



RIVERSIDE

COMPREHENSIVE PLAN

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Acknowledgements

Mayor

Bill Poch

Riverside City Council

Nate Kasdorf

Kevin Kiene (former)

Chris Kirkwood

Ralph Schnoebelen

Bob Schneider

City of Riverside

Rusty Rogerson, City Administrator

Lory Young, Deputy Clerk

Steering Committee

John Cloyed

Ellen Cloyed

Nate Kasdorf

Steve Lafaurie

Becky LaRoche

Julie Oriano

Ed Raber

Michelle Reuss

Phil Richman

Carol Riggan

Mike Roberts

Bob Ryan

Bob Schneider

Larry Simon

Mary Jane Stumpf

Alternate Council Rep: Chris Kirkwood

CONSULTANT TEAM

RDG Planning & Design

Gary Lozano, Lead Planner

Lorin Ditzler, Project Manager

Laura Kessel, Lead Designer

Fehr Graham Engineering & Environmental

Ryan Wicks, PE

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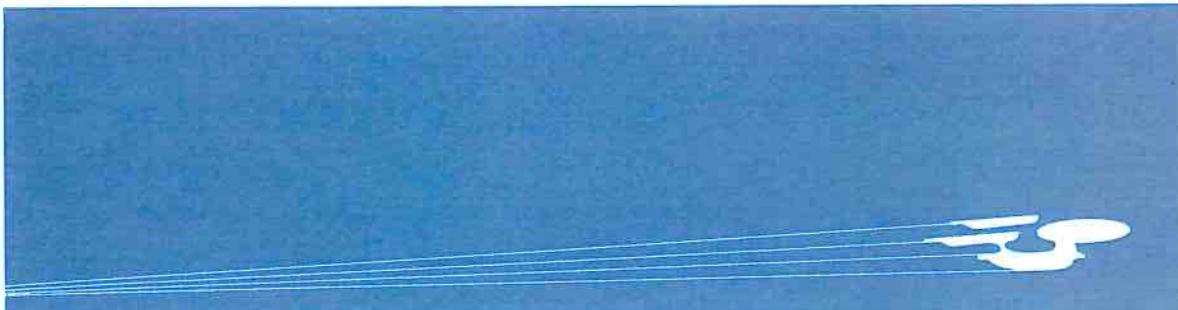
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chapter

ONE

Goals & Opportunities



What is a Comprehensive Plan?

This plan lays out a vision for the future of Riverside, with a focus on priorities for policy and investments in the next 20 years. The plan serves three primary roles:

COMMUNITY BUILDING

Comprehensive planning provides an opportunity for residents to create a shared vision for their community. Residents and city staff identified issues and opportunities for Riverside's land use, infrastructure, public facilities, and natural resources, among other areas. These findings were used to set public priorities and provide a set of action steps that can improve quality of life and make the city more attractive for potential growth.

GUIDANCE FOR DECISION-MAKERS

The plan will serve as a guide for City staff, the Planning & Zoning Commission, City Council, and other City boards and commissions, as they set policy and make investment and land use decisions.

LEGAL BASIS FOR LAND USE REGULATIONS

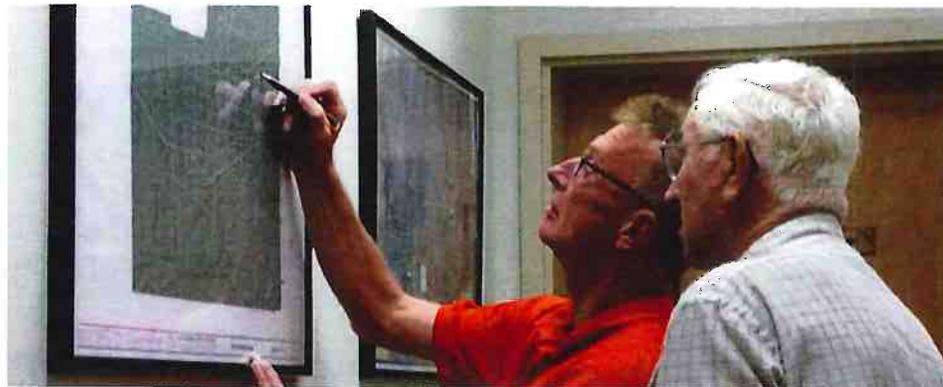
Section 414 of the Code of Iowa allows cities to adopt land use regulations such as zoning and subdivision ordinances, to promote the "health, safety, morals or general welfare of the community." These regulations govern how land is developed within a municipality and its extra-territorial jurisdiction. Land use regulations recognize that people live cooperatively and have certain responsibilities to coordinate and harmonize the uses of private property. The comprehensive plan provides a legal basis for these regulations.

The plan is designed as a flexible document that can respond as conditions change over time.



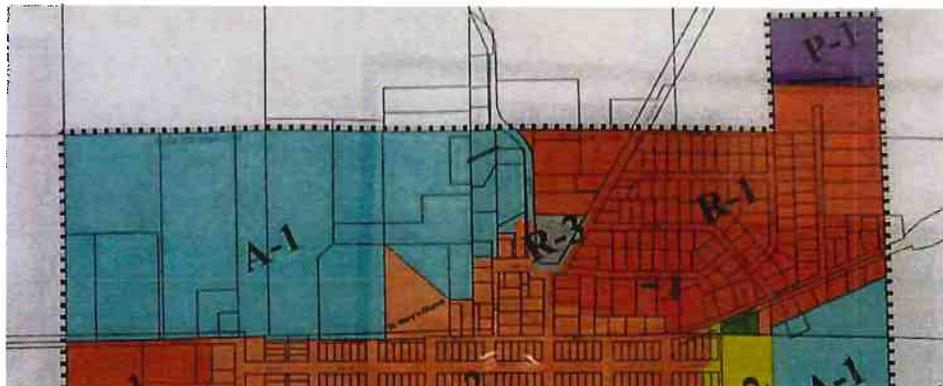
Community Building

This plan is based on the vision of Riverside residents. At left: Residents Work Together at a Community Goals workshop to identify priorities for Riverside. An overview of the public participation process is provided in the appendix.



Guidance for Decision-Makers

Riverside City Council members will use this plan as a guide for future decisions.



Legal Basis for Land Use

Decisions about zoning and future development will be based on the principles of this plan.

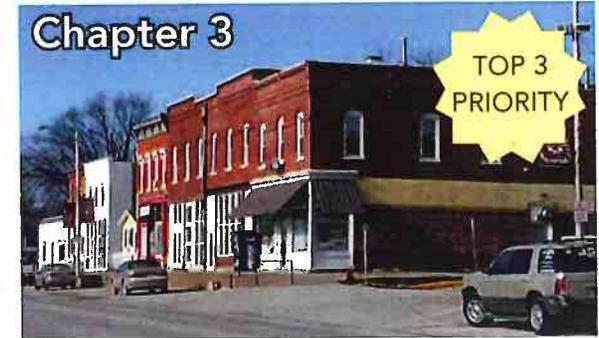
Priority Goals for Riverside

Participants in the planning process identified priority goals, listed below. The plan is organized according to these priorities. Please note: the order of these goals in the plan does **NOT** imply a ranking order from 1 to 8 - rather, goals are ordered to maximize document organization and clarity. Many of the goals are interdependent, and all should be addressed. However, the goals indicated as "top 3 priority" were the most frequently mentioned in the public input process.

- **Build a Community Center** - Top 3 priority (Chapter 2)
- Add New Trails (Chapter 2)
- **Revitalize the downtown district** - Top 3 priority (Chapter 3)
 - ♦ Downtown priorities: Sidewalk Safety, Highway 22 streetscape, Infrastructure improvements
- **Repair and Improve Streets, Sewer, Water, and Stormwater Infrastructure** - Top 3 priority (Chapter 4)
 - ♦ Infrastructure priorities: Reduce inflow/infiltration, Upgrade stormwater, Improve Streets
- Provide a diverse range of new housing opportunities (Chapter 5)
- Attract new business and industry to Riverside (Chapter 6)
- Improve Communication and Cooperation (Chapter 7)
- Use the Development Check List (Chapter 8) as the criteria for all official land use and development decisions (Necessary to support other priority goals).



*Build a community center
Also in Chapter 2 (not top 3 priority): Add Recreational Trails*



Revitalize the downtown district



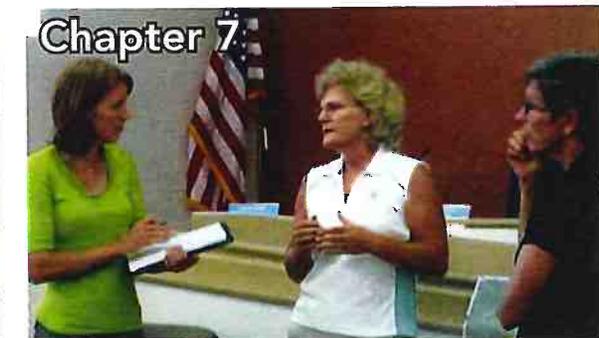
Repair and improve streets, sewer, water and stormwater infrastructure



Provide a diverse range of new housing opportunities



Attract new business and industry to Riverside



Improve Communication and Cooperation

Population Trends: Poised for Growth

If Riverside achieves the goals presented on the previous page, it has the potential for significant growth. Riverside has a committed base of long-time residents, and population has grown consistently for decades in both Riverside and the Region. Riverside residents want to encourage new growth, while maintaining and improving the quality of life for existing residents.

Figure 1.1 - Riverside Historical Population, 1900-2012

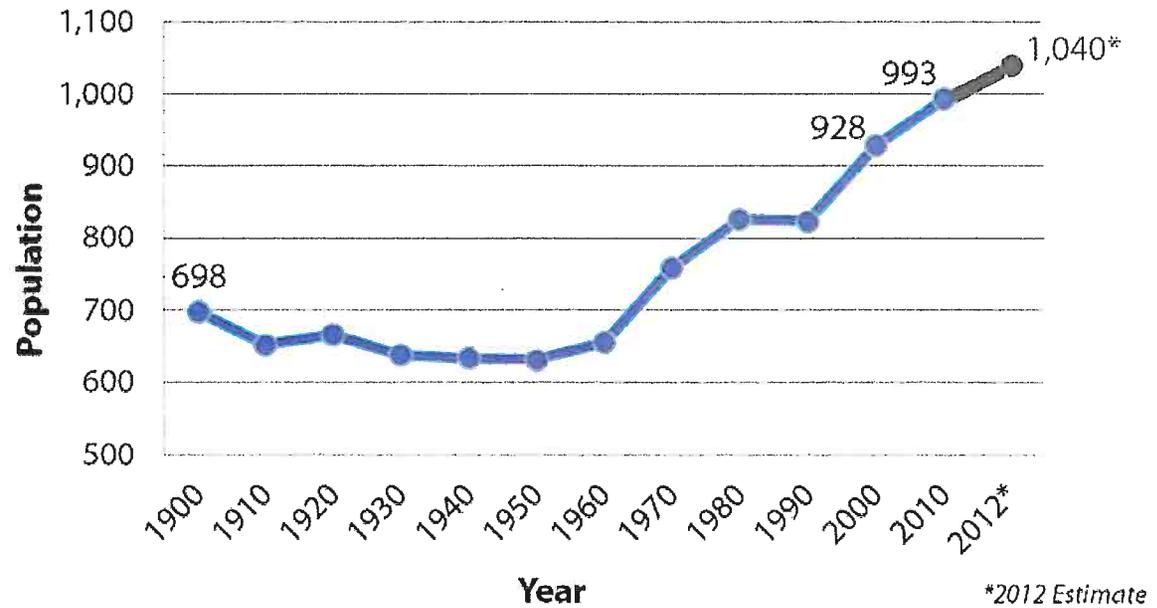
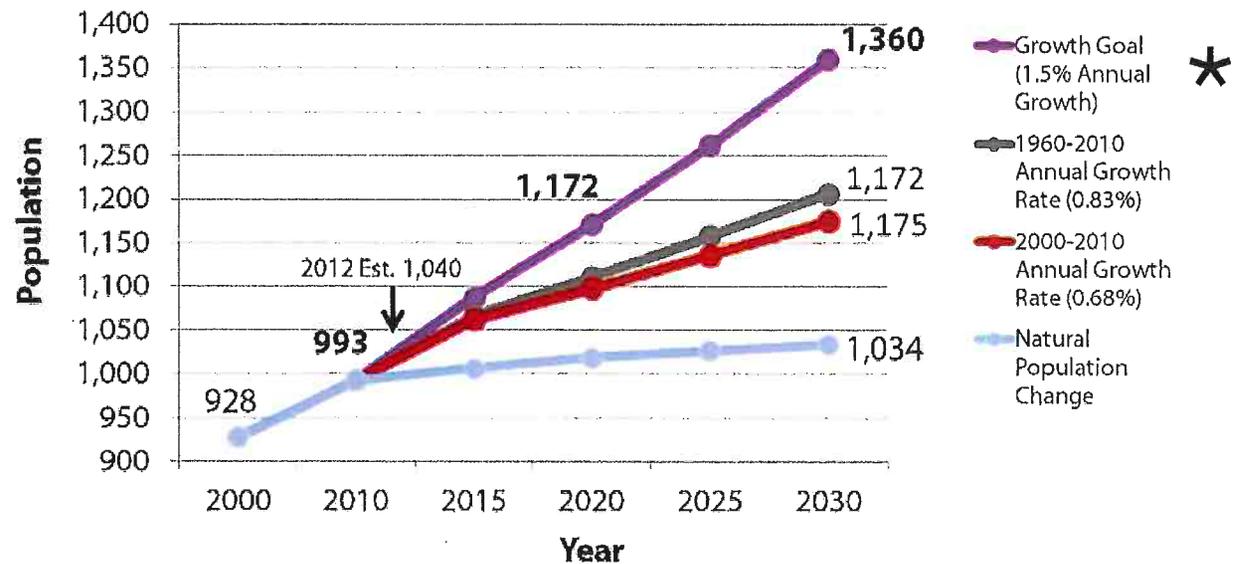


Figure 1.2 - Riverside Population Growth Scenarios

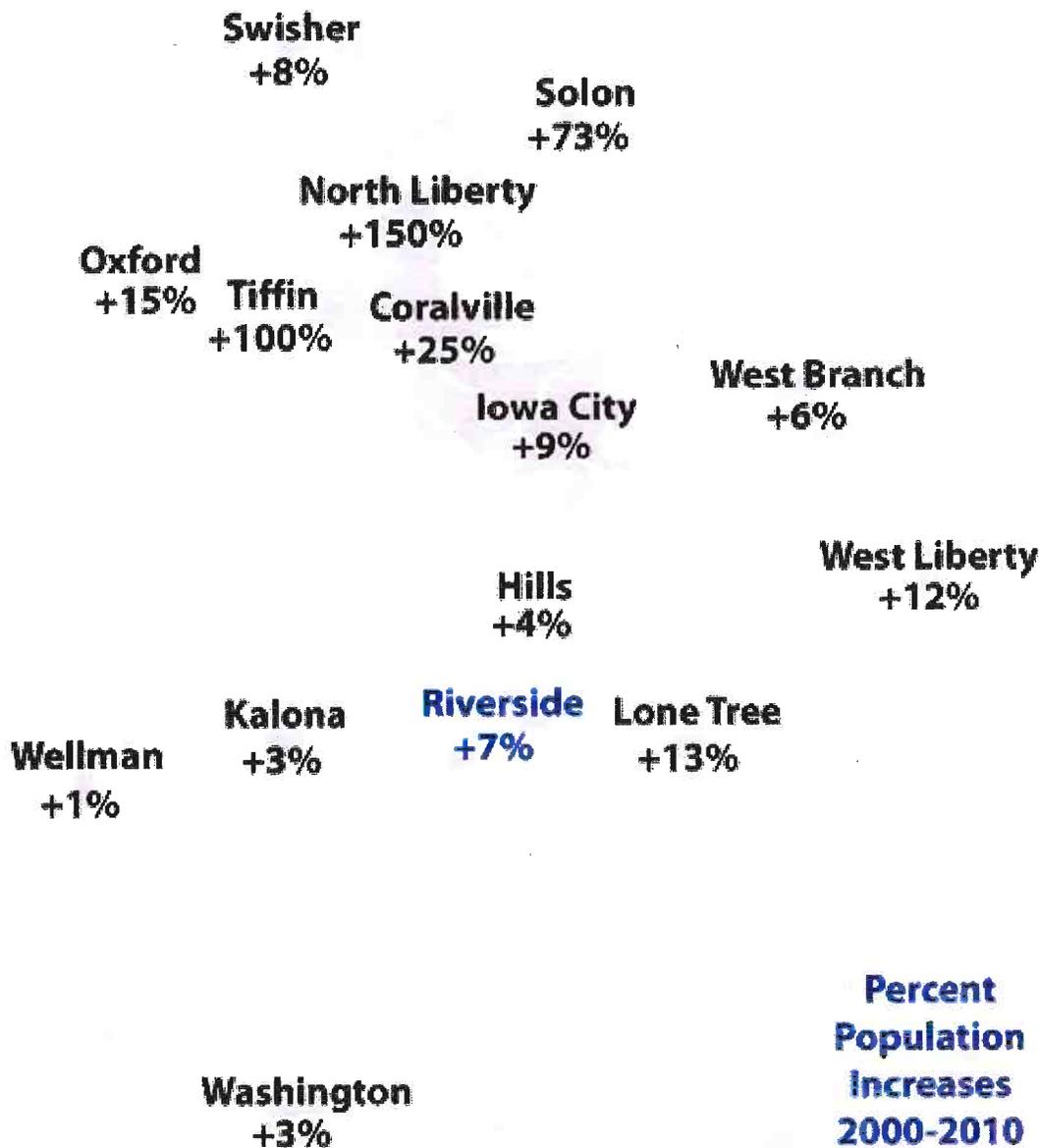


The comprehensive plan recommendations are based on a growth goal of 1.5% annual growth, shown at right in purple. This will result in a population of 1,360 in 2030.

The figure also shows the possible future population if past growth rates continued, and a scenario of "natural population change," which assumes zero migration.

Sources for this page: US Census, RDG Planning & Design

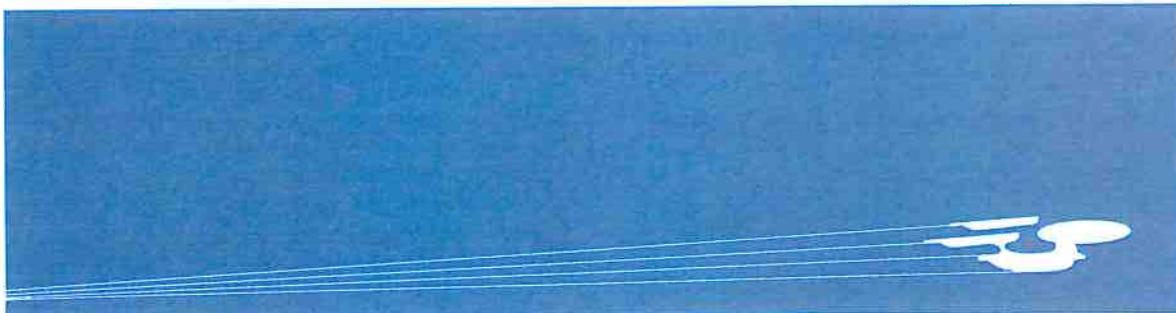
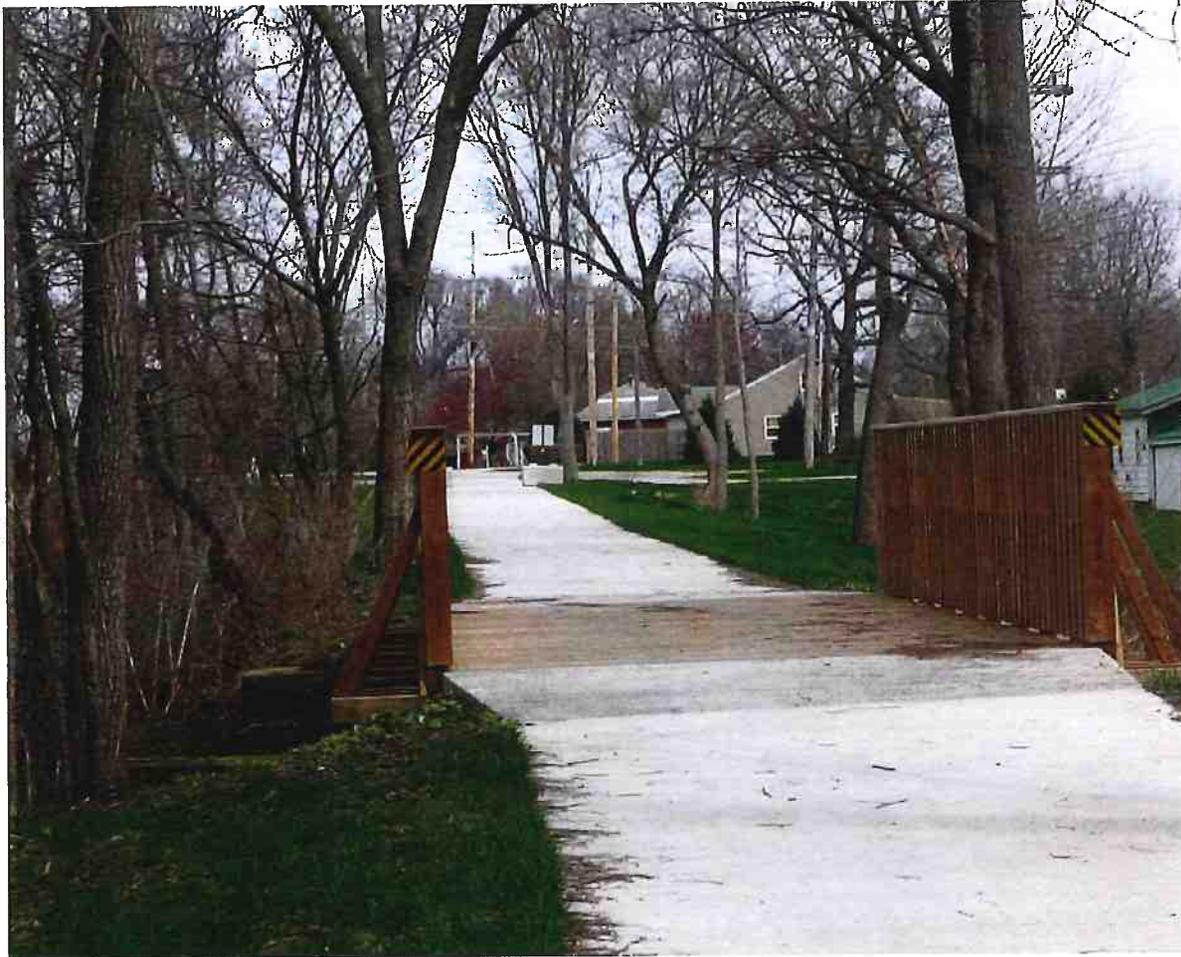
Figure 1.3 - Percent Population Increases from 2000 to 2010 for communities near Riverside



Riverside and many other small towns surrounding the Iowa City/Coralville area grew from 2000-2010.

Towns in closest proximity to Iowa City/Coralville, such as Tiffin and Solon, experienced the greatest increases in population from 2000-2010.

Sources: 2013 Esri, DeLorme, NAVTEQ, RDG Planning & Design



chapter

TWO

Community Amenities

Priorities: Build a Community
Center & Add Trails

Goal: Build a Community Center

COMMUNITY CENTER STUDY

Discussions about a Riverside Community Center have been ongoing for 15 years. In 2012 the community was surveyed to determine the desired features of a Center.

Riverside's outdoor recreational offerings are more than adequate for a town of its small size (See Appendix), but community members have expressed a strong desire to provide a high level of recreational services through the addition of a Community Center. Additional research is underway regarding the feasibility of fund-raising and construction.

SIZE AND FEATURES

Based on the 285 survey responses, the top 3 ranked features for a Community Center were all related to indoor recreation: exercise equipment, a gym, and a swimming pool. An indoor track, multi-use room, ballroom and library were also popular responses.

The amenities imagined for the Riverside community center are not typical for a town of its size. Table 2.1 lists traits of Centers in other small Iowa communities. The Wellman Center is unusually large, likely due to the support of a large private financial contributor.

Much is still undecided, but the following assumptions were used for the purposes of this plan:

- Building Size: 12,000-20,000 sq ft
- Site Size: 1-4 acres

Community	Population	Size of Community Center	Features
West Liberty	3,742	10,000 sq ft	Event room, kitchen, senior activities room, adjacent parking
Wilton	2,807	9,500 sq ft with 12,000 sq ft attached library	Event room, stage, adjacent parking, adjacent to park/ball fields
Lamoni	2,200	5,000 sq ft	Community room, located in park in downtown. Lamoni offers a separate teen center in the downtown.
Wellman	1,500	38,900 sq ft, which includes private business and child care center	Banquet room, activities room, basketball and volleyball courts, weight room, adjacent park, located in park



COMMUNITY CENTER LOCATION

The Community Center survey showed that the most popular location options were 1) Near the school (43% of survey respondents) and 2) Downtown (25% of survey respondents).

Figure 2.1 shows these location options. While the northeast options (1a and 1b) offer easier land acquisition and proximity to the elementary school, the downtown option (option 2) provides proximity to Riverside's parks and trails, and can serve as a catalyst for the important task of downtown revitalization. The following pages outline the location options in detail.

Figure 2.1



LOCATION OPTION 1: NORTHEAST

ADVANTAGES

- Proximity to Elementary school would allow for cross-programming and shared use of facilities, including parking. If the Elementary school is willing to share use of the gym, this might reduce the required size (and cost) of the Community Center
- The Community Center could catalyze residential growth in the Northeast, an attractive growth area for the city.
- The city already owns the land to the west of the Elementary school.
- There is potential to add outdoor recreation options by co-locating with a neighborhood park, as shown at right.

CHALLENGES

- Low visibility
- Less accessible to the senior housing complex
- The current transportation circulation is not well-suited for increased through-traffic. Possible solutions to this are shown in the Figures at right.

Figure 2.2a



Option A shows the Community Center and an adjacent neighborhood park west of the Elementary School

- Community Center
- Neighborhood Park
- Proposed Streets
- Existing City Boundary

Figure 2.2b



Option B shows the Community Center and an adjacent neighborhood park east of the Elementary School. The eastern boundary of the sites align with the boundary of the creek floodplain, to avoid flooding risk.

- Community Center
- Neighborhood Park
- Proposed Streets
- Existing City Boundary

LOCATION OPTION 2: DOWNTOWN

ADVANTAGES:

- Proximity to Hall Park could allow for cross-programming options with the fields and other amenities
- Proximity to Multi-Family and Senior Housing
- Proximity to the existing recreation trail
- Benefit to Downtown: The center would provide a kick-start to downtown revitalization and be an anchor for downtown activity. Community resources are limited, and by putting the Community Center investment in downtown, one investment can achieve the two most important goals for Riverside: 1) create a community center, and 2) revitalize the downtown. The addition of major civic investments are consistently shown to have significant "spill-over" benefits for downtowns, by generating focused investment in public infrastructure, increasing property values, and encouraging re-investment by adjacent property owners.
- A downtown location would make it more feasible to share the building with a private business, which would help defray the costs of operating the center.
- High visibility and accessibility

CHALLENGES

- The land would need to be purchased, as opposed to the land in the Northeast, which is already city-owned (the City could consider a land trade, which would reduce/eliminate the cost of land acquisition)
- Assembling the land requires coordination and cooperation of multiple property owners.

Figure 2.3



- After land purchase, demolition of existing buildings would be required
- Community Center users coming from the north side of town, where most homes are located, would need to cross the highway. This could be mediated with improved crossings and traffic calming.

- 1 Parking: 60 new parking spaces (in addition to existing 30 space lot south of bank)
- 2 Playground
- 3 Community Center: 2 stories, 25,000 sq ft
- 4 Public Plaza for events, pick-up/drop-off loop
- 5 Possible storefront if building is shared
- 6 Speed table to slow traffic for safe crossing

Goal: Build New Recreational Trails

Riverside's trails should form an interconnected system that provides access between residential neighborhoods, commercial centers, parks, the regional trail, and the school. When combined with a complete sidewalk system and on-street bicycle connections, the addition of new trails will significantly enhance recreational opportunities, to help retain and attract residents.

The Figures at right show the proposed trail system for Riverside, with a focus on the residential areas in the Western part of the city. Notable features include:

- A half-mile loop trail in Hall Park provides a nice walking option for seniors, families, or others who want a relatively short off-street route.
- Connection to the regional trail on the east side of the Highway. This would require crossing the Highway exit and entry ramps. This possibility was discussed during the visioning planning process and is still on the table for discussion with the DOT. Significant negotiations will be required to make this connection, but the benefits of connecting to the regional trail are significant.
- A series of "greenways," preserved natural areas along creeks and other sensitive environmental areas. (See following page)

Figure 2.4a - Proposed Parks, Trails and Greenways

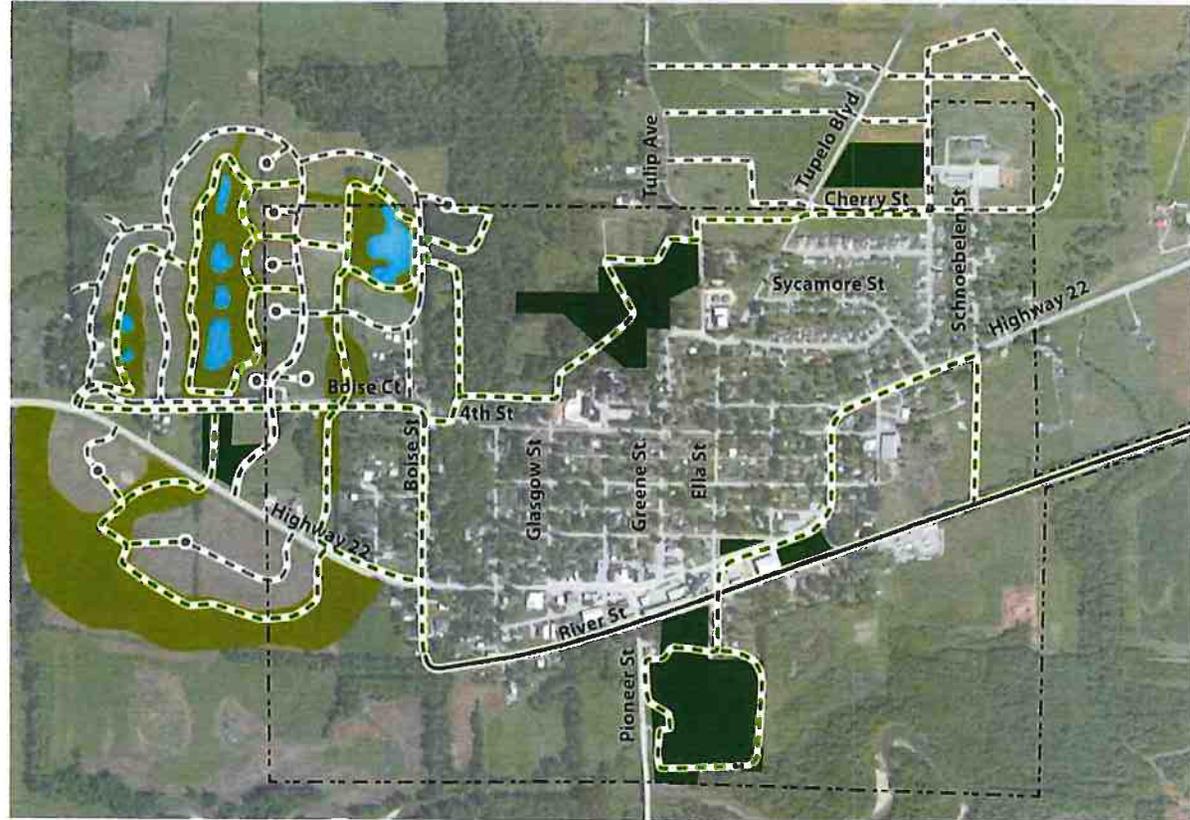


Figure 2.4b





GREENWAYS: AN ENVIRONMENTAL OPPORTUNITY

The route of new trails depends in part on the natural terrain. Creeks, drainage-ways, and floodplains define strips of land that should be preserved for natural stormwater drainage. These "greenways," provide open space within developed areas, separate incompatible uses, buffer busy roadways, accommodate natural drainage to mitigate flooding, and provide great routes for recreational trails, as shown on the previous page in Figure 2.4a.

Goal: Establish Funding Sources for Trails and Parks

TRAIL AND PARK FUNDING OPTIONS

3 POINT FUNDING STRATEGY

1. Establish an ongoing budget item for trail construction and improvement
2. Identify and take advantage of available grant funding from local, state and federal agencies and from non-profit foundations. Recent emphasis on healthy lifestyles and tourism in Iowa has made trail funding more available, but highly competitive.
3. Use budgeted trail funds as a match for grant opportunities

DEVELOPER DEDICATION

Construction of trails and dedication of new parks can take place through required dedication by developers. This requirement would be established through an addition to the City's land development ordinances. The obligation for land dedication/trail construction is typically a function of:

- Acres in the development
- Development density
- Number of people per housing unit
- The city's desired level of service of parks

Due to the piecemeal nature of development, the required amount of land dedication for any single development may be smaller than the ideal neighborhood park size. One strategy to assemble larger pieces of land is to request that developers locate dedicated land at the edges and corners of the development, so that adjacent developments can combine several small parcels of dedicated land to form one larger parcel.

Note: Some Iowa cities also allow payment of cash in lieu of dedication of land by developers, while others prohibit such dedication. The legal precedent on these policies is complex - consult with the city attorney to determine the approach on this issue.

Goal: Add Parks as City Grows

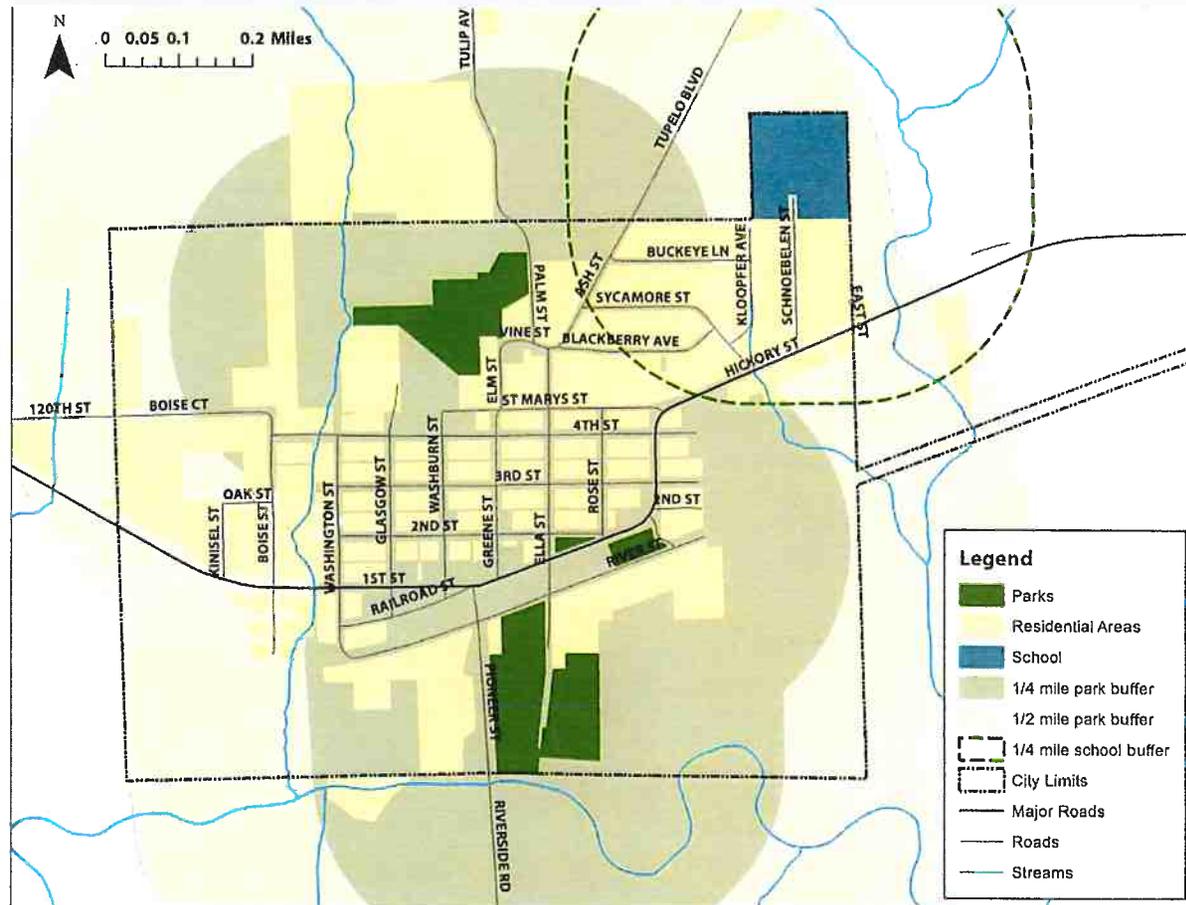
As new residential areas develop, new parks may be needed. Some general guidelines for adding new parks include:

- Neighborhood parks should be located within a 1/4 mile walking distance of residential development.
 - ♦ Neighborhood parks are 3-5 acre parks that provide a focal point for residential areas and accommodate informal recreational activities such as playing catch or picnicing.
- The projected growth of 350 people by 2030 would require an additional 10.5 acres of park land to maintain the same number of park acres per person.

Figure 2.5 shows the 1/4 mile service radius of existing parks. Areas outside the 1/4 mile service radius, such as the far western edge of town, are under-served. The northeast area is under-served by city parks, but is supplemented in part by the school playground.

New parks will need to be added as growth occurs in the Northeast and Western growth areas as they develop. Refer to Figure 2.4a and Chapter 8 for detailed maps of the location of parks in new development areas.

Figure 2.5



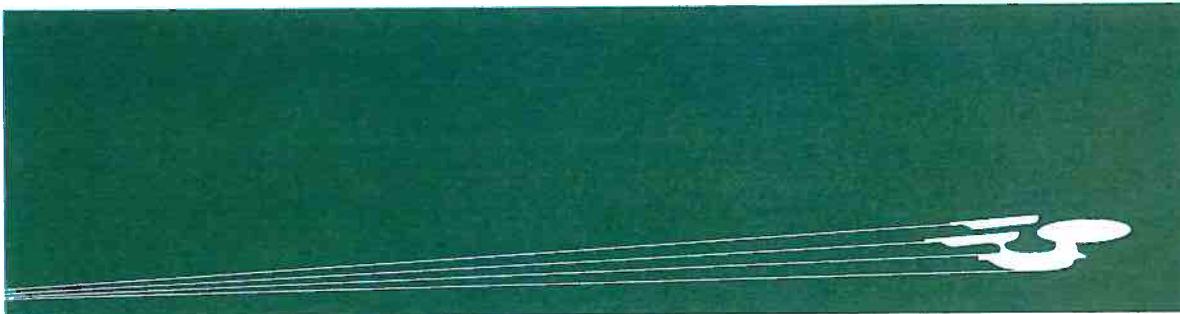


chapter

THREE

Downtown Revitalization

TOP 3
PRIORITY



Downtown Today: Issues and Opportunities



HISTORY

Historic buildings line the north side of Highway 22 in downtown Riverside. Several of these are currently under renovation.



INFRASTRUCTURE

Downtown infrastructure is in poor condition, with visible issues like this cracked sidewalk and less visible issues like the underground stormwater system.



TOURISM

The Star Trek theme provides opportunity to generate tourism and revive interest in downtown, drawing on traffic from nearby attractions like Kalona and the Casino.

SIDEWALK SAFETY

The drop-off of the downtown sidewalk on the north side of Highway 22 poses a significant safety threat and should be addressed immediately.



SUCCESSFUL BUSINESS

Downtown Riverside has several thriving businesses, such as Murphy's Bar and Casa Tequila.



VACANCY

Downtown Riverside has a high percentage of vacant storefronts and buildings that provide opportunity for redevelopment.



Goal: Establish a Framework for Revitalization

Downtown revitalization will require partnership between the city and the private property owners in the area. Strategic policies can help overcome some of the barriers to redevelopment and make downtown re-investment competitive with the cheaper alternative: building on an empty lot at the edge of town.

The first steps in improving the downtown are:

- Create a Downtown Association or other partnership organization that includes downtown property owners, renters and city officials.
- Identify downtown priorities: See following pages for starting point
- Identify strategies to encourage investment: Continue reading for options

FORMING A DOWNTOWN ASSOCIATION: HOW? WHY? WHO?

A Downtown Association provides a way for downtown property owners and other interested community members to work together to improve the downtown. Associations provide a voice for the downtown district and can take on a wide variety of projects that help promote and maintain the downtown district.

Downtown Associations are organized and operated independent of the City, but may get involved in city policies or investments related to the downtown. Some associations have a membership system, while others are more informal.

Riverside currently offers facade improvement grants to downtown property owners. Other tools available for downtown revitalization include:

- Land Write-Down: Land that the city owns and does not need can be offered for developers at a low cost.
- Infrastructure Investments: By strategically investing in public infrastructure such as sidewalks, the city can help raise property values and encourage reinvestment.
- Tax Increment Financing (TIF): Designating the downtown as a tax increment financing district would provide capital for infrastructure and other improvements in the area.
- Historic Tax Credits: For the historic structures in the downtown, state and federal tax credits are available.

Examples of potential actions by a Riverside Downtown Association include:

- Installing and managing light-post banners, flower beds, public art, and other decorative items
- Marketing downtown retail to visitors and residents
- Defining and promoting community brand
- Advocating for public improvements to streets, sidewalks and other infrastructure
- Coordinating enhanced sidewalk/street cleaning

DOWNTOWN PRIORITIES

The following pages discuss priorities and opportunities for downtown revitalization and opportunities.

The three priority goals for downtown revitalization are - sidewalk safety, streetscape improvements and infrastructure. These are issues that the public and city staff have clearly identified as a need, through both this planning process and the 2009 Visioning plan.

The other three goals - redevelopment sites, branding, and the community center - are issues that lack clear consensus, but should be explored due to their significant potential to contribute to downtown revitalization.

All of the goals will need additional public discussion and negotiation before they are implemented.

- Promoting re-use of vacant properties.
- Attracting and retaining retail
- Hosting downtown events such as a festival or outdoor market
- Addressing downtown parking issues
- Advocating for historic preservation of key buildings
- Fund-raising for all of the above and other downtown improvements

Goal: Improve Sidewalk Safety Along Highway 22

The raised downtown sidewalk on the north side of Highway 22 is a public safety hazard and an eyesore and must be addressed immediately.

SHORT-TERM SOLUTION

In the short-term, the city should install a temporary railing along the entirety of the raised sidewalk, to prevent injury. If the city fails to do so, and an incident occurs, it will be open to litigation for failing to address a public safety hazard. The temporary railing will preferably provide flexibility to continue to allow front-deliveries to businesses. The city should work with a private contractor and affected property owners to select and install a suitable railing.

LONG-TERM SOLUTION

The graphics at right show two options for a long-term solution. Both options show parallel parking.

- Option 1: A series of very wide concrete steps make the transition from sidewalk to street. This option provides continuous access to the storefronts and provides seating options for downtown patrons.
- Option 2: A sloped planter bed (shown in green) makes the transition from sidewalk to street. Access to the sidewalk is limited to smaller stairs at strategic locations. The planter bed requires on-going, thoughtful landscape care to maintain a high quality appearance.

The long-term solution should not be implemented until underground infrastructure improvements are done (to avoid tearing out the new sidewalk to replace/repair underground pipes) and should ensure accommodation of fire access needs and DOT regulations.

Figure 3.1 a - Long-Term Sidewalk Solution, Option 1



Figure 3.1 b - Long-Term Sidewalk Solution, Option 2



SIDEWALK TODAY



Image credit: Some base imagery of the sidewalk models was taken from the Riverside 2009 Visioning Plan. Used with permission.

Goal: Improve the Highway 22 Streetscape

The 2009 Visioning Plan provided a number of streetscape recommendations. Figure 3.2 shows an updated concept.

1. Incorporate new and preserve existing trees. Street trees can calm traffic, encourage retail sales and create a comfortable pedestrian environment.
2. Consider adding speed table crosswalks, which could aid in the difficult grade transitions from sidewalk level to street level and offer traffic calming.
3. Continue to incorporate planting beds with and without trees throughout the streetscape corridor to add color to the street and add to the overall character of the downtown.

4. Continue to incorporate decorative lighting fixtures that can display banners and hanging plants. Vertical improvements are proven to add significant value to a downtown, retail environment.

5. Work with the DOT to plan curb bump-outs to calm traffic and provide safe pedestrian crossings.

6. Study the closure of East Railroad Street and re-configuration of parking. Work with the bank to address any concerns about traffic flow in and out of the bank.

7. Continue to plan for additional landscaping and sidewalks on the east end of downtown to improve the gateway experience for motorists and pedestrians.

8. Incorporate opportunities for temporary and permanent public art - such as sculpture, installations, murals and street furniture - that showcases local artists and highlights Riverside's Star Trek claim-to-fame.

REVISIONS TO 2009 VISIONING PLAN

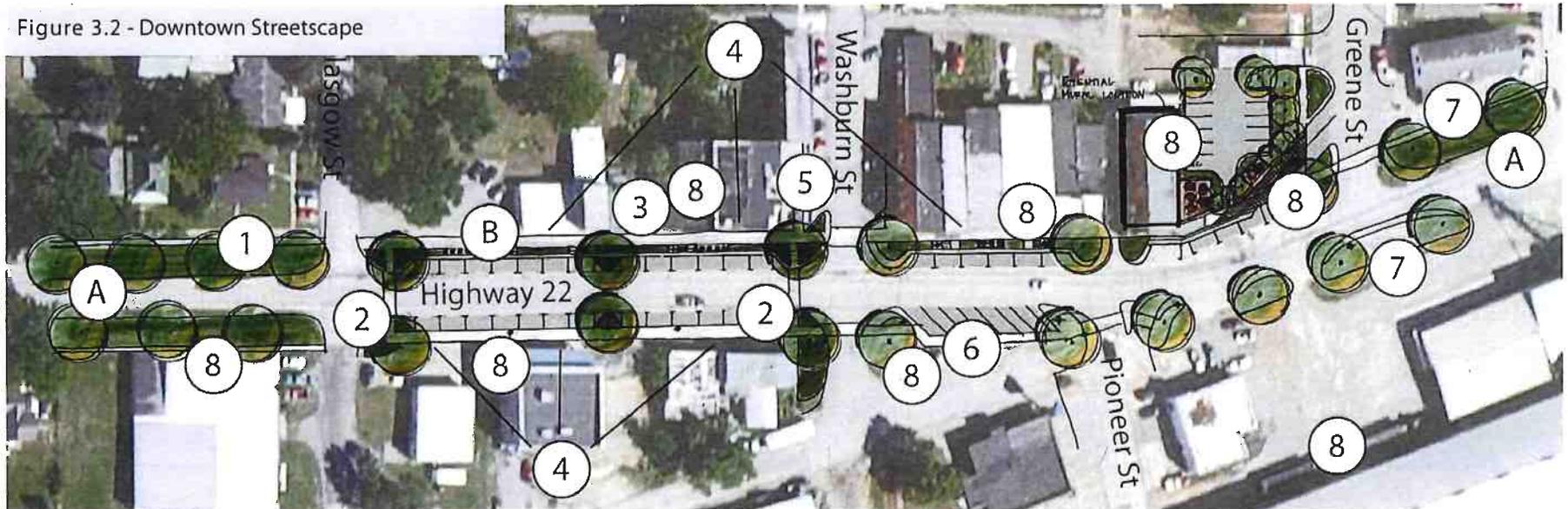
A. Landscape medians at downtown gateway points would serve to calm traffic, but given potential concerns by the Iowa DOT, cost of the improvement and concerns about farm vehicle movement, the City should consider this a low priority.

B. The 2009 Visioning Plan proposal for angle parking is not preferred because it:

- Directs people towards traffic when exiting car.
- Prevents frequent access to the sidewalk due to the wall and proposed railing condition. Research supports that easy movement from vehicles to the sidewalk and from one side of the street to the other supports a healthy business environment.

Alternative solutions include a parallel parking strategy as illustrated in Figures 3.1 and 3.2, or back-in angled parking.

Figure 3.2 - Downtown Streetscape

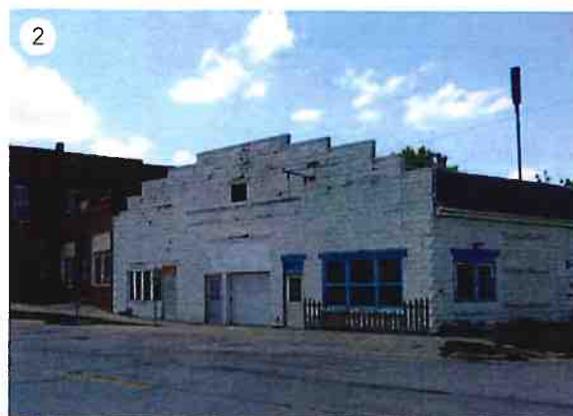
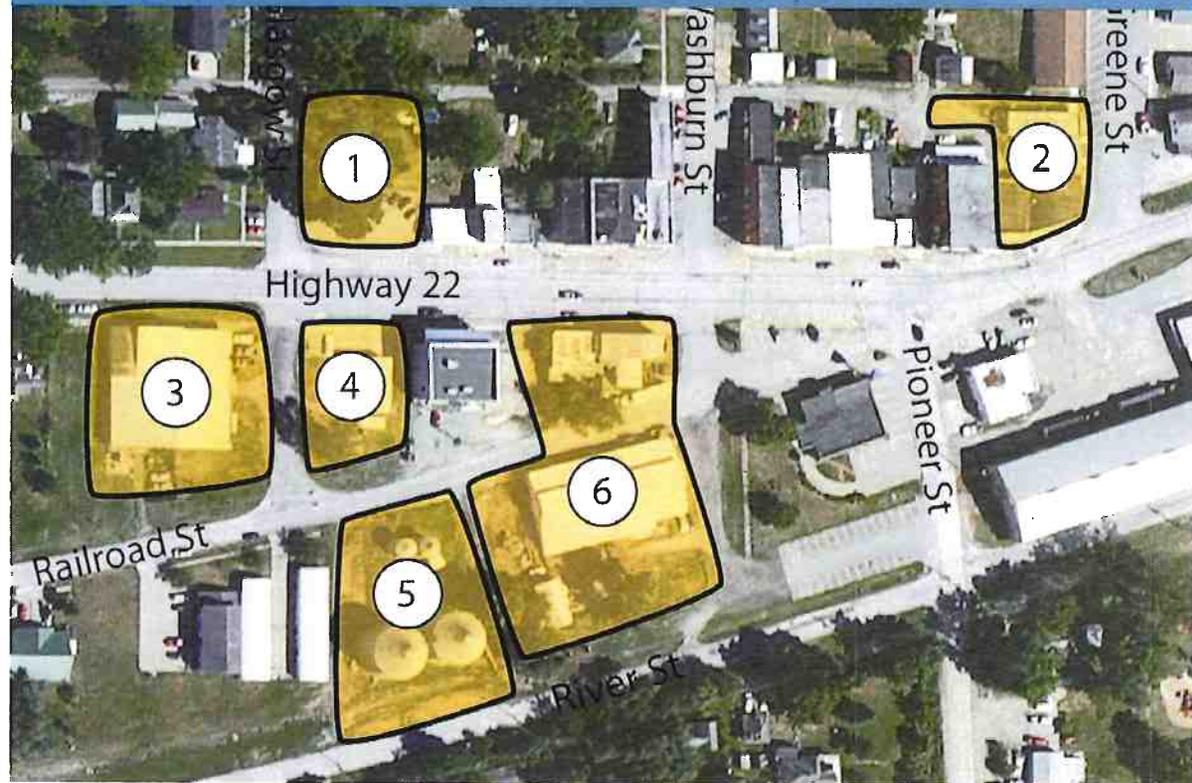


Goal: Explore opportunities for redevelopment on strategic sites

There are several vacant and under-used sites in the downtown, such as those identified in Figure 3.3. Although several of these sites are currently in use, if downtown revitalization is successful, there may be a desire to transition these sites to uses that are more downtown appropriate, such as retail, mixed use, or civic. In some cases the current building could be renovated and re-purposed, while other projects may include demolition.

The city and the proposed Downtown Association (see page 21) should talk with property owners about the possibility of redevelopment or redirection (transition to a new use). The city should consider providing incentives, such as those identified in Chapter 6, to encourage the redevelopment or redirection of these sites as the downtown market improves. Suggested new uses for the sites in Figure 3.3 are listed below the figure.

Figure 3.3



- 1 Mixed Use
- 2 Municipal Parking Lot or Mixed Use
- 3 Mixed Use
- 4 Mixed Use
- 5 High Density Residential or Community Center (see Figure 2.3)
- 6 Mixed Use or Community Center (See Figure 2.3)

Goal: Consider Building on Riverside Brand

While many cities struggle to come up with a community brand, Riverside has already caught the attention of people across Iowa and across the country with its unique claim-to-fame. Riverside has been known as the "Future Birthplace of Captain James T. Kirk," since receiving permission from the character's creator several decades ago. This designation already draws hundreds of people from across the country to Riverside each year, to visit the "birthplace", attend TrekFest, and see memorabilia at the Voyage Home museum. Riverside should build on this brand even more to foster a unique sense of place that will help attract and retain residents, visitors, and businesses. Regardless of whether you are a "Trekkie," or you couldn't care less about Captain Kirk, the fact remains that Riverside has an untapped economic development asset that few communities its size can match.

SUCCESS WITH BRANDING

Countless other communities have seen tremendous success from developing their unique brand. Just down the road, Kalona has built its name in the quilting community, while nearby Pella draws year-round visitors with its Dutch architecture and specialty shops. Bemidji, Minnesota boasts its pride of Paul Bunyan and Babe the Blue Ox, while Rapid City, South Dakota uses the nearby Mount Rushmore as the base for a city-wide series of presidential statues and art.



Hundreds of visitors each year come to Riverside to see the future birthplace of Captain Kirk and attend TrekFest.



Communities like Pella, Iowa and Bemidji, Minnesota have attracted visitors and residents with their unique themes. Above Left: A windmill and Dutch-style architecture make downtown Pella unique. Above right: Giant statues of Paul Bunyan and Babe the Blue Ox provide a great photo-op in Bemidji

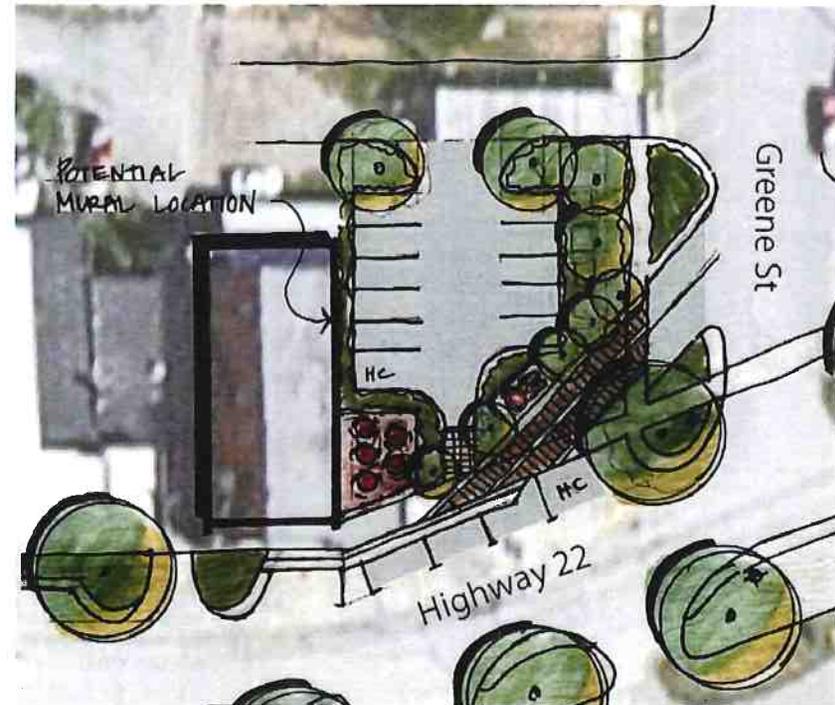
POSSIBLE EXPANSION ON THE THEME

- Enhance the Riverside History Museum: The museum displays Star Trek memorabilia and collectibles. However, the hours are limited due to a lack of volunteer staff. The collection and the hours should both be expanded.
- Artistic Additions: The theme could be reflected in artistic details such as specialty street paving, lighting, statues, banners, murals, or street furniture.
- Expand TrekFest and/or add other themed events
- Add more "historic" sites: Give visitors more to do around town by establishing additional "historic" sites (e.g. - site of Kirk's first steps, Kirk's favorite place for a cheeseburger, etc.). Museum visitors could receive a map of the sites and an incentive for visiting them all.
- Use branding in city promotional materials and city website.
- Add a gateway feature that builds on the Riverside theme. (See location in graphic at right.)



Riverside's theme could be incorporated into public spaces and streets using planters, street signs, seating, lighting and specialty paving. The photos above show a neighborhood in South Omaha that integrated historical themes from the neighborhood's four ethnic groups into their streetscape.

The proposed municipal parking lot for downtown at the corner of Greene and Highway 22 could serve as an excellent location for an artistic gateway feature and/or a mural on the side of the Murphy's building.



CAUTION ON COPYRIGHT

While Riverside did receive permission from the Star Trek creator to use the slogan of "Future Birthplace of Captain Kirk," copyright law restricts the use of the Star Trek name and associated imagery. The City should confer with an attorney about the use of the theme and discuss their options based on this advice. For example, the City could decide to build on a more generic Science Fiction or space/future theme, to avoid the complexities and restrictions associated with a copyrighted brand.

Goal: Explore possibility of locating the community center downtown

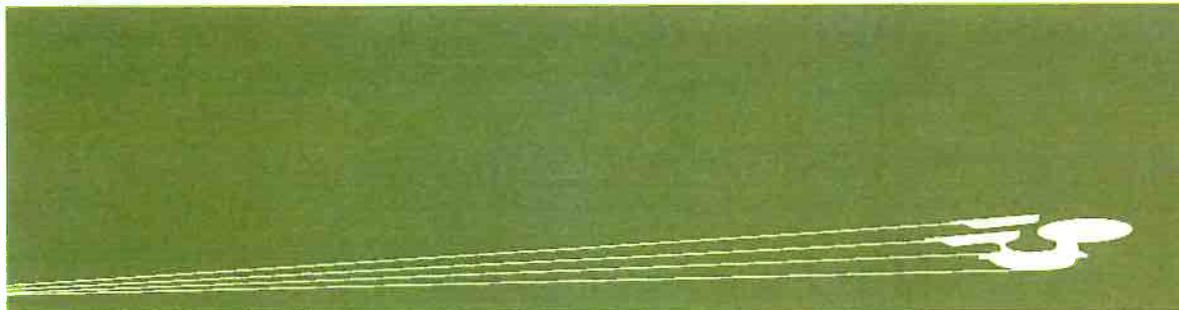
The residents of Riverside are currently working to create a community and recreation center. There are multiple potential locations, including the downtown. Chapter 2 discusses the downtown location option in detail (page 17). Given the fact that downtown revitalization is a top priority for Riverside, it would be logical to place this major civic investment in the downtown.

- 1 Parking: 60 new parking spaces (in addition to existing 30 space lot south of bank)
- 2 Playground
- 3 Community Center: 2 stories, 25,000 sq ft
- 4 Public Plaza for events, pick-up/drop-off loop
- 5 Possible storefront if building is shared
- 6 Speed table to slow traffic for safe crossing

Goal: Improve Downtown Infrastructure

Improvements to infrastructure, such as sewer, water and stormwater, are a critical piece of downtown improvement. The following chapter describes strategies for infrastructure improvements for the City of Riverside. These improvements must be coordinated with downtown revitalization. For example, sidewalk improvements in the downtown should happen in coordination with any underground work that must occur on stormwater or other infrastructure, since those underground improvements will require ripping up portions of the sidewalk.





chapter

FOUR

Infrastructure & Transportation

Priorities: Repair and improve streets, sewer, water and stormwater infrastructure

TOP 3
PRIORITY

Water

COMPONENTS OF SYSTEM

Storage: 750,000 gallons

- Includes elevated water tower (250,000 gal) and Ground storage (500,000 gal) at the water treatment facility.

3 Wells

- Well #7 and #8: at water treatment facility ,provide daily production. Water is typically drawn from Wells #7 or #8 and treated through a Reverse Osmosis (RO) system, disinfection and fluoridated for dental health.
- Well #6: southeast corner of Railroad Park, operated monthly and maintained as a backup or supplemental water source.

Distribution

- Piping ranging from 4" diameter in older parts of town, to between 6" to 12" diameter in newer or recently upgraded areas (Map on p.103, Appendix)

CONDITIONS

- Wells: Good, no indication of reduced capacity
- Treatment Plant: Good, relatively new
- Capacity: Adequate for production and storage, both now and for expected future growth. Efforts are ongoing to improve distribution

GROWTH CONSIDERATIONS

Riverside has more than enough capacity for expected growth.

The existing wells and plant are designed to provide service for 1,950 residents and a future 25% expansion of the Casino. This correlates to a design capacity with an average day demand of over 400,000 gpd with a peak day demand of almost 750,000 gpd which exceeds the estimated requirements in 2030 for the projected population of 1,175.

Future Development Recommendations

Future development should include looping back to the existing system with mains having a minimum diameter of 8". See Figure I-1 and I-2 for a general layout recommendations on the west end and north central area.

A second large diameter line should be considered with future planning to provide redundancy in the connection between the water treatment facility on the east side of the interstate and the water tower on the west side of the interstate.

Goal: Upgrade and Maintain Water Mains

Riverside should upgrade aging and small (less than 6" diameter) water mains in older parts of town in conjunction with future street improvement projects. The city should also continue routine maintenance including:

- Continue service agreement for annual inspection and bi-annual cleaning of the water tower.
- Check RO Filters per manufactures recommendations.
- Pull well pumps for maintenance check once every 7-10 years.
- Recommend video inspection of wells once every 15-20 years to check condition of casing.

BUDGETING

- Place one block (330') of 8" water main as part of street project = \$25,000
- Service line reconnections = \$1,500 each

Goal: Finance Water & Sewer

Water and wastewater utilities should be self-supported by user fees. Riverside should raise user fees to cover operating expenses and provide 10% reserve fund. User rates are relatively low at this time.

The city's agreement with its largest user, Riverside Casino, requires that any rate increase is an equivalent percentage for all users. In future agreements the City may wish to reevaluate this.

Sanitary Sewer System

FEATURES

- Coverage: approximately 1 sq mile
- Sewer lines: range from 4-15 inches in diameter. New installations are PVC, but older sections of the city still have clay piping.
- Treatment Plant: Built 2006, designed for capacity through year 2030.

CONDITIONS

- 2011 Infiltration/inflow reduction project lined 19,000 feet of mains, mostly in older part of town
- Limited maintenance has occurred since the recent rehabilitation project and limited work has been done to address the presence of illegal hook-ups or infiltration from service lines. These areas may be significant sources of excess flows from infiltration and inflow (I/I)
- Plant: Good condition and operation. However, due to I/I in the collection system peak flows at the WWTP have approached 2,000,000 gallons per day. Such high flows have led to bypass in the collection system and should be the critical point of emphasis in the near future.
- Please refer to the appendix for review of lift station conditions

GROWTH CONSIDERATIONS

The sanitary sewer system has capacity to serve expected growth.

- Treatment capacity is available to serve a population of over 2,000 residents, plus the casino. To allow for the maximum utilization of the plant's capacity I/I in the collection system must be reduced.
- Gravity service is suitable for development to the west along Hwy 22. See Figure I-1 for a general layout recommendation.
- Development on the northerly portion of the community near the middle school will be best served by a gravity extension from the south. Two options are possible, either connecting to an existing 8" line along IA 22 or starting from the manhole above lift-station #2. See Figure I-2 for a general layout recommendation.
- New industries, especially "wet" processes, will require a detailed evaluation of available treatment plant capacity and expected loading increases. Existing main and trunk line capacities should be reviewed for large developments or new industrial users.

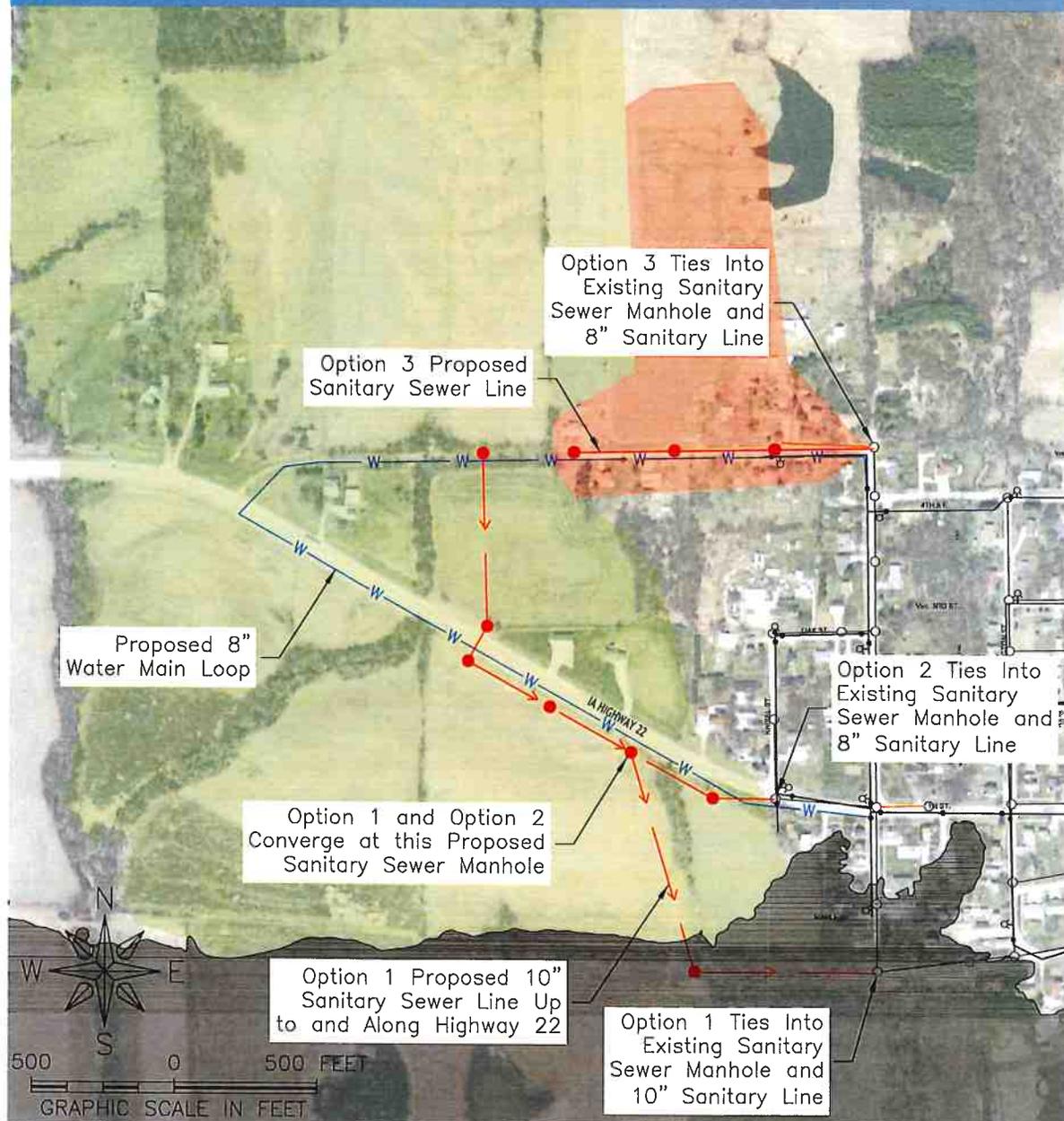
Goal: Reduce Infiltration and Inflow

- Develop a comprehensive plan to address system Infiltration and Inflow including sump connection inspections and service line evaluation of all customers.
- Track flows through Lift Station #1 and #3 to determine which portion of the community has the most severe infiltration/inflow issue. This should be done for any rainfall events and not just during extreme periods to better correlate trends for each area.
- Resume annual flushing and cleaning of approximately 20% of the mains each year.
- Complete video inspection of mains prior to any proposed street improvement project.
- Replace aging mains and services as part of street reconstruction projects.

BUDGETING

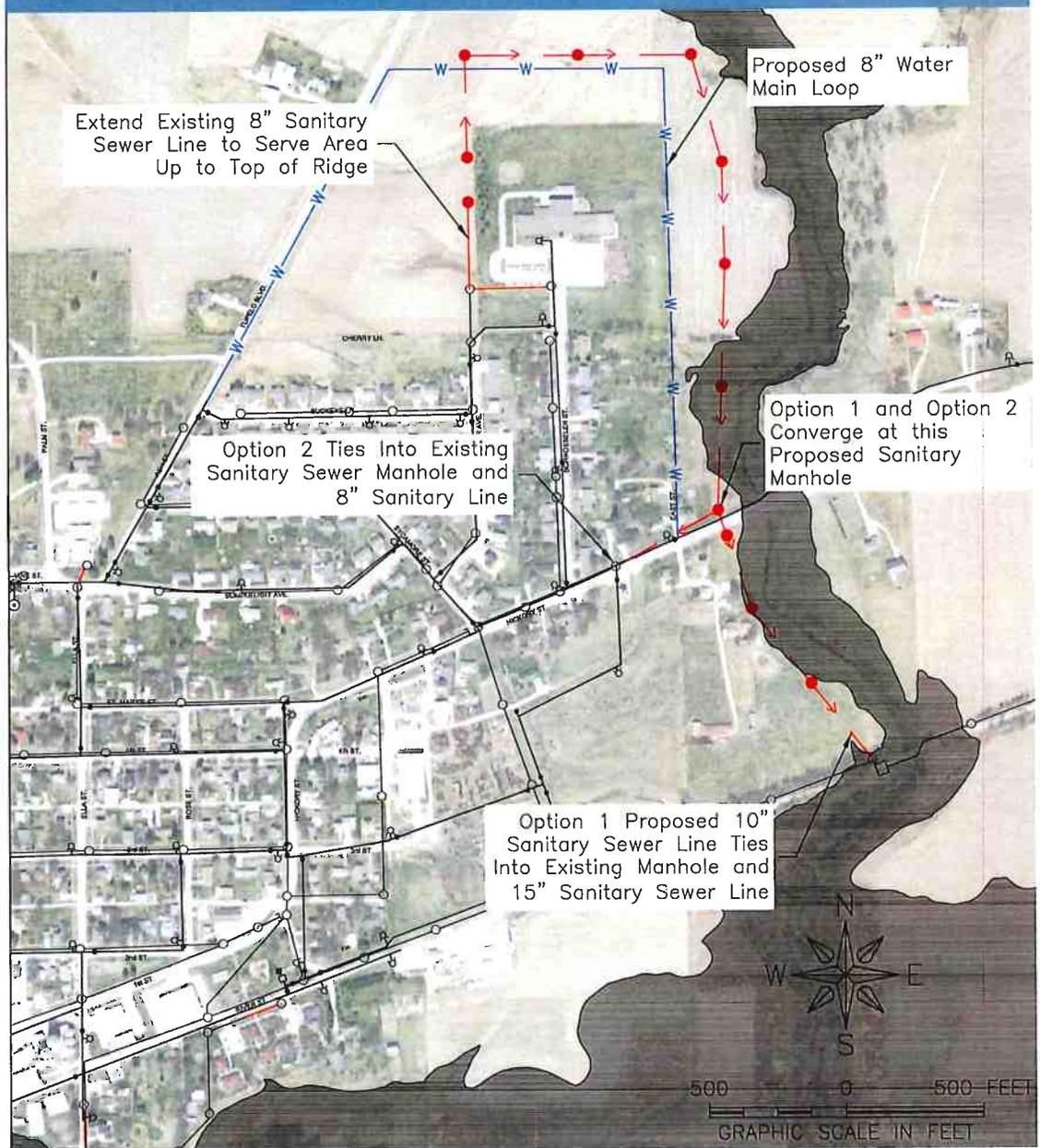
- Place one block (330') of 8" sanitary sewer as part of street project - \$25,000
- Service line and illegal hook-up inspection program - \$500 per service (\$260,000)
- Service line reconnections as part of street project - \$1,500 Each
- Service line restoration with Trenchless Methods - \$8,500 Each

Figure 4.1 - West End Utility Extensions



Map by Fehr Graham Engineering

Figure 4.2 - North Central Utility Extensions



Map by Fehr Graham Engineering

Stormwater Management

Riverside's stormwater management is very poor. There is no comprehensive storm sewer system and limited information about the location/capacity of existing infrastructure. Different areas of the community have varying status in the stormwater management:

- East of Hwy 218: It is assumed that storm sewer improvements have been constructed to convey a 5-yr rain event, with safe overflow paths for larger (100-yr) events.
- West of US 218: Storm sewer is very limited, with little infrastructure providing detention or infiltration of rainfall. Piping is generally undersized. In Older areas, overland flow and culverts convey a large percentage of stormwater runoff. In newer Areas: storm sewers exist, but their capacity is exceeded routinely, indicating that they were likely designed to convey a 2-year event with few safe routes for larger events which lead to difficulties for residents.

PROBLEM AREAS

- Poor condition overall, with limited use of storm water Best Management Practices (BMPs) and limited sizing of pipes
- Localized flooding and high discharge velocities at storm sewer outlet at the intersection of Hickory and Sycamore Street.
- Limited storm water conveyance system north of Hwy 22 in original portion of the community.
- Storm sewer along Hwy 22 undersized per the current Iowa DOT requirements.

Goal: Upgrade Existing Stormwater System

- Retrofit bioretention features to reduce peak run-offs in areas which presently have curb and gutter and storm sewer such as Blackberry Avenue, E Sycamore Street, Buckeye Lane, Kleopfer Avenue and Schonobelen Street
- Identify and make functional improvements to dry runs and overland flow paths.
- Communicate and coordinate with the Iowa DOT on future improvements along Hwy 22 to ensure that the City's stormwater needs are met.
- In a number of areas, the location and capacity of existing stormwater infrastructure is unclear and will need to be identified as a first step of the upgrading process.

Goal: Require and encourage good Stormwater practices in future development

- Adopt a stormwater management ordinance as a part of the subdivision and site regulations, requiring all new development to use practices such as stormwater infiltration, detention, and water quality requirements.
- Encourage new detention and retention facilities to exceed performance requirements, possibly through the use of incentives.
- Review capacity of existing facilities prior to connection of new facilities, even after detention requirements are met. Discharge of detention facilities directly into open drainage channels will help prevent overload for existing facilities.
- Incorporate BMPs such as Bioretention (Bioswales & Raingardens) and Porous paving into future residential street reconstruction in original town.
- Promote the reuse or re-purpose of rainwater through the use of Rain Barrels & Cisterns and the disconnection of surface areas from the storm sewer (i.e. discharge downspouts to the surface and not directly to storm sewer).

BUDGETING

- Place one block (330') of storm sewer & intakes as part of street project - \$35,000

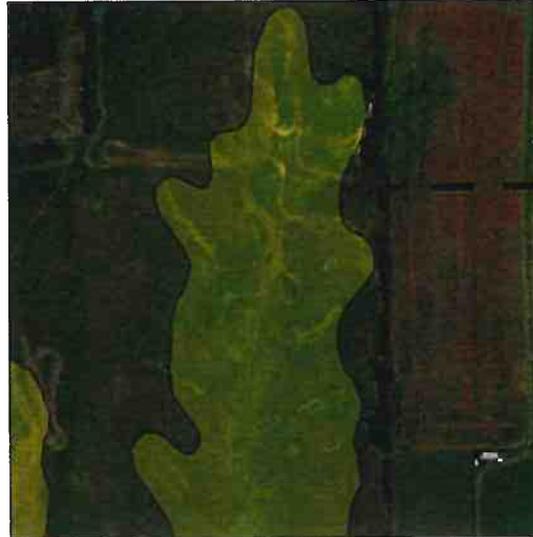
Goal: Preserve greenways to provide natural stormwater management

Riverside's stormwater problems have emerged in part because of previous growth patterns, where development has been allowed on top of drainage routes. Addition of impervious groundcover, through new development, creates capacity issues for existing system.

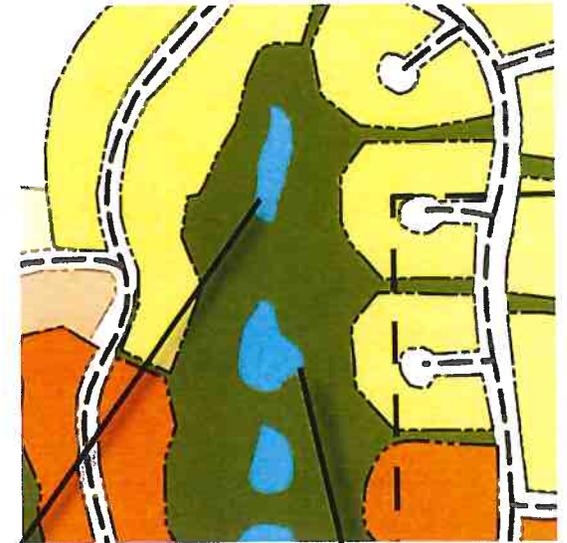
Riverside should protect flood plains, wetlands, streams, dry runs and flow paths from development. These areas should be preserved as "greenways" that allow stormwater flow and also contribute to the parks system and provide routes for trails.

The Future Land Use map in Chapter 8 shows what areas should be preserved as greenways in priority development areas, and describes the process to determining what land to preserve.

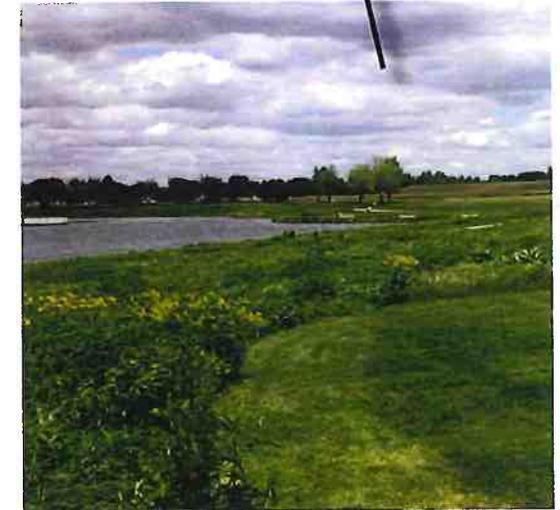
The aerial photo below shows the drainage area (light green) for an undeveloped piece of land. This area should be protected from development to prevent flooding.



This is a land use plan for the area at left. The green area shows the natural "greenway" area that was preserved. The yellow and orange areas show housing.



Right: A stream corridor surrounded by greenway helps manage stormwater from an adjacent residential development.



Far Right: A stormwater detention pond with a native vegetation buffer can manage stormwater and provide an amenity for the surrounding development.

Transportation

The Riverside transportation system includes roads, trails and sidewalks. Street maintenance has been limited in many areas and as a result, many streets have subpar surfacing, insufficient drainage, and poor or missing sidewalks.

No Street Capacity Issues

Analysis of Iowa DOT traffic counts reveals that Riverside does not have any significant Level of Service issues with regard to road capacity.

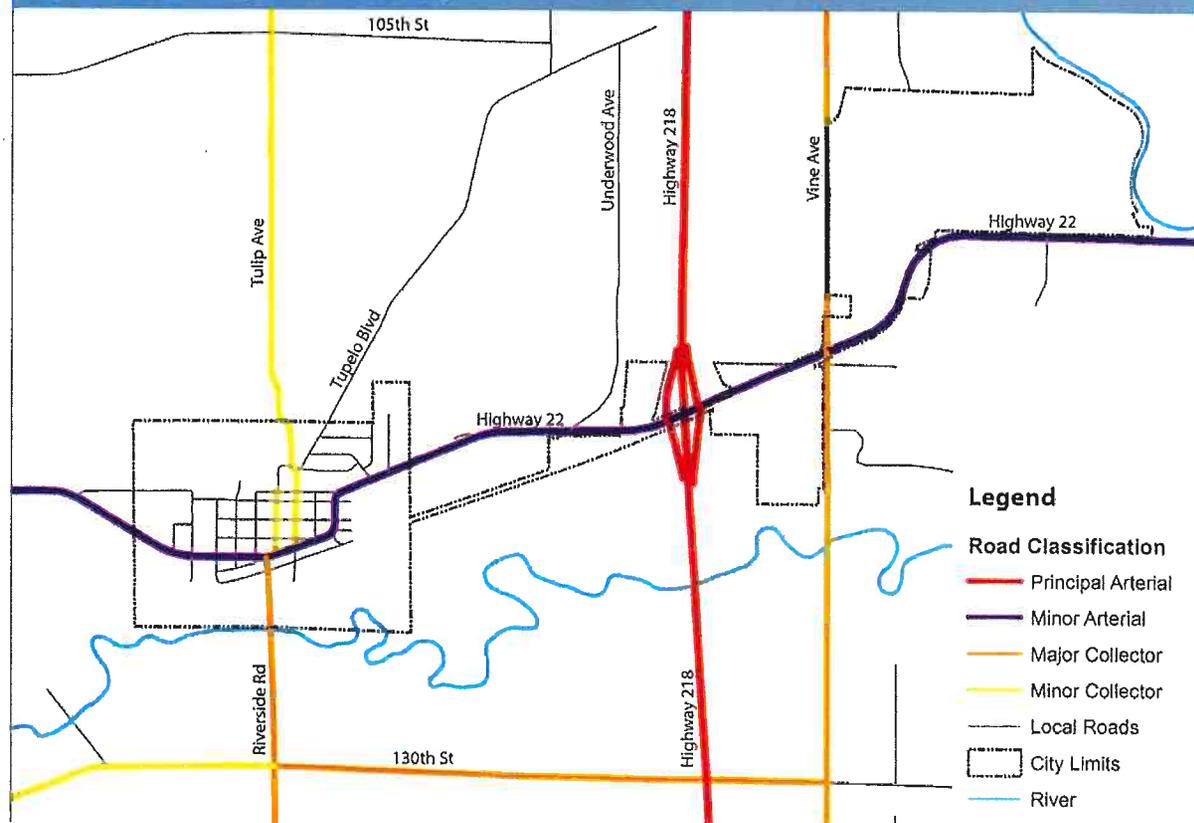
Classification Determines Funding Options

Streets are classified according to the US Department of Transportation Federal Functional Classification System, which includes five roadway categories: interstates, principal arterials, minor arterials, collectors and local streets. Figure 4.3 shows the street classification for Riverside. Federal funding for street projects may **not** be used on local streets, but Riverside can seek federal funding on its arterials and collectors.

Street Conditions

- Approximately 75 blocks of residential streets, have no curb, limited drainage
- improvements, and are surfaced with oil & chip.
- No street improvement program has been maintained by the community through the years.
- Hwy 22/1st Street "Business District" area appears dated with many high curbs and areas which are not accessible per current ADA regulations.

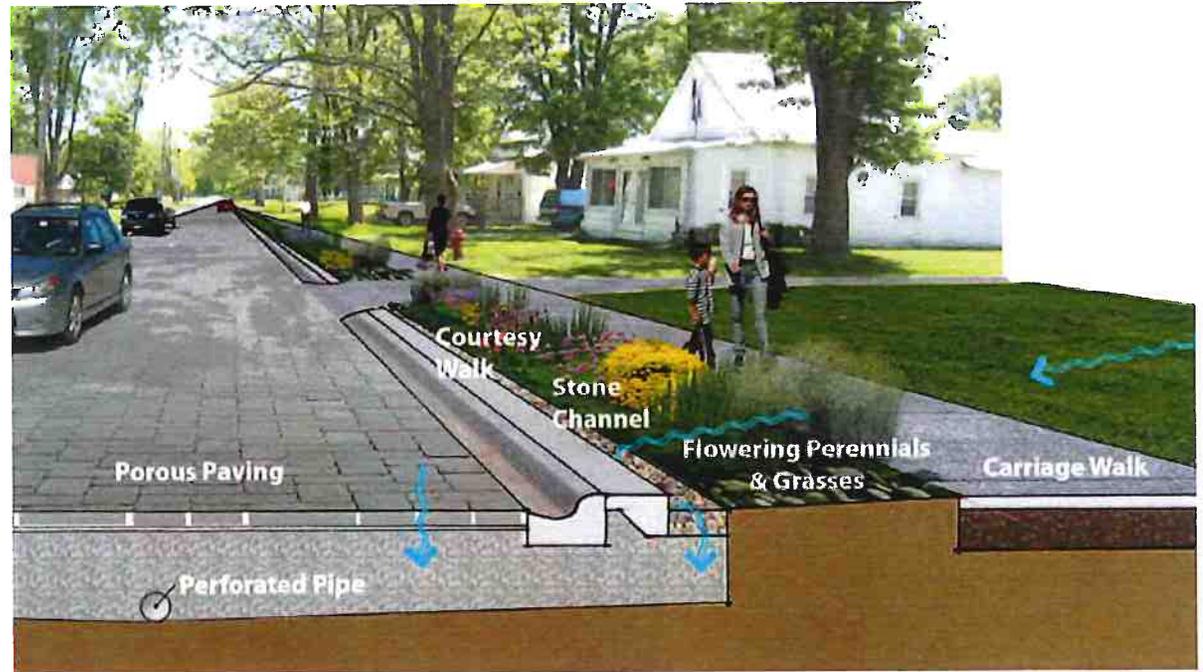
Figure 4.3 - Existing Road Network, by Road Class



Goal: Implement Comprehensive Street Improvement Program

Riverside should implement a Comprehensive Street Improvement Program that improves quality, enhances the stormwater system, and provides additional options for pedestrians and bicyclists. The program should prioritize projects and establish a schedule and funding. The program should include:

- Evaluate budget commitments to allow funding for reconstruction of 4 blocks per year
- Create a Capital Improvement Plan (CIP) with planned projects for the next five years with potential projects extending out 10 more years.
- Coordinate street improvements with utility upgrades and stormwater projects
- Initiate contact with the Iowa DOT to discuss future work along Iowa Hwy 22 associated with the redevelopment of the business district.
- Incorporate pedestrian and bike facilities with street projects
- Incorporate best practices for stormwater, such as bio-retention and porous paving, into street reconstruction projects (see graphic at right)
- Develop roadway standards for reconstruction and new development including typical cross section, materials, and minimum standards.
- Extend sidewalks



The street section above shows the use of pervious pavers on the street, and a bioswale between the curb and the walk. These features help manage stormwater runoff.

Source: Guide for Greening Your District, via Fehr Graham Engineering & Environmental

BUDGETING

Outside funding for Riverside street projects is difficult to find as no direct federal allocation is received and Region 10 funds are sub allocated from ECICOG through the County Supervisors. The most likely source of funding for street improvements will be through general obligation bonds and special assessments.

- Reconstruct one residential block (330') of 6" PCC paving 31' Wide w/ Curb - \$100,000
- Reconstruct one residential block (330') of 3" HMA paving 31' Wide w/ Curb - \$85,000

- Reconstruct one residential block (330') of including all utilities and paving - \$170,000 to \$200,000
- Reconstruct one business district block (330') full width of Right-of-Way - \$500,000+ (Any Business District Redevelopment will require more detailed scope and planning)
- Place one block (330') of 5" PCC trail 10' Wide - \$30,000 – Cost associated with crossing US 218 and IA 22 will be higher than this typical budget amount.

Goal: Provide Multi-Modal, Interconnected Road Extensions for New Development

Riverside should plan for and construct street extensions that meet the following 4 objectives:

1. MULTI-MODAL (AKA "COMPLETE STREETS")

- Accommodate multiple modes of transportation, including walkers and bikers. Multi-modal features include: sidewalks, bike lanes, bike pavement markings, bike signage, or traffic calming.
- Provide sidewalk on at least one side of new streets. Major streets should provide sidewalk on both sides.



Streets should accommodate pedestrians, like this residential street in Riverside with sidewalks on both sides.

2. CONNECTIVITY

- Line up new streets with existing streets and connect new development to existing neighborhoods using multiple entrances. Single access cul-de-sacs should be avoided unless environmental factors preclude other options.



Strategically placed right-of-way should be reserved now to ensure that future developments will be able to connect well to the existing community. This photo shows the right-of-way at the end of Boise Ct, which may one day be improved as a street to serve new development, as shown in Figure 4.4.

3. STRATEGIC TIMING AND PLANNING

- Reserve Right-of-way for major streets in advance of development, using Figure 4.4 as a guide.
- Extend new roads as development demand arises, in conjunction with development agreements.

4. INCLUDE STORMWATER MANAGEMENT

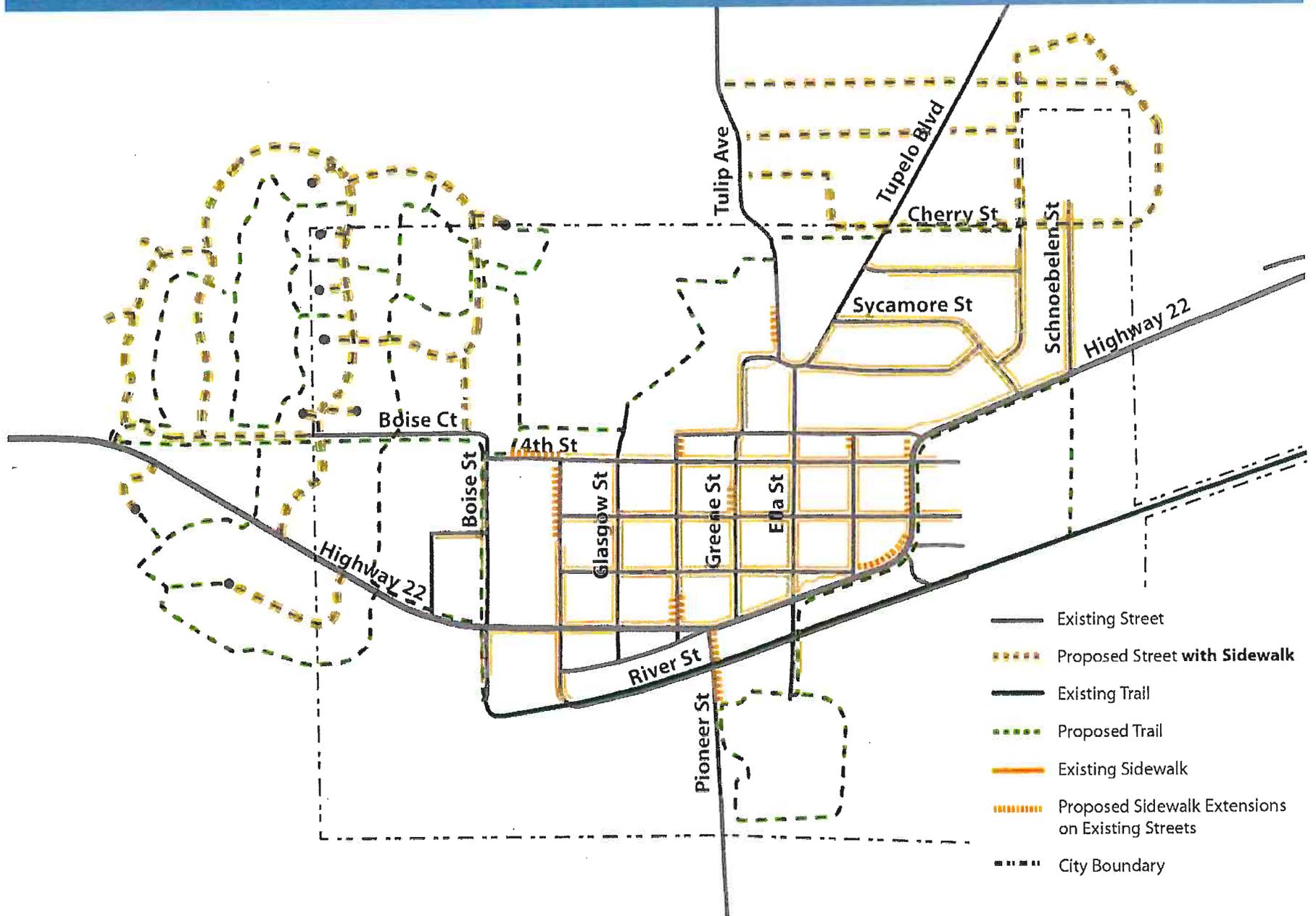
- Incorporate best practices for stormwater, such as bio-retention and porous paving, into street reconstruction projects.



New streets should include provisions for stormwater management.

Image Source: Guide to Greening Your District, via Fehr Graham Engineering & Environmental

Figure 4.4 - Proposed Transportation Network



Goal: Support Public Safety Infrastructure

The City of Riverside has contract law enforcement with the Washington County sheriff.

The Riverside Volunteer Fire Department serves all of Riverside city limits and approximately 8-10 miles outside with fire, rescue, EMS, and Haz-mat response. The department recently built a new station on Highway 22, which has been serving their needs well. Improvement priorities for the department include:

Short term fire priorities

- Add a ladder truck to achieve accessibility to multi-story buildings
- Improve school and public education programs
- Keep equipment and gear up to date

Long term fire priorities

- Replace old trucks
- Explore option of having ambulance available in Riverside
- Retain current members and recruit new to ensure adequate coverage at all hours
- Increase involvement in fire/building inspections and new building construction

City council should annually review the needs of the fire department and allocate funds appropriately.

Public Safety and Hazards

Public safety and protection against hazards is a critical part of a comprehensive plan. In addition to the public safety goals on this page, other goals in the Comprehensive Plan support safety and hazard mitigation. The most relevant of these goals are summarized here:

Transportation (Chapter 4)

- Goals:
 - ♦ Provide multi-Modal, Interconnected Road Extensions for New Development
 - ♦ Implement a comprehensive street improvement program
- Effects: Allows more efficient provision of emergency services; Increases options for evacuation in case of emergency; Keeps pedestrians out of roadways by providing sidewalks; Provides safe routes for bicyclists; Improved road quality provides safer driving conditions

Stormwater Management & Greenway Preservation (Chapter 4)

- Goals:
 - ♦ Upgrade existing stormwater system
 - ♦ Require and encourage good stormwater practices in future development
 - ♦ Preserve greenways to provide natural stormwater management
- Effect: Reduces flooding; Prevents combined sewer overflows; Keeps new development out of the path of floods; Improves water quality

Wastewater Management (Chapter 4)

- Goal: Reduce infiltration and inflow
- Effect: Prevents sewer overflows and backups; Improves ability to treat water to a safe level

Housing and Downtown Revitalization (Chapters 3 and 5)

- Goals:
 - ♦ Explore opportunities for redevelopment on strategic downtown sites
 - ♦ Implement a comprehensive housing program for revitalization of existing housing
- Effect: Encourages the repair or redevelopment of deteriorated structures that may be unsafe.

Sidewalk Safety (Chapter 3)

- Goal: Enhance sidewalk safety along Hwy 22
- Effect: Prevents possible injury from falling off ledge

Land Use (Chapter 8)

- Goal: Use the development check list as the criteria for all official development and land use decisions
- Effect: Discourages development on sensitive natural areas (which prevents flooding and water quality deterioration); Discourages development of polluting uses (such as heavy industrial) next to residential, park or school uses;

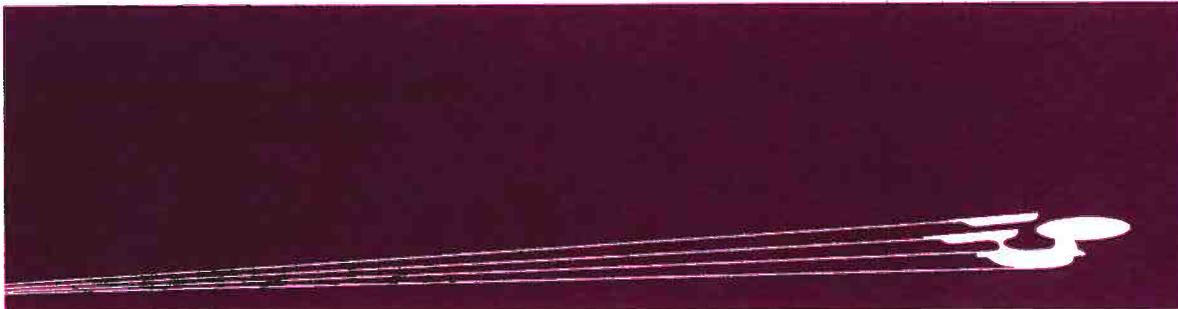
The **Washington County 2012 Hazard Mitigation Plan (HMP)** can provide an additional resource on safety and hazards. Riverside did not participate in the creation of the plan, but the goals referenced above address many of the goals of the HMP for the County.



chapter
FIVE

Housing

Priority: Provide a diverse range
of new housing opportunities



Demand for New Housing

Riverside has the opportunity to attract some of the growing regional housing demand, but only if it can provide land and infrastructure for housing development, and policies that support new housing development and revitalization of existing housing. Current and prospective Riverside residents are looking for a wide range of options, from single family homes to townhouses to apartments.

If Riverside achieves its 2030 population goal of 1,360, it will need 170 additional housing units which would require approximately 85 acres of land.

SOURCES OF NEW HOUSING DEMAND

Attracting More Commuters

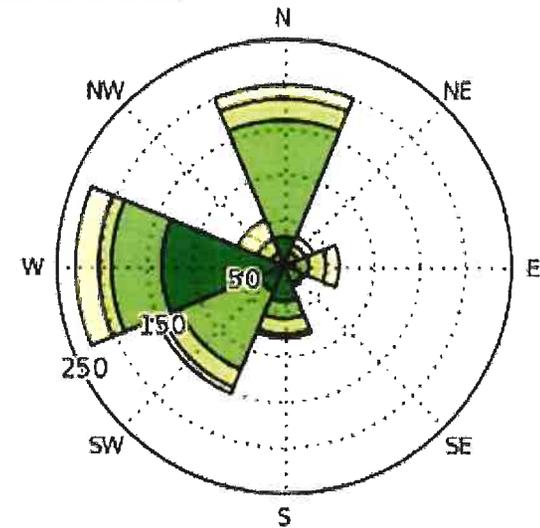
Riverside has the potential to benefit greatly from its proximity to Iowa City/Coralville. As of 2011, 40% of working Riverside residents commute to Iowa City for work. Other nearby small towns like Solon and Tiffin have grown tremendously by attracting residents who work in Iowa City/Coralville.

Turning Workers into Residents

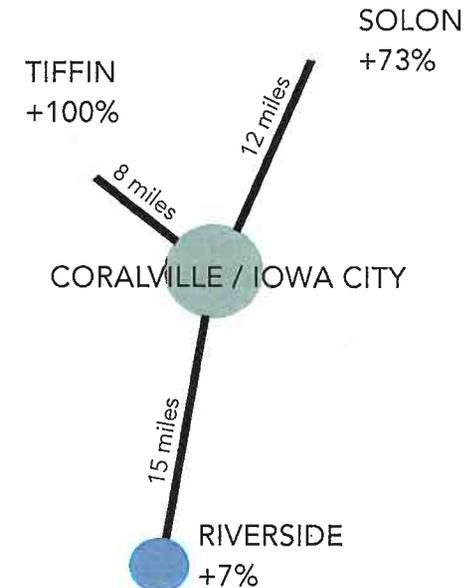
Riverside could attract some residents from those who are commuting long distances to work in Riverside. 12% of Individuals working in Riverside commute more than 50 miles to work and 15% commute 25-50 miles. About 75% of these individuals work at the Casino

Many of those commuting into Riverside come from small towns and rural areas to the west and southwest of Riverside, while about 13% come from Iowa City. Individuals commuting from closer distances are less likely to relocate to Riverside.

Origin of Workers Commuting Into Riverside, 2011 (Distance and Direction)



Distance to Iowa City and 2000-2010 growth of Riverside and other small towns.



CHANGING HOUSING PREFERENCES

During the 2000s, Riverside experienced an influx of young adults (late 20s), perhaps in part because of the new apartments and condos constructed during that decade. At the same time, Riverside has more adults nearing retirement age as baby-boomer residents age. Across the country, these groups are showing preferences for housing options that are limited in Riverside: townhouses, condos, duplexes, and four-plexes.

Many baby boomers want to downsize as their children leave the house. They want homes that are easier to maintain, and are often interested in single level housing that will allow them continued mobility as they age. Unlike their parents' generation (adults in their 70s and 80s) they tend to be more interested in mixed-age neighborhoods, rather than age-segregated housing projects.

In contrast to the generations before them, Millennials (adults in their 20s) are typically less interested in buying large lot single family homes, and more interested in denser neighborhoods with more variety. This group came of age during the recession, and is therefore cautious about over-extending themselves in a home purchase. This can translate to demand for more affordable, more dense options such as townhouses, condos, duplexes, or smaller-lot single family homes.

AFFORDABLE HOUSING NEEDS

20% of homeowners and 45% of renters in Riverside are paying more than 30% of their household income for housing costs. These households are considered "housing burdened," and indicate a need for more affordable housing options.



Young adults and baby boomers now represent Riverside's two largest age groups. These groups are showing preferences for smaller, more affordable housing options shown here such as townhouses, small-lot single family homes, duplexes and four-plexes.

Goal: Implement a Comprehensive Housing Program for Revitalization

Housing needs can be served in two ways: 1) Revitalization and re-occupation of existing housing units; 2) Construction of New housing. This section provides strategies the City can use to encourage both. **The City should implement a comprehensive housing program that uses these strategies.**

HOUSING REVITALIZATION

General

- Rehabilitation loans and grants for homeowners and landlords
- Tax Abatement: Some people put off renovations for fear that their taxes will rise. Tax abatement programs remove this barrier and encourage renovation by homeowners and landlords
- Emergency Repair funding for elderly and low-income homeowners

Seniors

- Funding for accessibility improvements for elderly, such as ramps and railings.
- Home maintenance/chore service program coordinated by the city or an independent non-profit, and implemented by volunteers

Rentals

- Create a rental housing code that provides standards for rental conditions

Goal: Actively encourage a diverse range of quality housing construction

NEW HOUSING CONSTRUCTION

General

- Reduce developer cost and risk by:
 - ♦ Financing infrastructure, such as streets
 - ♦ Write-down purchase cost of city-owned land
 - ♦ Commissioning a market study that quantifies the housing demand
- Tax Increment Financing (TIF): TIF provides the opportunity to use the expected increase in property tax revenue to make improvements on the land. TIF should only be used if development would not otherwise be possible.
- Create controls to ensure quality construction and reasonable unit pricing on all city-supported developments
- Actively solicit interest from area developers
- Take advantage of Iowa Finance Authority (IFA) affordable housing programs and Low Income Housing Tax Credits for rentals

RESOURCES

East Central Iowa Council of Governments
ECICOG provides services to Benton, Cedar, Iowa, Johnson, Jones, Linn, Tama, and Washington Counties. Their housing and community development department administers housing programs, including the East Central Iowa Housing Trust Fund that provides money for communities to encourage housing. Any "qualified housing provider" in service area can seek funding.

Current Washington County representatives for ECICOG are: 1) Bob Yoder, County Supervisor, Washington County; 2) Brent Hinson, City Administrator, City of Washington; 3) Ed Raber, Director, Washington Economic Development Group

Casino Funding

Riverside should take advantage of the money that is obligated from the Casino to invest in new infrastructure and other city projects that provide long-term benefits, encourage private investment and spur new growth and revitalization.

Goal: Encourage Diverse Housing Development in Priority Growth Areas

Two priority residential growth areas have been identified for Riverside. Figure 5.1 shows these growth areas.

HOW MUCH GROWTH?

The projected land need for residential growth through 2030 is 170 housing units, which would likely require a mix of infill development (re-development of existing properties in town) and approximately 70-80 acres of new land. The northeast concept shows around 100 housing units, while the western growth area shows more than 200 housing units - for a total of 300, significantly more than the projected need.

While Riverside should be careful not to overshoot its growth potential and risk over-extension of infrastructure, it is strategic for Riverside to be prepared for the possibility of significant growth. Given its proximity to a growing metropolitan area (Iowa City/Coralville), there is a possibility that Riverside could attract a significant number of new residents, much like Solon did in the 2000-2010 decade, when it doubled its population from around 1,000 to around 2,000. However, this will only be likely if other aspects of this comprehensive plan are implemented, such as the downtown revitalization.

Figure 5.1



NORTHEAST HOUSING GROWTH AREA

The northeast growth area is well suited to residential development, given its proximity to the Elementary School and the potential community center location, and its relatively quick access to popular commuting routes up to Iowa City. Some transportation circulation issues will need to be resolved, since Schnoebelen Street currently dead ends into the Elementary School parking lot. The diagrams in this section show development options for this growth area, including options for a new neighborhood park, a Community Center site and new road connections.

OPTION 1

The Northwest growth area could provide a mixture of low density (single family detached homes) and medium density housing (e.g. - townhouses or 4-plexes). A new neighborhood park in the west would serve the existing neighborhood to the south and new development. Option 1A (Figure 5.2a) shows a variation with an additional north/south road connection.

- 57 low density housing units
- 40 medium density housing units
- 4 acre park

-  Low Density Residential
-  Medium Density Residential
-  Community Center
-  Park
-  Proposed Road
-  Floodplain Boundary
-  Existing City Boundary
-  Proposed Trail

Figure 5.2

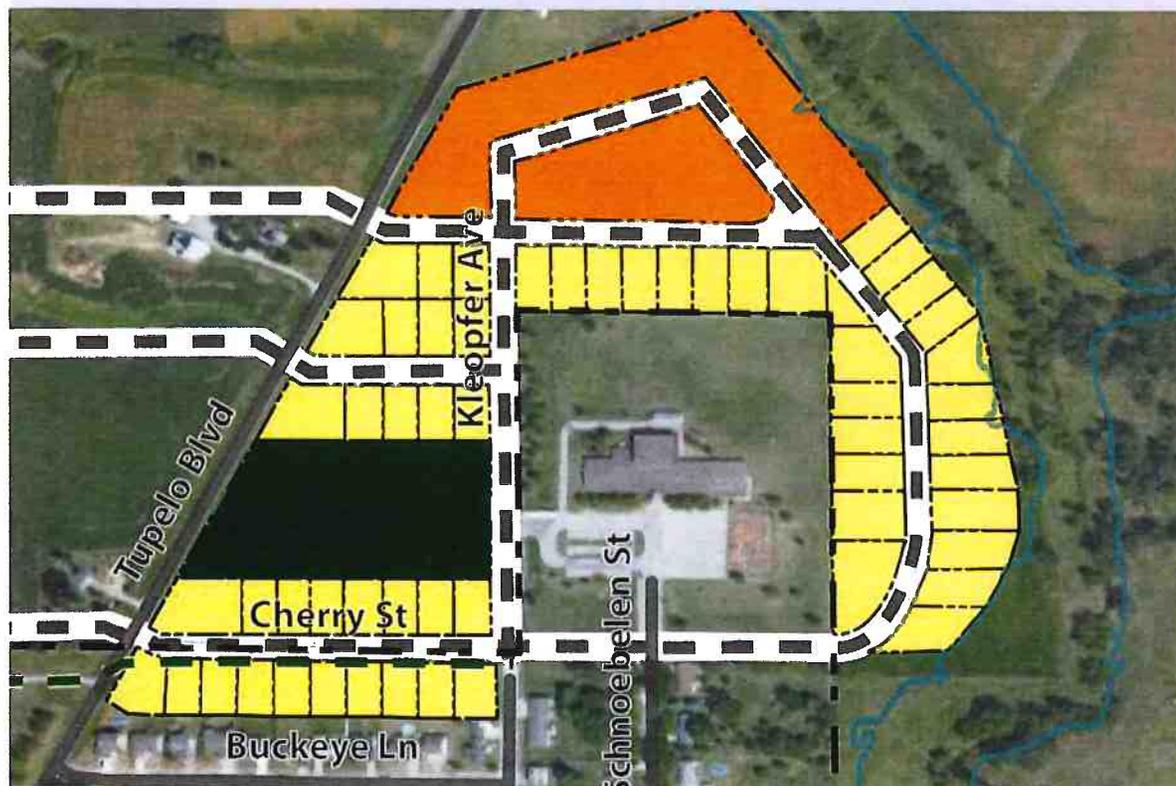
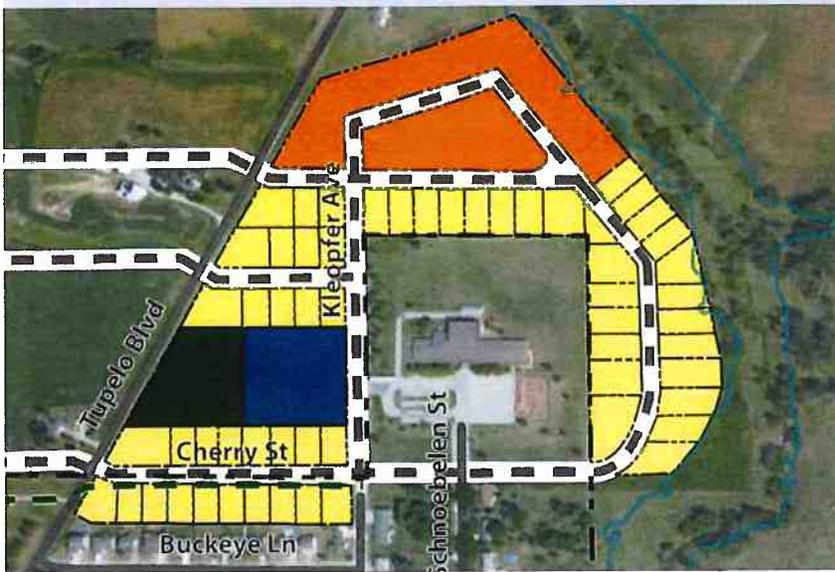


Figure 5.2a



Figure 5.3

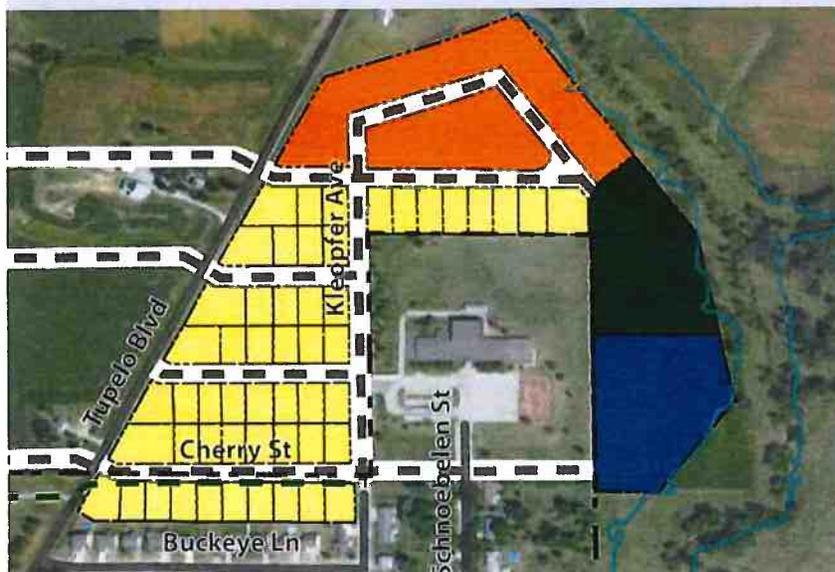


OPTION 2

Option 2 shows a Community Center site west of the School, with a new neighborhood park immediately adjacent. The community center location is discussed in detail in Chapter 2

- 57 low density units
- 40 medium density units
- 2 acre park
- 2 acre community center site (could comfortably fit a large center)

Figure 5.4

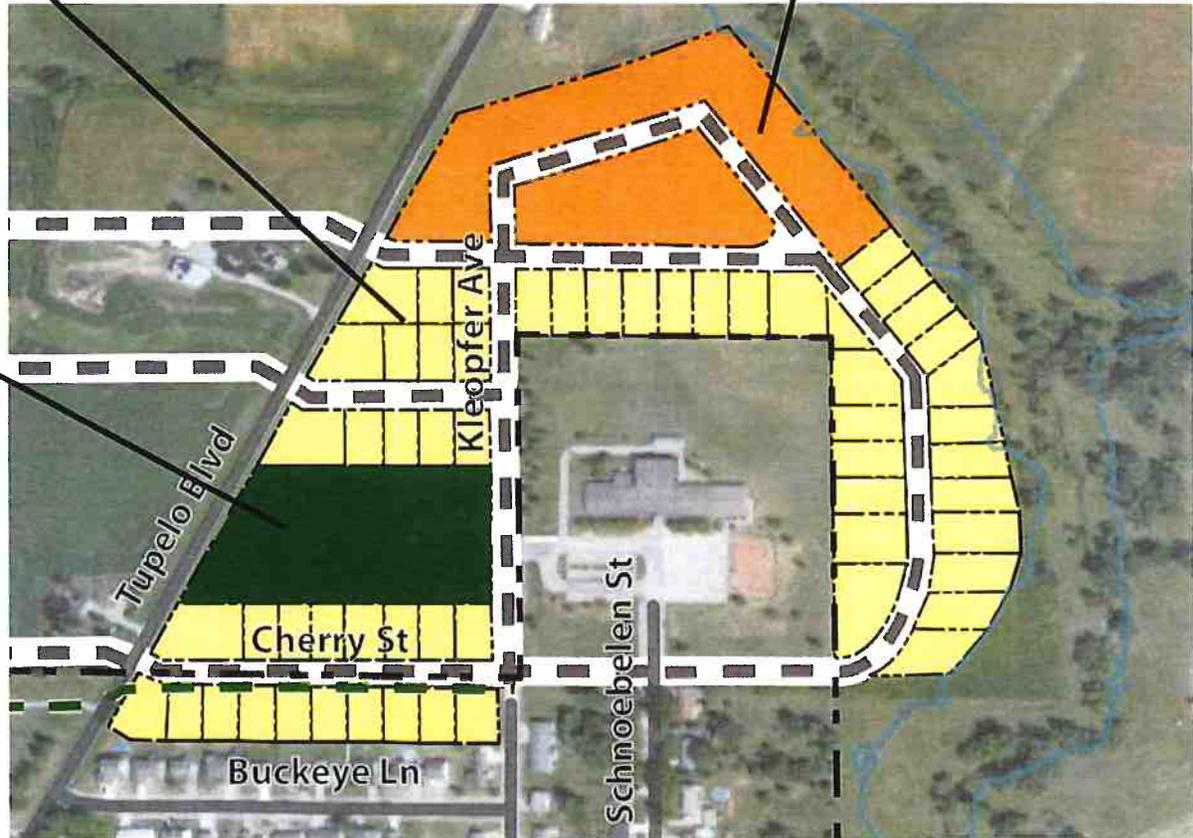


OPTION 3

Option 3 shows a Community Center site east of the School, with a new neighborhood park immediately to the north. The community center location is discussed in detail in Chapter 2.

- 52 low density units
- 40 medium density units
- 4 acre park
- 4 acre community center site

- Low Density Residential
- Medium Density Residential
- Community Center
- Park
- Proposed Road
- Floodplain Boundary
- Existing City Boundary
- Proposed Trail



WESTERN HOUSING GROWTH AREA

The western growth area has a large amount of land available for residential development. The concept shows a mixture of housing types, ranging from large rural estate lots to apartments. The development shown on this concept reflects almost two times the amount of housing development that is expected for Riverside during the planning period (through 2030). However, given the rapid growth of other small towns in the region in recent years, it is strategic for Riverside to be poised for a significant amount of growth.

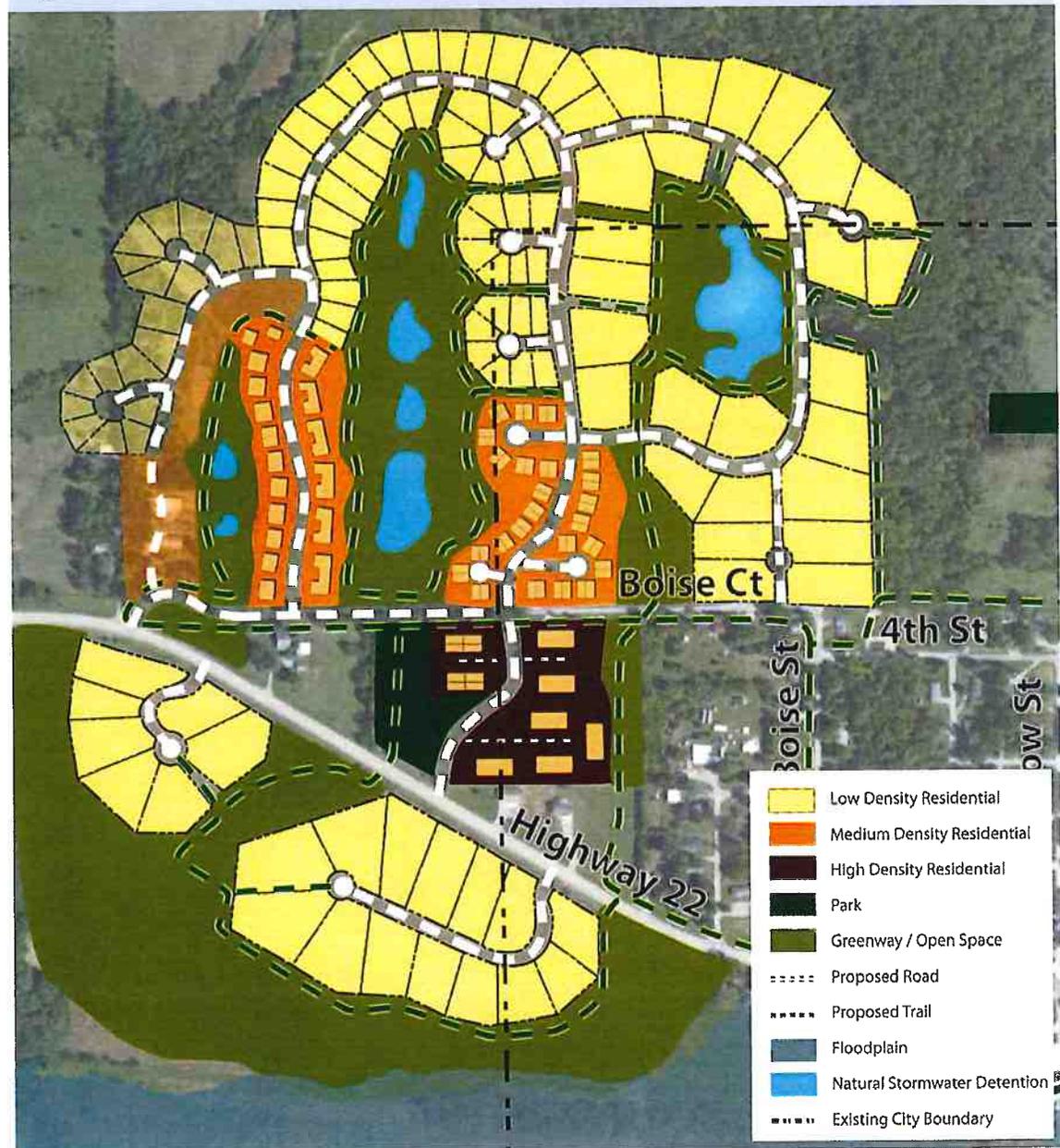
Approximate Development Yield

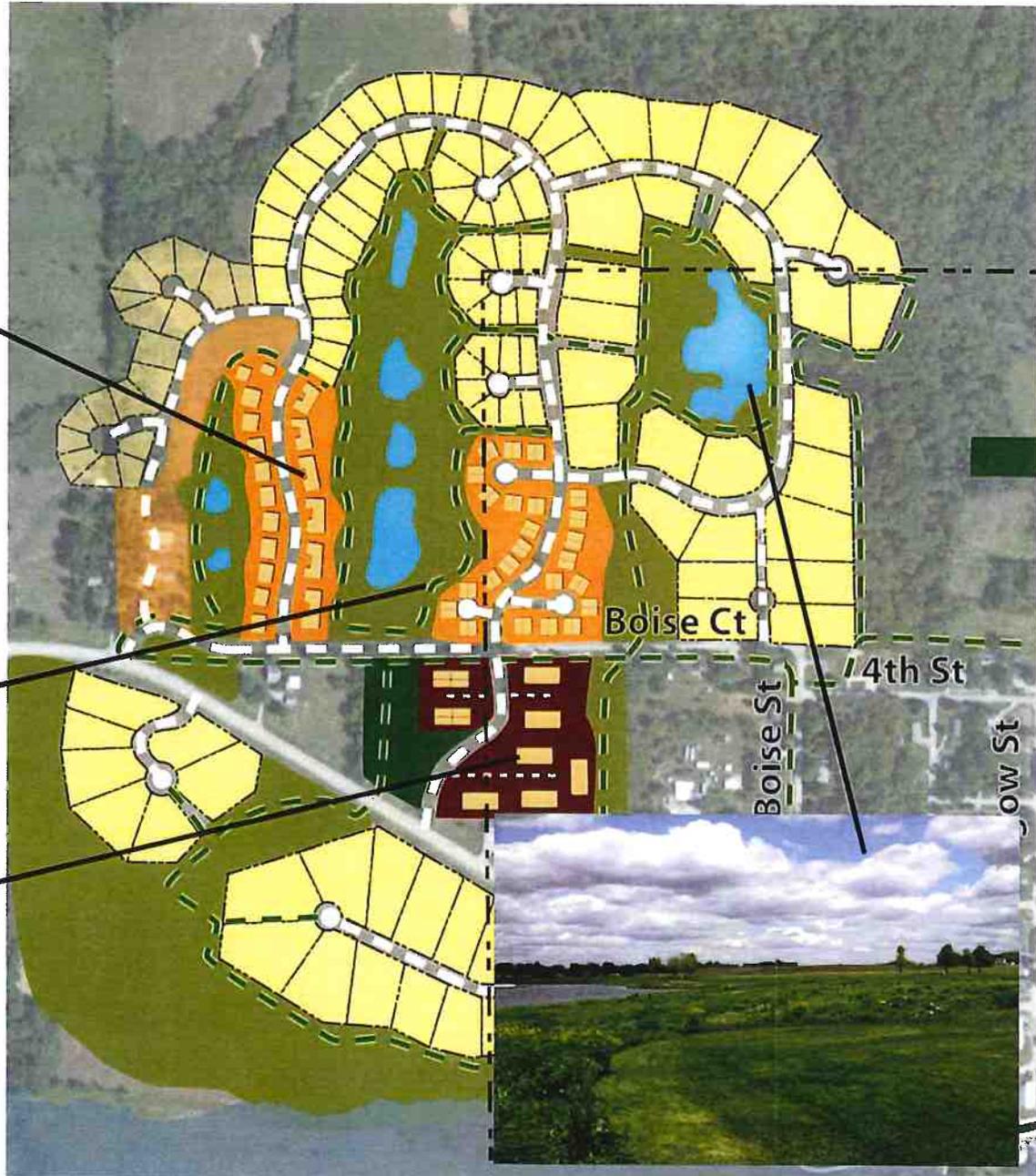
- 45 large one-acre single-family lots
- 50 standard size single-family lots (3 units/acre)
- 75 medium density housing units (6 units/acre)
- 35-100 high density housing units (6-15 units/acre)
 - ◆ Low Yield Option: 8 4-plexes: 32 units
 - ◆ High Yield: 8 3-Story apartments: 100 units
- 3.5 acre neighborhood park

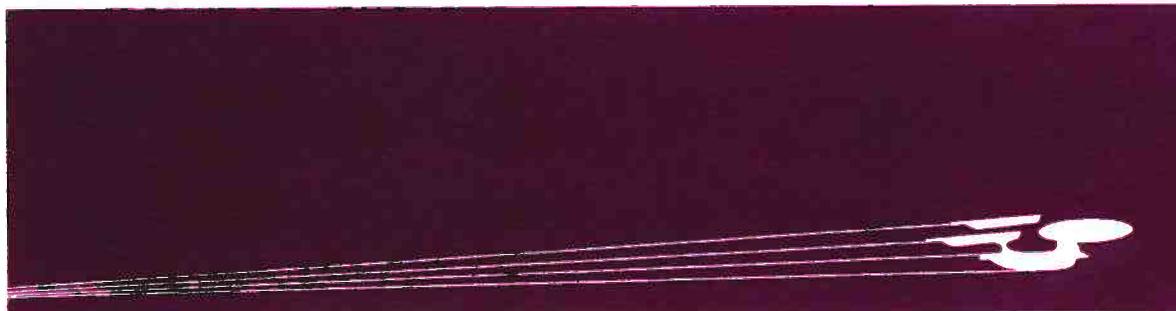
One Acre Lots in Town

The large one-acre lots shown in this concept are similar to those that have been cropping up in Washington County, including those just outside Riverside's borders. By providing this option in town, Riverside allows the opportunity for prospective homeowners seeking a large lot option to locate in an area with full city services and amenities. Although this low density option is not as common in towns, the one-acre lots are strategically located in areas that are less suitable for higher intensity development, due to environmental sensitivity.

Figure 5.5







chapter
SIX

Economic Development

Priority: Attract Business and Industry

PRIORITY

Economic Development: Issues and Opportunities



AMENITIES

Adding community amenities such as recreational trails, parks and a community center, will help attract and retain residents. See Chapter 2 for recommendations on amenities.

HOUSING

Providing a variety of housing options will help attract local workers and Iowa City/Coralville commuters to live in Riverside. See Chapter 5 for housing recommendations.



DOWNTOWN

Revitalizing the downtown will help attract visitors and residents, and provide a strong commercial hub in central Riverside. See Chapter 3 for downtown recommendations.



INFRASTRUCTURE

High quality infrastructure for streets, stormwater, water, and sewers supports existing business & industry, and allows growth. See Chapter 4 for infrastructure recommendations.

LOCATION

Riverside can leverage the activity of the Casino and the open land at the 218 interchange to secure their piece of the growing regional economy. The UIHC clinic is an example of the potential for the interchange area. This chapter provides strategies for developing the interchange.



Economic Conditions

EMPLOYMENT

Riverside is in an unusual position for a town of its size: it has more jobs available than workers. The opening of the Riverside Casino in 2006 quadrupled the number of jobs available, but very few of these have been filled by Riverside residents.

- As of 2011, Riverside had 835 jobs, with approximately 75% of these coming from the Casino
- 96% of the jobs in Riverside are filled by non-residents (Figure 6.1)
- Riverside has about 450 working residents and 99% of these work outside of Riverside
- 72% of adults living in Riverside are in the labor force
- 3.2% of the labor force living in Riverside is unemployed (2010)
- The majority of jobs in Riverside are in "Accommodation & Food Services" due to the casino. Non-casino jobs include retail trade (41% of non-casino jobs) and educational services (24% of non-casino jobs)

RETAIL SALES

- Riverside's per capita retail sales are twice as high as the state average, due to the presence of the Casino and Conference Center
- Figure 6.2: Riverside's per capita retail sales and pull factor both increased by approximately 200% after the opening of the Casino in 2006. The pull factor is 4 times as high as the median of "peer" cities of similar size and character.

Figure 6.1 - Workers in Riverside by Residency, 2006 and 2011

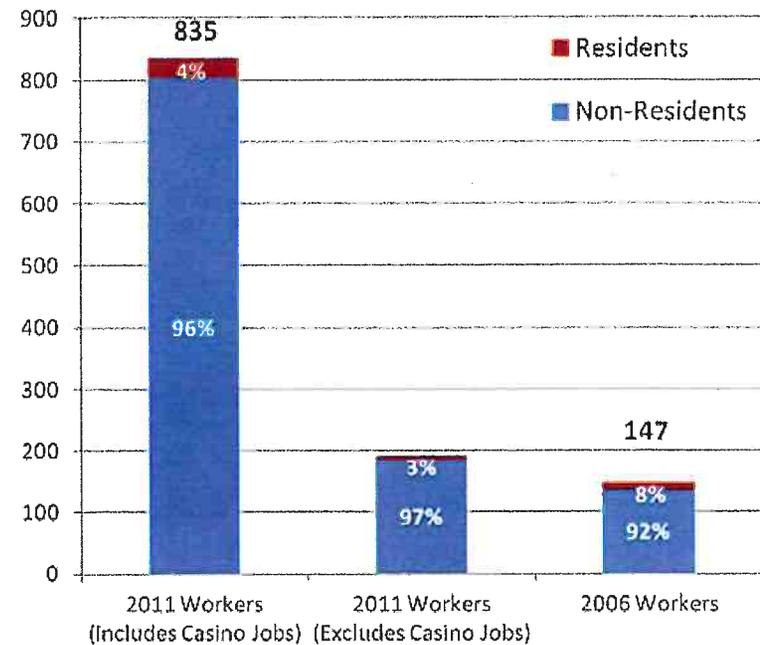
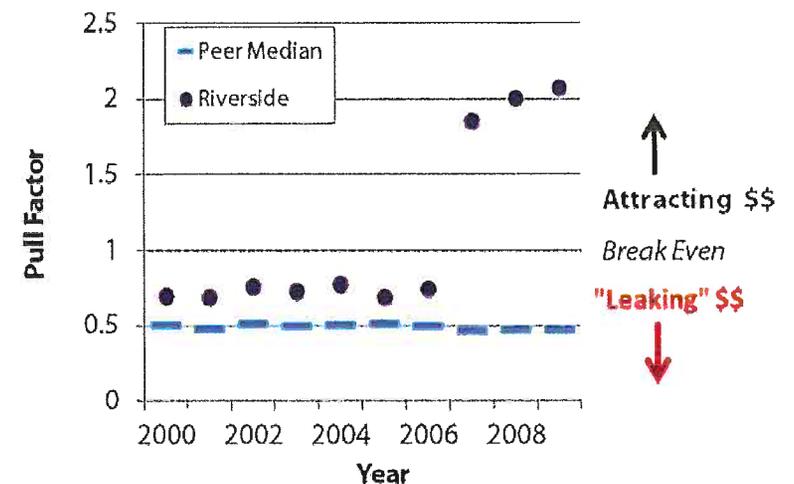


Figure 6.2 - Riverside Retail Pull Factor, 2000-2009



Goal: Focus Economic Development in Strategic Opportunity Areas

Riverside should focus economic development efforts in strategic areas, shown in Figure 6.3, to maximize resources and encourage private investment.

- | | | | |
|---|--------------------------------------------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Western Residential Growth Area - See Chapter 5 for detailed plan | 4 | Highway 218/22 Interchange Commercial & Industrial Growth Area - see next page. |
| 2 | Northeast Residential Growth Area, surrounding the elementary school. See Chapter 5 for detailed plan. | 5 | The land surrounding the Casino could be developed for complementary service uses and high density residential. For example, there have been recent discussions about creating an RV park that caters to Casino patrons. |
| 3 | Downtown Revitalization Area - See Chapter 3 for revitalization strategies. | | |

Figure 6.3



Goal: Ensure Quality Development at Interchange

Based on the population growth goal of 1,360 by 2030, Riverside would need approximately 10 acres of new commercial and 20 acres of new industrial/business park land. However, this demand could be much higher if Riverside can capture regional demand around the highway interchange.

There is approximately 23 acres of vacant developable land in city limits at the interchange, and at least 30 additional acres immediately outside city limits, as shown in the red areas at right. The land with the frontage on Highway 22 would be best used for commercial activity, while the less accessible rear parcels could be used for office, limited industrial (such as warehouses), or high-density residential.

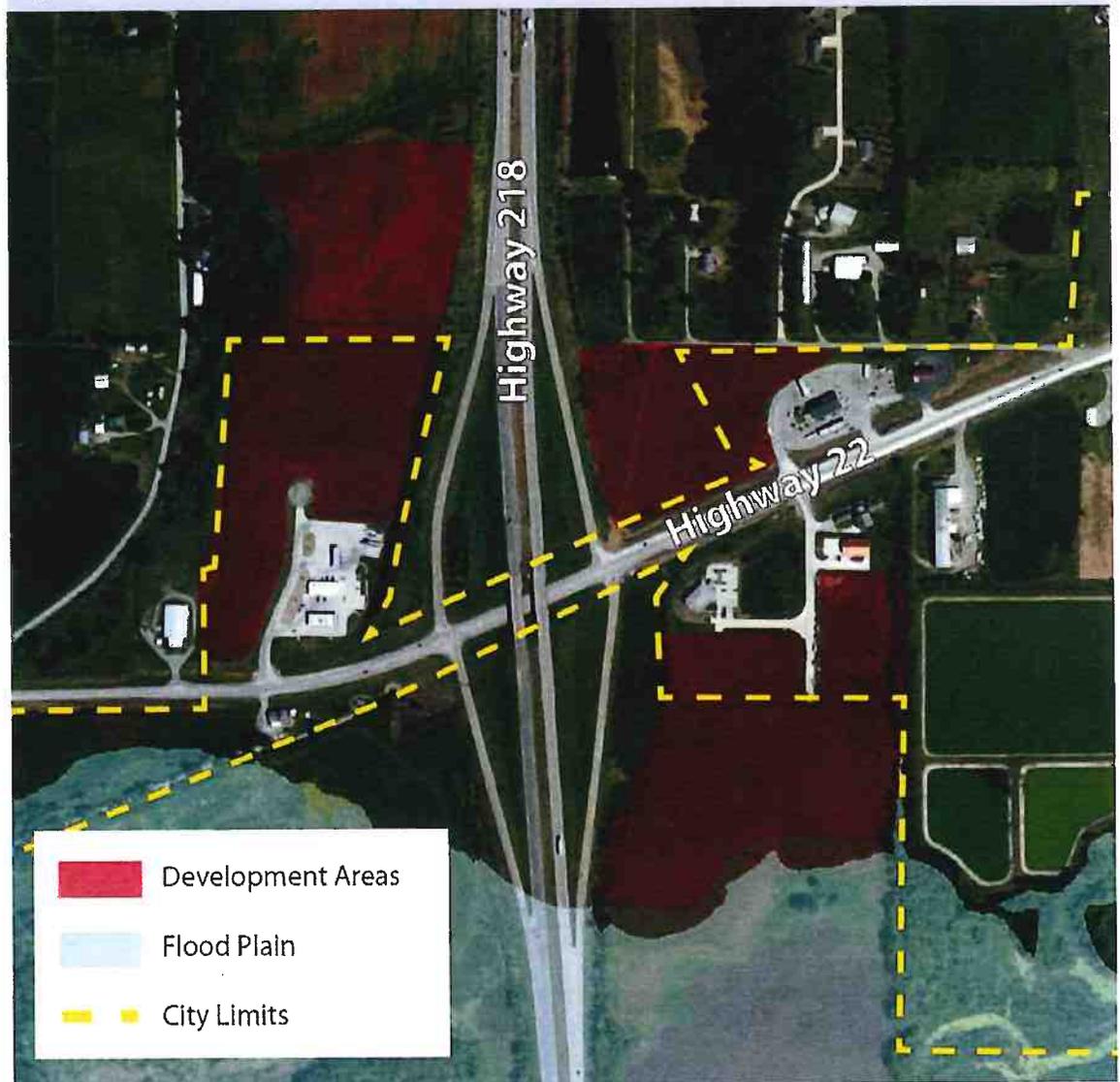
STRATEGY 1: DESIGN STANDARDS

Riverside should consider creating design standards for this area to ensure a top-quality appearance, since the interchange will be the first impression of Riverside for many visitors, and the only impression for others just passing through on 218 or going to the Casino.

STRATEGY 2: EXTRA-TERRITORIAL ZONING

Washington County recently rescinded its zoning ordinance. Riverside should therefore exercise its extra-territorial zoning authority to zone the unincorporated areas around the interchange as Agricultural until they can be annexed and developed as described above. This is a highly visible and potentially profitable location, and Agricultural zoning will prevent uses that would create a negative impression of Riverside or would limit use of the land for economic development.

Figure 6.4



Goal: Incentivize Quality Development

There are a number of actions the city can take to incentivize commercial and industrial development, as described below. Before implementing any of these, the city should:

- Create guidelines to ensure that all city-supported developments are high quality and contribute to the goals of the community as set out in this plan.

Incentive Options

- Reduce developer cost and risk by:
 - ♦ Financing infrastructure needed for new development, such as streets
 - ♦ Purchasing land and offering it to developers at low cost
- Use project-specific Tax Increment Financing (TIF): TIF provides the opportunity to use the expected increase in property tax revenue to make improvements on the land. TIF should only be used if development would not otherwise be possible. Riverside should use TIF only for specific projects as they are proposed, rather than applying TIF to an entire district before any development proposals are pending.
- Actively solicit interest from area developers (in partnership with WEDG)

Goal: Partner with WEDG to support local and regional economic goals

The Washington Area Economic Development Group (WEDG) is a non-profit with the mission to create and promote a positive economic development environment for business, industry and local government in Washington County. WEDG is a valuable partner for implementing the economic development goals in this plan. The City of Riverside should continue to work with WEDG to support economic development goals for Riverside, Washington County, and the region.

WEDG created a 2008 economic development "road map" for Washington County that identified goals for the County, several of which are addressed in this comprehensive plan. A few key goals, and their place in this plan, are listed below:

- Be more "development ready" - CHAPTERS 5, 6 & 8
- Enhance attractiveness of the area through improvements to infrastructure, utilities and housing - CHAPTERS 4 & 5
- Improve collaboration between county and cities - CHAPTERS 7 & 8
- Establish brand identity for Washington County and raise awareness of area offerings through proactive marketing - CHAPTER 3
- Enhance incentive programs - See this page

Goal: Capitalize on nearby tourist attractions to bring visitors to Riverside

The Riverside Casino generated nearly 2 million admissions in 2012. The City of Kalona attracts visitors from across the region for its quilting and downtown shops. Riverside can implement the downtown strategies in Chapter 2 of this plan to build up attractions that would encourage visitors to the casino or Kalona to make a stop in the historic part of Riverside. Given its prime location between the Casino and Kalona, Riverside has the opportunity to provide another regional tourism stop, instead of just being a "drive-by" community.

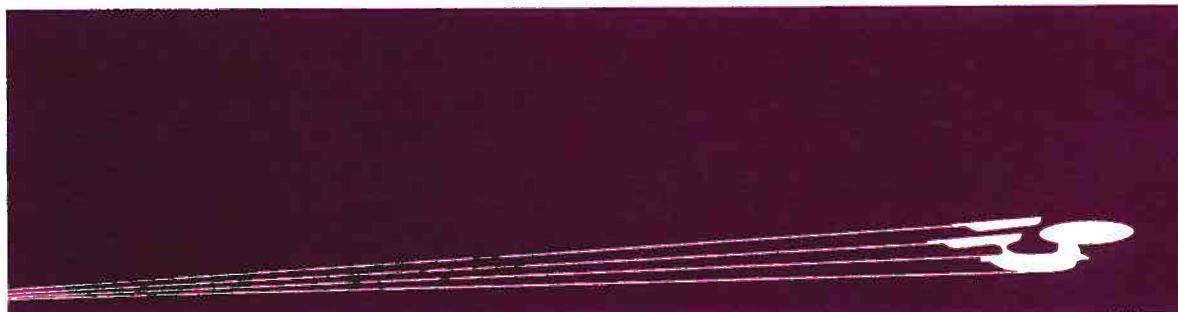


Photo courtesy of Tom McLaughlin for "Your Riverside Forum"

chapter
SEVEN

Governance

Priority: Improve
Communication and
Cooperation



Goal: Implement Recommendations from Organizational Assessment

Riverside recently underwent an organizational assessment of City operations and governance. Snyder & Associates led a thorough study and provided recommendations for improving a governing environment that is perceived as highly contentious.

A series of reports released in October 2012, April 2013, and August 2013, gave several recommendations, including the "ultimate solution" proposed in August 2013. The "ultimate solution" recommended that certain City Council members resign to allow the November 2013 election to be a fresh slate, with no incumbent candidates. This option was not pursued.

However, there are a number of recommendations from these reports that can still be followed without following the "ultimate solution." These include:

- Improve compliance with City ordinances:
 - ♦ Review City ordinances on a regular basis and make modifications if necessary.
 - ♦ Provide public education and seek voluntary compliance with ordinances, and develop an enforcement program that treats all parties equally
- Review open meetings law and consult with City Attorney to avoid potential violations resulting from Council committee meetings or improper use of e-mail
- Update city policy regarding open records law
- Adopt a concise written policy on appointments to boards and commissions
- Improve efficiency & civility at Council meetings:
 - ♦ Adopt written guidelines or rules for City Council meetings
 - ♦ Create more detailed Council agendas
 - ♦ Adopt guidelines for time limits on public input at Council Meetings
 - ♦ Foster a respectful and civil environment at Council meetings, even in the face of disagreement
 - ♦ Use a consistent format for City staff reports that defines the issue, lists the options, provides pros and cons, and recommends courses of action
 - ♦ Reduce Council committees and replace with City Council work sessions
 - ♦ Create an annual Council calendar with upcoming items that require Council attention
 - ♦ Provide the same information to all council members at the same time
 - ♦ Include item on Council agenda for members to request information from City Administrator
- Monitor local media and offer corrections regarding city issues if/as needed
- Address excessive employee turnover:
 - ♦ Schedule exit interviews for city employees who leave employment at city
 - ♦ City Administrator should conduct performance evaluations of City employees every 6 months
 - ♦ Council members should avoid public criticism of City employees, and discuss any concerns privately with the City Administrator
 - ♦ City employees should not be asked to take sides on disputes between Council members
- Clarify the chain of command for city employees
- Consider establishing the Visioning Committee as a formal City committee through ordinance or resolution
- Conduct a performance evaluation of the City Administrator in a fair and open manner, and keep lines of communication open between council members and the Administrator
- Develop a written policy regarding requests for services from the City Attorney and City Engineer
- Review the Council resolution related to payment of claims/spending authority

Goal: Increase civic participation, communication, and cooperation

The ability to implement the recommendations of this plan will depend on commitment, direction and support from both staff and citizens. Community capacity for change is heavily influenced by civic participation (resident actions that address public issues), human capital (leadership ability and skills of residents), and cooperation and understanding between city officials and the public.

The City should pursue strategies to increase civic participation, communication, and cooperation such as:

- Encourage the Creation of a Downtown Association
 - Work with School System to Promote Civic Education for Children and Teens
 - Support and Mentor Up-and-Coming community leaders
- Increase Diverse Public Engagement, with tactics such as:
 - ♦ Establish a civic engagement checklist that identifies the typical stages of public engagement in city processes (such as a rezoning)
 - ♦ Provide training for staff and council/commission members on how to engage the public
 - ♦ Add a mandatory community engagement section in staff reports to council/commissions
 - ♦ Work with council on a regular basis to identify areas where public input can make a difference
 - ♦ Compare demographics of city commissions & boards to demographics of the entire city to identify gaps in representation
 - ♦ Provide physical spaces for public discussion/forums, such as in the new community center
 - ♦ Convene community forums to address public issues, including those where no immediate action is pending (e.g. – a community visioning/brainstorming session)
 - ♦ Establish a volunteer clearinghouse to connect residents to volunteer opportunities (this could be a formal or informal system managed by a volunteer)
 - Enhance Communication between City and Public, with tactics such as:
 - ♦ Recruit a city volunteer to manage publicity for public meetings, public education on city issues, and other public relations tasks. Focus on outreach to under-represented groups.
 - ♦ Go above and beyond legally mandated notification procedures for planning & zoning actions
 - ♦ Continue to work with local media to make sure important city actions are covered.
 - ♦ Perform a citizen survey every two years (could be distributed in the water bill and/or online)
 - ♦ Distribute an annual or twice-yearly city newsletter and/or e-newsletter (could be distributed in water bill)
 - ♦ Use social media, such as Facebook, to connect the city with citizens
 - ♦ Use community spaces, such as the senior center or the school, for information sharing about public meetings and city activities
 - ♦ Continue to keep city website up to date
 - ♦ Ensure that the community has a place for residents to access high-quality online service. A public computer could potentially be placed in the new community center or in City Hall.

Goal: Collaborate with other municipal and civic entities



SCHOOL DISTRICT

Education is a critical element of a community's quality of life, and the City should actively partner with the school district to ensure mutual success. City/School collaboration opportunities include:

- Coordinate siting of new school facilities with growth areas of the city as outlined in this plan. This will allow for more efficient infrastructure investments.
- Coordinate recreation options to allow school use of city facilities (like the planned recreation center) and allow public use of school facilities.



Above photo courtesy of Ed Raber



WATERSHED

Riverside should continue its active participation in the new English River Watershed Management Authority, which fosters collaborative efforts among 12 jurisdictions and organizations to address the challenges of flooding and erosion in the 600 square mile watershed, ranging from Grinnell to Riverside.

WEDG & ECICOG

The Washington Economic Development Group (WEDG) is a resource for Riverside and a partner for economic development efforts, while the Eastern Central Iowa Council of Governments (ECICOG) provides resources for housing and transportation.

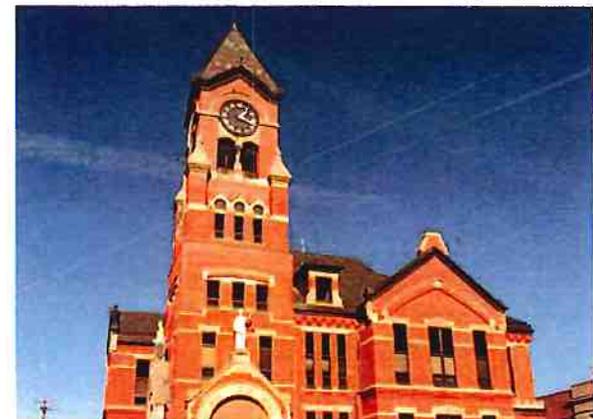
NEIGHBORING TOWNS

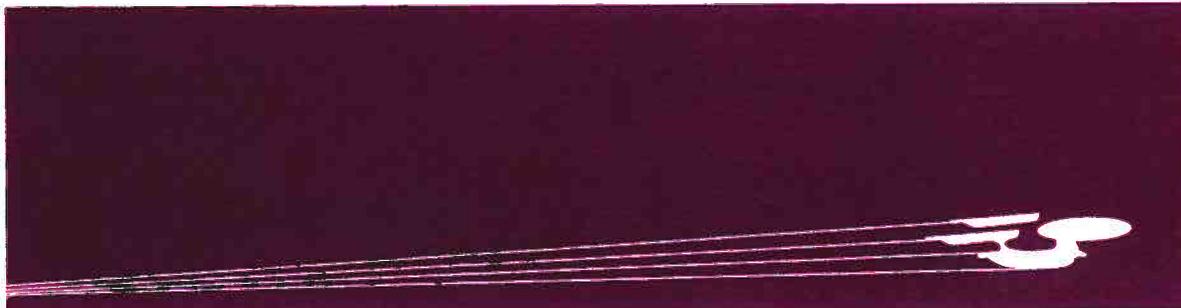
As Riverside makes improvements to its downtown and creates attractions, the City should partner with the City of Kalona for joint tourism promotion and services. Other neighboring communities, such as Hills, may hold future opportunities for collaboration.

WASHINGTON COUNTY

Important areas of County/City collaboration include:

- Annexation of new land into the city as Riverside grows (See Chapter 8).
- Coordination of land use in extra-territorial zoning areas and development of a fringe area agreement.
- Continuation and regular review of relationship agreements for police and other services.
- County-wide hazard mitigation efforts, outlined in the Washington County Hazard Mitigation plan (2012).





chapter

EIGHT

Land Use and Development
Guide

Land Use and Development Tools

Riverside's Land Use Plan should establish a development vision, identify directions for future growth, maintain and enhance the quality of existing development, and provide a sound basis for public and private decisions, including infrastructure investments. This section of the document provides the tools and principles to guide future land use and development, described below. These tools, as summarized in the check list on the following page, should be used as criteria for reviewing new subdivisions and other land use proposals.

Development Check-List

- This check-list is the starting point for any new land use or development proposals or discussions. It outlines the considerations for all decisions, and refers to the corresponding tools in this chapter.

10 Principles of Future Land Use and Development

- These 10 principles should be followed for all proposed development and land use decisions.

Existing Land Use Map

- The Existing Land Use map presents the land uses in Riverside as they are today, in 2013.

Environmental Framework

- Presents sensitive environmental areas, such as floodplains, that should be avoided during development to avoid risk to property, public safety and the environment.

Future Land Use Map

- The Future Land Use map presents the land uses in Riverside as planned for the future. The changes represented on this map will happen gradually, over decades, as property owners sell, develop, or change the use of their property.

Land Use Categories and Characteristics

- This table describes the characteristics of the land use categories shown in the Existing Land Use and Future Land Use maps.

Land Use Compatibility Matrix

- A chart that shows which land uses are compatible with each other, to help identify potential conflicts before they happen.

6 point Annexation Strategy

- The annexation strategy provides specific guidelines for proper annexation process, that helps minimize unnecessary conflict and expenditures.

Annexation & Growth Map

- This map presents the areas that Riverside should consider for annexation, and identifies growth areas where Riverside should exercise extra-territorial zoning.

Goal: Use this Development Check-List as the Criteria for All Official Development and Land Use Decisions

The development check list on this page should be used by the Planning & Zoning Commission, City Staff, and the City Council to review all land use and development proposals. The check-list should be used in conjunction with city zoning and subdivision regulations to ensure compliance.

Decision-makers should not approve developments that vary from these policies without official amendment to the comprehensive plan, or in rare cases, if the developer can demonstrate significant hardship due to unique or unusual circumstances.

The proposed development conforms to the Future Land Use map (Map 8.4)

- *If it does not conform, is there just cause to revise the Future Land Use map? Any changes to the map must go through an official comprehensive plan amendment process.*

The proposed use is compatible with surrounding land uses

- *Check Table 8.3 for compatibility guide.*
- *If the use does not conform, can it be brought into conformance through the use of buffering or design guidelines?*

The proposed development preserves sensitive environmental features as described in the Environmental Framework section (Map 8.3)

- *If the development area contains sensitive environmental features, can the developer use an alternative site design or other tactics to preserve the floodplain and important natural areas?*

If annexation is required:

1. The area is in a priority annexation area that can feasibly be served with city infrastructure
 2. Proper annexation procedures have been followed
- See pages 72-73 for annexation strategy.

The development has been reviewed according to proper procedure, with regards to:

- Review by Planning & Zoning Commission, City Council, and other groups as required
- Public Input and Notice
- Fair and balanced decision-making, characterized by following a consistent procedure for each proposal (e.g. - using this check-list) and self-exclusion of decision-makers with a conflict of interest in the development (e.g. - decision makers that own property adjacent to the proposed development)
- Compliance with subdivision and zoning codes

The proposed development adheres to the 10 "Future Land Use and Development Principles" outlined in this chapter. These principles are:

- Encourage compact, contiguous, and fiscally responsible development
- *Support and revitalize existing neighborhoods*
- Preserve sensitive environmental features
- Promote diverse housing choices
- Plan for community amenities such as parks
- Provide a multi-modal and continuous transportation network
- Enhance public safety and minimize hazard risk
- Develop balanced neighborhoods that enhance community character
- Encourage private investment to promote economic development
- Make decisions in a transparent and collaborative manner

PRINCIPLES OF FUTURE LAND USE AND DEVELOPMENT

Riverside should use the following 10 principles of land use development as criteria for reviewing new subdivisions and other land use proposals. These principles correspond to those outlined in the development check-list on the previous page.



1. Encourage compact, contiguous, and fiscally responsible development

Riverside can reduce costly infrastructure extensions such as water, sewer and roads by developing on under-utilized infill properties or in strategic areas adjacent to existing development. Compact, contiguous development can enhance quality of life by reducing travel distances, preserving open spaces, and encouraging development that is “human-scale” rather than designed solely for the car. By reducing the physical footprint of the city, Riverside can minimize its intrusion onto natural areas and farm land.

2. Support and revitalize existing neighborhoods

Infill development supports the economic and social value of Riverside’s existing neighborhoods by promoting investment in established areas, rather than solely at the fringe. Riverside must balance new growth with support of its established neighborhoods in order to preserve community character, respect all residents, and make full use of existing infrastructure.

3. Preserve sensitive environmental features

Preserving key natural areas can protect plant and animal habitats, increase property value for adjacent development, enhance and connect the park system, and reduce flash-flooding by providing natural stormwater drainage. A network of natural areas, or “greenways,” would enhance community character and make Riverside more attractive to new residents. The greenways protect wetlands, hydric soils, floodplains, drainage-ways, and wooded areas.

See “Environmental Framework” section of this chapter for guidance on this principle.

PRINCIPLES OF FUTURE LAND USE AND DEVELOPMENT (CONT.)



4. Promote diverse housing choices

Housing needs and preferences are changing. The mortgage crisis and recent economic downturn has inspired a greater preference for affordable and/or rental options. At the same time, the baby boomer and Millennial generations are demonstrating a growing preference for smaller lot homes and multi-family housing. Riverside can increase its appeal to potential residents by providing housing options for a diverse population.

5. Plan for community amenities such as parks

Parks, open spaces, schools, and other public places can serve as neighborhood focal points that promote community activity, personal interaction, and a sense of place. Riverside's parks and greenways can serve as an attraction for potential residents and encourage new development around their perimeter.

6. Provide a multi-modal and continuous transportation network

A network of streets, bikeways, and pedestrian paths should provide connectivity throughout Riverside and accommodate a diverse set of mobility needs and preferences. Street networks should promote safe, livable neighborhoods by providing a hierarchical street structure that channels traffic onto the appropriate avenues, while providing well connected routes that make both private travel and public service provision more efficient. Providing walking and bicycling options encourages wellness, independence, energy conservation, and Riverside's small town character.

PRINCIPLES OF FUTURE LAND USE AND DEVELOPMENT (CONT.)



Above photo courtesy of Ed Raber



7. Enhance public safety and minimize hazard risk

Preserving floodplains and natural drainage-ways to manage storm-water minimizes the risk of injury and property damage due to flooding. A well-connected and multi-modal transportation network promotes better emergency service provision and evacuation routes in case of large-scale hazards. A mixture of land uses within neighborhoods enhances security by creating activity and "eyes on the street" throughout the day.

8. Develop balanced neighborhoods that enhance community character

Balanced neighborhoods provide residents with easy access to a variety of places to live, shop, work, play and engage in community life. Mixing compatible uses, such as a corner store or school in a residential neighborhood, creates dynamic and resilient communities that promote efficiency in infrastructure provision and travel times. Balanced neighborhoods provide a variety of housing options, access to open space, and contain activity centers such as parks, schools, civic centers, or commercial areas that are well connected to surrounding neighborhoods. Appropriate transitions should be made between higher intensity uses, such as industry, and lower intensity uses, such as homes.

9. Encourage private investment to promote economic development

Riverside's public investments in streets, water, sewer, parks and schools can be leveraged to promote private investments. When strategically located, a new park or school can inspire private residential development, while targeted infrastructure improvements can attract new industry.

10. Make decisions in a transparent and collaborative manner

Land use and environmental decisions should be made through a transparent process, with opportunity for input from all citizens and affected entities, such as the county, neighboring towns or the school district. Creation and implementation of land use decisions should be a shared responsibility that promotes the equitable distribution of development benefits and costs.

Existing Land Use

The Existing Land Use Map - Maps 8.1 and 8.2 - classifies parcels of land in Riverside according to their use. The land use categories are described in Table 8.1 and a photo-guide is provided here. The Existing Land Use map can be used in conjunction with the compatibility matrix (Table 8.2) to determine if proposed developments fulfill Item 2 on the Development Checklist.

For in-depth details about existing land use, including the number of acres in each category, refer to the Appendix.

LOW DENSITY RESIDENTIAL



CIVIC



PUBLIC



MEDIUM DENSITY RESIDENTIAL



LIGHT INDUSTRIAL (WAREHOUSES)



COMMERCIAL

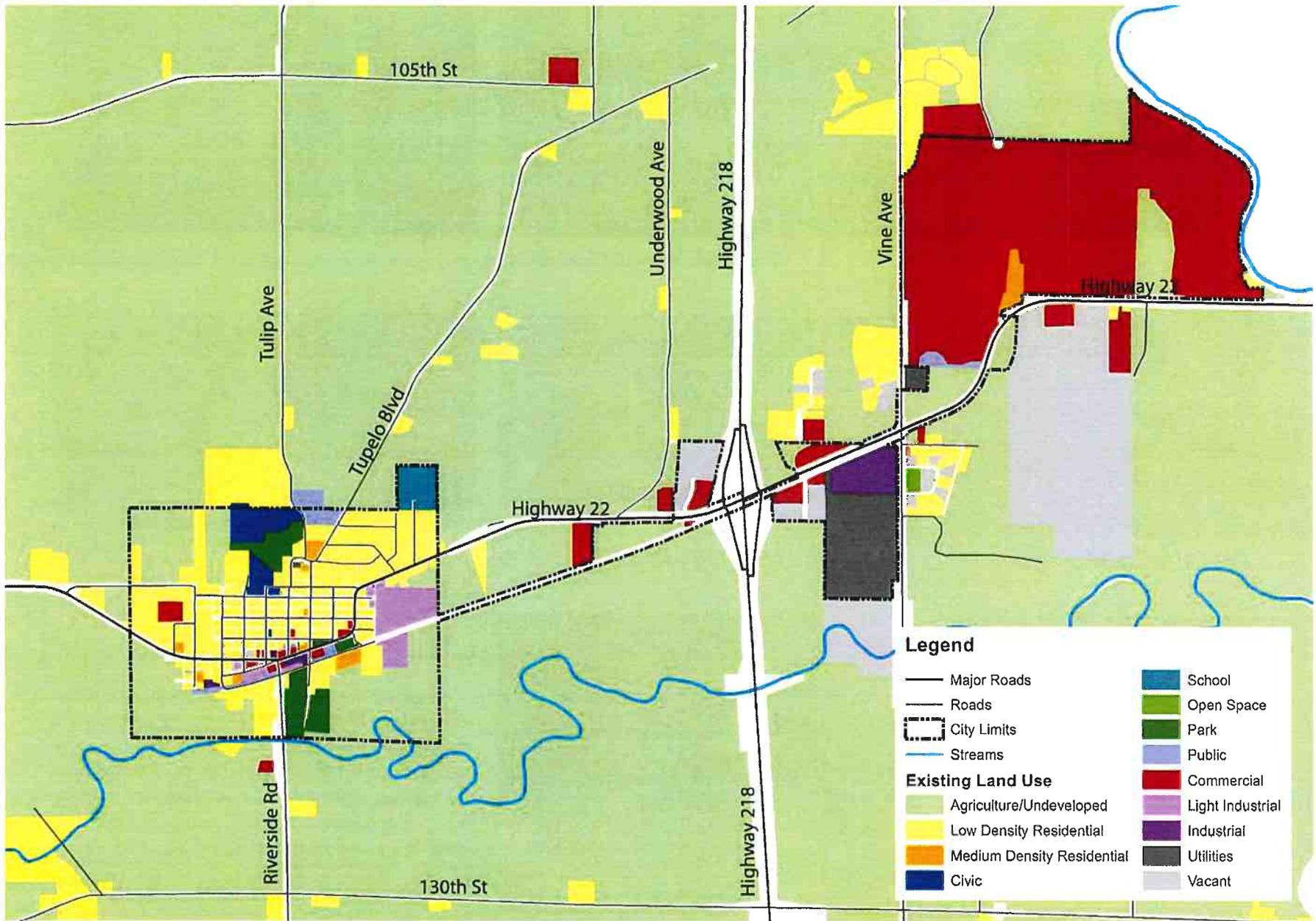


HIGH DENSITY RESIDENTIAL

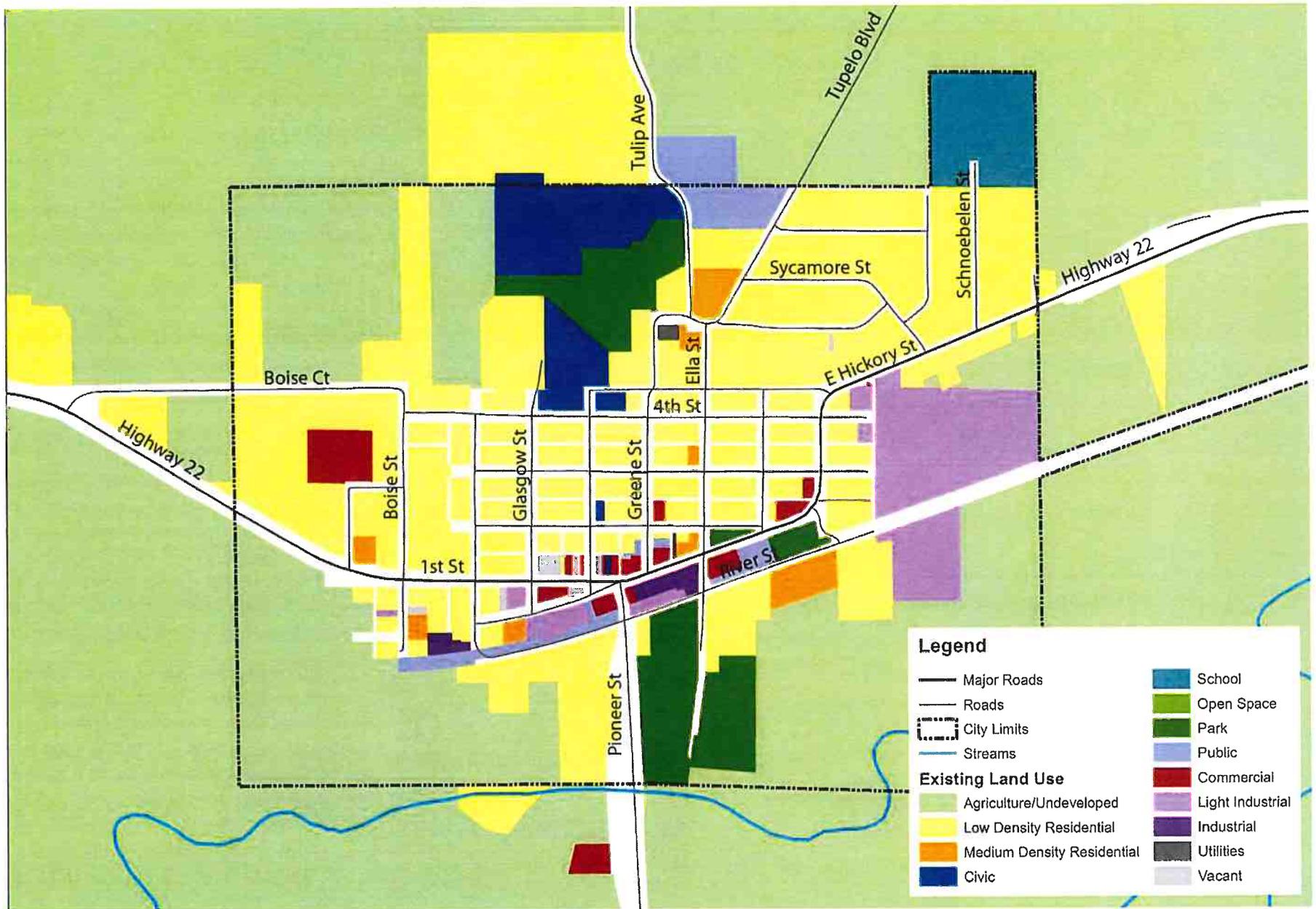


INDUSTRIAL





Map 8.1 - Riverside Existing Land Use, 2013



Map 8.2 - Riverside Existing Land Use, 2013 (Zoom-In of Western Core Area)

Environmental Framework

Developers, the Planning & Zoning Commission, City Staff, and City Council should **use the environmental framework map, definitions & guidelines on this page, and the example in Figure 8.1 to determine if proposed developments adequately protect and preserve sensitive environmental features, as stipulated in item 6 on the Development Check-List.**

Sensitive environmental features include floodplains, wetlands, hydric soils, steep slopes, forests, and farmland. Preserving key natural areas can increase property value for adjacent development, enhance and connect the park system, protect plant and animal habitats, and reduce flood risk by providing natural stormwater drainage. Furthermore, a town's environmental structure helps define a sense of place and has a tremendous impact on quality of life.

The Environmental map in Map 8.3 shows Riverside's water bodies, floodplains, wetlands, and hydric soils, which play a critical role in the placement and character of future development.

Each Site is Unique

Each site is unique, and each development proposal must therefore be reviewed on a case by case basis to determine how to address environmental concerns. For example, sites with steep slopes must consider how to address erosion concerns, particularly during the construction phase.

DEFINITIONS & GUIDELINES

Wetlands

Areas of poorly drained soils characterized by permanent or temporary soil saturation and occasionally standing water. Wetlands perform an important ecological function by absorbing and slowing floodwaters, and providing a unique habitat for plants and animals.

Wetlands are protected by state & federal law and must be preserved as part of any new development.

Hydric Soils

Soils that have a high capacity to detain water. Hydric soils capture and detain rainwater, releasing it more gradually into Riverside's minor drainage-ways, which mitigates stream bank erosion and flash flooding. Allowing hydric soils to perform this function is an important part of a stormwater management plan. **Hydric soils should be preserved to avoid flooding and water quality deterioration.**

Watershed

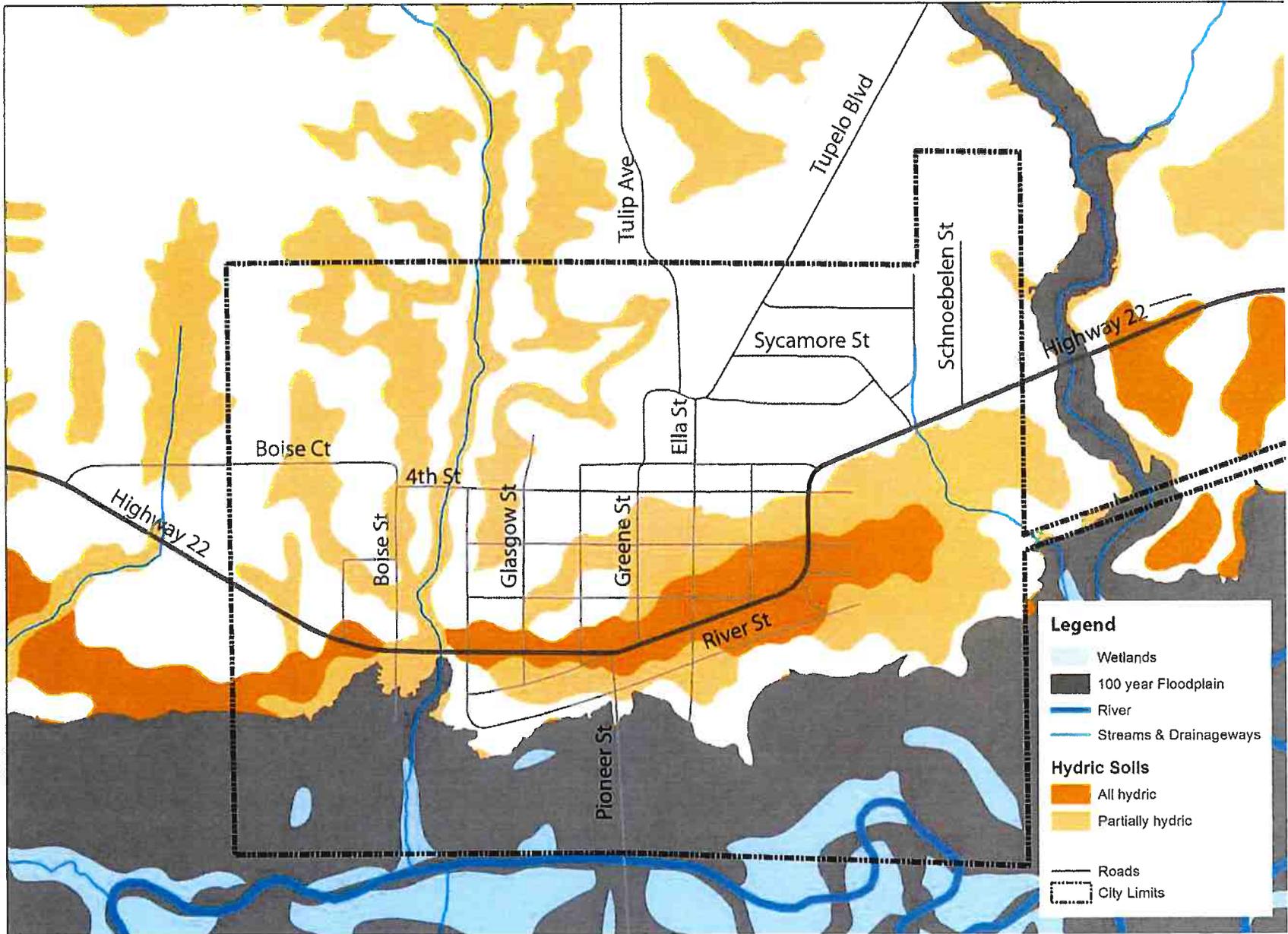
An area of land in which all water drains to the same place. Communities which share a watershed often have inter-related or shared water issues, and may have an interest in collaborative efforts related to water quality and flood control.

Other Features

Additional environmental features to be considered, including slopes and farmland, are presented in maps in the appendix.

ENGLISH RIVER WATERSHED MANAGEMENT AUTHORITY

Riverside is in the English River watershed, which covers approximately 600 square miles ranging from Grinnell to Riverside. 12 different jurisdictions and organizations in the English River watershed came together in August 2013 to form a Watershed Management Authority (WMA). WMAs foster collaborative efforts to address the shared challenges of flooding and erosion. The City of Riverside and Washington are both members. Additional details at <http://www.englishriverwma.org/>.



Map 8.3 - Development design should start with an environmental base. This map shows floodplains, wetlands and hydric soils. As new growth occurs, these areas should be preserved.

AN ENVIRONMENTAL APPROACH TO DEVELOPMENT: AN EXAMPLE FROM RIVERSIDE

A. Start with an analysis of the natural environment, including hydrology and topography. The aerial below is in the western growth area of Riverside.

B. Identify sensitive natural areas that should be preserved. In this example, hydric soils are shown in green.

C. Create a development plan that preserves the sensitive natural areas as open space. In this example, hydric soils are preserved to allow natural drainage that serves the surrounding residential uses.

Figure 8.1a

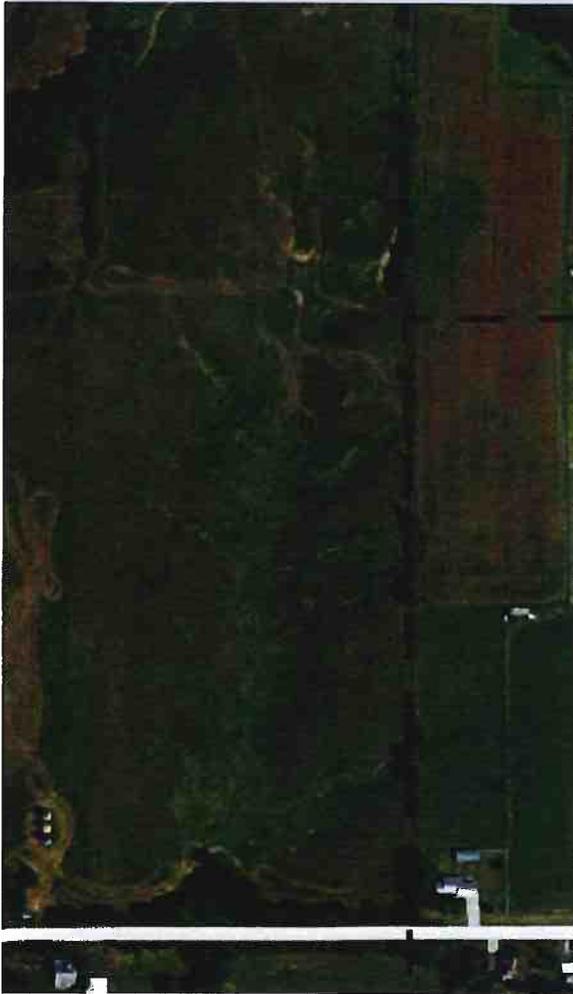


Figure 8.1b

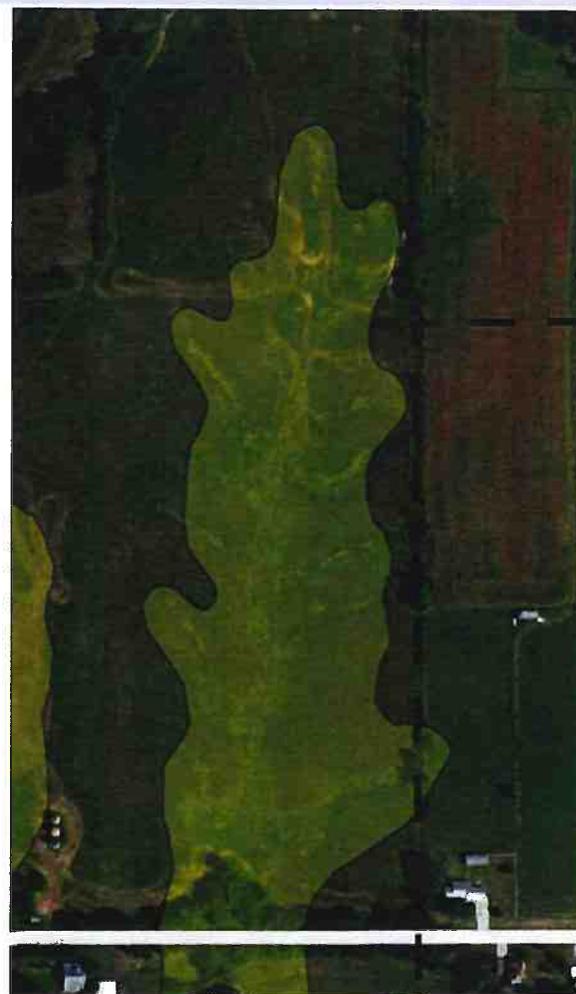
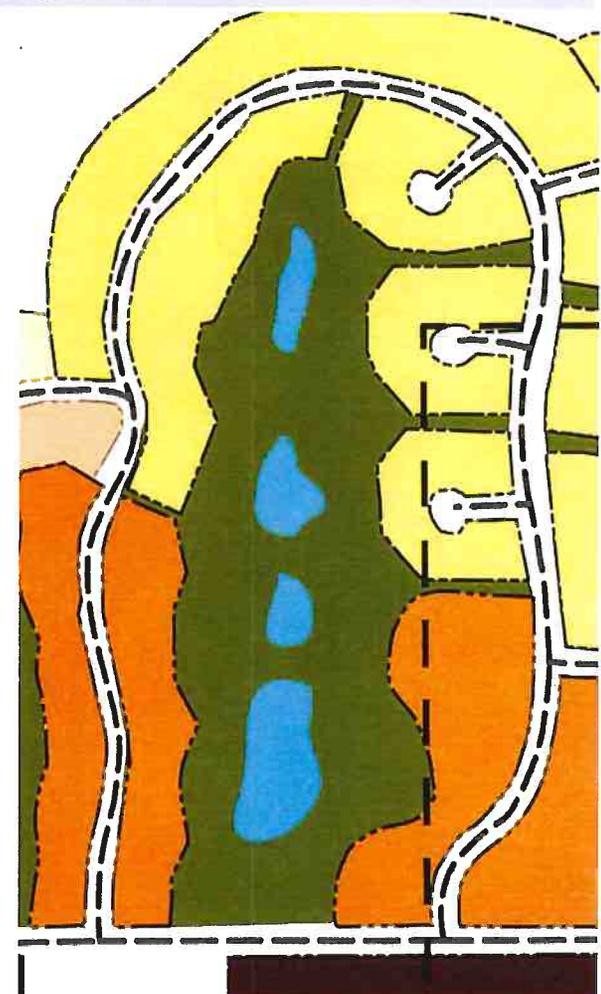


Figure 8.1c



Future Land Use

The Future Land Use Map - Maps 8.4 and 8.5 - presents current and proposed land uses. The proposed land uses include the residential growth areas discussed in Chapter 5 and the commercial growth area discussed in Chapter 6. The land use categories are described in Table 8.2.

CODE REVISIONS

The appendix provides a list of recommended changes to the zoning code and subdivision ordinances that would help remove any unnecessary impediments to development and the implementation of this plan.

PROJECTED LAND NEED

The projected land need for Riverside was based on a projected population of 1,360 for 2030 (see appendix for methodology). The Future Land Use map shows more than that amount, to provide guidance for long-term planning, unexpected opportunities, and market flexibility.

Table 8.1 - Future Land Need		
Land Use Type	Projected Need (2030 population of 1,360)	Amount of Land Shown in Future Land Use Map
Residential	85 acres	~120 acres
Commercial	7-10 acres	~50 acres (Mixed Use/Regional Commercial)
Industrial	15-25 acres	

3 IMPORTANT POINTS ABOUT THE FUTURE LAND USE MAP

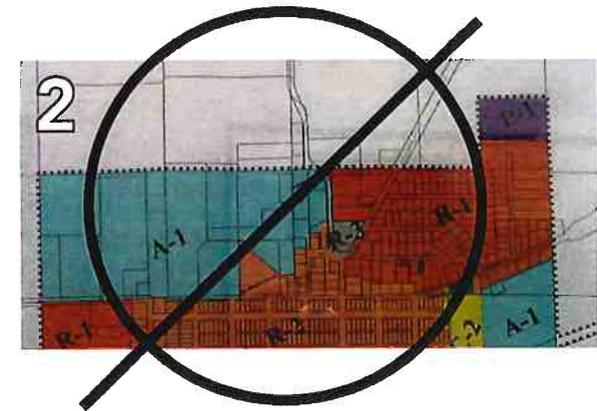
1. PROPERTY OWNERS DECIDE

- Changes shown in the Future Land Use map are expected to occur slowly over time, as property owners voluntarily sell, develop, or change the use of their land.



2. NOT A ZONING MAP

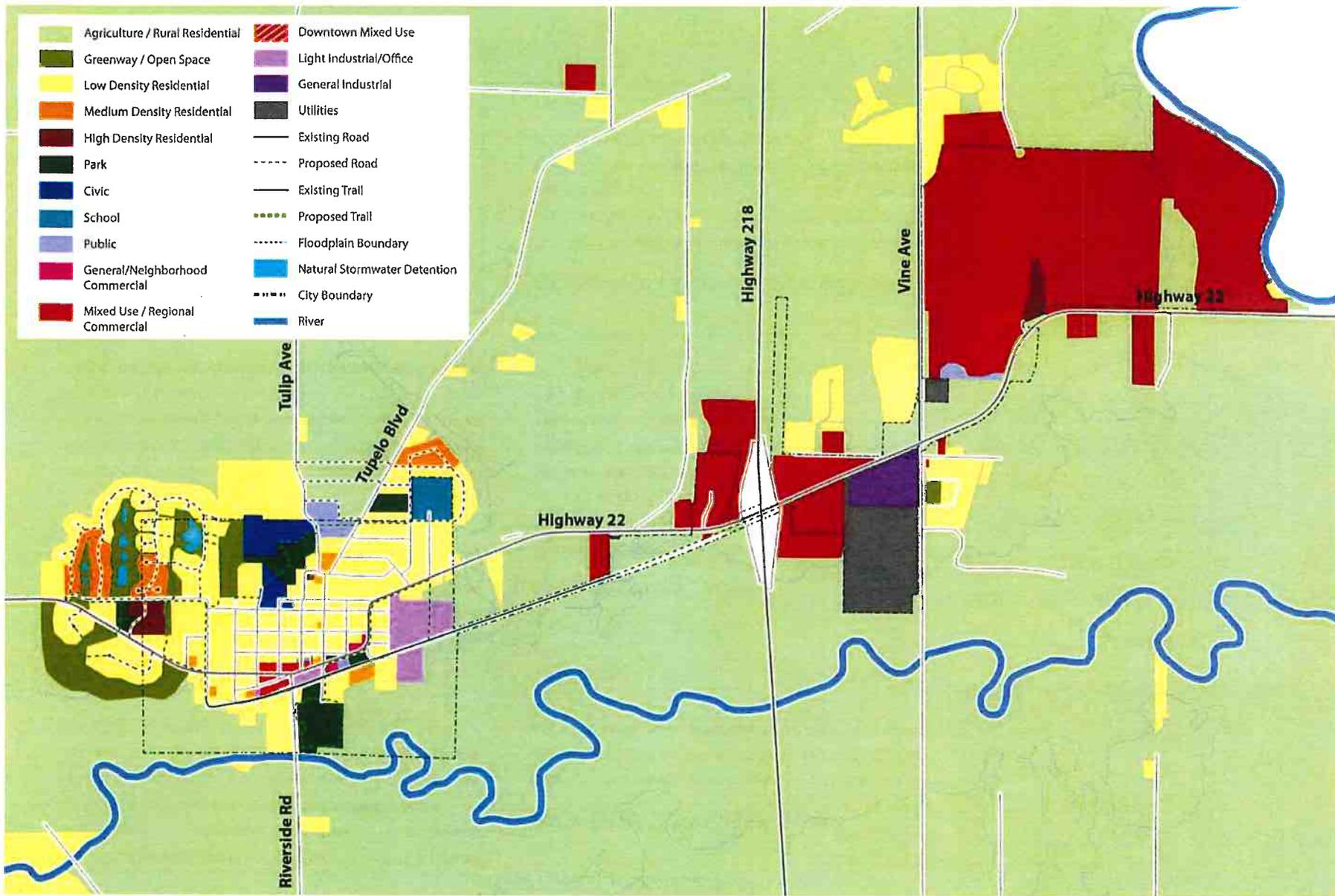
- The Future Land Use map should be interpreted generally at the block level and is not intended to provide specificity at the individual property level. For example, minor variations in land use, such as a small civic use on a primarily residential block, are not reflected in this generalized map, though they may still be permitted per zoning regulations.



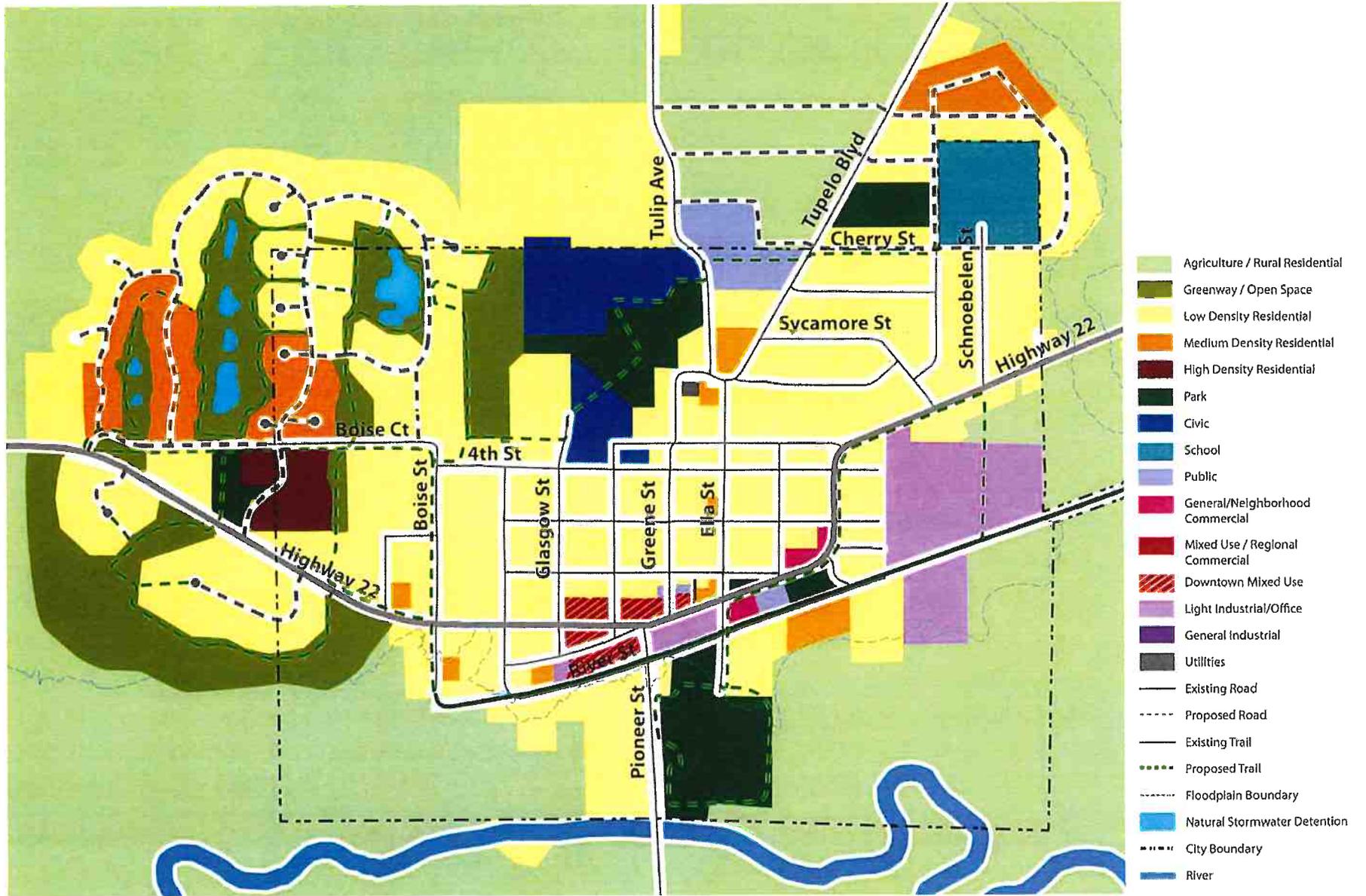
3. GUIDE FOR LAND USE DECISIONS

- The Future Land Use map will guide the land use and development decisions of the Planning & Zoning Commission and the City Council. The map should guide the approval process for development proposals and any zoning decisions.





Map 8.4 - Riverside Future Land Use



Map 8.5 - Riverside Future Land Use (Zoom-In of Western Core Area)

Land Use Categories and Characteristics

Table 8.2- Land Use Categories and Characteristics		
Land Use Category	Use Characteristics	Features and Location Criteria
Agriculture	<p>Agriculture or conservation will remain the principal use.</p> <p>Can be used as a holding zone until extension of city infrastructure permits urban development</p> <p>Extremely low residential densities, typically below 1 unit per 20 acres, may be permitted.</p>	<p>Urban encroachment, including large lot subdivisions, should be discouraged.</p> <p>Areas may be designated for conservation, including floodplains and steep topography</p>
Greenways/Open Space	<p>Environmentally sensitive areas that are preserved and protected from development.</p> <p>Includes wetlands, native prairies, floodplains, drainage channels and scenic corridors</p>	<p>Should follow environmental features.</p> <p>Should be pre-designated in development areas.</p> <p>Can be incorporated into the city's trail system when appropriate.</p>
Low Density (Single Family) Residential 	<p>Restrictive land uses, emphasizing single family detached development. Innovative single family forms may be permitted with special review.</p> <p>Civic uses are generally allowed, with special permission for higher intensity uses.</p> <p>Manufactured units with HUD certification (post-1976 units) that comply with other criteria in State statute may be treated as conventional single family construction.</p>	<p>Density is 1 to 4 units per acre, although these areas may include some single family attached projects with densities up to 6 units per acre in small areas</p> <p>Should be insulated from adverse environmental effects, including noise, smell, air pollution, and light pollution.</p> <p>Should provide a framework of streets and open spaces.</p> <p>Developments will be provided with full municipal services.</p>
Medium Density Residential 	<p>Restrictive land uses, emphasizing housing.</p> <p>May incorporate a mix of housing types, including single family detached, single family attached, and townhouse uses.</p> <p>Limited multifamily development may be permitted with special review and criteria</p> <p>Civic uses are generally allowed, with special permission for higher intensity uses.</p>	<p>Density is 4 to 12 units per acre.</p> <p>Developments should generally have articulated design that maintains identity of individual units.</p> <p>Tend to locate in clusters, but should include linkages to other aspects of the community.</p> <p>Innovative design should be encouraged in new projects.</p> <p>Projects at this density may be incorporated in a limited way into single family neighborhoods.</p> <p>May be incorporated into mixed use projects and planned areas.</p>

Table 8.2- Land Use Categories and Characteristics

Land Use Category	Use Characteristics	Features and Location Criteria
<p>High Density Residential</p> 	<p>Allows multifamily and compatible civic uses</p> <p>Allows integration of limited office and convenience commercial within primarily residential areas</p>	<p>Density is 12 units per acre or higher</p> <p>Locate at sites with access to major amenities or activity centers</p> <p>Should be integrated into the fabric of nearby residential areas, while avoiding adverse traffic impacts on low density uses</p> <p>Traffic should have direct access to collector or arterial streets to avoid overloading local streets</p> <p>Can be developed near lower intensity uses or in mixed use developments with development review</p> <p>Avoid creation of isolated compounds</p> <p>Attractive landscape standards should be applied</p>
<p>Parks</p>	<p>Traditional park and recreation areas including passive and active recreation uses.</p>	<p>Parks should be centrally located with easy access for both pedestrian and auto users.</p> <p>Residents should be within approximately a half mile of a neighborhood park.</p> <p>All parks should be connected through the city's trail and greenway system.</p>
<p>Civic and Public</p> 	<p>Includes schools, churches, community centers, cemeteries, publicly-owned buildings and other public facilities that act as centers of community activity.</p>	<p>May be permitted in a number of different areas, including residential areas.</p> <p>Individual review of proposals requires an assessment of operating characteristics, project design, and traffic management.</p>
<p>General/Neighborhood Commercial</p> 	<p>Includes a range of low impact commercial or office uses, providing a variety of neighborhood services.</p> <p>Accommodates service-related commercial uses.</p> <p>May allow residential units above commercial development, and may incorporate planned residential uses, typically at medium densities</p> <p>Includes low to moderate building and impervious coverage</p>	<p>Should be located along major streets and in areas close to residential growth centers.</p> <p>Should emphasize pedestrian scale and relationships among businesses, and accommodate automobile access without being dominated by automotive scale.</p> <p>Traffic systems should provide good internal traffic flow and safe pedestrian/bicycle access to businesses.</p> <p>Negative effects on surrounding residential areas should be limited by location and buffering.</p> <p>Good landscaping and restrictive signage standards should be maintained.</p> <p>Good pedestrian/bicycle connections should be provided into surrounding areas.</p>

Table 8.2- Land Use Categories and Characteristics

Land Use Category	Use Characteristics	Features and Location Criteria
<p>Mixed Use, Regional Commercial</p> 	<p>Includes a variety of commercial, office, and high-density residential uses, and limited industrial uses that do not generate noticeable external effects.</p> <p>Intended to serve as the regional foci of commercial activity providing retail commercial services, entertainment and business offices for residents within the city as well as outside the City.</p> <p>Could include high intensity employment centers</p>	<p>Located at highway interchange. Could also be located along arterials at major intersections.</p> <p>Should supply adjacent off street parking.</p> <p>Design standards should be enforced to ensure a top-quality appearance, since the highway interchange area will be the first impression of Riverside for many people, and the only impression of the town for those just passing through.</p> <p>Ensure minimal negative impact on surrounding land uses by exercising control over signage, landscaping, and design.</p> <p>Incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street, and well-designed, monument-type signage.</p>
<p>Downtown Mixed Use</p> 	<p>Traditional downtown district includes mix of uses, primarily commercial, office, and upper level residential.</p> <p>Should be the primary focus of major civic uses, including government, cultural services, and other civic facilities.</p> <p>Developments outside the center of the city should be encouraged to have "downtown" characteristics, including mixed use buildings and an emphasis on pedestrian scale.</p>	<p>Establishes mixed use pattern in the traditional city center.</p> <p>District may expand with appropriately designed adjacent projects that respect pedestrian scale, design patterns and setbacks within the district.</p> <p>Historic preservation is a significant value.</p> <p>Good pedestrian and bicycle links should be provided to surrounding residential areas.</p>
<p>Light Industrial/Office</p> 	<p>Light Industrial areas may combine office, business parks, and warehouse uses. These areas can also include supporting commercial activity.</p> <p>Includes uses that do not generate noticeable external effects.</p>	<p>Signage, landscaping, and design standards should be established, with more restrictive controls for locations nearer to low intensity uses.</p> <p>Uses that involve substantial peak traffic should locate near major arterials and regional highways, and provide multiple access points.</p>
<p>General Industrial</p> 	<p>Provides for a range of industrial enterprises, including those with significant external effects.</p>	<p>General industrial sites should be well-buffered from less intensive use.</p> <p>Sites should have direct access to major regional transportation facilities, without passing through residential or commercial areas.</p> <p>Developments with major external effects should be subject to review.</p>
<p>Utilities</p>	<p>Includes facilities with industrial operating characteristics, including public utilities, maintenance facilities, and public works yards.</p>	<p>Industrial operating characteristics should be controlled according to same standards as industrial uses. When possible, should generally be located in industrial areas.</p> <p>Facilities like the water treatment plant should be well buffered from residential areas.</p>

Land Use Compatibility

Table 8.3 provides a land use compatibility guide that indicates which land uses can be located near each other, and which land use combinations will create significant conflict. The creation of new conflicts should be avoided moving forward. Existing conflicts should be encouraged to change over time as property turns over. This chart should be used to assess the relationship between land uses and provide a basis for development proposal review. The compatibility of each pairing is rated 1 to 5:

- 5: Completely compatible.
- 4: Basically compatible. Traffic from higher intensity uses should be directed away from lower intensity uses. Building elements and scale should be consistent with surrounding development.
- 3: Potential conflicts. Conflicts may be resolved or minimized through project design. Traffic and other external effects should be directed away from lower-intensity uses. Landscaping, buffering, and screening should be used to minimize negative effects. A Planned Unit Development may be advisable.
- 2: Significant conflict. Major effects must be strongly mitigated to prevent impact on adjacent uses. A Planned Unit Development is required in all cases to assess project impact and define development design.
- 1: Incompatible. In general, proposed uses with this level of conflict will not be permitted. Any development proposal requires a Planned Unit Development and extensive documentation to prove that external effects are fully mitigated.

Table 8.3 – Land Use Compatibility Matrix

	Agriculture	Greenways OR Parks	Low Density Residential	Medium Density Residential	High Density Residential	Neighborhood Commercial	Highway Commercial	Downtown Mixed Use	Light Industrial/Office	General Industry OR Utilities	Civic OR Public
Agriculture	-	3	3	3	2	3	3	3	3	3	3
Greenways OR Parks		-	4	4	4	4	3	4	3	2	5
Low Density Residential			-	4	3	2	2	3	1	1	4
Medium Density Residential				-	5	4	2	4	2	1	4
High Density Residential					-	4	2	5	2	1	4
Neighborhood Commercial						-	5	5	4	3	4
Highway Commercial							-	4	4	3	3
Downtown Mixed Use								-	2	2	4
Light Industrial/Office									-	4	3
General Industry OR Utilities										-	1

Goal: Use this 6-point strategy for all Annexation Decisions

All annexation efforts should be based on this six-point strategic, market-oriented strategy and Map 8.6.

1: Pursue Voluntary Annexation

Riverside should use the “voluntary annexation” provisions of Iowa annexation law (including the 80/20 rule, see below) and not annex areas under “involuntary” procedures. The drawbacks of involuntary annexations include:

- More complex annexation process
- Confrontation with land owners
- Susceptibility to court challenges, which add delays and expense
- Costly extension of city services are mandated within a short time period, even if development is not eminent

In contrast, the benefits of voluntary annexation are:

- Allows city to promote areas for development without having to install costly infrastructure ahead of that development. The annexation/infrastructure extension plan becomes a negotiated process between the property owner, interested developer and the city.
- Does not require the city to “pick winners and losers” among potential annexation areas. Instead, the private market determines development timing and location.
- Simpler process, less controversial

To make the voluntary annexation approach work the city must:

- Enact Parts 2-6 of this strategy
- If necessary, use the 80/20 rule for voluntary annexation, which allows up to 20% of the total annexed area to be included without consent from property owners. This allows for the “squaring off” of annexation areas to logical boundaries to avoid the creation of unincorporated “islands”, which are not permitted by state law. While full consent from property owners is ideal, there may be situations where the 80/20 rule is necessary to follow state laws.

2. Initiate Outreach to Property Owners

Initiate ongoing communication with owners of targeted area properties. Communicate the potential benefit of annexation: The extension of city services/infrastructure greatly enhances the development potential of the land and maximizes its sale value.

3: Negotiate Development Agreements

Development opportunities in the annexation priority areas should be pursued on a “negotiated development agreement” basis, with zoning, infrastructure extensions, and any applicable development incentives as part of the negotiation process. The Future Land Use Map should serve as the guide for location of particular uses within the annexation areas.

4. Wait to Zone

Annexation areas should not be zoned for future uses until the areas are voluntarily annexed and a negotiated development deal is accomplished. Discussion of appropriate zoning, consistent with the Future Land Use Map, should be a part of the negotiation process.

5. Prioritize Contiguous Parcels

Annexation priority should go to parcels contiguous to current city boundaries. It is not recommended to annex property that is not contiguous to current city property, and would not be permitted by state law in most circumstances.

6. Use Extra-Territorial Zoning, Selectively

Washington County recently rescinded their zoning ordinance. Riverside should therefore apply extraterritorial zoning (zoning applied to areas outside of city boundaries) to its growth areas, particularly around the highway interchange. Without exercising zoning control, lower quality development can occur in these areas under no zoning regulations. Once such development occurs, there is little chance that the development will voluntarily annex into the city.

Growth areas should be zoned “Agriculture” by the city of Riverside as soon as possible. This zoning designation allows existing uses to continue and acts as a “holding zone” that keeps the land in agricultural uses until there is demand to annex and develop more intensively. The Agriculture district should restrict single-family homes to lots of 10 acres in size or larger.

ANNEXATION AND GROWTH MAP



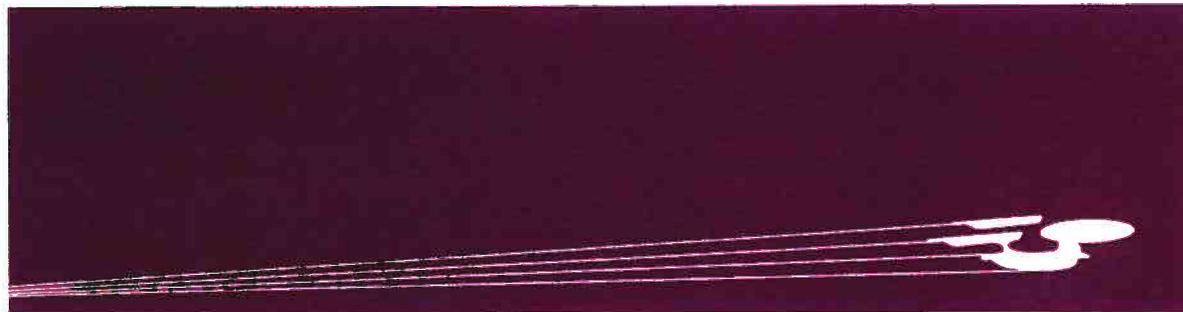
Map 8.6 - Riverside Annexation and Extra-Territorial Zoning Areas



chapter

NINE

Implementation





Goal: Define an annual action and capital improvement program

The Riverside Comprehensive Plan is ambitious and long-range, and its recommendations will require funding and other continuous support. The City should implement an ongoing process that uses the Plan to develop annual improvement programs.

The Planning and Zoning Commission and City Council should define an annual action and capital improvement program that implements the recommendations in this plan.

This program should be coordinated with Riverside's existing capital improvement planning and budgeting process, even though many of the Plan's recommendations are not capital items. This annual process should be completed before the beginning of each budget year and should include:

- A 1-year work program for the upcoming year that is specific and related to the City's financial resources. The work program will establish which plan recommendations the City will accomplish during that year.
- A 3-year strategic program that provides for a multi-year perspective, aiding the preparation of the annual work program.
- A 6-year capital improvement program that is merged into Riverside's current capital improvement program.

Goal: Undertake an Annual Evaluation of the Comprehensive Plan

This Plan should be viewed as a dynamic changing document that is used actively by the City.

City staff should undertake an annual evaluation of the comprehensive plan.

This evaluation should include a written report that:

- Summarizes key land use developments and decisions during the past year and relates them to the Comprehensive Plan.
- Reviews actions taken by the City during the past year to implement Plan recommendations.
- Defines any changes that should be made in the Comprehensive Plan.

The City should undertake a full update of the comprehensive plan at least every 10 years.

IMPLEMENTATION SCHEDULE

Table 9.1 presents a concise summary of the recommendations of the Riverside Comprehensive Plan. Each recommendation is characterized according to several categories:

Type

- Policies, which indicate continuing efforts over a long time period. In some cases, policies include specific regulatory or administrative actions.
- Action Items, which include specific efforts or accomplishments by the city or community.
- Capital Investments, which include public capital projects that will implement features of the Plan.

Timing

Recommendations are classified according to their time frame: on-going, short term, medium term, or long term. Short-term indicates implementation within five years, medium-term within five to ten years, and long-term within ten to twenty years. Recommendations are categorized by their place in the plan.

Responsibility

The primary audience of this plan is the City Council, City Staff, and the Planning & Zoning Commission. However, it is important for the City to partner with other entities who have an interest in implementing the recommendations of the plan. The far right columns in Table 9.1 recommend which group should take the lead in carrying out the recommendation and who the potential partners are. The entities named in Table 9.1 are listed below, followed by the abbreviated name used in the table.

- City Entities:
 - ♦ City Council (Council)
 - ♦ Planning & Zoning Commission (P&Z)
 - ♦ Parks & Recreation Commission (P&R)
 - ♦ Staff (Staff)
- Washington Economic Development Group (WEDG)
- School District (School)
- Washington County (County)
- Riverside Residents or Resident Groups (Residents)
- Visioning Committee (Visioning)
- Community Center Committee (Center)
- Riverside Area Community Club (RACC)
- Private Land Developers (Developers)
- Business and Property Owners (Business)

FUNDING SOURCES

In order to implement many of the objectives described in the Plan, the City will need to consider outside funding sources. Table 9.2 presents possible funding sources available to the City of Riverside for projects recommended in the Comprehensive Plan. This list is not exhaustive and should be reviewed and modified each fiscal year.

Table 9.2 uses the following acronyms: Department of Natural Resources - **DNR** ; Council of Governments – **COG**; Federal Department of Housing and Economic Development - **HUD** ; Iowa Economic Development Authority - **IEDA** ; Iowa Department of Transportation - **IDOT** ; United States Environmental Protection Agency – **EPA**; East Central Iowa Council of Governments - **ECICOG**

Table 9.1: Implementation Schedule					
		Type	Timing	Leadership	Partners
Chapter 2 - Community Amenities					
1	Build a Community Center	Action Capital	Short	Center	Residents, Visioning, RACC, Council, Staff, School
2	Build new recreational trails as shown in Figures 2.4a and 2.4b, including a trail extension to connect to the regional trail on the east side of Highway 218	Capital	Short Medium Long	P&R	Council, Staff, P&Z
3	Establish funding sources for trails and parks, including a 3-point funding strategy and developer dedication requirement	Action	Short	P&R	Staff, Council, P&Z
4	Add park land as city grows to maintain high level of service	Action	On-going	P&R	Staff, Council, P&Z
Chapter 3 - Downtown Revitalization					
5	Establish a framework for downtown revitalization that includes leadership, priorities and incentives.	Action	Short	Business	Staff, Council, Residents
6	Enhance sidewalk safety and aesthetics along north side of Highway 22	Capital	Short	Staff	Council, Business
7	Improve the Highway 22 streetscape and increase safety with traffic calming, landscaping, and decorative features	Capital	Medium	Staff	Council, Business
8	Improve downtown infrastructure – see chapter 4				
9	In partnership with property owners, explore opportunities for redevelopment on strategic downtown sites, as identified on Figure 3.3	Action	Medium	Staff	Business
10	Consider building on the Riverside brand to enhance the downtown and foster economic development and tourism	Action	Medium	RACC	Staff, Business, WEDG
11	Explore possibility of locating the community center downtown	Action	Short	Center	Staff
Chapter 4 - Infrastructure and Transportation					
12	Upgrade and maintain water mains	Capital	Ongoing	Staff	Council
13	Finance Water & Sewer by raising user fees	Action	Short	Council	Staff

Table 9.1: Implementation Schedule

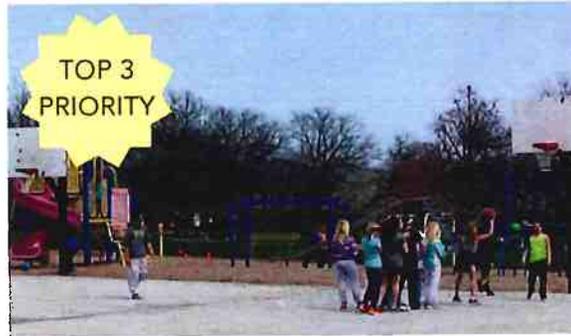
		Type	Timing	Leadership	Partners
14	Reduce Infiltration and Inflow in wastewater system	Action	Ongoing	Staff	
15	Upgrade Existing Stormwater System	Capital	Short	Staff	Council
16	Require and encourage good stormwater practices in future development	Policy	Short	Staff	Council
17	Preserve greenways in strategic areas to provide natural stormwater management	Action	Ongoing	P&Z	Staff, Council
18	Implement a Comprehensive Street Improvement Program that improves quality, enhances the stormwater system, and provides additional options for pedestrians and bicyclists.	Policy Capital	Short	Staff	Council
19	Provide multi-modal, interconnected road extensions for new development	Capital Policy	Ongoing	Staff	Council
20	Support public safety infrastructure	Action	--	--	--
Chapter 5 - Housing					
21	Implement a Comprehensive Housing Program for revitalization of existing housing	Policy	Short	Staff	Council
22	Actively encourage a diverse range of quality housing construction through infrastructure investments, incentives, discussions with developers, and quality controls	Action Capital	Ongoing	Staff	Council, Developers, P&Z
23	Encourage Diverse Housing Development in Priority Growth Areas, as shown in Figures 5.1, 5.2, 5.3, 5.4 and 5.5 <ul style="list-style-type: none"> ▪ Growth areas should serve a range of housing types and densities, including low density (single family), medium density (such as townhomes and four-plexes) and high density (apartments and condos). 	Action Policy	Ongoing	P&Z	Staff, Council, Developers
Chapter 6 - Economic Development					
24	Focus economic development efforts in strategic opportunity areas, as shown in Figure 6.3, to maximize resources and encourage private investment.	Action	Ongoing	WEDG, Staff, Council	
25	Ensure quality development at the Highway 22/218 interchange by exercising extra-territorial zoning in this area and considering design standards.	Action	Short	P&Z	Staff, Council
26	Incentivize quality development, through strategies such as public infrastructure financing, tax incentives, and conversations with developers	Action	Ongoing	WEDG, Staff, Council	
27	Partner with WEDG to support local and regional economic development goals	Action	Ongoing	WEDG, Staff, Council	

Table 9.1: Implementation Schedule					
		Type	Timing	Leadership	Partners
28	Capitalize on nearby tourist attractions, such as the Casino and City of Kalona, to bring visitors to Riverside	Action	Ongoing	WEDG, RACC, Visioning	
Chapter 7 - Communication and Collaboration					
29	Implement recommendations from the organizational assessment, including strategies for improving: <ul style="list-style-type: none"> ▪ Efficiency and civility at council meetings ▪ Communication and transparency of city operations 	Action	Short	Council, Staff	Residents
30	Increase civic participation, communication, and cooperation, using strategies described on page 59.	Action	Ongoing	Staff	Council, Res.
31	Collaborate with other municipal and civic entities to accomplish shared goals, especially the school district, the watershed management authority, Washington County, WEDG, and ECICOG	Action	Ongoing	Staff, Council	WEDG, School, County
Chapter 8 - Land Use and Development					
32	Use the Development Check-List as the criteria for all official development and land use decisions. The check-list tests conformance with the future land use map, land use compatibility, environmental sensitivity, annexation strategy, proper procedures, and the 10 principles of land use and development.	Policy	Ongoing	P&Z	Council, Staff, Developers
33	Use the 6-point Annexation strategy for all Annexation decisions and discussions	Policy	Ongoing	P&Z	Council, Staff
Chapter 9 - Implementation					
34	Undertake an annual evaluation of the comprehensive plan, with a full update every 10 years	Action	Ongoing	Staff	Council, P&Z
35	Define an annual action and capital improvement program to implement this comprehensive plan	Action	Ongoing	Staff	Council, P&Z

PRIORITIES

The participants in the planning process identified 7 priorities for the future of Riverside. The goals listed below reflect the top priorities from Table 9.1, as identified by the aggregated participation of the public and the committee (See appendix for public participation overview). An eighth "implementation goal" was added that is a necessary support for the achievement of many of the other goals. Note: the listing of these goals is **not** meant to imply a specific ranking order from 1 to 8, but rather that all of these goals are priorities. The 3 goals indicated as "top 3 priority" were the most frequently mentioned in the public input process.

- Build a Community Center (Goal 1 in Table 9.1)
- Add Recreational Trails (Goal 2 in Table 9.1)
- Revitalize the Downtown District, with priority emphasis on:
 - ♦ Goal 6: Sidewalk Safety, north side of Hwy 22
 - ♦ Goal 7: Highway 22 streetscaping
 - ♦ Goal 8: Infrastructure improvements
- Repair and Improve Infrastructure, with priority emphasis on existing infrastructure:
 - ♦ Goal 14: Reduce inflow and infiltration in wastewater system
 - ♦ Goal 15: Upgrade existing stormwater system
 - ♦ Goal 18: Implement a comprehensive street improvement program
- Actively encourage a diverse range of quality housing construction (22 & 23 & 32)
- Attract new business & industry (24-28 & 32)
- Improve communication & cooperation (29 & 30)
- *Implementation Priority: Use the Development Check List as the criteria for all official land use and development decisions (32)*



Build a community center



Revitalize the downtown district



Repair and improve streets, sewer, water and stormwater infrastructure



Provide a diverse range of new housing opportunities



Build new recreational trails



Attract new business and industry to Riverside



Improve Communication and Cooperation

Table 9.2 Potential Funding Sources

SOURCE & ADMINISTRATOR	DESCRIPTION	POSSIBLE USES	DEADLINE	AVAILABLE FUNDS	REQUIRED MATCH
Community Attraction and Tourism Program; Vision Iowa, IEDA	Funding for the development and creation of multiple purpose attraction or tourism facilities.	Creation of a major recreation facility in the city.	Quarterly; Jan 15, April 15, July 15, Oct 15	\$5 million available for 2013-2014	Encouraged
Community Development Block Grant (CDBG); HUD & State of Iowa	Federal funding for housing, public facilities, and economic development to benefit low-and moderate income residents.	Rehabilitation and infill projects, directed to projects that benefit low-and-moderate-income households or eliminate blighted areas. Water and wastewater projects.	Varies by funding area	Varies by funding area	No
DOT/DNR Fund; IDOT, DNR	Roadside beautification of primary system corridors with plant materials.	Landscaping improvements along key corridors in the city.	Open	Maximum of \$100,000 per applicant per year	Encouraged
Federal Transportation Enhancement Program; IDOT through local COG	Funding for enhancement or preservation activities of transportation related projects.	The following projects are funded: facilities for pedestrians and bicyclists; safety and educational activities for pedestrians and bicyclists; scenic or historic highway programs; acquisition of scenic or historic sites; landscaping and scenic beautification; historic preservation; rehabilitation and operation of historic transportation facilities; preservation of abandoned railway corridors; control and removal or outdoor advertising; archaeological planning and research; mitigation of water pollution due to highway runoff; or transportation museums.	October 1 for statewide applications; Check with local Council of Governments for regional deadlines	Dependent on allocation as part of reauthorization of TEA-21. Funding has historically been \$4.5 million annually statewide. Funds available through COGs vary by region.	Varies by region; Contact your local COG
Recreational Trails Program (Federal); IDOT through ECICOG	Funding for creation and maintenance of motorized and non-motorized recreational trails and trail related projects.	Recreational trail extension.	Typically October 1	Varies each year	20%

Table 9.2 Potential Funding Sources					
SOURCE & ADMINISTRATOR	DESCRIPTION	POSSIBLE USES	DEADLINE	AVAILABLE FUNDS	REQUIRED MATCH
Recreational Trails Program (State); IDOT	Funding for public recreational trails.	Trail projects that are part of a local, area-wide, regional, or statewide trail plan.	July 1	Varies each year	25%
Highway Bridge Program; IDOT	Funds for replacement or rehabilitation of structurally deficient or functionally obsolete public roadway bridges.	Bridge rehabilitation or replacement.	Oct 1	\$ 1 Million per bridge (one bridge per city per year)	20%
Housing Fund (HOME); IEDA, Iowa Finance Authority	Funds to develop and support affordable housing.	Rehabilitation of rental and owner-occupied homes; new construction of rental housing; assistance to home buyers; assistance to tenants; administrative costs. HOME funds may be used in conjunction with Section 42 Low Income Housing Tax Credits. They may also be used for innovative project approaches, such as rent-to-own development.	Varies - Usually January	Varies annually	NA
Iowa Clean Air Attainment Program (ICAAP); IDOT	Funding for highway/street, transit, bicycle/pedestrian or freight projects or programs which help maintain Iowa's clean air quality by reducing transportation related emissions.	Projects which will reduce vehicle miles traveled or single-occupant vehicle trips; Transportation improvements to improve air quality.	Oct 1	Approximately \$4.7 million; Minimum \$20,000 total project cost	20%
Land and Water Conservation Fund; Iowa DNR	Federal funding for outdoor recreation area development and acquisition.	Improvements to existing recreation facilities and development of new facilities.	March 15, or closest working day	Varies annually	50%
Living Roadway Trust Fund; IDOT	Implement integrated Roadside Vegetation Management programs (IRVM) on city, county, or state rights-of-way or areas adjacent to traveled roads.	Roadside inventories, gateways, education, research, roadside enhancement, seed propagation, and special equipment.	June 1	Varies	No

Table 9.2 Potential Funding Sources

SOURCE & ADMINISTRATOR	DESCRIPTION	POSSIBLE USES	DEADLINE	AVAILABLE FUNDS	REQUIRED MATCH
Pedestrian Curb Ramp Construction; IDOT	To assist cities in complying with the Americans with Disabilities Action primary roads.	Construct curb ramps to ADA standards.	Accepted all year	Maximum of \$250,000 per city per year	45%
Public Facilities Set-Aside Program (PFSA); IEDA	Financial assistance to cities and counties to provide infrastructure improvements for businesses which require such improvements in order to create new job opportunities.	Provision or improvement to sanitary sewer systems, water systems, streets, storm sewers, rail lines, and airports. For Iowa Cities under 50,000 populations. 51% of persons benefitting must be low or moderate income.	Accepted all year	Varies	50%; Additional points for higher percentage
Resource Enhancement and Protection (REAP); Iowa DNR	Funding for projects that enhance and protect natural and cultural resources. Grants available in categories such as: City Parks and Open Space, County Conservation and Roadside Vegetation	Parkland expansion, multi-purpose recreation developments, management of roadside vegetation.	Varies by grant category	Varies; authorized for up to \$20 million annually until 2021	Varies by grant category; many require no match
Revitalize Iowa's Sound Economy (RISE); IDOT	Funding to promote economic development through construction or improvement of roads and streets.	Construction or improvement of roadways that will facilitate job creation or retention, such as a street system for additional business or industrial development.	Feb 1 & Sept 1 for local projects; Immediate opportunities accepted all year	\$11 million for cities and \$5.5 million for counties (annually)	Local Development: 50% Immediate Opportunity: 20%
Safe Routes to Schools; IDOT	Funding for infrastructure and non-infrastructure improvements that will result in more students walking or bicycling to school.	Sidewalk installation and improvements, pedestrian safety improvements.	Oct 1	\$1.5 million annually	No
Section 42 Low Income Housing Tax Credit; HUD	Tax credits for affordable housing developers through the State. Developments can utilize either a 4% or 9% credit, depending on the mix of low-income residents.	Multi-family housing development for low and moderate-income families.	NA	NA	NA

Table 9.2 Potential Funding Sources

SOURCE & ADMINISTRATOR	DESCRIPTION	POSSIBLE USES	DEADLINE	AVAILABLE FUNDS	REQUIRED MATCH
Self-Supported Municipal Improvement District (SSMID); Local Business/Downtown Association	Contributions by business owners used for various business district enhancements.	Physical improvements to business district, upper-story restoration of downtown buildings.	NA	NA	NA
Surface Transportation Program (STP); Regional COG	Funding for road or bridge projects on the federal aid system.	Road or bridge projects. Trails improvements. Bicycle facilities.	Check with ECICOG	Check with ECICOG	Check with ECICOG
Tax Abatement; City of Riverside	Reduction or elimination of property taxes for set period of time on new improvements to property granted as an incentive to do such projects.	Available for commercial, industrial, or residential developments.	NA	NA	NA
Tax Increment Financing (TIF); City of Riverside	Use added property tax revenues created by growth and development to finance improvements within the boundaries of a redevelopment district.	New residential, commercial, or industrial developments, including public improvement, land acquisition, and some development costs.	NA	NA	NA
Traffic Safety Improvement Program (TSIP); IDOT	Traffic safety improvements or studies on any public road.	Traffic safety and operations at specific site with an accident history. New traffic control devices. Research, studies or public information initiatives.	June 15	Approximately \$5.4 million per year; \$500,000 maximum per project	No
Federal Transportation Bill, Federal Highway Administration, through COG	Federal transportation funding, including matching grants for major street improvements, enhancements funding for corridor design, streetscape, trail development, and transit.	Improvements to arterial and major collector streets and trail development.	TBD	TBD	TBD

Table 9.2 Potential Funding Sources

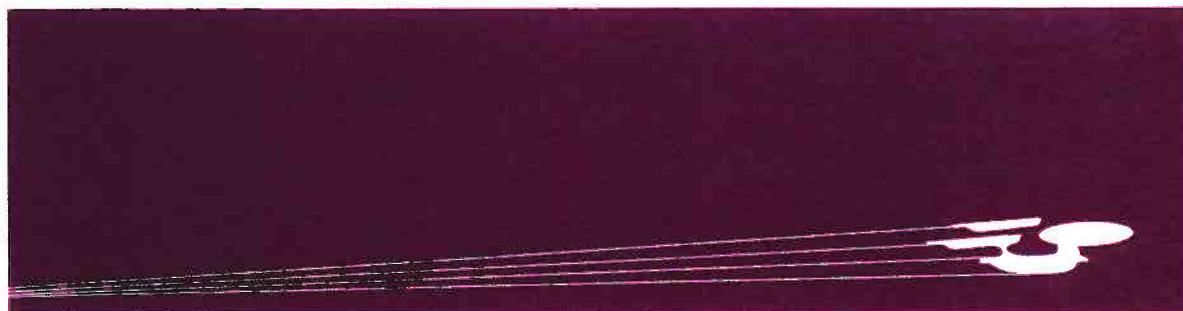
SOURCE & ADMINISTRATOR	DESCRIPTION	POSSIBLE USES	DEADLINE	AVAILABLE FUNDS	REQUIRED MATCH
Transportation and Community and System Preservation Program; IDOT	Funding for planning and implementing strategies that improve the efficiency of the transportation system, reduce the environmental impacts of transportation, reduce the need for costly future public infrastructure investments, ensure efficient access to jobs, services and centers of trade, and examine private sector development patterns and investments that support these goals.	Innovative transportation improvements that address stated goals.	Established yearly	\$61,250,000 (annually)	No
Urban-State Traffic Engineering Program (U-STEP); IDOT	Funding to solve traffic operation and safety problems on primary roads.	Extension of a primary road; spot improvements or linear improvements.	Accepted all year	\$200,000 for spot improvements \$400,000 for linear improvements	45%
Watershed Planning Grant; IDNR for EPA (Clean Water Act Section 319)	Watershed planning grants for impaired waters in <50,000-acre watersheds.	Watershed management plan (for addressing TMDLs).	April	\$10,000 to \$50,000 per project	50% local match, with at least 20% in cash
Watershed Implementation Grant; IDNR for EPA (Clean Water Act Section 319)	Funding to put a watershed management plan into action.	Stream improvement projects; natural stormwater system improvements	October	Varies, \$1.7 million for 2013	Not required but encouraged
Five-Star Restoration Program; EPA	Focuses on partnerships to provide environmental education and training through restoration projects; the goal is to engage 5 or more partners	Wetland and stream restoration.	Late fall	Typically \$10,000 to \$40,000 per project	Minimum 50% match recommended; larger matches are more competitive

Table 9.2 Potential Funding Sources

SOURCE & ADMINISTRATOR	DESCRIPTION	POSSIBLE USES	DEADLINE	AVAILABLE FUNDS	REQUIRED MATCH
Wetland Program Development Grants (WPDG); EPA	Assists with implementing and accelerating water pollution reduction projects.	Research, investigations, experiments, training, demonstrations, surveys, and studies relating to the causes, effects, extent, prevention, reduction, and elimination of water pollution.	Available every 2 years, starting in 2013; Check with EPA Region 7 office for deadline	Varies according to project needs	Check with EPA, Region 7 office
Historical Resource Development Program; State Historical Society of Iowa	Assists with enhancement of local historical resources	Acquisition and development of historical resources; preservation and conservation of historical resources; interpretation of historical resources; professional training and educational programs regarding any of the above	May 2013	\$50,000 maximum request recommended (up to \$100,000 permissible)	For government entities - \$0.50 match per \$1 requested
Certified Local Government Grants; State Historical Society of Iowa	Assists with looking for or establishing historic buildings, sites, objects or districts. Eligibility: cities or counties with a certified local historic preservation program in good standing	Planning, survey and evaluation, registration, planning, public education, pre-development	Early fall	Total of \$84,000 available for FY 2013	40% (cash + in-kind)
State Historic Preservation and Cultural & Entertainment District Tax Credit Program; State Historical Society of Iowa	Provides state income tax credit for the rehabilitation of historic buildings	Rehabilitation of properties listed or eligible to be listed on the National Register; rehabilitation of properties designated as a local landmark by city or county ordinance; rehabilitation of barns constructed prior to 1937	Small Projects Fund applications accepted year-round; Other fund applications: Early July	Income tax credit of 25% of qualified rehabilitation costs	
Stormwater Utility; City of Riverside	A stormwater utility allows the City to charge a monthly fee to residents to fund stormwater management.	Stormwater maintenance, repairs, new facilities such as detention ponds.	NA	Varies	NA
General Obligation Bonds ; City of Riverside	Allows the City to secure funding by pledging future tax revenues to repay the bond.	Capital improvements, such as street projects	NA	Varies	NA
State Revolving Fund Loan ; Iowa Finance Authority, Iowa DNR	State funding source for low-interest loans for water, wastewater, and stormwater projects	Water, Sewer and Stormwater improvements and planning	Applications taken year-round	NA	NA

A

Appendix



CHAPTER 1

OVERVIEW OF PUBLIC PARTICIPATION PROCESS

Participation and input from Riverside residents drove the 9-month planning process, from April to December of 2013. Public participation efforts included:

- Steering Committee

A committee of 15 residents and elected officials led the planning process. The committee met 7 times throughout the process and reviewed drafts of the plan.

- Focus Group Meetings

5 small group meetings were held in June and July of 2013 to address target issue areas and groups (Total Attendance: 35-40). Meetings included:

- ♦ Development
- ♦ Downtown
- ♦ Business
- ♦ Community Amenities
- ♦ Senior Services

- Community Goals Workshop in May 2013 in to determine the goals of the plan (Attendance: 25)
- A participatory 2-day design studio in July 2013 to create the future land use plan (Attendance: 25-30)
- A public open house in December 2013 to review the draft plan
- A Community Survey about Riverside's strengths, weaknesses, and goals for the future (Total Response: 121) Survey distributed online, through the water bill, and at city hall.

A CHANGING POPULATION

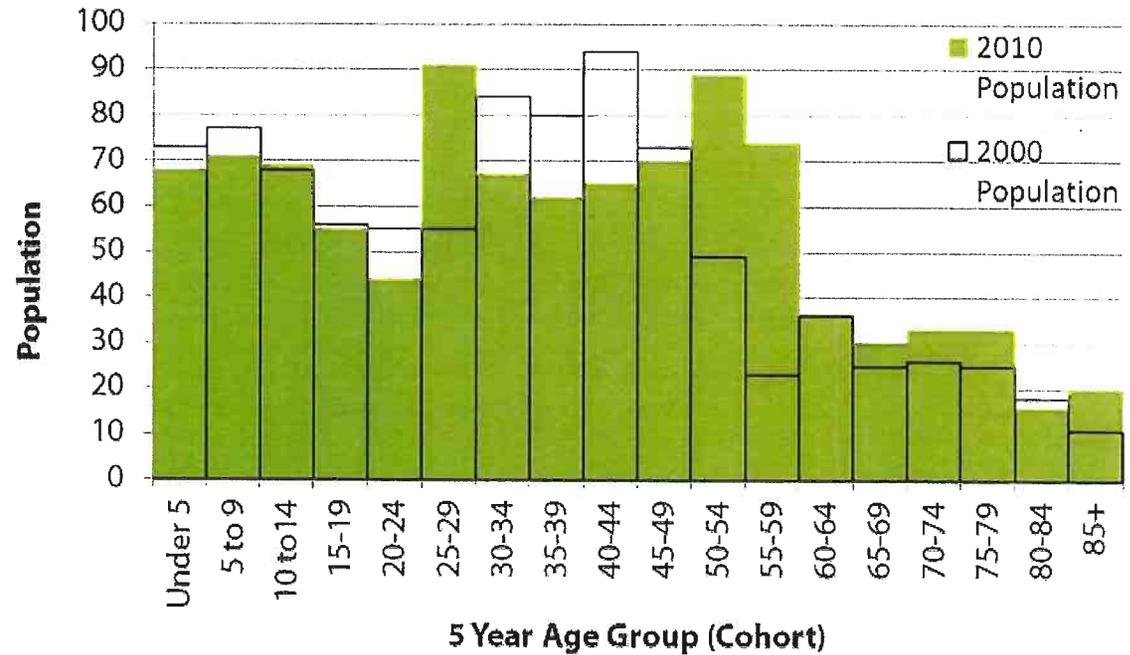
The age distribution of the Riverside population is changing. This will affect preferences for housing and city services, such as recreation.

- As the baby boomer generation ages, Riverside has more adults nearing retirement age.

- The number of young adults (late 20s) living in Riverside has increased since 2000, perhaps due in part to new apartments and condos constructed in recent years.

- The median age in Riverside in 2010 was 37.5, slightly lower than the state-wide median age of 38.1

Riverside Population By Age - 2000 and 2010



CHAPTER 2

Park and Recreation Services in Relation to Population, Riverside

Facility Type	National Recreation and Park Association Standard	Existing Quantity	Existing Need	2030 need	Existing Level of Service - quantity per 1,000 residents	2030 Total Need (Existing LOS)	Additional Facilities Needed by 2030
Baseball Fields	1 per 3,000	1	0.3	0.5	1.0	1	0
Softball Fields	1 per 3,000	1	0.3	0.5	1.0	1	0
Basketball Courts	1 per 5,000	1	0.2	0.3	1.0	1	0
Football Fields	1 per 20,000	0	0.0	0.1	0.0	0	0
Golf Courses	1 per 50,000	1 (Casino)	0.0	0.1	0.0	0	0
Picnic Shelters	1 per 2,000	4	0.5	0.7	4.0	4	0
Playgrounds	1 per 2,000	3	0.5	0.7	3.0	3	0
Running Track	1 per 20,000	0	0.0	0.1	0.0	0	0
Soccer Fields	1 per 10,000	0	0.1	0.1	0.0	0	0
Swimming Pools	1 per 20,000	0	0.0	0.1	0.0	0	0
Tennis Courts	1 per 2,000	1	0.5	0.7	1.0	1	0
Sand Volleyball Courts	1 per 5,000	2	0.2	0.3	2	2	0
<i>Source: RDG Planning & Design, 2013</i>							

CHAPTER 4

LIFT STATION CONDITIONS

The wastewater collection system has five lift stations.

Lift Station #1 (East Station along Trail)

- Condition: Good, has flow meter and backup generator.
- Needs: LS #1 has been a restriction during high flow periods since the WWTP expansion and lengthening of the force main from LS #1 to the treatment plant. During high flow periods wastewater is bypassed from LS #3 to prevent restrictions. Calibration should be completed to confirm if current flow rate is meeting the original design flow rate. Based on upstream lift stations and pump capacities it may be necessary to upsize the pumps if I/I is not reduced in a timely manner.

Lift Station #2 (West Station along Trail)

- Condition: Good, has backup generator.
- Needs: Is recommended to place flow meter on this station.

Lift Station #3 (Pioneer Street)

- Condition: New, constructed in 2013 with flow meter and backup generator.
- Needs: Limited, track flow rates during rainfall to evaluate system I/I and long term maintenance.

Lift Station #4 (Southeast Corner of Casino property)

- Condition: Good, Constructed in 2006
- Capacity: Duplex station with 60 HP submersible pumps with design of 1,150 gpm
- Needs: Confirm pumps rates and regular maintenance

Lift Station #5 (Hwy 22, North of WWTP)

- Condition: Good, Constructed in 20??
- Needs: Confirm pumps rates and regular maintenance

WASTEWATER LINES: SIZE DISTRIBUTION

- 200 feet of 4" lines; 1250 feet of 6"; 24,600 feet (4.7 miles) of 8", 8,700 feet (1.6 miles) of 10", 4,850 feet (0.9miles) of 12", 5,550 feet (1 mile) of 15" mains and 130 manholes.

WASTEWATER PLANT FEATURES

- One mechanically cleaned bar screen and one manually cleaned bar screen (backup), two trash trap/cold anaerobic digester tanks, two equalization/mixing tanks, two sequential batch reactor tanks, UV disinfection, an anaerobic digestion/sludge storage tank, and an operations/blower building. Former lagoon cell #2 is utilized as a sludge storage basin and cells 1 and 3 are utilized for flow equalization.
- Current capacity: 654,000 gallon per day (AWW); average flow of 333,000 gallon per day.

CHAPTER 4 (CONT.)



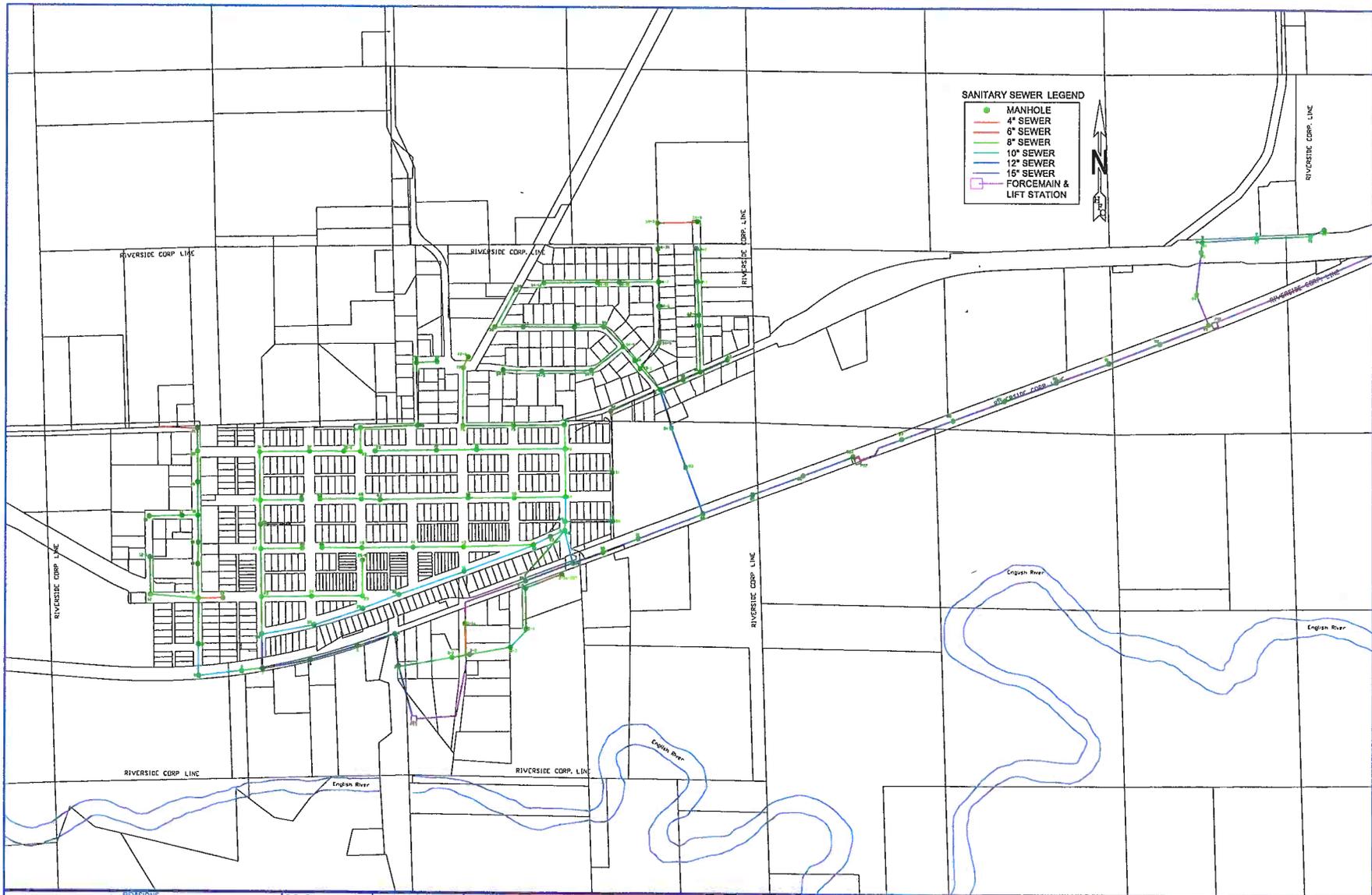
SANITARY SEWER LEGEND

- MANHOLE
- 4" SEWER
- 6" SEWER
- 8" SEWER
- 10" SEWER
- 12" SEWER
- 15" SEWER
- FORCEMAIN & LIFT STATION



<table border="1"> <thead> <tr> <th>REVISION NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISION NO.	DATE	REVISIONS	DESCRIPTION					P.L.D. INC. RIVERSIDE DATE: 2008 DRN: JAL APP: WWT	SCALE: 1" = 300' HFC HART-FREDERICK CONSULTANTS, P.C. 610 East State Street, P.O. Box 560, Tiffin, IA 52340-0600 Phone: (319) 546-7215 Fax: (319) 546-7220	CITY OF RIVERSIDE	SANITARY SEWER MAIN MAP EAST OF HWY 218	PROJECT NO. 07214.71 DRAWING NO. SHEET 2 OF 2
REVISION NO.	DATE	REVISIONS	DESCRIPTION											

CHAPTER 4 (CONT.)



REVISION NO.	DATE	REVISIONS	DESCRIPTION

FLD. BK.:	RIVERSIDE	SCALE:	MWH
DATE:	2008	DRN.:	JAL
		APP.:	MWH

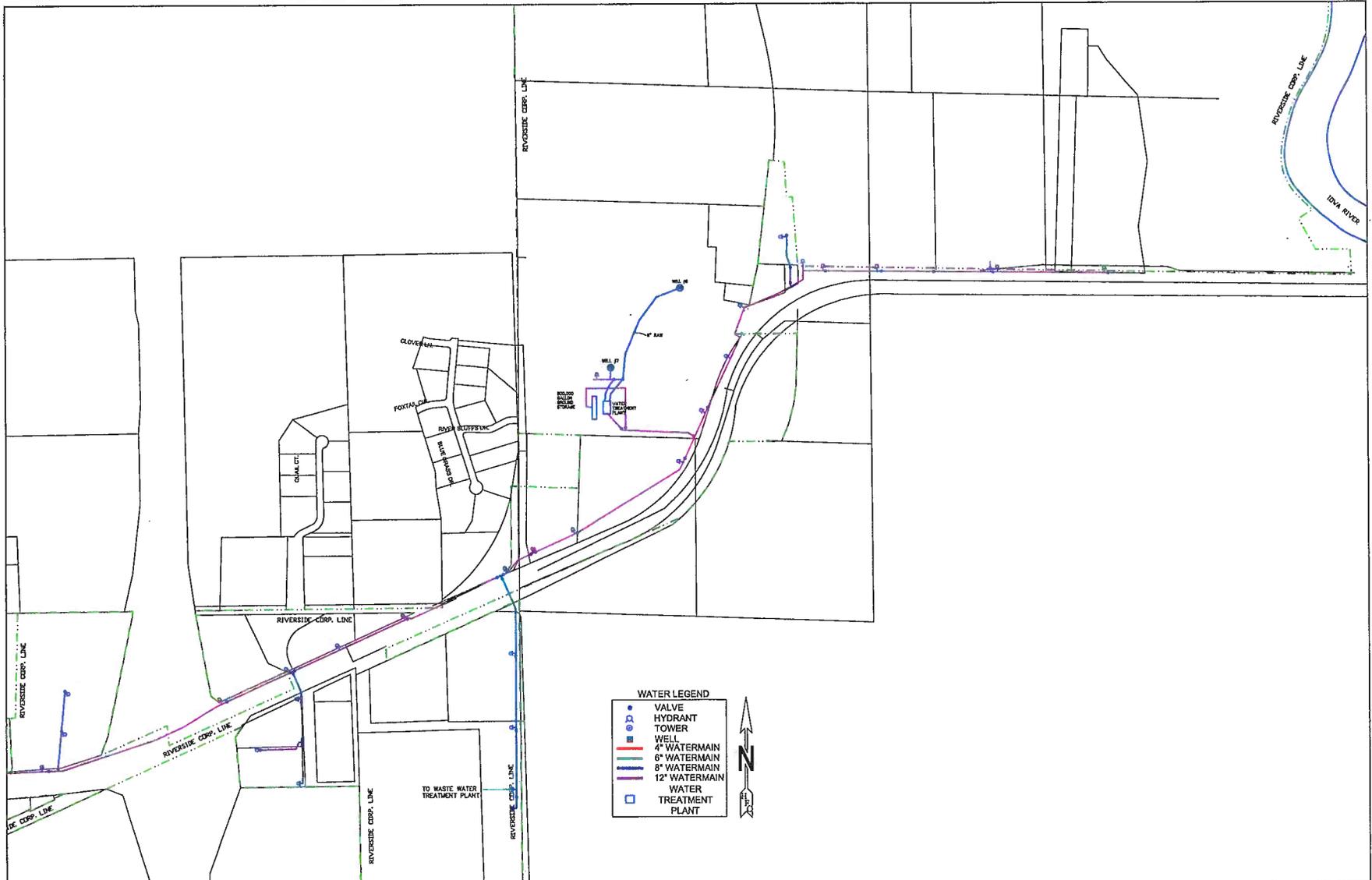
HFC **HART-FREDERICK CONSULTANTS, P.C.**
 510 East State Street, P.O. Box 560, Tiffin, IA 52340-0560
 Phone: (319) 646-7216 Fax: (319) 646-7220

CITY OF RIVERSIDE

SANITARY SEWER MAIN MAP
WEST OF HWY 218

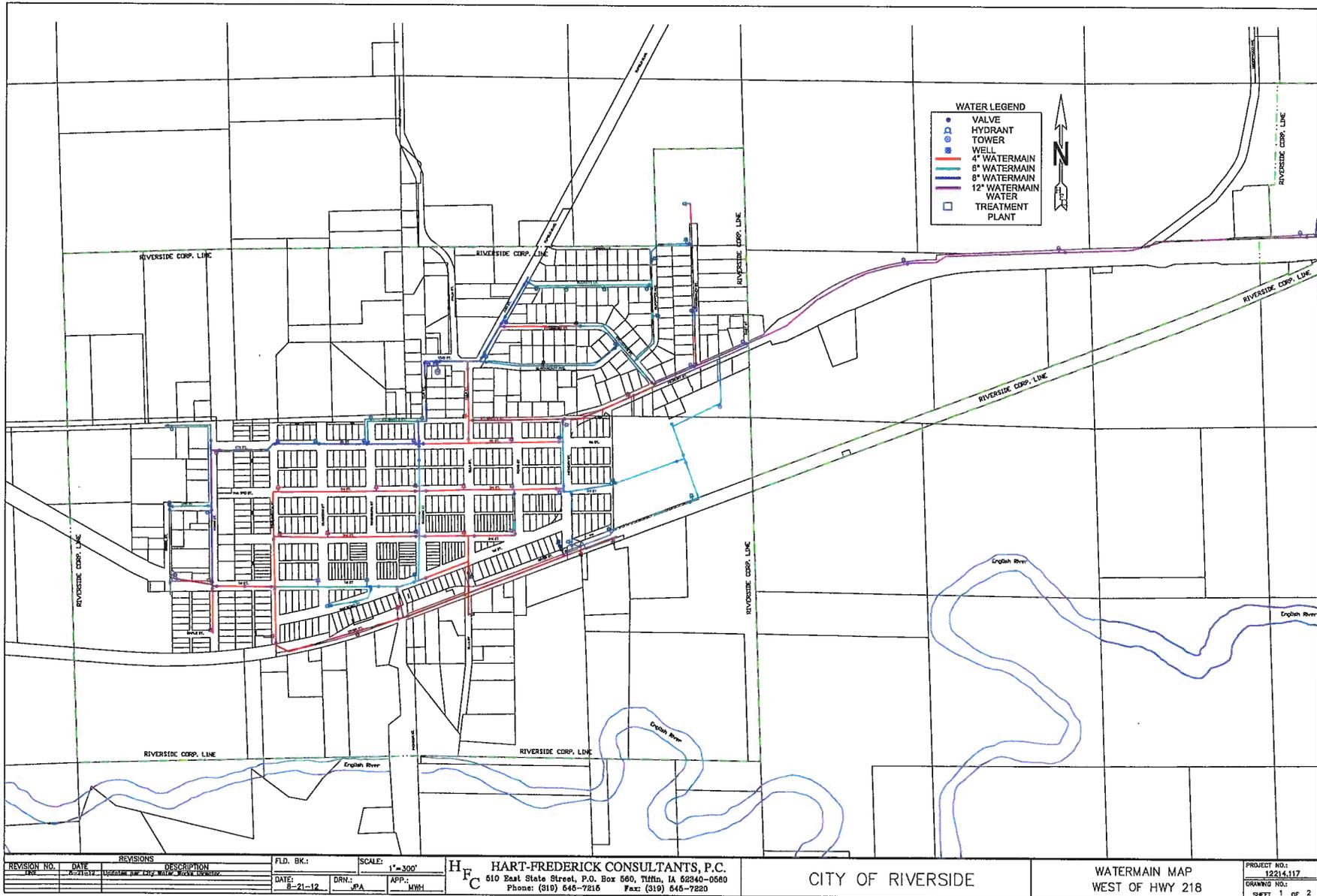
PROJECT NO.	07214-21
DRAWING NO.	
SHEET	1 OF 2

CHAPTER 4 (CONT.)



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REVISION NO.	DATE	REVISIONS	DESCRIPTION												
1	8-21-12	UPDATE	FOR THE CITY OF RIVERSIDE												

CHAPTER 4 (CONT.)



REVISION NO.	DATE	REVISIONS	DESCRIPTION
1	02-21-12	Update per City Water Works Director	

FLD. BK.:	SCALE:
DATE: R-21-12	1"=300'
DRN: JPA	APP: MWH

HFC HART-FREDERICK CONSULTANTS, P.C.
 510 East State Street, P.O. Box 660, Tiffin, IA 62940-0660
 Phone: (319) 646-7216 Fax: (319) 646-7220

CITY OF RIVERSIDE

WATERMAIN MAP
 WEST OF HWY 218

PROJECT NO.:	12214.117
DRAWING NO.:	
SHEET 1 OF 2	

CHAPTER 5

	2000	2010	Change 2000 - 2010	% Change 2000 - 2010
Total Housing Units	396	503	107	27.0%
Total Occupied Units	378	435	57	15.1%
Owner Occupied Units	275	308	33	12.0%
% Owner Occupied	72.8%	70.8%	-1.9%	x
Renter Occupied Units	103	127	24	23.3%
% Renter Occupied	27.2%	29.2%	1.9%	x
Vacant Units	18	68	50	277.8%
Vacancy Rate (%)	4.5%	13.5%	9.0%	x
- Homeowner	1.1%	4.9%		
- Rental	5.5%	11.2%		
Median Value (Owner-Occupied)	\$92,000	\$137,800	45,800	49.8%
Median Rent	\$403	\$535	132	32.8%
Persons Per Household	2.46	2.28	-0.18	-7.3%
Source: U.S. Census 2013				

	2010 Median Household Income	2010 Median House Value	Value to Income Ratio
Riverside	\$46,406	\$137,800	2.97
Washington County	\$50,710	\$118,600	2.34
Washington	\$46,566	\$100,800	2.16
Solon	\$59,375	\$171,800	2.89
Tiffin	\$56,500	\$158,600	2.81
West Branch	\$55,400	\$140,400	2.53
Lone Tree	\$62,500	\$136,500	2.18
Hills	\$76,429	\$150,400	1.97
Kalona	\$48,629	\$124,700	2.56
North Liberty	\$59,781	\$150,400	2.52
State of Iowa	\$48,872	\$119,200	2.44
Source: U.S. Census ACS 5-year estimates, 2010			
Note: A ratio above 2.5 can mean that housing costs are greater than what many in the market can afford.			

Income Range	% of City Median	% of Households	# Households in Each Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-25,000	53.87%	18.16%	79	\$0-50,000	11	\$0-400	27	39	-40
\$25,000-49,999	107.74%	32.69%	142	\$50,000-99,999	60	\$400-800	77	137	-5
\$50,000-74,999	161.61%	25.18%	110	\$100,000-149,999	126	\$800-1250	19	145	36
\$75-99,999	215.49%	17.43%	76	\$150,000-200,000	65	\$1250-1500	0	65	-11
\$100,000+		6.54%	28	\$200,000+	45	\$1500+	4	49	20

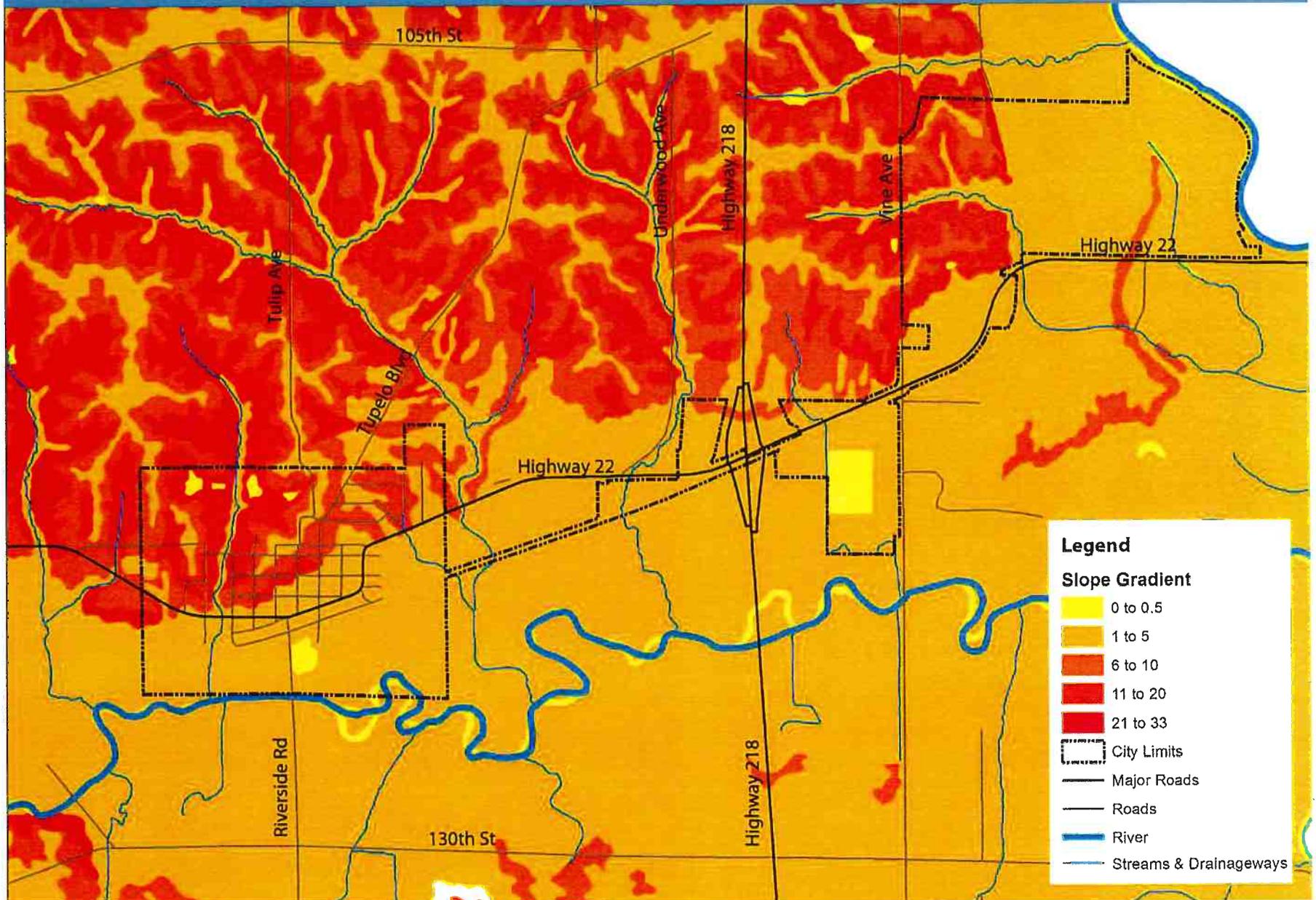
CHAPTER 6

Top Jobs for Riverside Workers and Residents, Category and Percent of Workers	
Jobs Offered in Riverside	Jobs Held by Riverside Residents
Accommodation and Food Services – 78%	Educational Services – 30%
Retail Trade – 9%	Retail Trade – 16%
Educational Services – 6%	Manufacturing – 12%
Manufacturing – 2%	Accommodation and Food Services – 10%

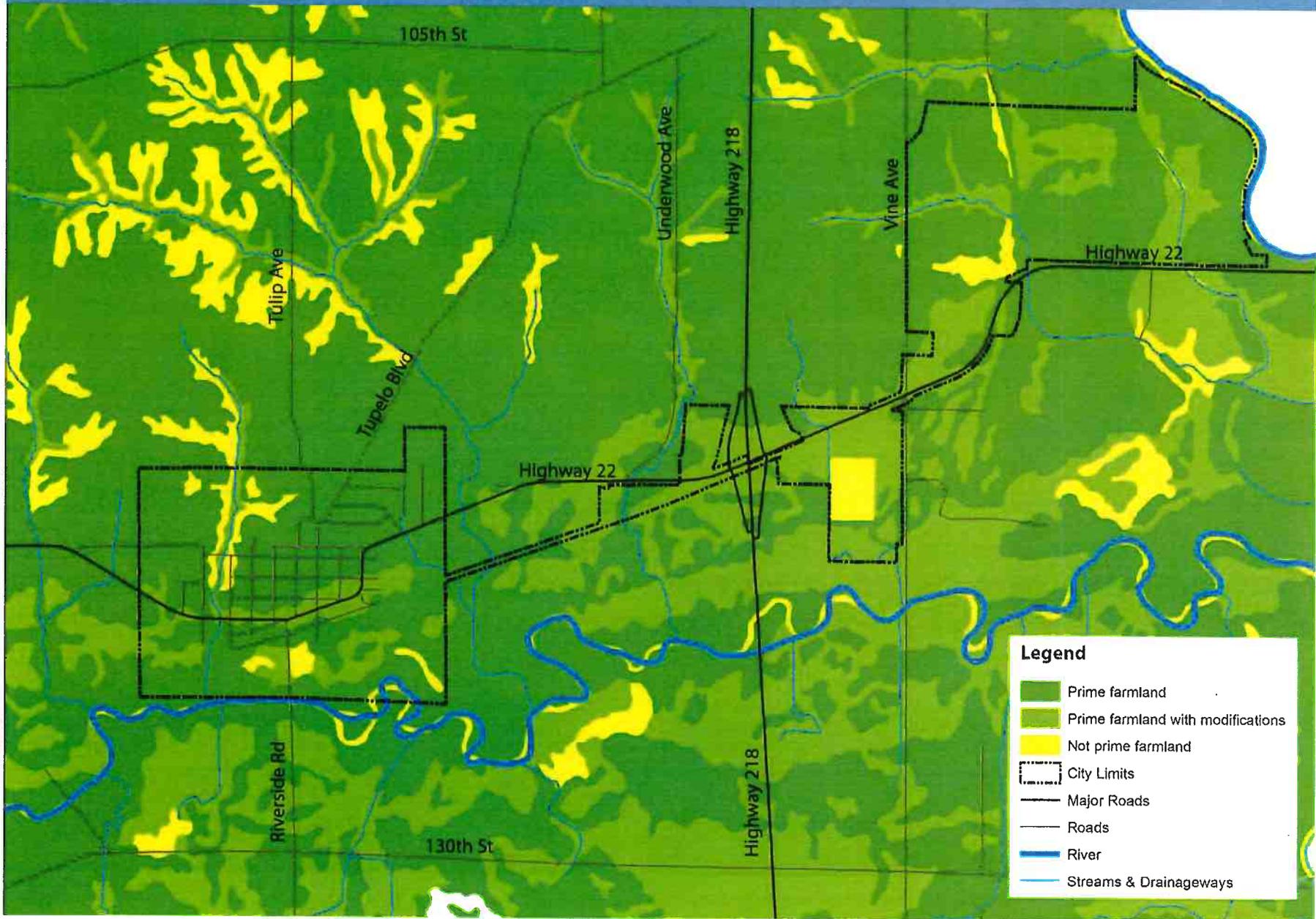
CHAPTER 8

Land Use Category	Acres	% Of Developed Land	Acres per 100 People
Residential	170.2	35.3%	17.14
Low Density	156.4	32.4%	15.75
Medium Density	13.8	2.9%	1.39
High Density	0.0	0.0%	-
Commercial	396.9	2.2%	1.88
General Commercial	18.7	3.9%	
Casino & Golf Course	378.2	78.4%	38.09
Industrial and Warehouses	45.3	9.4%	4.56
Industrial	19.1	4.0%	1.93
Light Industrial/Warehouses	26.2	5.4%	2.64
Civic	42.7	8.8%	4.30
School	11.8	2.5%	1.19
Civic - Churches and Cemeteries	22.7	4.7%	2.29
Civic - Public	8.2	1.7%	0.82
Parks & Rec.	27.2	5.6%	2.73
Utilities, Misc.	52.6	10.9%	5.30
Right-Of-Way (Roads)	126.0	26.1%	12.68
Undeveloped Land	239.1		24.08
Agriculture	216.3		21.78
Vacant Urban Land	22.9		2.30
Total Land Area	1,100.00		

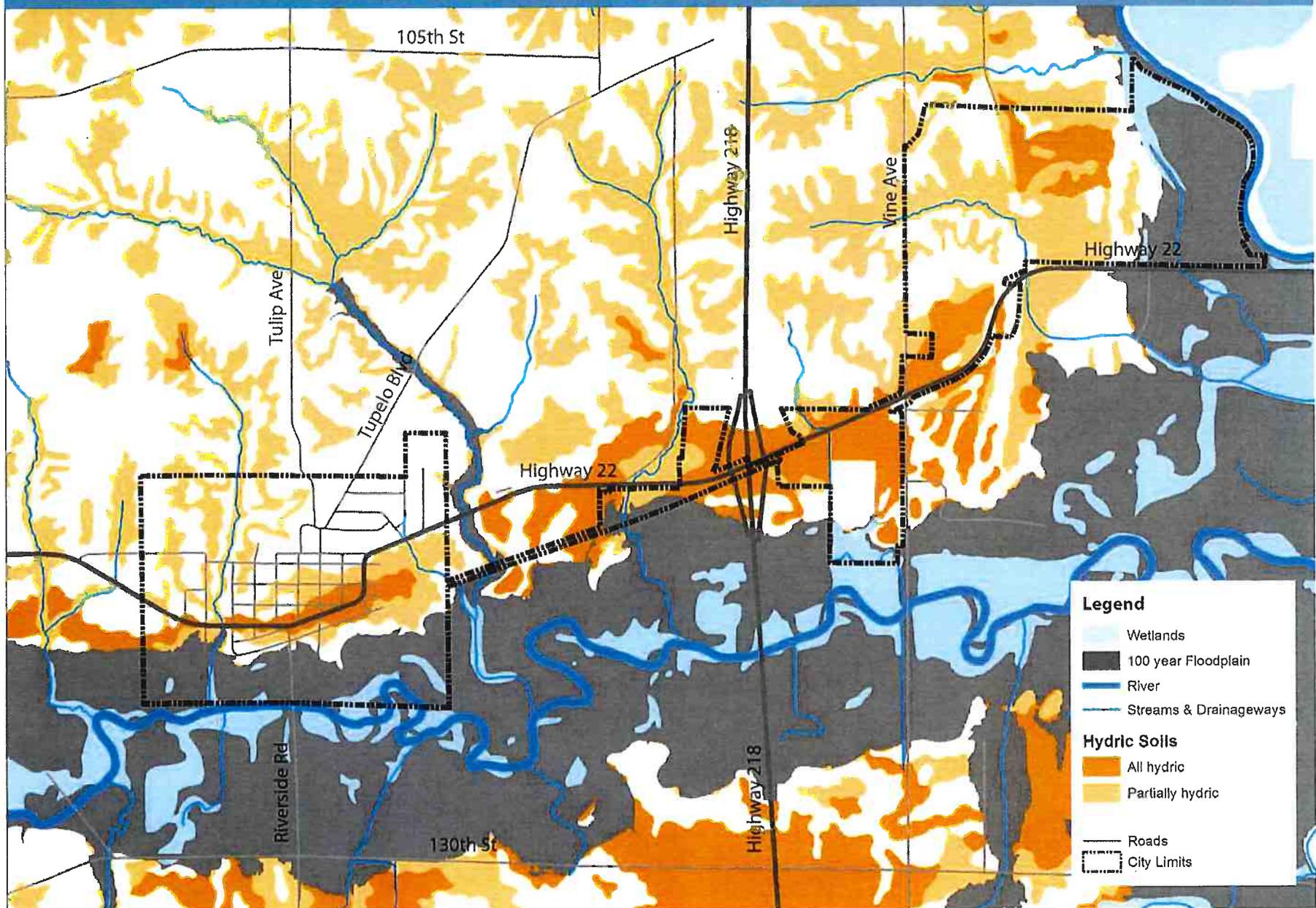
Riverside Slopes



Riverside Farm Land



Riverside Wetlands, Floodplains, Waterways, Hydric Soils



METHODOLOGY FOR TABLE 8.1

The projections in Table 8.1 use the following assumptions:

- Average people per household = 2.28 (Reflects 2010 Average).
- Housing vacancy rate will decline from 13.5% to 9.5%. An optimal rate is between 5-8%. The projected decrease reflects an intention to encourage greater use of the existing housing stock.
- Demolition = 1 units per year (based on size and age of housing stock)
- Housing mix and gross densities will be:
 - ♦ Single Family Detached: 65% of total units; 3 units per acre
 - ♦ Single Family Attached (townhomes, duplexes): 10% of units , 6 units per acre
 - ♦ Multi-family (Apartments and Condos): 25% of units, 12 units per acre
 - ♦ This represents an increase in single family attached/duplex housing from current levels, and a equivalent decrease in single family detached housing. Attached single-family options such as townhomes, attached units, condominiums and apartments are growing in popularity nation-wide as the Millennial generation looks for affordable options and baby boomers look to retire to smaller homes or condos. Given Riverside's large contingent of baby boomers, and recent growth in 20-somethings, it is practical to plan for this change in housing diversity.

- Designated residential land is twice the area needed for construction to provide market choice and prevent artificial inflation of land cost. Designated commercial/industrial land is 1.5 times the need.
- Population growth and new residential development correspond directly with additional commercial and industrial development.
- Commercial projections consider neighborhood and community-oriented commercial development but do not fully consider regional retail facilities. Because regional commercial development is not closely related to changes in a community's population, it is difficult to accurately estimate future demand.
- Because the casino and golf course property comprises nearly half of total developed land in Riverside, this land is factored out of the equation when calculating the relationship between residential and commercial growth in Riverside. If the casino property was kept in the equation, the result would grossly overestimate the amount of commercial land needed to accommodate new residences.

Zoning Review

ZONING AND SUBDIVISION ORDINANCE REVIEW AND RECOMMENDED REVISIONS

The following recommendations were prepared after a review of Riverside Zoning and Subdivision regulations and are intended to raise issues for consideration in tailoring these regulations to better implement the new comprehensive plan.

ZONING ORDINANCE

General

The Riverside Zoning Ordinance is a "first generation" code, which is characterized by listing each separate use permitted in each district, with the cited uses being very specific. This older code structure has been replaced by modern codes which refer to Use Types, rather than specific uses, Scale of Use Categories (e.g. different size Food Sales uses), and Permitted Use Tables, which are easy to use and understand, and also allow the delineation of uses better tailored to the intent of specific districts.

However, modernizing the Riverside code to address these shortcomings would constitute a complete rewrite of the code and a significant effort financially. While such a reformatting of the code is recommended, the following represents recommendations for revision, short of a complete rewrite, to allow for a better implementation of Riverside's new comprehensive plan. These recommendations simply highlight areas of concern. A complete revision project would involve submittal of proposed text and a Planning Commission/staff review process that is beyond the scope of the comprehensive plan project.

The following zoning ordinance recommendations are organized by code section.

505.B Definitions

17. Community Development Plan: Probably should update this reference to 2006 plan with adoption of new comp plan.

25. Family: Might want to update this definition to put a cap, typically "4", on the number of unrelated individuals that constitute a "family".

30. Floodplain: Not a good definition: the 500-year floodplain, as identified on FIRM's, has a LESSER than 1% chance of flooding, but is still a floodplain. Suggest adopting Iowa DNR model ordinance, with definitions.

42. Junk/Salvage Yard: If enforcement of code for residential "junk yards" is a problem, can revise definition to identify square footage and define junk to include "inoperable motor vehicles".

46. Lot: A graphic showing the various lot types would be helpful.

61.a. Manufactured Home: Manufactured home design standards would typically also include:

- -sloped roof - min. 3:12 pitch
- -roofing materials
- -siding materials
- -skirting material requirements

86. Yard: A graphic of the various yards would be helpful.

5.06 D.4. Design Standards:

Where are these? They should be included with the zoning ordinance. Did not review.

5.07.A. A-1 Agriculture

Lot area – 1 acre: Per Intent Statement, if A-1 is to be a "holding zone" for future urban expansion, should increase min. lot size to 10 acres. This will discourage interim estate development, which will hinder urban expansion.

5.07.B R-1 Single-Family Residential

(a) Min. Lot Area and Width for Single-Family: 80 ft. width min. is too large as the only SF district. Should either change to 60-65 feet, or establish a R-1A district with a smaller lot size allowed. Also, should decrease 70 ft lot width and area requirement in R-2.

Minimum Yard Requirements (a) Single-Family: No side yard requirement for SF dwellings?

5.07 D. Multi-family Residential

Minimum Lot Area and Width (c) Multiple Family dwelling: 1,500 sf/unit = 29 DU/Acre

This is awfully high to be integrated well with a mixed-residential neighborhood. 3-story apartments can be built well at 15-17 DU/Acre (2500 sf/unit). Does Riverside want apts at a greater density than 3-story walk-ups? Where? If so, then perhaps a second MF district should be added.

Minimum Off-street Parking and Loading (c) Multiple family dwelling: This is a fairly high standard off-street parking standard. 2 sp/DU is typical. Yet, I understand the rationale of tying spaces to no. of bedrooms. Perhaps 1 sp. per bedroom with min. of 2 spaces is better.

5.07 E. R-4 Mobile Home Park Residential

Intent Statement: Where are the Mobile Home Park Design Standards? They should be with these regulations.

Special Requirements

22 ft. wide requirement if converted to real estate: Definition of Manufactured Home indicates 18 ft.!

(1) Permanently attached to a concrete slab: NO! Must be placed on a permanent foundation meeting Building Code.

Minimum Lot Areas and Width: Does this mean that a manuf. home can be placed on any lot of record in town that meets the requirements of (a)?

The R-4 District is poorly written and confusing as to what and where it is regulating.

5.07 F. C-1 Commercial District

Should re-title district "Central Business District" as described in Intent statement.

Permitted Principle Uses and Structures (b) Commercial Amusements: What is this? Undefined. Bowling alleys/Video Games? Adult Entertainment?

Permitted Accessory Uses and Structures: Reference to Section 5.10: Section 5.10 is Adult Business Regulations!?

Minimum Yard Requirements: Front – 10 ft.: Aren't current downtown buildings built to property line? Since they front Hwy 22, they need to provide a total of 30 ft. front yard setback?? Does this make all existing buildings non-conforming and subject to non-conforming provisions?

Minimum Off-Street Parking and Loading: Downtowns typically don't require parking for individual uses. Requiring 4 spaces per 1,000 sf is not "downtown-like" development, but rather "suburban".

5.07 H. C-2 General Commercial District

Minimum Off-street Parking and Loading

- (a) Apartments: This is high.
- (h) Restaurants: This is pretty high.

5.07 J. M-1 Industrial Parks

Transitional Yards: Principle building cannot be in a yard. But what activity can be there? Storage? This doesn't say that the transitional yard must be open space with landscaping (it should).

5.07 K. M-2 General Industrial

Transitional Yards: Screen is specified, and it is clear in second paragraph that, in that situation, transitional yard must be open space and not used for parking. But not clear on uses allowed in other transitional yards. Should clarify.

F-1 Flood Plain

Should incorporate DNR model ordinance, which includes definitions. DNR staff person to talk to is Bill Capuccio.

5.08 Sign Regulations

Billboards and Advertising Signs: Probably want to have separate regulations for billboards. Cities usually restrict where they are permitted more than commercial advertising signs.

- 2. Signs in Front Yard: It is typical for commercial property freestanding signs to be in this area!
- 4. A-1 District Billboards: Very permissive allowance for billboards!

These regulations deal with freestanding signs. What about attached signs (wall signs)? There needs to be regulations dealing with these as well.

5.09 Fence and Hedge Regulations

C.1. Barbed Wire and Electric Fences: Barbed wire: not permitted in R and C districts. Electric fences not permitted in any district (per #3). Should revise 1-3 to clarify.

5.10 Provisions As To Adult Uses

General Regulations: Need to clearly prohibit an Adult Use from being established within 1,000 ft. of another Adult Use (referenced in paragraph 1, but not prohibited in paragraph 2).

SUBDIVISION ORDINANCE

Article II: Definitions

TERMS DEFINED

10. Design Standards: These, presumably, are different design standards than those referenced in the zoning code. The title of these documents should differentiate them. Where are these Design Standards? Did not have to review. Should review street right-of-way and pavement widths to insure Riverside is not overbuilding these improvements and thus adding significantly to the cost of new housing.

Article III: Improvements

3.01 Improvements Required

A) Urban Renewal Area Exception: City Council has the power to waive "required improvements" outside of TIF districts, subject to certain conditions per Section 6.01 Waivers and Exceptions.

3.03 Minimum Improvements

C) Storm Sewer System: 4) Who "may not own" detention basins? City? City can and should consider ownership of larger detention basins, to insure proper maintenance.

4.08 Parks and Open Space

A) 2) Payment in Lieu of Dedication: Mandatory payment in lieu of dedication of land for parks is prohibited in Iowa. Can substitute "may request" for "shall" in first sentence. This changes the provision from mandatory to "at the request of the subdivider", and cities are proceeding under this provision to collect fees if the subdivider requests.

2)c) Special Fund: Court cases require the money collected be spent on improvements that benefit the specific subdivision that the money came from. Need to revise this paragraph to clarify that point.

5.04 Subdivision Classified

A) Minor Subdivision: Definition of Minor Subdivision does not have to be this limited. Can remove 3 lot maximum, or even do as Des Moines does and say that a minor plat is a plat that does not include a street. The key is that the plat does not require construction of any public infrastructure other than connections to individual lots.