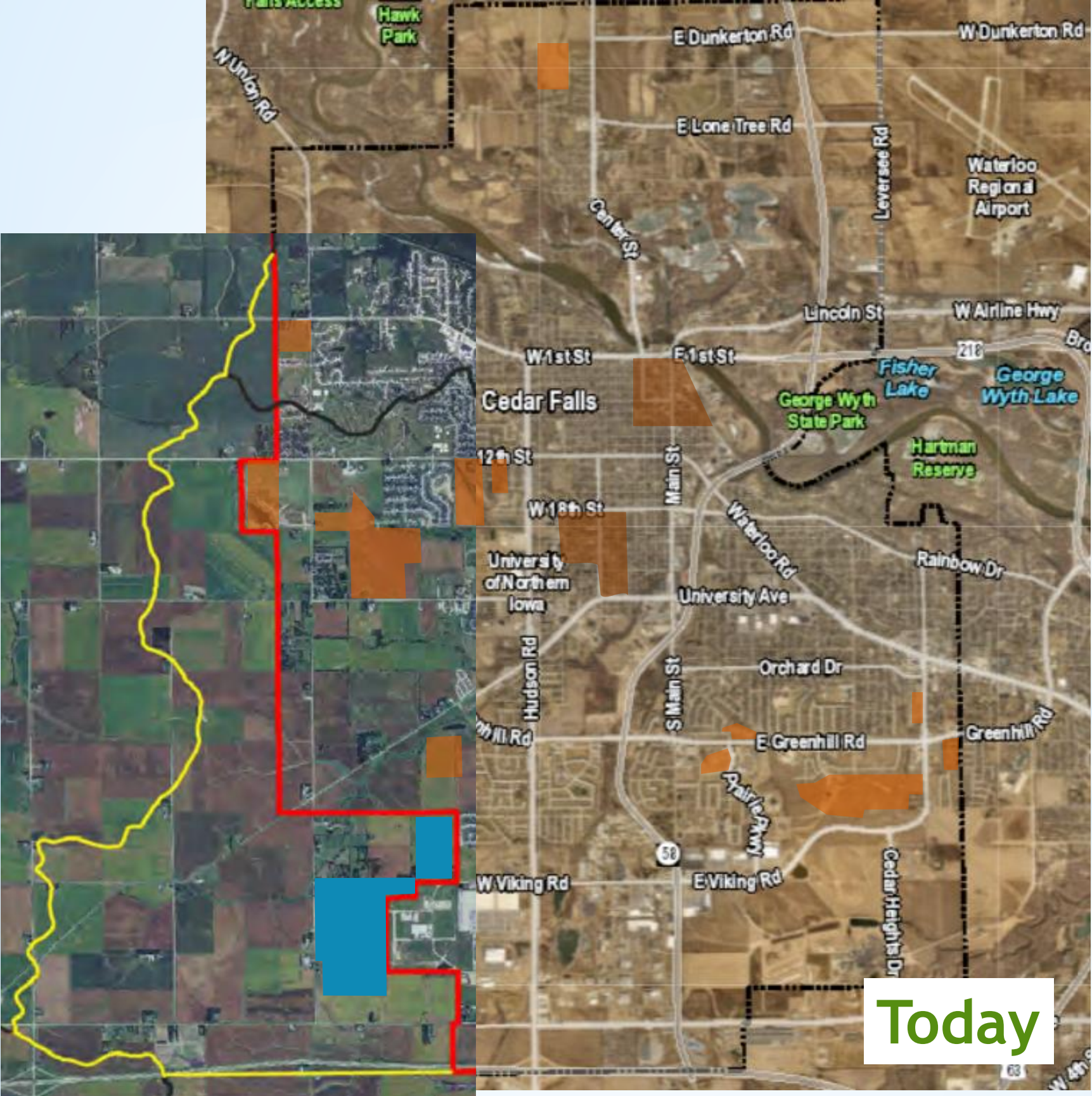
- Annex land west of current city limits.
- Provide attractive, contemporary sites for industrial development.



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Implementation: Residential Growth

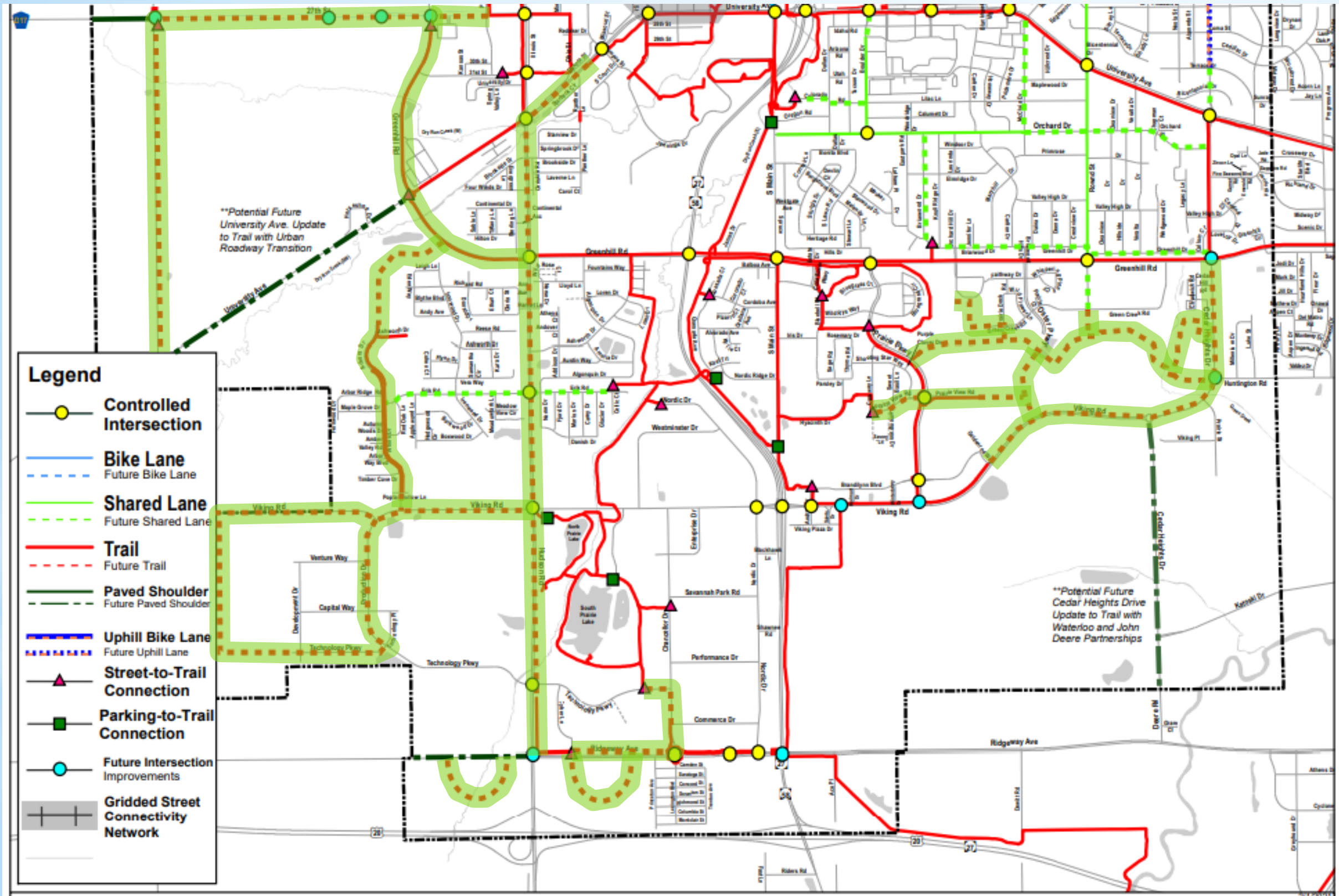
- Guide residential growth to designated growth areas.
- Guide residential growth adjacent to existing development and to infill sites.
- Annex the portion of land west of current city limits that is within watershed boundaries that drain to Cedar Falls.



- Ensure that new residential developments connect well to existing neighborhoods and are not isolated.
- Reserve land for open space as residential areas grow.
- Support a variety of housing options for a range of incomes and ages.

2012 Comprehensive Plan

Implementation: Trails and Bike Plan



- Build a multi-use trail that circumnavigates the North Cedar neighborhood.
- Enhance Rownd Street and Center Street with “complete street” features.
- Storm Water System - Incorporate natural infrastructure (e.g., wetlands, swales, raingardens) into the existing stormwater system
- Build new multi-use trail connections to serve growth areas.
- Provide trail connections that link residential areas with existing neighborhood, parks, and other community facilities.

2012 Comprehensive Plan

Implementation: College Hill



- Review/revise existing design guidelines applicable to the College Hill Neighborhood and review existing zoning.

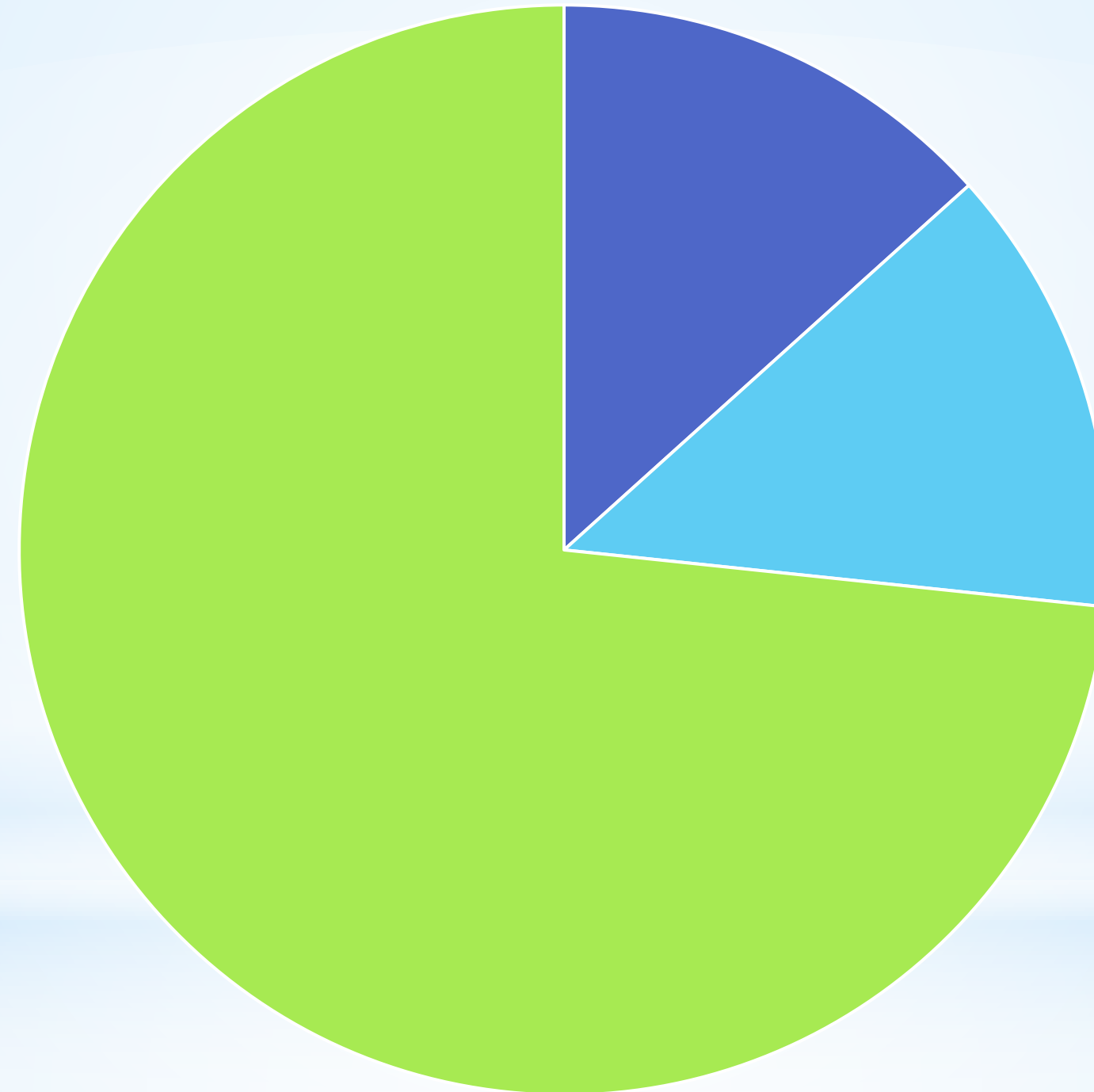


2012 Comprehensive Plan

Summary of Tasks/Recommendations: Status

Status of 60 total action items:

- Complete: 8
- No Action: 8
- Ongoing or In Progress: 44



2012 Comprehensive Plan

Action Items Complete

<u>Priorities/Recommendations</u>
1. Redevelop State Street Area.
2. Stormwater: update Code to require that all runoff from a defined storm be retained on site.
3. Stormwater: GIS mapping should be completed for all components.
4. Enhance Rownd Street and Center Street with "complete street" features.
5. Enhance the University Avenue corridor.
6. Extend Greenhill Road northwest to Union Road.
7. Consider a new Emergency Service Building.
8. Wastewater Treatment Plant - Expand facilities to meet disinfection standards.

2012 Comprehensive Plan

Action Items Still Pending

<u>Priorities/Recommendations</u>	<u>Notes</u>
1. Provide incentives for naturalized stormwater management and stream restoration in new development and redevelopment projects.	Some of this is done at the county level
2. Consider a Natural Resource Overlay District (NROD) to guide development in riparian zones, greenways, and environmentally sensitive lands.	May not be necessary
3. Develop incentives to guide developments toward using conservation and low impact design principles.	Incentives typically require budgets and funding
4. Reroute a small portion of University Avenue to form a 90 degree intersection with Union Road.	Not yet considered
5. Coordinate land protection with the Black Hawk County Conservation Board and others.	Not yet considered
6. Consider a tree ordinance that protects trees and mitigates losses from construction.	Protection is encouraged in review, but not required by code.
7. Extend Erik Road west and north to Birdsall Park.	No longer applicable
8. Develop incentives to restore and manage environmentally sensitive lands in private ownership.	Incentives typically require budgets and funding

2012 Comprehensive Plan

Recommendation

- This is brought forward for discussion purposes at this time.
- At your September 5th meeting you will discuss the Future Forward Strategic Plan.
- The schedule of various planning efforts will be discussed at goal setting.

Community Development Committee Meeting

August 21, 2023

