

Woodbine Comprehensive Plan



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October, 2016

CITY OF WOODBINE

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This plan is dedicated to the future generations of Woodbine residents.

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RESOLUTION

RESOLUTION 16-10-1

**RESOLUTION ADOPTING THE
CITY OF WOODBINE, IOWA COMPREHENSIVE PLAN, 2016
AS THE OFFICIAL COMPREHENSIVE PLAN OF THE CITY OF WOODBINE.**

WHEREAS, The City of Woodbine seeks to be proactive and develop the city while protecting the health, safety, and welfare of its residents, and

WHEREAS; An up to date comprehensive plan is a key element in the city's overall development strategy, and


WHEREAS; The plan is necessary for the city to properly enforce zoning and other land use regulations, and

WHEREAS; The proposed plan was developed with citizen input and reviewed and forwarded with a recommendation for approval by the planning committee;

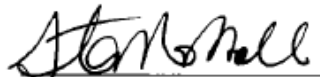
NOW THEREFORE, It is resolved by the City Council of the City of Woodbine, Iowa, as follows:

Adopts the *City of Woodbine, Iowa Comprehensive Plan, 2016* as the official comprehensive plan of the City of Woodbine.

Passed and approved this 10th day of October, 2016.


Rick Gau, Mayor

ATTEST:


Staci Marshall, City Clerk

EXECUTIVE SUMMARY

The City of Woodbine is located in east central Harrison County, next to the Boyer River, in southwest Iowa. Woodbine has primary road access via State Highway 30, part of the original Lincoln Highway, and is located about 50 miles northeast of Omaha, Nebraska. The city is a community of about 1,500 people with a strong heritage and deep community pride. This pride is visible in the careful attention given to features within the community, the community's current self-improvement efforts, and the active participation of the members of the community themselves. Woodbine is a full-service community with an excellent educational system, beautiful parks, youth programs, and strong civic engagement. Woodbine showcases its history with several places to visit and explore that are included on the National Register of Historic Places. Woodbine's residents have worked diligently to preserve its rich heritage while looking to the future to provide for the livelihood of its citizens for generations to come.

It was recognized early in the planning process that many residents of the community have a progressive mindset and the community has participated in many planning and visioning sessions for several documents that predate the comprehensive plan. It is the intent of this comprehensive plan to include the relevant components of previous plans for a cohesive vision and community plan.

The city also has many capital improvement plans that include some costly system improvements such as the water system and streets. This work will provide a foundation for the city that will both improve the quality of infrastructure and also provide for future growth in the years to come. These plans and cost estimates were also a valuable component to the comprehensive plan.

A comprehensive plan is an official public document adopted by ordinance by the local elected board that sets forth its major policies concerning the future physical development of the community. The primary purposes of this plan are to generate goals for attaining a desirable development pattern and devise strategies and recommendations the city can follow to achieve these goals. Comprehensive plans are intended to meet, at a minimum, the following development goals:

1. Protect economically productive areas.
2. Preserve cultural, historic, and archeological sites.
3. Encourage coordination and cooperation with nearby units of government.
4. Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
5. Build community identity by revitalizing neighborhoods.
6. Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
7. Provide adequate infrastructure and public services, and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
8. Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities within the community.
9. Ensure that the other resources necessary for continued growth, such as power, water, and human capital, are available in enough supply so that the community is successful now and into the future.

The City of Woodbine Comprehensive Plan is adopted as an ordinance and should be used by city officials when revising and administering its zoning and other ordinances. The plan is designed to be a guiding vision so there is a consistent policy to follow with clear future goals for the residents of Woodbine.

COMPREHENSIVE PLANNING PROCESS

This plan was developed through both public participation and careful research. In the first step of plan development a great deal of data was gathered and analyzed to construct a comprehensive picture of the current conditions in Woodbine. This information was also used to identify growth trends to better anticipate future conditions and needs. Much of this information was gathered from the US Census Bureau, but also a great deal came from the City of Woodbine as well as other organizations in and around the city.

Once data was gathered and analyzed, a series of public meetings was held to gather feedback from citizens and develop a set of goals for the city. These meetings were held at city hall on a variety of evenings to give as many residents as possible an opportunity to attend at least one meeting. Members of the planning and zoning commission, the zoning board of adjustment, and the city council were also sent individual invitations encouraging them to attend. A number of goals and objectives for the plan were identified in these sessions, which are discussed in more depth in the following section.

Once this initial public comment was gathered, the planners with Southwest Iowa Planning Council combined it with the research data and developed the first draft of the plan. This draft was presented to the planning and zoning commission for their consideration and for public feedback. Following their review, SWIPCO staff revised the plan and brought it back to the planning and zoning commission for approval. At this point the plan went on to the city council, which held a series of public hearings on the plan. The plan was adopted by the city council by resolution on October 10, 2016.

PLAN DEVELOPMENT

The comprehensive plan is defined as an official statement of the governing body of the City of Woodbine, which establishes the general policies concerning the future development of the city. At times, it will be necessary to refer to areas outside of the corporate limits in order to present a complete picture of differing situations.

Communities undertake comprehensive planning to accomplish both specific and broad objectives. In Iowa, comprehensive plans are typically developed to perform one or more of the following functions:

- Goal Setting – based on collective goals, the plan can act as the formal documentation and direction of the public’s vision for future growth and change. The vitality of any jurisdiction can be measured by the clarity of the direction and goal orientation it utilizes in making decisions.
- Consensus Building – the development of a sound plan necessitates broad public involvement. The very process can create new and productive links among individuals and

- groups. It is through these new communication channels that issues or problems can be resolved.
- Decision-Making Guide – economic development, public investment policies, and other growth and expenditure decisions can be guided by a comprehensive plan. The principal effort in completing the plan is to ensure the final product includes policies and methods for achieving these outcomes. In doing so, the plan becomes a dynamic vehicle for action and decision making.

The comprehensive plan should not be viewed as an ideal picture of the city at some distant point in the future. The very nature of community development involves gradual and incremental processes. No given date can accurately apply to goals, policies, and proposals expressed in the plan. As the circumstances change, the plan must be flexible enough to adapt.

CITIZEN PARTICIPATION

One of the most important factors to consider is that the City of Woodbine's comprehensive plan is both a process and a product. Although broad representation by residents cannot guarantee the comprehensive plan will have unanimous support, it is essential to provide the opportunity to participate. A highly visible participation program is a critical component in the ultimate success of the plan.

PLAN IMPLEMENTATION

There are two basic ways in which the comprehensive plan's policies can be effectively implemented. First, regulatory codes and ordinances are required to ensure compliance with established standards. Second, the more general policies of the comprehensive plan may be implemented by developing more precise public plans (e.g., capital improvement plans, outdoor recreation plans, etc.). The plan can also be used as supporting documentation for grant and loan applications to other public and private entities.

INTRODUCTION: GOALS AND OPPORTUNITIES

This comprehensive development plan for Woodbine has two fundamental purposes. The first provides an essential legal basis for land use regulation such as zoning and subdivision control. Second, a modern comprehensive plan presents a unified vision for a community, developed with input from citizens that establishes specific actions necessary to achieve that vision.

Whether confronted with growth or decline, Woodbine, and all of Iowa, will change. The hallmark of a successful business, family, or any other worthwhile ventures, is a framework for adapting to change. Therefore, we plan so that our limited resources will have the most impact on the quality of life. By choosing to follow an established direction, our efforts will provide safe and equitable opportunities for all citizens. The alternative is case-by-case, crisis-by-crisis decisions that reduce the value of everyone’s efforts.

Communities prepare and adopt comprehensive plans to fulfill specific legal requirements. Section 414 of the Code of Iowa allows cities to adopt zoning and subdivision regulations to promote the “health, safety, morals, or general welfare of the community.” Land use regulations such as zoning ordinances recognize that people in a community live cooperatively and have certain responsibilities to one another. These regulations establish rules that govern how land is developed within a municipality.



Figure 1 Woodbine City Hall

However, in Iowa as in most states, cities may not adopt land use ordinances without first adopting a comprehensive development plan. This requirement stems from the reality that in some communities in the past not all land use decisions were made with the best interest of the entire communities and favored specific individuals. By completing a comprehensive plan, the City demonstrates that its land use decision making is not arbitrary, and has the best interests of the entire community in mind. This plan provides the legal basis for Woodbine to regulate land use and development.

In addition to the legal role that a comprehensive plan plays, the plan has an even more significant role in the growth of the community. The plan establishes a picture of Woodbine’s future, based on the participation of residents in the planning of their community. It goes beyond defining a vision to present a unified action plan that will implement the city’s goals. The plan is designed as a working document, a document that both defines the future and provides a working program for realizing the city’s great potential.

GOALS FOR WOODBINE

1. Promote and Enhance Economic and Business Development Climate.
 - Protect economically productive areas.
 - Promote the expansion of the current economic base and the creation of a range of employment opportunities within the community.
 - Ensure that the other resources necessary for continued growth, such as power, water, and human capital, are available in enough supply that the community is successful.
2. Improve Community Assets and Infrastructure.
 - Encourage coordination and cooperation with nearby units of government.
 - Encourage land uses, densities, and regulations that promote efficient development patterns and relatively low municipal and utility costs.
 - Provide adequate infrastructure and public services, and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
3. Maintain and Improve the Quality of Life for Residents.
 - Provide an adequate supply of affordable housing for individuals of all income levels throughout the community.
 - Build community identity by revitalizing neighborhoods.
 - Preserve cultural, historic, and archeological sites.

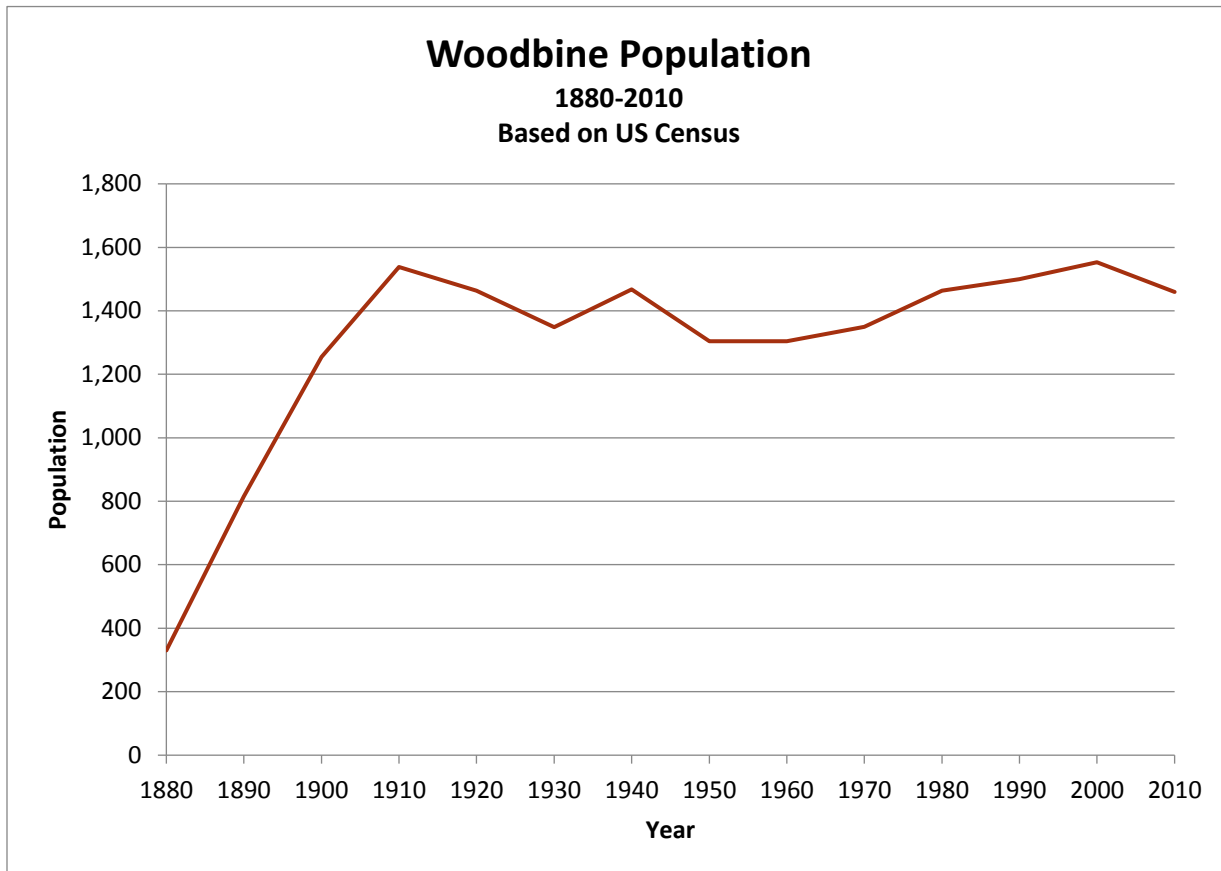
WOODBINE'S RESIDENTS

The analysis and projection of population form the basis for a significant number of planning decisions. Measures of the size and density of various subgroups within a city's population determine the level of demand for existing, and future facilities and identify potential community problems. Therefore, before Woodbine determines future development it must assess the characteristics of those that live there. This section on demographics discusses and compares significant data concerning population, income, and employment.

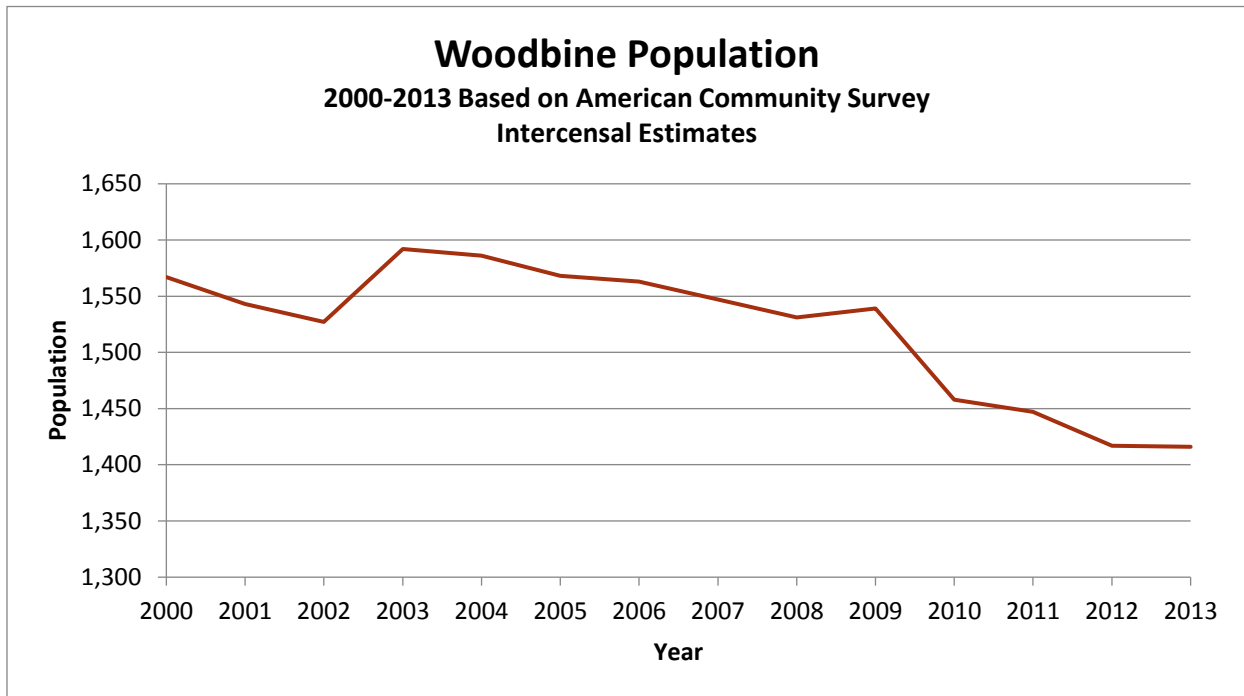
Since the turn of the last century, America's rural population has declined, largely as a result of technological advances that enable fewer farmers to farm more land with greater efficiency. Iowa's rural areas are not immune to this general trend. Woodbine reached its peak population period around the year 1910, when the population was 1,538. Since then the city's population has held steady, with only minor growth and decline shown occasionally. 2010 census showed the city's population at 1,459, the lowest population the city has seen since the 1970 census. The 2013 estimates show further loss in population at 1,416. The decrease in population over the course of the last century can largely be attributed to a decline in rural population. Many influential factors led populations to decline in rural areas, including but not limited to, a decrease in manufacturing employment, decreasing number of farms and related agriculture employment, and the decline in the young adult population. Furthermore,

with the consolidation of farms and the advances in agricultural technology, farm sizes have increased which contribute to the reduction of farm-related jobs.

Figure 2 Woodbine's Population Past to Present



The City of Woodbine's population has varied over the past 60 years. Between 1970 and 1980, Woodbine gained 114 residents; then lost 105 people between 2000 and 2010. In the 1970s and 1980s Woodbine benefited from migration from the farm to town. In the 2000s, Woodbine lost many of its gains because rising fuel prices made commuting back and forth to employment in the Omaha/Council Bluffs metro less desirable. The decline and stabilization of fuel prices since 2010 may reverse this negative trend.

Figure 3 Woodbine's Population Estimates

Reviewing the historical populations for the City of Woodbine indicates that the population has gradual variations over the years with a recent decline. The City's population for the year 2010 was determined to be 1,459 and estimated to be 1,419 in 2013 by the US Census. The City saw more of a negative population change between 2000 and 2010 compared to the county. There was less of a change from 2010 to 2013 for Woodbine which was the same as the county as a whole.

Table 1 Population Change 2000-2013

	2000	2010	2013 (estimated)	% Change 2000-2010	% Change 2010-2013
Woodbine	1,564	1,459	1,416	-7%	-3%
Harrison County Total	15,666	14,928	14,431	-5%	-3%
State of Iowa Total	2,926,382	3,046,355	3,090,416	4.1%	1.4%

The age distribution in Woodbine consists of middle aged families and their children. The majority of people are between the ages of 25 and 54 years old. There is an uptick in people 65 years and older. As it can be expected the population of people 20 to 24 is far lower because they are of college age and no longer living in Woodbine. However there is drastically more men ages 25 to 29 in Woodbine. This is believed to be due to the types of jobs available in the city that attract a labor force that is predominantly younger men.

Figure 4 Woodbine's Population Pyramid

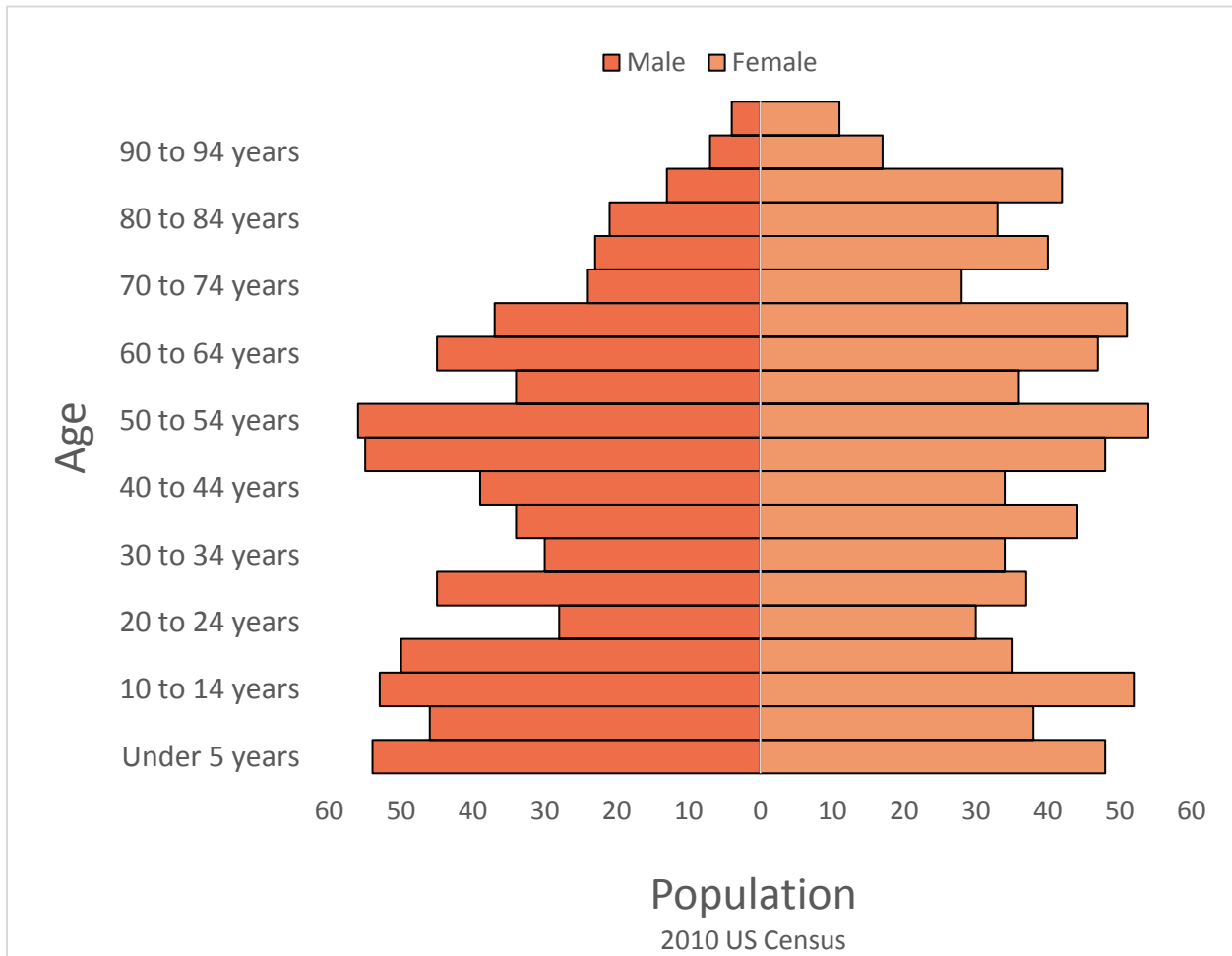
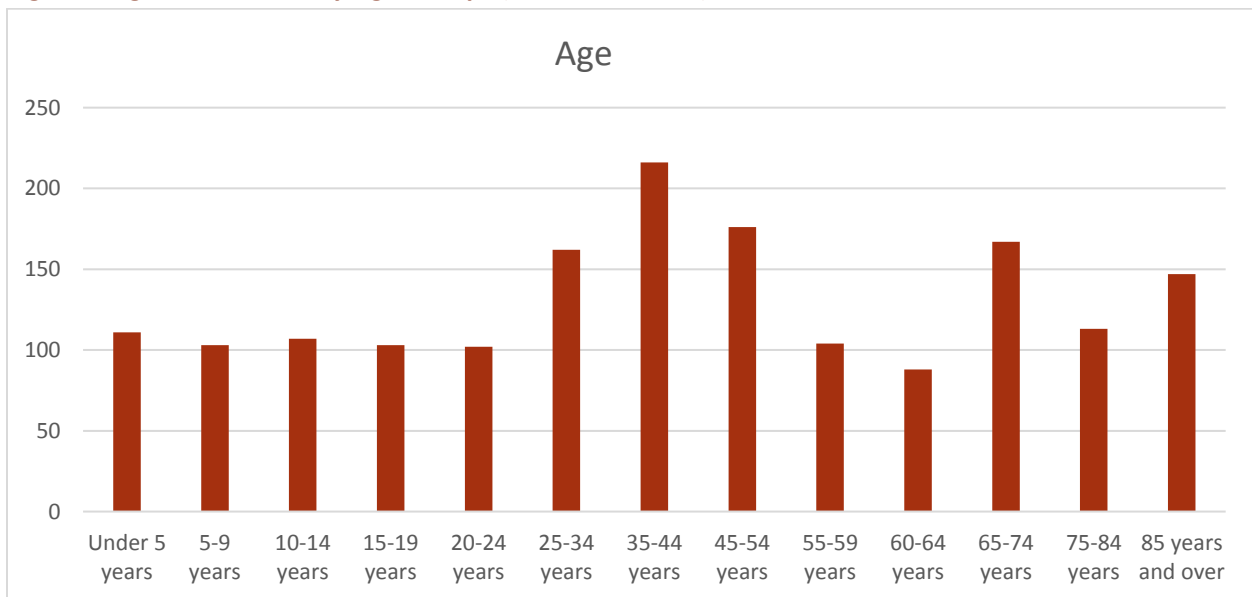


Figure 5 Age Distribution by Age Groups (2010 US Census)



It is important to look at age distribution as well as household composition. Woodbine as a city represents a typical town when it comes to households in the state as a whole. The majority of households in Woodbine are defined as Family Households. These are people that are related to each other. The average family size is 2.89 people which is slightly less than that of the state. There is about one third of people that are living alone in Woodbine.

Table 2 Households Based on 2010 US Census

Households by Type	Total Households	Percent Family Households	Percent Non-Family Households	Percent Householder living alone	Average Household Size	Average Family Size
Woodbine	611	63.7	36.3	32.7	2.29	2.89
Harrison County Total	5,987	64.3	35.7	85.9	2.45	2.95
State of Iowa Total	1,221,576	64.7	35.3	28.4	2.41	2.97

POPULATION GROWTH SCENARIOS

Accurately projecting the future population of a community can be fairly difficult, especially for smaller communities; however, using previous population data along with input from City of Woodbine officials, several population growth scenarios can be identified.

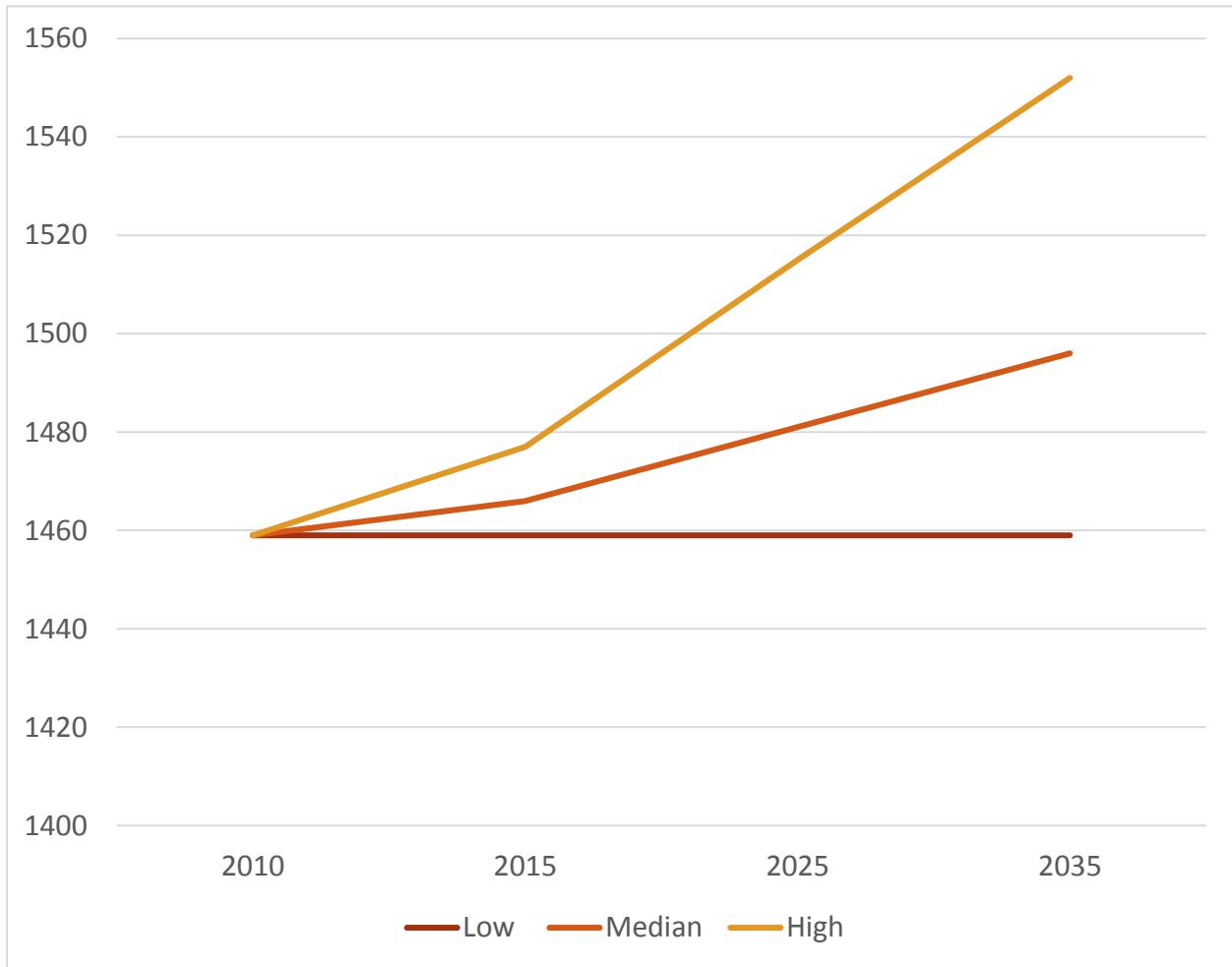
Typically, when projecting future populations for a community of this size, which has the potential for growth, a negative growth rate will not be used. Many times, a flat growth rate, or no growth, will be estimated if the City feels like the population will remain relatively stable over the study period. In other situations, the City wants to be sure that the infrastructure would be able to service the community if it were to experience growth in population.

The population projection summary presents three separate population projections. Each projection is based upon a simple geometric population growth equation. The low series is a straight line trend. It was determined that the City is not likely to experience a significant decrease in population unless economic conditions in the City change; therefore, a straight line projection would be used as a baseline. This was determined from reviewing the City's Census data age distribution, which showed that the majority of the population is below the age of 45. The medium series is a slightly increasing projection based on an approximate 0.1% annual growth. Lastly, the high series is based upon an increase of approximately 0.25% annual growth.

Table 3 Population Projection Summary

Year	Low Projection	Median Projection	High Projection
2010	1459	1459	1459
2015	1459	1466	1477
2025	1459	1481	1515
2035	1459	1496	1553

Figure 6 Population Projection to 2035



SECTION 1: LAND USE AND ENVIRONMENT

Woodbine’s land use is a core component of the comprehensive plan document. It establishes a development vision to accommodate future growth, maintain and enhance the quality of existing development, and provide a sound basis for public and private decisions, including infrastructure investments. The land use plan will provide a physical framework for recommendations in subsequent chapters in this document.

This section of the document provides the tools and principles to guide future land use and development, described below.

RECOMMENDED ACTIONS

1. Use the 10 principles of land use development as criteria for making land use decisions, such as reviewing new subdivision proposals.
2. Preserve sensitive natural areas from development, using the development suitability map as a guide.
3. Use the future land use map to guide all land use decisions, such as subdivision review or re-zoning.
4. Base all annexation decisions on the six-point annexation strategy and the annexation map.

TOOLS FOR LAND USE

PRINCIPLES OF FUTURE LAND USE AND DEVELOPMENT

1. Encourage compact, contiguous, and fiscally responsible development

Contiguous and compact development will help preserve Woodbine’s small town character by growing the city in a walkable, neighborhood-focused pattern. This type of development also reduces 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 minimizes travel distances, helps preserve open spaces and farm land, and encourages development that is “human-scale” rather than designed solely for the car.

2. Promote infill development

Infill development supports the economic and social value of Woodbine’s existing neighborhoods by promoting investment in established areas rather than solely at the fringe. Infill development helps make full use of existing infrastructure, thus limiting unnecessary expansions and their associated expense. Such development should respect the character of the surrounding neighborhood.

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 preserve areas would enhance community character and make Woodbine more attractive to new residents. The preserves protect wetlands, hydric soils, floodplains, drainage-ways, and wooded areas.

4. Promote diverse housing choices

Residents and workers of Woodbine have expressed a clear desire for more diverse housing options, at prices that more people can afford. At the same time, housing needs and preferences are diversifying. The mortgage crisis and recent economic downturn has inspired a greater preference for affordable and/or rental options. The baby boomer and Millennial generations are demonstrating a growing preference for smaller lot homes and multi-family housing, in addition to a continued interest in traditional single family homes. Woodbine can increase its appeal to potential residents by promoting housing options for a diverse population.

5. Plan for community amenities such as parks and schools

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. Woodbine's parks and open spaces can serve as an attraction for potential residents and encourage new development around their perimeter.

6. Provide a multi-modal, continuous transportation network

A network of streets, bikeways, and pedestrian paths should provide connectivity throughout Woodbine and accommodate a diverse set of mobility needs and preferences. Street networks should provide well connected routes that make both private travel and public service provision more efficient.

7. Enhance public safety and minimize hazard risk

Land use decisions have a wide variety of effects on public safety and hazard mitigation. 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 provide options

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. Use public investments to promote private development

Woodbine’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 - Figure 8 - classifies parcels of land in Woodbine according to their use. The land use categories are described in Table 4 and a photo-guide is provided below to determine if proposed developments are compatible with existing uses.

Table 4 Land Use Categories and Characteristics

Land Use Category	Use Characteristics	Features and Location Criteria
Agriculture & Ag Residential	Agriculture or conservation will remain the principal use.	Urban encroachment, including large lot subdivisions, should be discouraged.
	Can be used as a holding zone until extension of city infrastructure	Areas may be designated for conservation, including floodplains and steep topography
	Extremely low residential densities, typically below 1 unit per 20 acres, may be permitted. This would include homes located on farms.	Commonly zoned as A1 (Agricultural) or Rural Residential (RR)
Preserve	Areas that should be preserved as natural, green space.	Should follow environmental features.
	These areas are primarily defined by the floodplains, but also include some areas acting as buffers between incompatible land uses.	Should be pre-designated in development areas. Can be incorporated into the city’s trail system when appropriate.
Low Density (Single Family) Residential	Restrictive land uses, emphasizing single family detached development. Innovative single family forms may be permitted with special review.	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
	Civic uses are generally allowed, with special permission for higher intensity uses.	Should be insulated from adverse environmental effects, including noise, smell, air pollution, and light pollution.
	Manufactured units with certification from the United States Department of Housing and Urban Development (post-1976 units) that comply with	Should provide a framework of streets and open spaces. Developments will be provided with full municipal services.

	other criteria in the State statute may be treated as conventional single family construction.	Commonly zoned as A1 (Agricultural) or Rural Residential (RR)
Medium Density Residential	Restrictive land uses, emphasizing housing.	Density is 4 to 12 units per acre.
	May incorporate a mix of housing types, including single family detached, single family attached, and townhouse uses.	Developments should generally have articulated design that maintains identity of individual units. Tend to locate in clusters, but should include linkages to other aspects of the community.
	Limited multifamily development may be permitted with special review and criteria	Innovative design should be encouraged in new projects. Projects at this density may be incorporated in a limited way into single family neighborhoods.
	Civic uses are generally allowed, with special permission for higher intensity uses.	May be incorporated into mixed use projects and planned areas. Commonly zoned as R2 (Two-Family Residential) or R3 (Multiple-Family Residential)
High Density Residential	Allows multifamily and compatible civic uses	Density is 12 units per acre or higher
		Locate at sites with access to major amenities or activity centers
		Avoid creation of isolated compounds. Should be integrated into the fabric of nearby residential areas, while avoiding adverse traffic impacts on low density uses
	Allows integration of limited office and convenience commercial within primarily residential areas	Traffic should have direct access to collector or arterial streets to avoid overloading local streets Can be developed near lower intensity uses or in mixed use developments with development review Attractive landscape standards should be applied Commonly zoned as R3 (Multiple-Family Residential)
Parks	Traditional park and recreation areas including passive and active recreation uses.	Parks should be centrally located with easy access for both pedestrian and auto users.
		Residents should be within approximately a half mile of a neighborhood park.
		All parks should be connected through the city's trail and open space system.
Civic and Public	Includes schools, churches, community centers, cemeteries, publicly-owned buildings and other public facilities that act as centers of community activity.	May be permitted in a number of different areas, including residential areas.
		Individual review of proposals requires an assessment of operating characteristics, project design, and traffic management.
		Commonly allowed in areas zoned for residential (R1, R2, R3) or institutional (INS).
Commercial	Includes a variety of commercial and office uses.	Located on arterials, at intersections, or in established commercial areas.

	May allow residential units above commercial development, and may incorporate planned residential uses, typically at higher densities.	Should supply an adjacent amount of off-street parking Traffic systems should provide alternative routes and good internal traffic flow Negative effects on surrounding residential areas should be limited by location and buffering
	Serves as focus of retail activity.	Good landscaping and restrictive signage standards should be maintained
	Can include freestanding commercial uses and shopping centers on larger lots.	Should provide good pedestrian/bicycle access to adjacent neighborhoods. Commonly zoned as CC (Community Commercial)
Downtown Mixed Use	Traditional downtown district includes mix of uses, primarily commercial, office, and upper level residential.	Establishes mixed use pattern in the traditional city center.
	Should be the primary focus of major civic uses, including government, cultural services, and other civic facilities.	District may expand with appropriately designed adjacent projects that respect pedestrian scale, design patterns and setbacks within the district.
	Developments outside the center of the city should be encouraged to have “downtown” characteristics, including mixed use buildings and an emphasis on pedestrian scale.	Historic preservation is a significant value. Good pedestrian and bicycle links should be provided to surrounding residential areas. Zoned as CBD (Commercial - Central Business District)
Light Industrial/Office	Light Industrial areas may combine office, business parks, and warehouse uses. These areas can also include supporting commercial activity.	Signage, landscaping, and design standards should be established, with more restrictive controls for locations nearer to low intensity uses. Uses that involve substantial peak traffic should locate near major arterials and regional highways, and provide multiple access points.
	Includes uses that do not generate noticeable external effects.	Commonly zoned as M1 (Limited/Light Industrial)
General Industrial & Utilities	Provides for a range of industrial enterprises, including those with significant external effects.	General industrial sites should be well-buffered from less intensive uses. Sites should have direct access to major regional transportation facilities, without passing through residential or commercial areas.
	Includes facilities with industrial operating characteristics, including public utilities, maintenance facilities, and public works yards.	Developments with major external effects should be subject to review. Commonly zoned as M2 (Heavy Industrial)

The exhibits below are Land Use Categories Photo Guide to be used in future planning.

Exhibit 1 Low Density Residential



Exhibit 2 Medium Density Residential



Exhibit 3 Civic



Exhibit 4 Public



Exhibit 5 Industrial



Exhibit 6 Downtown Mixed-Use



The terrain within the vicinity of Woodbine is generally a flat valley along the river and sloping up to the north and west. Figure 7: USGS Topoquad of Woodbine, Iowa and Surrounding Area illustrates a portion of the USGS Topoquad that includes the City of Woodbine and the surrounding area. As can be seen in Figure 7, surface drainage generally flows to north or south and ultimately east towards the Boyer River.

Figure 7 Topoquad of Woodbine, Iowa

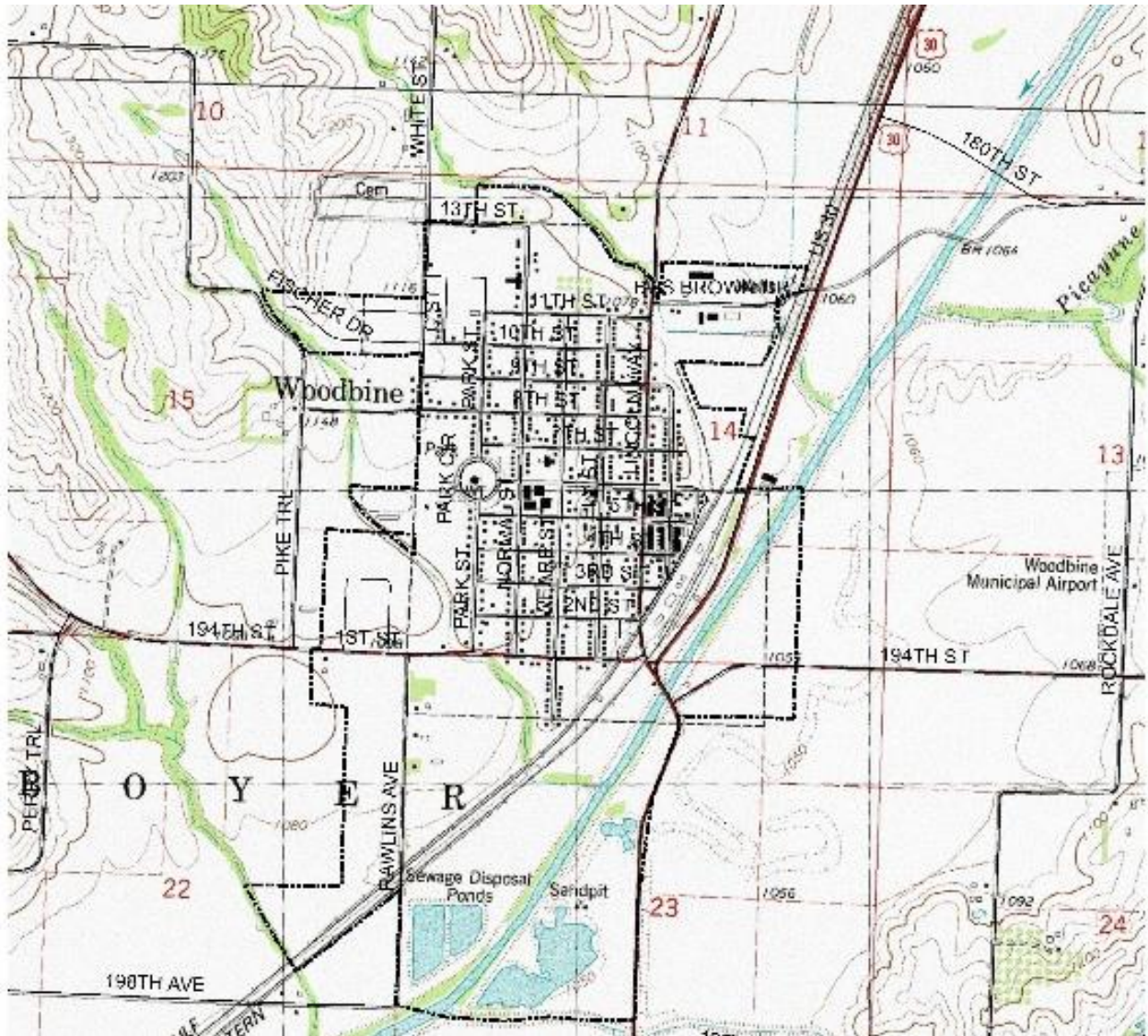
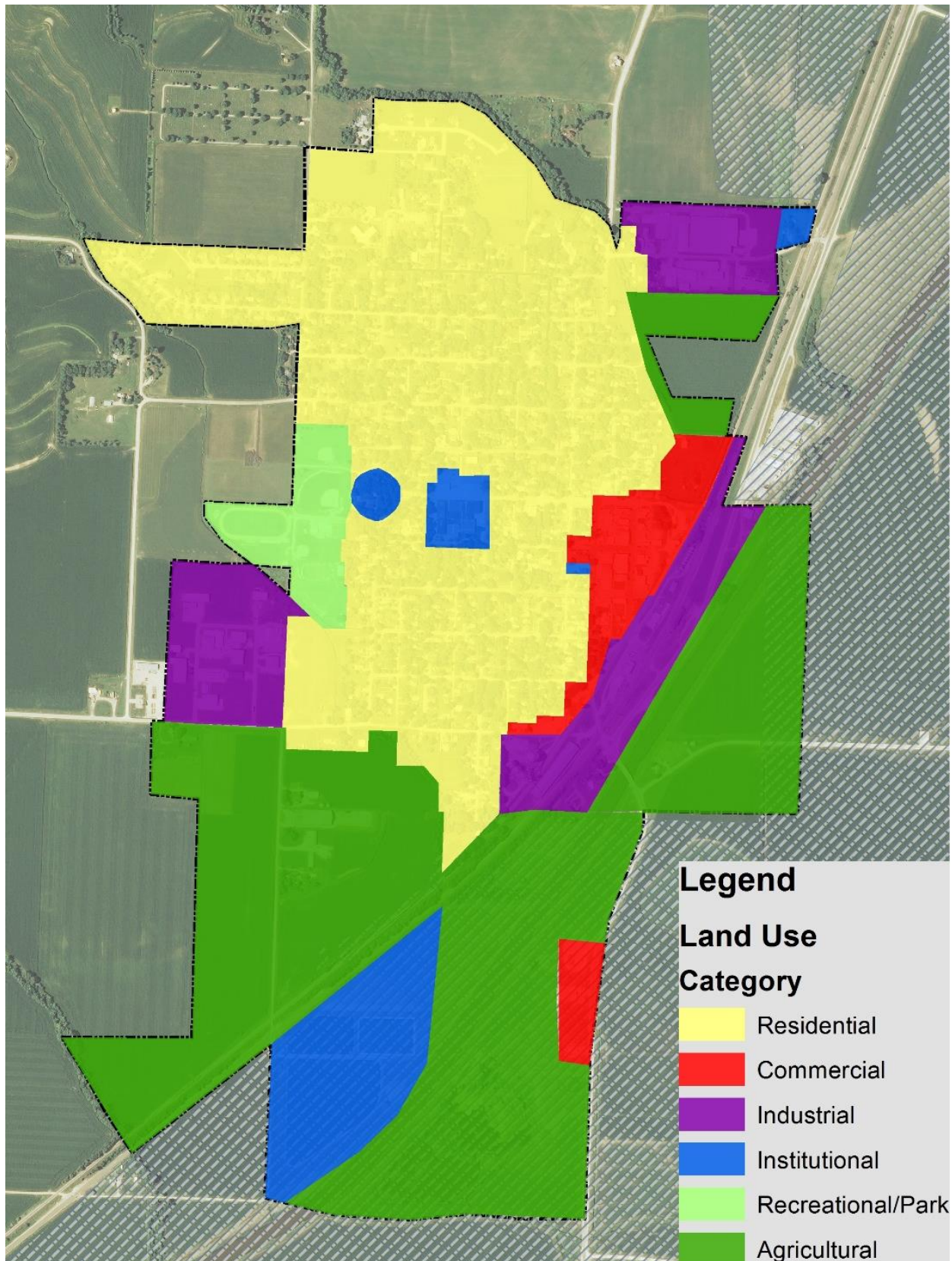


Figure 8 Existing Land Use



FUTURE LAND USE

As Woodbine grows, new land will be developed to accommodate housing, commercial, industrial and other uses. The planning team identified preferred growth areas based on environmental features, the existing land use pattern, infrastructure capacity and market trends. The Development Concept maps, Figures 9-11, shows proposed uses for the preferred growth areas. These areas are discussed in detail later in the plan (Sections 2-6). The concept shows approximately the amount of land needed to accommodate 2035 population projections and focuses on areas that are most strategic for shorter term growth.

3 IMPORTANT POINTS ABOUT THE LAND USE MAPS

1. PROPERTY OWNERS DECIDE

The maps depict new land uses for privately owned properties. The transition of these properties from their current use to the depicted use is expected to occur over time, in response to market demands, as property owners voluntarily sell, develop, or change the use of their land.

2. GENERALIZED MAP

The Future Land Use map should be interpreted generally and is not intended to provide the specificity or the rigidity of a zoning map or engineering document. The map should provide guidance for:

- Generalized land use locations and transitions: The boundaries between land uses on the map are “fuzzy” lines and are meant to show approximate areas for transition, rather than rigid boundaries. Minor variations in land use, such as a small civic use on a residential block, are not reflected in this generalized map, but may still be permitted per zoning regulations.
- Collector and Arterial Street connections: Critical arterial and collector street connections are specified on this map, though the exact routes will depend on detailed engineering studies. Local streets will be determined as development occurs. See Chapter 4: Transportation.

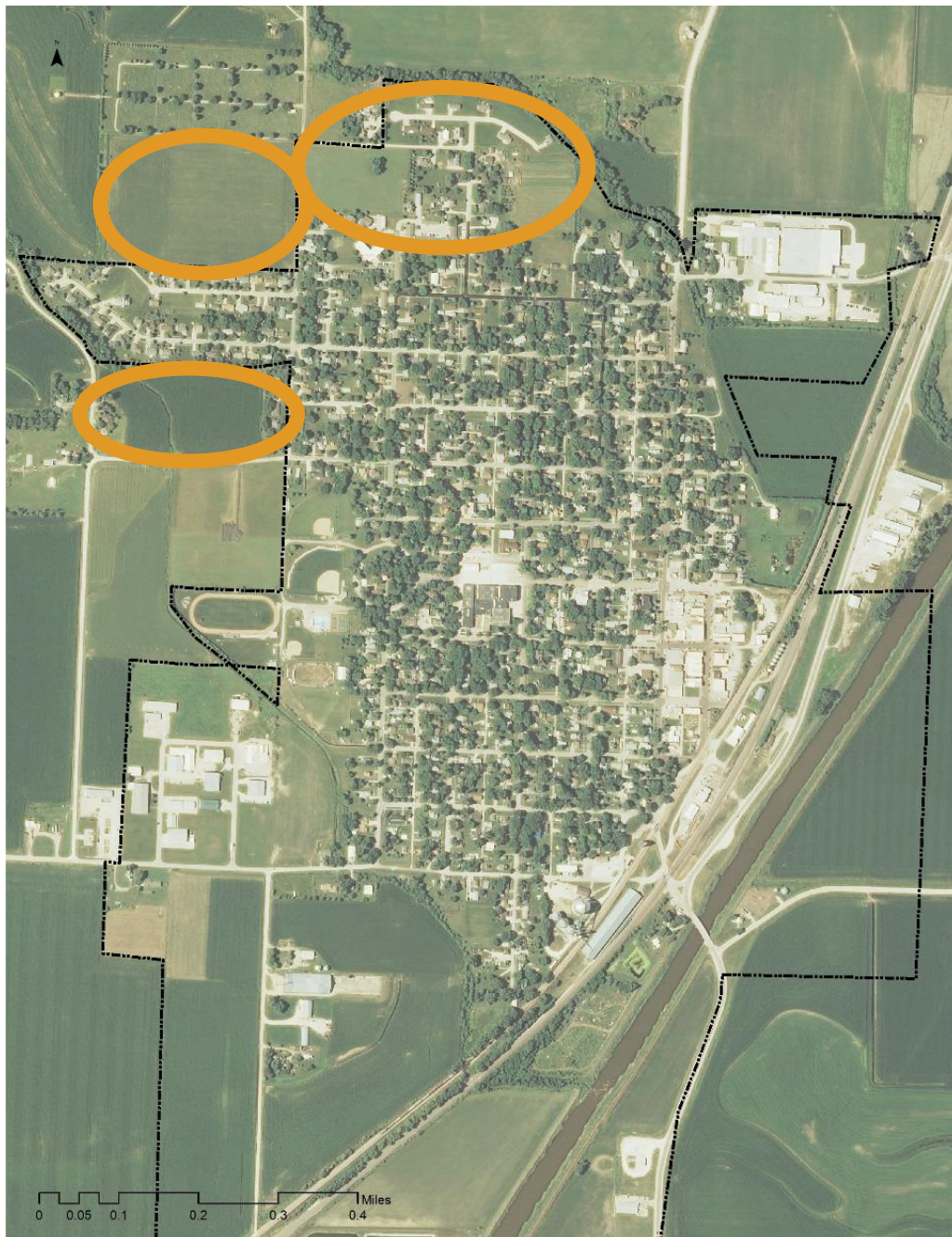
3. GUIDE FOR LAND USE DECISIONS

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 zoning decisions.

RESIDENTIAL

As Woodbine grows and residential development becomes in demand, infill development should be the first priority. This development would include housing rehabilitation, new construction on empty lots, and new multifamily developments on larger lots. For residents looking for new housing and as the demand for new homes increases, the preferred residential growth areas are primarily northwest of Woodbine or within city limits, with access to existing infrastructure and amenities such as parks and schools. Section 2 discusses plans for these residential growth areas in detail.

Figure 9 Future Residential Development Areas



COMMERCIAL

There has been much investment and redevelopment of Woodbine's commercial district on Lincoln Way. Continued focus and development should build upon current efforts.

Figure 10 Future Commercial Development Areas



INDUSTRIAL

Preferred industrial growth options include the areas north of Bus Brown Dr. and North of the 1st St expanding the current industrial parks at these two locations.

Figure 11 Future Industrial Development Areas

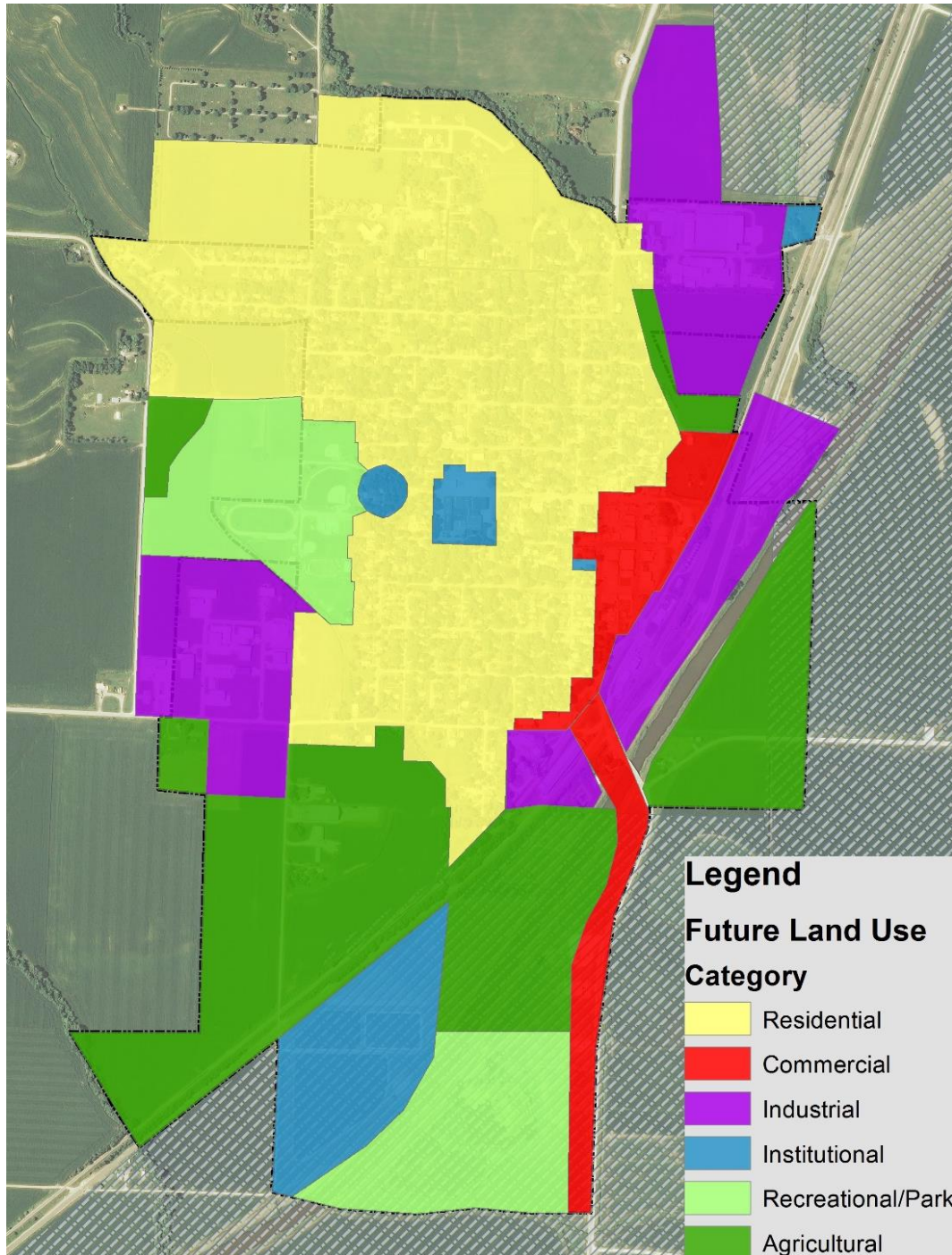


FUTURE LAND USE

The Future Land Use Map – Figure 12- combines the development concept with existing land uses and longer term growth areas. This map shows land use transitions that will not occur for many years.

Both the development concept and future land use map are based on the development principles.

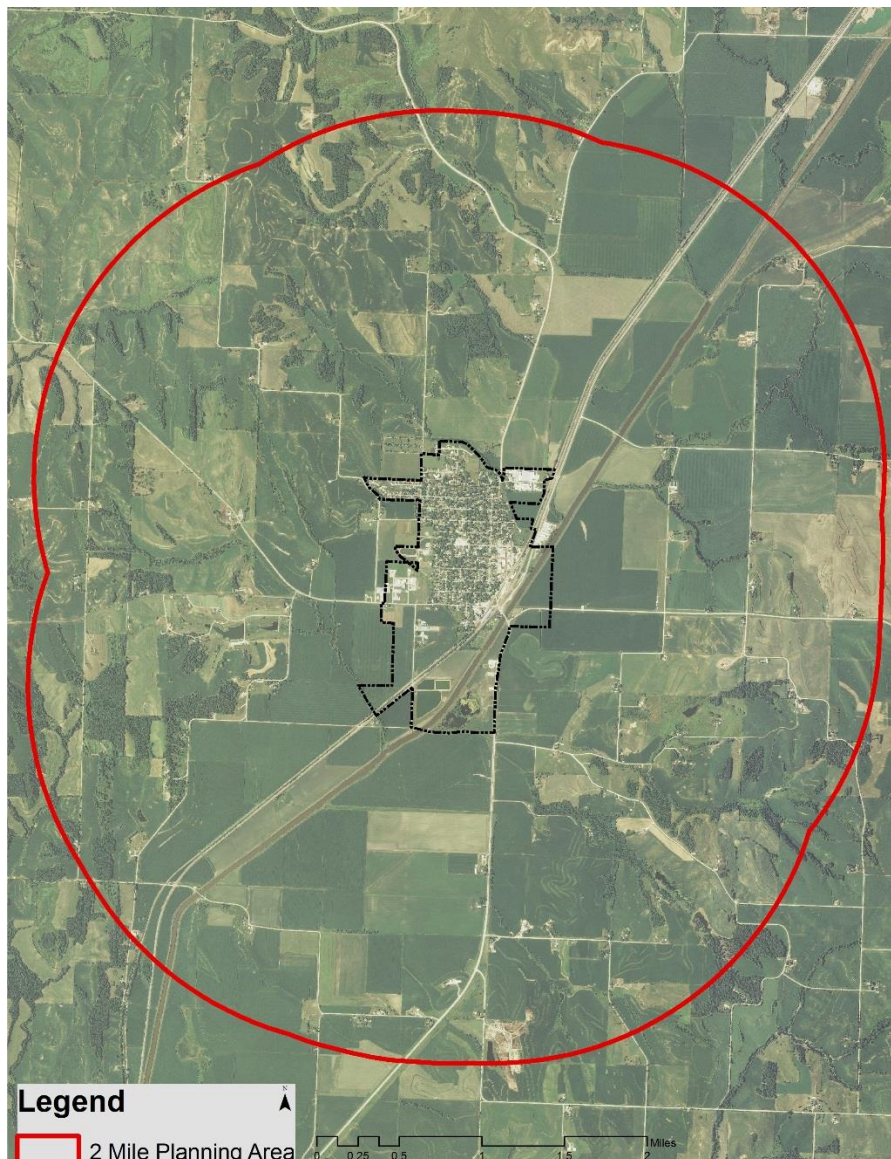
Figure 12 Future Land Use Map



TWO-MILE PLANNING AREA

To protect Woodbine's future development potential, the city also needs to influence land use patterns in the areas surrounding Woodbine. State of Iowa statutes recognize this need and allow municipalities to extend their subdivision and zoning powers into the unincorporated areas within two miles of their corporate boundaries if the county does not have a zoning ordinance in effect. Page County has a zoning ordinance in force, which limits the city's zoning powers within this area. The city can, however, influence the county's actions with regard to subdivision development in the two-mile planning area. Like other Iowa cities, Woodbine could establish a joint city-county committee to review current zoning and rezoning requests within the two-mile planning area. While the city cannot directly control growth within the two-mile planning area, it can influence growth by extending city utilities and working with county officials to ensure planning area development is consistent with the city's future growth.

Figure 13 2 Mile Boundary



ANNEXATION

1. PURSUED VOLUNTARY ANNEXATION

Woodbine should use the “voluntary annexation” provisions of Iowa annexation law (including the 80/20 rule, see below) and should avoid if possible annexing 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 imminent

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, 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 properties in the annexation priority areas. 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 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. CONTINUE USE OF EXTRA-TERRITORIAL ZONING AND SUBDIVISION REVIEW

Growth areas are zoned as Agriculture to keep the land as farmland or open space until there is demand to develop to another use. Development, including large lot subdivision development, should be discouraged in these areas. Such development could inhibit efficient growth of the city in the future.

SECTION 2: HOUSING AND NEIGHBORHOODS

HOUSING TODAY

Housing is one of the main limiting factors on growth. If housing is not available, or cannot be built, growth is next to impossible. Residential land uses are the single largest land uses of most cities. Therefore, it is vital that the City of Woodbine encourage the development of a healthy housing stock.

One of the keys to a healthy housing stock, and a healthy community, is to have a wide variety of housing options. If a community has a place to live for everyone during the many stages of life, then they are more likely to retain their population and attract new residents. Likewise, having a diverse housing stock enables more people to own a home, which increases the overall financial security of the community.

During the planning process, residents identified a number of strengths in the Woodbine housing situation. These include safe and historic neighborhoods, as well as relatively low property taxes and incentives to build new homes. However, a number of weaknesses were noted as well. These include limited housing choices, low quality rental options, an aging housing stock, and lack of code enforcement or building inspection.

In light of these strengths and weaknesses, a number of opportunities for housing growth were identified. Overall, residents thought there were many opportunities for in-fill development on existing lots and for new development on land adjacent to existing neighborhoods. The low cost of living and proximity to many amenities were also seen as incentives for growth. Access to government programs, such as the Community Development Block Grant for housing, is seen as a jump start toward housing rehabilitation, particularly for low to moderate income households.

Housing is typically grouped into the following categories:

- Owner Occupied Single Family Homes
- Renter Occupied Single Family Homes
- Multi-family Properties
- Independent Living Senior Housing
- Assisted Living Senior Housing
- Nursing Homes
- Institutional Housing

The largest category of housing is owner occupied single family homes. In Woodbine, almost three fourths of the population live in single family, owner occupied residences, this is typical of most Iowa towns. In Woodbine, as is common elsewhere, home ownership is much more common for people in the middle years of their life, and less common for those starting out or in their senior years. As new housing is proposed, a mix of owner occupied and renter occupied units will help to ensure a healthy mix of ages in the community.

Table 5 Home Ownership and Median Rent

Jurisdiction	# Occupied	# Owned	% Owned	Rented	% Rented	Median Rent
State of Iowa	1,223,509	888,331	72.6	335,178	27.4	\$655
Harrison County	5,995	4,624	77.1	1,371	22.9	\$583
Woodbine	745	441	59.2	304	40.8	\$568

Source: U.S. Census, American Community Survey

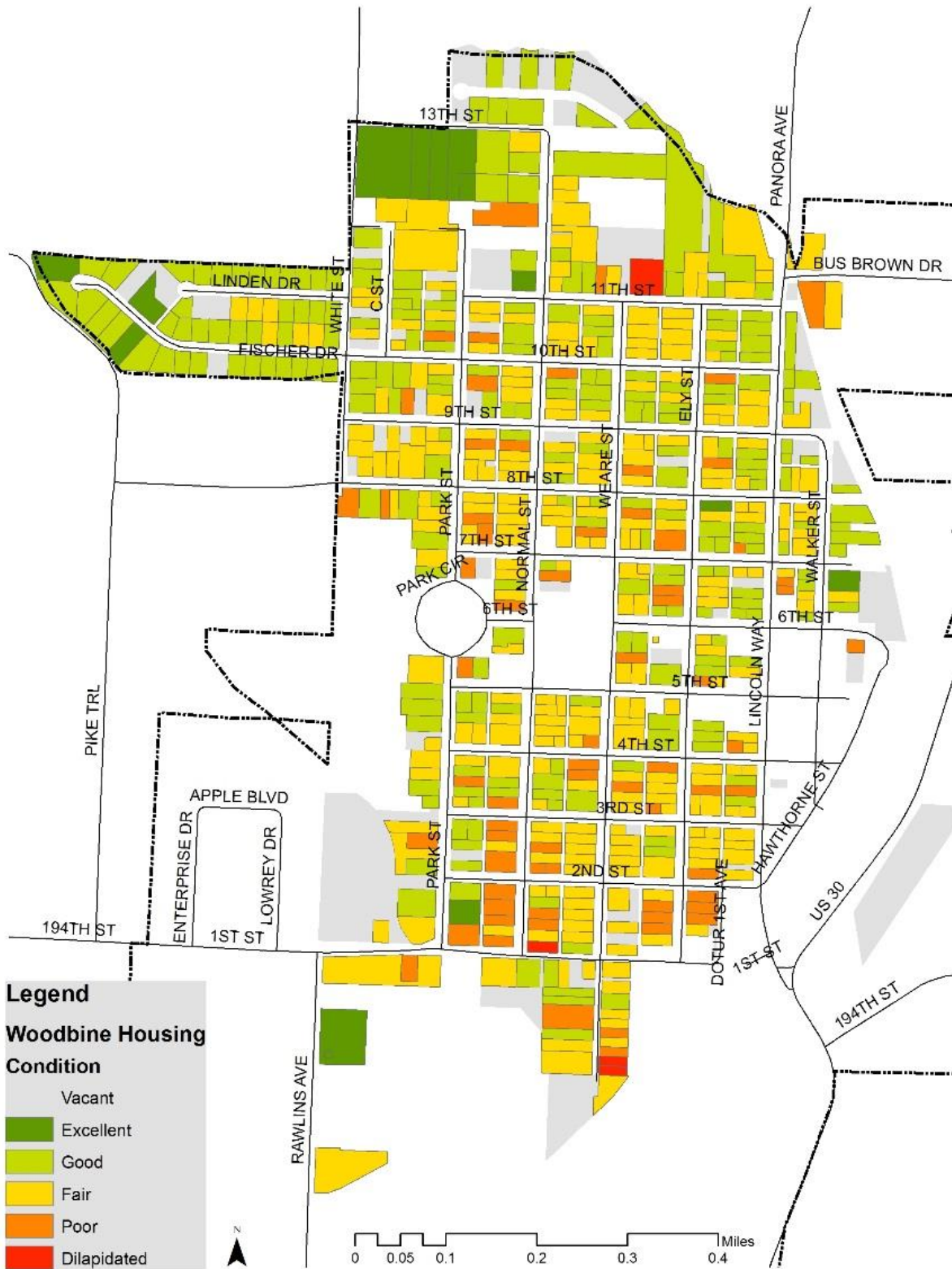
The map on the following page identifies housing conditions from a survey conducted by SWIPCO in 2015. This survey found that there were a significant number of homes that are in fair or poor condition. These homes also tended to be concentrated in specific neighborhoods. The city should work with property owners and the Southwest Iowa Housing Trust fund and other agencies to identify assistance to rehabilitate or replace any substandard housing.

Below is a table of the current housing units and condition in Woodbine today. Excellent condition equates to a brand new house. Good condition is a well maintained house with little to no improvements needed. Fair condition homes need 1-2 major repairs and a poor condition home would require more than 2 major repairs. Dilapidated homes appear to be beyond repair.

Table 6 Housing Condition Count

	Excellent	Good	Fair	Poor	Dilapidated	Vacant Parcel
Multi-Family	0	0	23	0	0	0
Single Family	14	235	258	66	4	47

Figure 14 Housing Condition Map



Source: SWIPCO, 2015

Of the owner occupied housing units, a high percentage were built prior to 1939. This poses a major challenge to the city to ensure that these older homes are safe. Likewise, older homes are often harder to maintain and less energy efficient. That is not to say that an old house needs to be replaced, it just increases the likelihood that it may experience problems in the near future. Similarly, a very high percentage of renter occupied housing units were built prior to 1939.

Table 7 Age of Homes

Year Structure Was Built	Woodbine	
	#	%
Total	760	100
2010 or later	8	1.1
2000-2009	55	7.2
1990-1999	71	9.3
1980-1989	33	4.3
1970-1979	128	16.8
1960-1969	89	11.7
1950-1959	54	7.1
1940-1949	66	8.7
1939 or earlier	256	33.7

Source: U.S. Census, American Community Survey

FUTURE HOUSING

As the housing stock in Woodbine ages, affordable new construction residential housing will become more and more important. In many cases this new development will come from in-fill construction on existing lots within neighborhoods. There are programs, such as the Community Development Block Grant, that can assist with this type of development. However, if Woodbine is to grow much beyond its current population, new housing subdivisions must be built. In order to be affordable, areas for medium density residential development, such as duplexes, small apartment complexes, town homes, and small single-family homes must be made available. This plan sets aside an area in the northeastern portion of the city for this type of development.

Low Density Residential Development: Just as the demand for affordable housing will grow as the existing housing stock ages, there is also a growing demand for larger homes with above average sized lots. This type of development is currently occurring in the northwest portion of Woodbine and this plan designates that area for continued low density residential growth.

Figure 15 Conceptual Low Density Development Plan on White and 8th Streets



Downtown Mixed Use District: There is a growing trend nationally toward building developments that mix land uses, such as residential and commercial, to create walkable communities with a healthy mix of services and amenities. Downtown Woodbine was built as such a district a century before such development came back in vogue under the title “new urbanism.” Policies need to be in place in the downtown area to protect and promote the character of the neighborhood while encouraging residents and businesses to locate downtown.

Figure 16 Mixed Use Building



Considering the condition of the current housing stock, if there is no growth in population over the next 20 years, there still will be a net demand for 38 new or rehabilitated housing units. This assumes that half of the housing units rated as poor will need to be repaired or replaced, and that all of those rated as non-repairable will need to be replaced over the next 20 years.

If Woodbine experiences a .25% population growth in population over the 20 years, and assuming that the average per household size will remain the same at 2.09 persons, then an additional 36 housing units will be needed, for a total of 74 new housing units over 20 years.

The future land use map identifies areas of about 50 acres for residential use with new housing units of about 4-6 dwelling units per acre to stay consistent with current development. This will give Woodbine the room and choices to grow for years to come.

SECTION 3: ECONOMIC DEVELOPMENT

ECONOMY TODAY

Local governments play an increasingly critical role in promoting private sector economic development because economic strength is critical to the vitality of a community. Economic development is the process by which a community organizes and then applies its energies to the task of creating the type of business climate that will foster the retention and expansion of existing businesses, attract new businesses, and develop new business ventures. Success in economic development requires partnerships among government, businesses, and nonprofit organizations. In the City of Woodbine, economic development and the quality of life has been based mainly on community, agriculture, and agriculture-supporting businesses and industries. It is the goal of the community to maintain existing firms and foster other types of business and industry as well.

Woodbine has become a predominately industrial community. Nationally recognized industrial firms in Woodbine include: Tommy Gate, manufacturers of hydraulic lifts, and has undergone major expansions, improvements and upgrades at their local plant. Natural Creations, located in the Main Street District, provides quality natural health care products to health care providers nationally. In addition, the city has experienced increased retail and service sector growth. In the last five years new and expanding businesses created many new jobs for area residents. Both retail and industry continue to provide new jobs, which increase sales and tax revenues for the community.

An important initiative that makes Woodbine unique is their commitment to sustainability and energy efficiency. Woodbine's green initiatives began with the assistance of the Iowa Department of Economic Development in completing 50 energy audits performed on all Main Street businesses. As part of an Iowa Power Fund Community Grant, the City of Woodbine has developed an Energy Plan for the financing of energy efficiency improvements to those buildings that were audited. Several businesses are participating by making HVAC, insulation, lighting and other improvements. Energy efficiency improvements have also been made to several public buildings as part of a State Energy Plan grant including our historic Carnegie Library, fire hall, police station and City office building.

Per capita retail sales in Harrison County are lower than the State of Iowa. Woodbine's retail sales per capita is higher than the county's and has grown at a higher rate than the county between 2009 and 2013. This is due to both the agricultural activities as the primary economic industry and the nature of the smaller communities' ability to only sustain small downtown shopping districts. Instead the number of retail sales are primarily agricultural related or basic necessities that can be found at the local stores.

Table 8 Per Capita Retail Sales by Jurisdiction

	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013
State of Iowa	11,840	11,093	11,175	11,413	11,274
Harrison County	4,377	4,400	4,556	4,694	4,573
Woodbine	6,469	6,793	7,009	7,565	7,288

Source: Iowa State University, Iowa Community Indicators Program

LABOR FORCE ANALYSIS

According to the 2010 Census, a slightly higher percentage of the population in Woodbine is in the workforce compared to the state average. The Unemployment rate is right in line with that of the state as well.

Table 9 Employment Statistics

Population 16 years and over	Total	Percentage In labor force	Employed Rate	Unemployment Rate
State of Iowa	2,405,664	68.6%	64.7%	5.6%
Harrison County	11,776	66.3%	62.7%	3.4%
Woodbine	1,363	64.50%	59.40%	5.10%

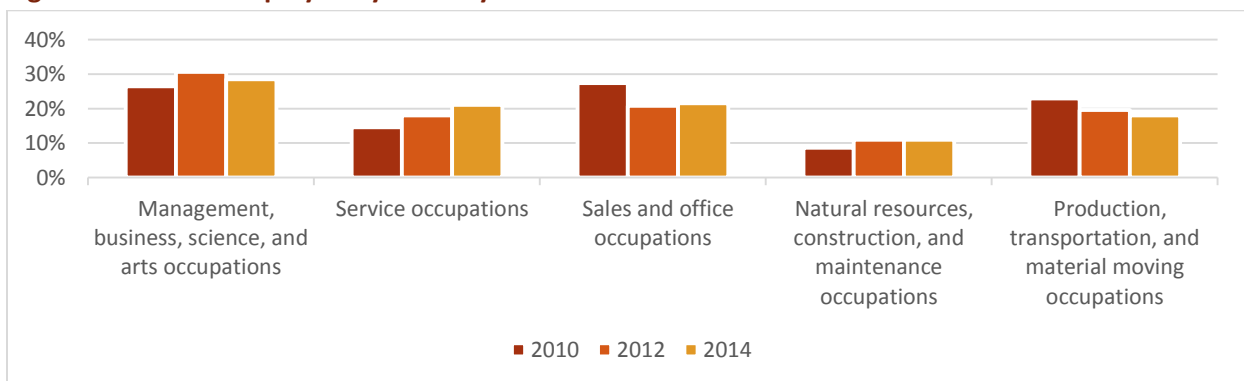
Source: U.S. Census, American Community Survey 2012

Table 10 Industry by Occupation for the Civilian Employed Population

Private Employment	Woodbine	
	#	%
Total	809	
Agriculture, forestry, fishing and hunting, and mining	51	6.3
Construction	62	7.7
Manufacturing	135	16.7
Wholesale trade	35	4.3
Retail trade	73	9.0
Transportation and warehousing, and utilities	45	5.6
Information	22	2.7
Finance, insurance, real estate, and rental and leasing	22	2.7
Professional, scientific, management, administrative, and waste management services	43	5.3
Educational, health and social services	211	26.1
Arts, entertainment, recreation, accommodation and food services	28	3.5
Other services (except public administration)	48	5.9
Public administration	34	4.2

Source: U.S. Census, American Community Survey 2012

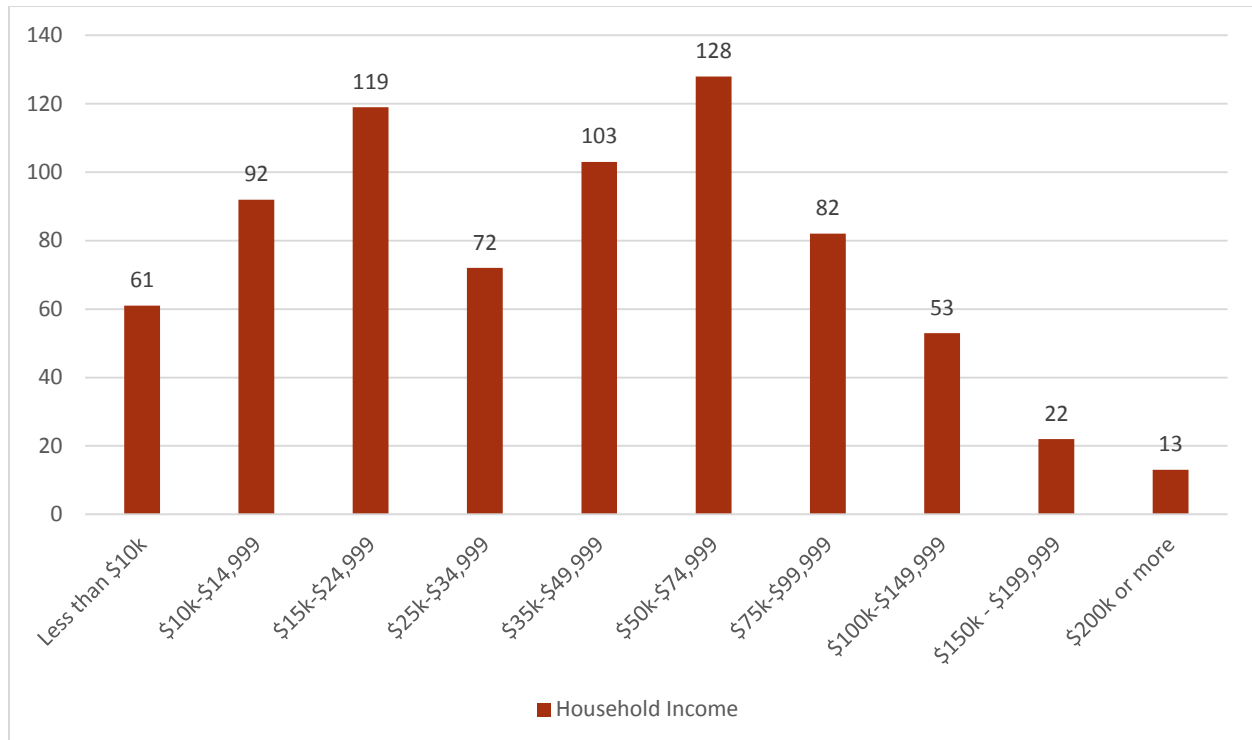
Figure 17 Percent Employed by Industry



HOUSEHOLD INCOME

Personal and household incomes are very important indicators of a community's economic health. Incomes in rural Iowa tend to be lower than national averages. However, the cost of living is often considered lower as well, so those with lower incomes many times have more buying power with their wages than higher paid individuals in urban areas. Unfortunately, those in rural communities also tend to travel farther for work than their urban counterparts. Increases in transportation costs will have a greater negative impact in rural American than in other places.

Figure 18 Household Income (US Census 2010)



ECONOMIC OPPORTUNITY AREAS

DOWNTOWN

Woodbine has done much work to revitalize the downtown area over the last 10 years. Since 2008 over \$8 million in grant and private investment has fueled historic preservation and new construction in the downtown using the Iowa Green Streets Guidelines for efficiency and sustainability. The city participated in a Community Development Block Grant in 2013 which resulted in many building facades to be rehabilitated. Woodbine Main Street is an organization that is integral to these efforts. The purpose of the organization is to facilitate and assist with the growth and development of the downtown area. This includes hosting events to providing meeting space for groups in their building.

Woodbine's Sustainable Community Master Plan was completed in 2010 and conceptualizes improvements for the Sixth Street corridor using sustainable methods. These "green design" principles

can be used both to guide Woodbine's continuing future development and to serve as a model for other small Iowa communities.

“Woodbine will be known as a bright, progressive and cohesive community where residents enjoy an excellent quality of life.

The clean and attractive downtown with its historic character and inviting streetscape will offer an interesting mix of retail and entertainment.

This pleasant atmosphere will sustain existing businesses as well as attract new businesses to increase the vitality and diversity of the community.

Downtown will be a model showcase for community pride in this historic town and its celebrated Lincoln Highway heritage.

Recreation and entertainment for all ages will offer an active and convenient social life.

The friendly and charming community will welcome newcomers, and the growing population will keep the school and businesses strong.”

Several public visionary explorations preceded the analysis and prioritization processes of this Master Plan. The selection of a first priority project was reached by consensus resulting from several town meetings, a citizen survey, and guidance from city leaders.

With the survey results in hand, the design team held a design workshop to clarify public input. Project options were summarized using a matrix that considered advantages and disadvantages as well as cost level considerations -- high cost, moderate cost, and low or no cost. Participants in the workshop selected one project option from each cost category for final synthesis and resolution of priorities. The result became the Sixth Street project.

The improvement of Sixth Street is developed by implementing strategies that develop seven basic areas:

- Vistas- providing an interesting element at both ends of the Sixth Street corridor offers an enhanced feeling of destination and attraction.

- Public Art- public art provides an opportunity to tell the story of Woodbine and beautify the city.
- Parking- enhanced parking for commercial, educational, religious and residential uses improves the community.
- Driving- improves safety and accessibility.
- Trails- improvements invite running, walking and biking activities.
- Storm Water Management- strategies for detainage and percolation reduce runoff and enhance water quality.



Figure 19 Streetscape Drawing (Woodbine Sustainable Community Master Plan)

- Landscaping and Site Furnishings- provides a beautiful pallet that can be used throughout Woodbine to unify the community character.

The selection of Sixth Street as a priority project indicates that Woodbine citizens desire to bring civic improvements deeper into the community. Sixth Street is an important connector that ties the school to the commercial core and will contribute significantly to the first impression given to visitors.

INDUSTRIAL GROWTH

One of the main drivers of good employment in Woodbine is industrial growth. The community should work closely with its development partners to focus resources toward retention and expansion of existing industrial development and recruit new to Woodbine.

Light Industrial Development: Light industrial development includes such firms as call centers, clothing manufacturers, laboratories, and other businesses that do not generate a large amount of truck traffic, do not create offensive pollution, and whose inputs and products are relatively safe to locate close to population centers. Some of the most developable land in Woodbine is in a flat area along 1st Street close to existing retail areas and other light industrial firms. However, this area is difficult to reach by truck traffic and heavy industry should not be encouraged in this part of town.

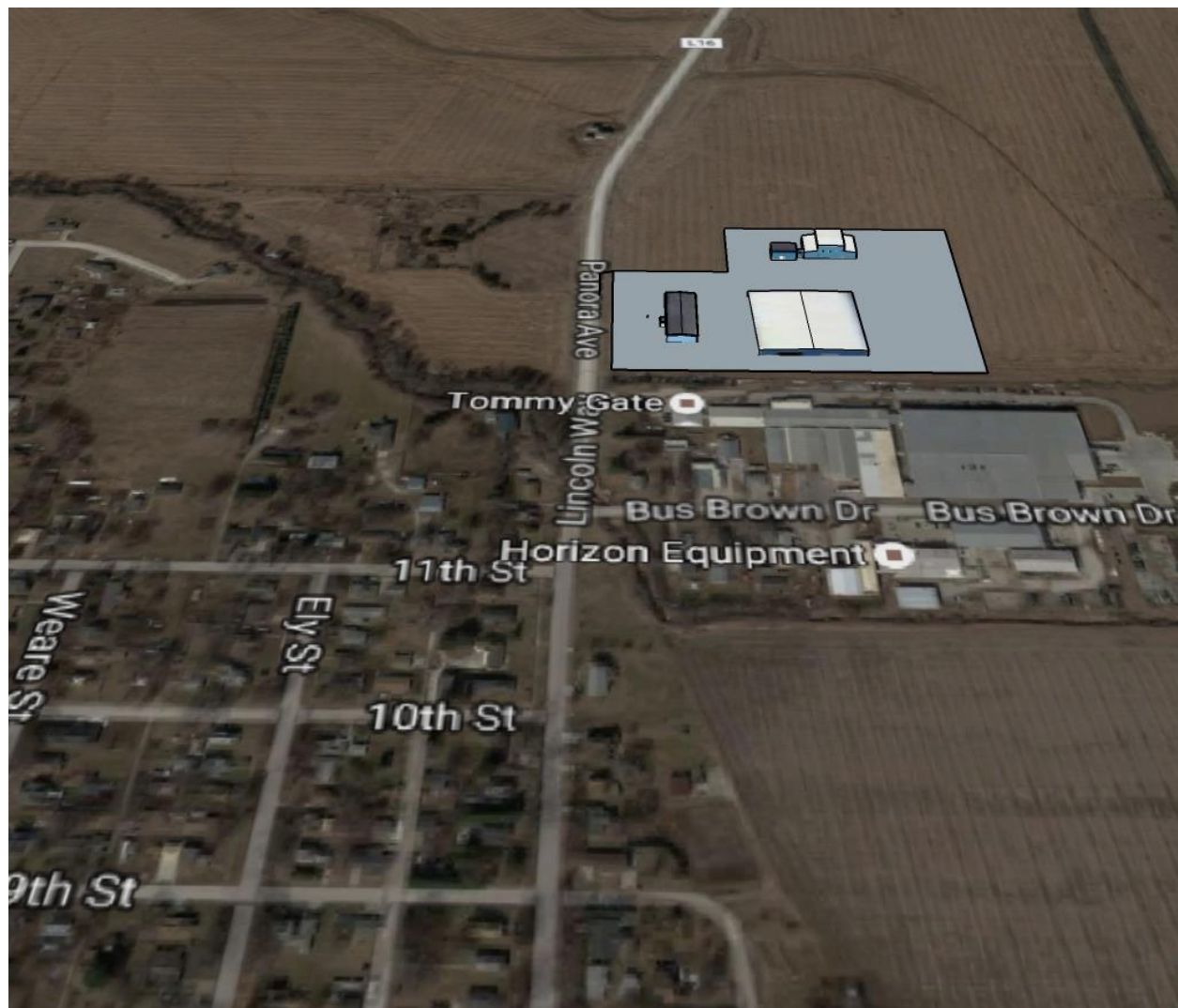
Medium to Heavy Industrial Development: Medium to heavy industrial firms are those that generally employ a large number of workers, have processes that are incompatible with residential development (such as noise or odors), and have a large amount of vehicular traffic. However, due to flood plain issues

and the fact that much of the community does not have the road network to allow for heavy truck traffic, industrial development may be limited to areas southwest and northeast of town.

The following future land use map outlines a number of areas for future public and private development within the City of Woodbine. Under this comprehensive plan, very little if any land would need to be annexed into the city. This plan seeks to make the most of the existing land and resources of the city.

After the future land use map are a series of conceptual designs for the development of certain areas in the City of Woodbine. These designs are meant as illustrations of what could occur in these areas and do not imply that any particular development will take place, now or into the future. However, they do provide a visual representation of what Woodbine may look like should substantial, well managed growth occur.

Figure 20 Conceptual Industrial Development

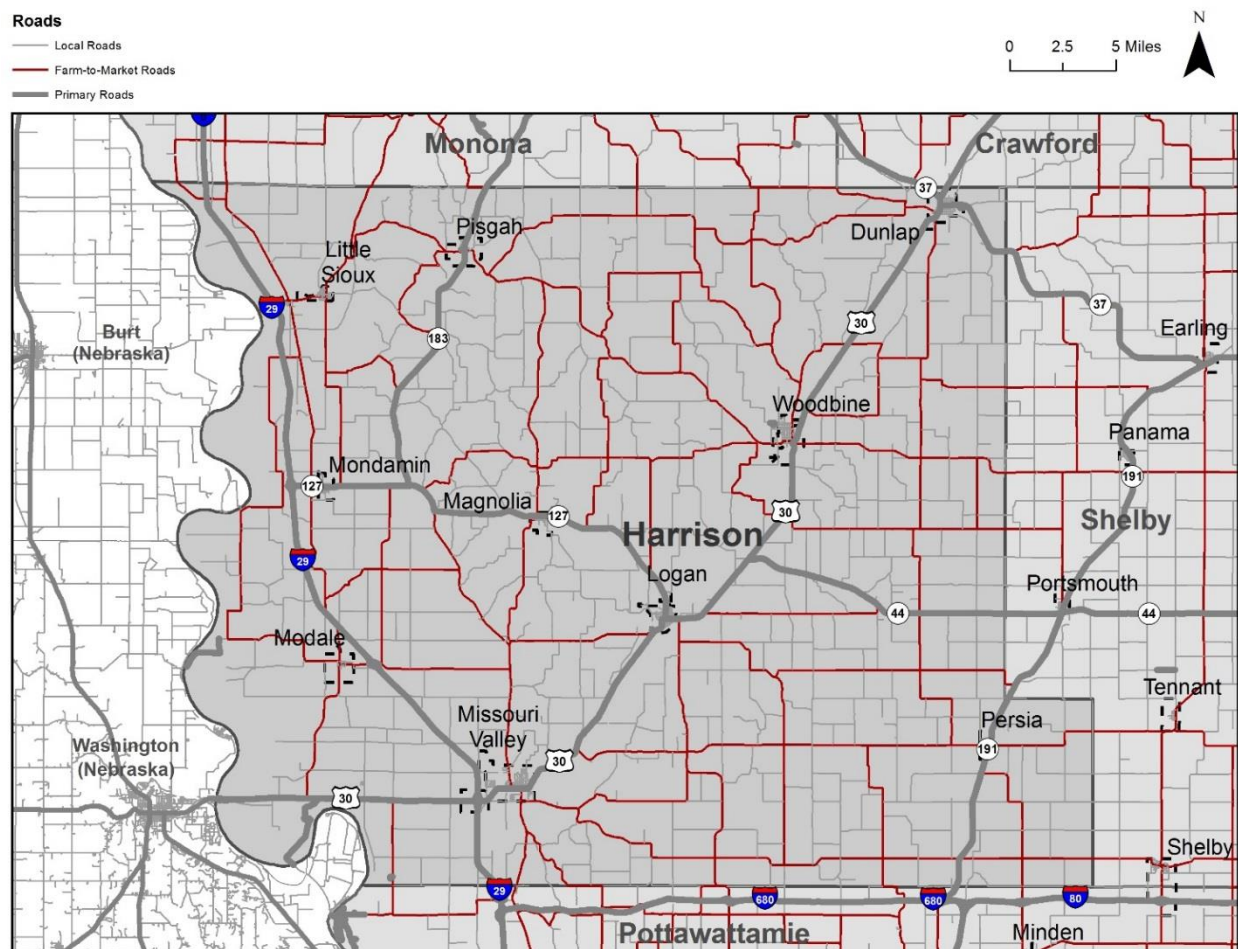


SECTION 4: TRANSPORTATION

TRANSPORTATION TODAY

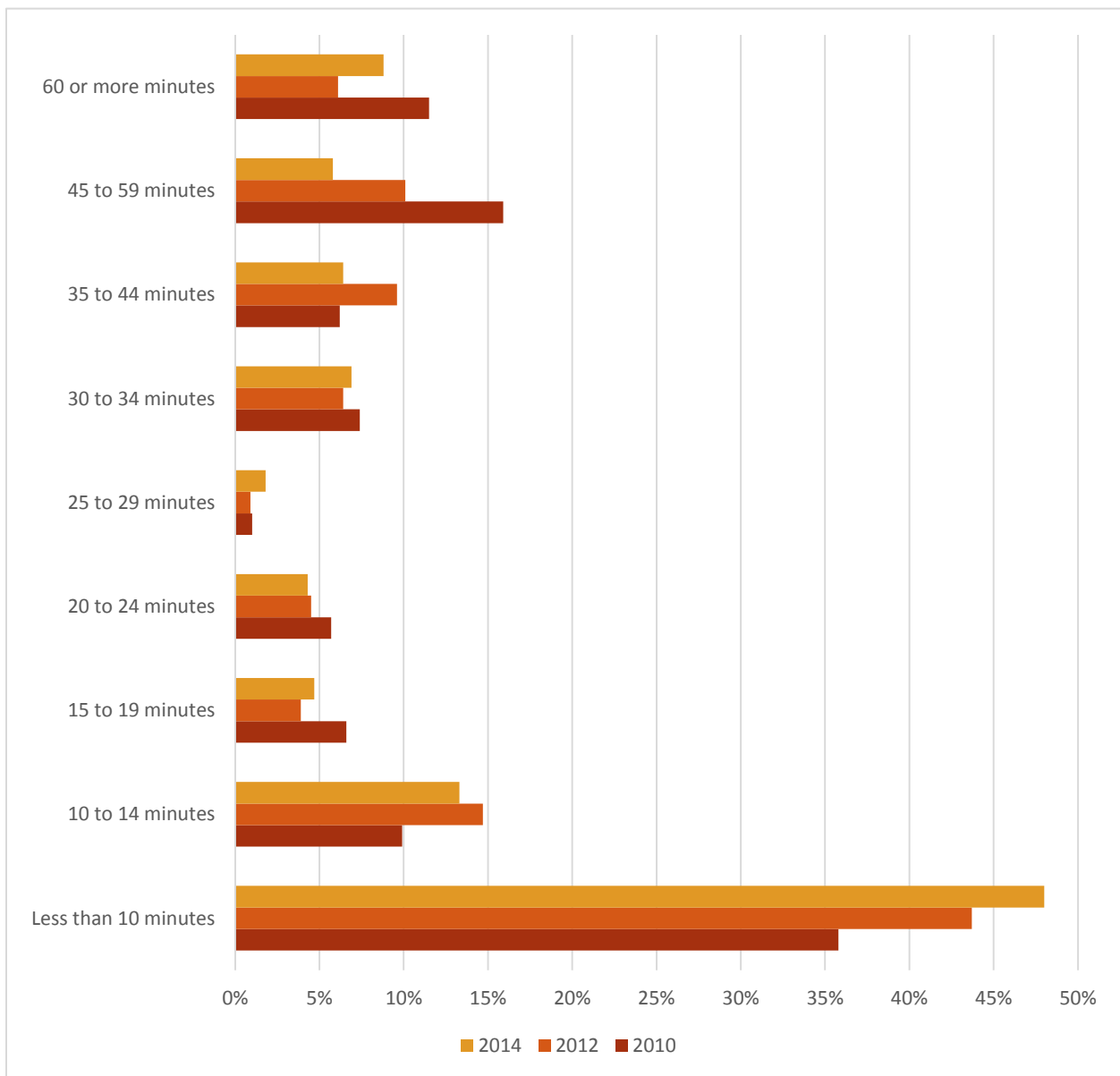
Highways and roads are essential to Woodbine and the communities within Harrison County as a primary mode of commuting and for freight transportation. Harrison County has 1,340 miles of urban and rural roadways connecting its communities to resources and industries located inside and out of the county. Within the network of these highways and interstates are local roads that allow access to the smaller communities and rural homes and businesses located within the county. These roads are vital to a smaller population, though equally important to the communities that they are located in. These roads are vital in moving goods and services throughout the region. Roadways are classified by their use and the volume of traffic they can handle. Principal arterials and major or minor collector roads, such as U.S. Highway 30, are responsible for moving traffic throughout the region as well as to adjacent communities. U.S. Highway 30 begins in the City of Missouri Valley and runs diagonally through the county to the northeast passing the cities of Logan, Woodbine, and Dunlap before it eventually enters Crawford County.

Figure 21 Harrison County Road Network



Woodbine depends on Highway 30 to move goods and people into the community but there is also a portion of the population that work elsewhere and commute out of the city for work everyday. Figure 22 below shows the breakdown of commute times and changes over time. Any person reporting their commute time of less than 10 minutes clearly works in the community. It is unclear exactly where people live and work for times between 10 and 40 minutes. Commuters are most likely heading towards Council Bluffs and Omaha if their commute time is longer than 50 minutes. There has been a shift since 2010. More people are reporting shorter commute times meaning that more people are living closer to where they work. Woodbine must consider this when planning for future development.

Figure 22 Travel Time to Work

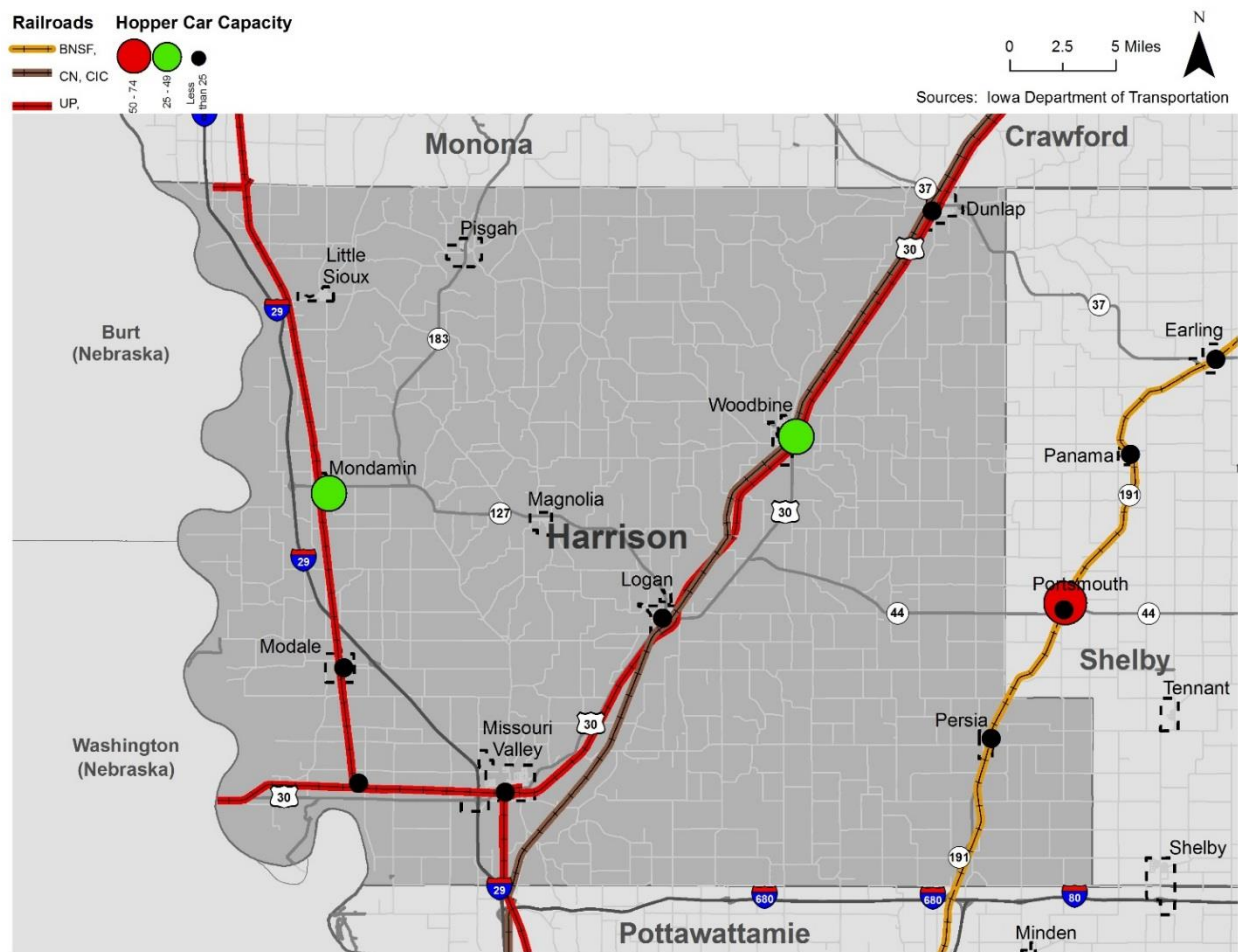


Source: U.S. Census, American Community Survey 2010, 2012, 2014

RAIL

Harrison County has 119.2 miles of railroad track within its county border. Union Pacific Railway operates the majority of track in the county. Union Pacific operates a number of routes that branch out of the City of Missouri Valley. A route coming out of Missouri Valley heads northeast to Woodbine before running through Ames and Cedar Rapids. The Canadian National Railway Co. operates a route running from Council Bluffs past Missouri Valley, through Woodbine before heading through Fort Dodge, Cedar Falls, Waterloo, Dubuque and eventually east out of Iowa. Woodbine has one of the largest hopper car capacity with 25 to 49 cars while the remaining communities have a capacity that is below 25 cars. The map below illustrates the locations and routes of the hopper car locations and rails.

Figure 23 Harrison County Rail Map



AIRPORT

Woodbine Municipal Airport (3Y4) – The Woodbine Municipal Airport is located one mile east of the City of Woodbine. The airport has one runway, 17/35, which has a turf surface and is 95 feet in width and 2,045 feet long. The runway has low intensity runway edge lighting, but no approach lights or visual glide slope indicators. The airport does not have any fuel services. The airport is unattended with no operational hours. The airport is classified as a local airport, which supports local aviation activity. Three

other private use and privately owned airports are located around Missouri Valley. These airports support businesses and recreational flying for communities in and around Harrison County. The Individual Airport Report for Woodbine Municipal Airport from the Iowa Aviation System Plan has identified six goals to meet user demands. Those include safety and security, infrastructure and user support, accessibility, economic support, planning and education and outreach.

Figure 24 Woodbine Airport



FUTURE TRANSPORTATION

BASIC PRINCIPLES OF STREETS

Enhance Connectivity

New streets should line up with existing streets and connect new development to existing neighborhoods using multiple entrances.

Build Complete Streets

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

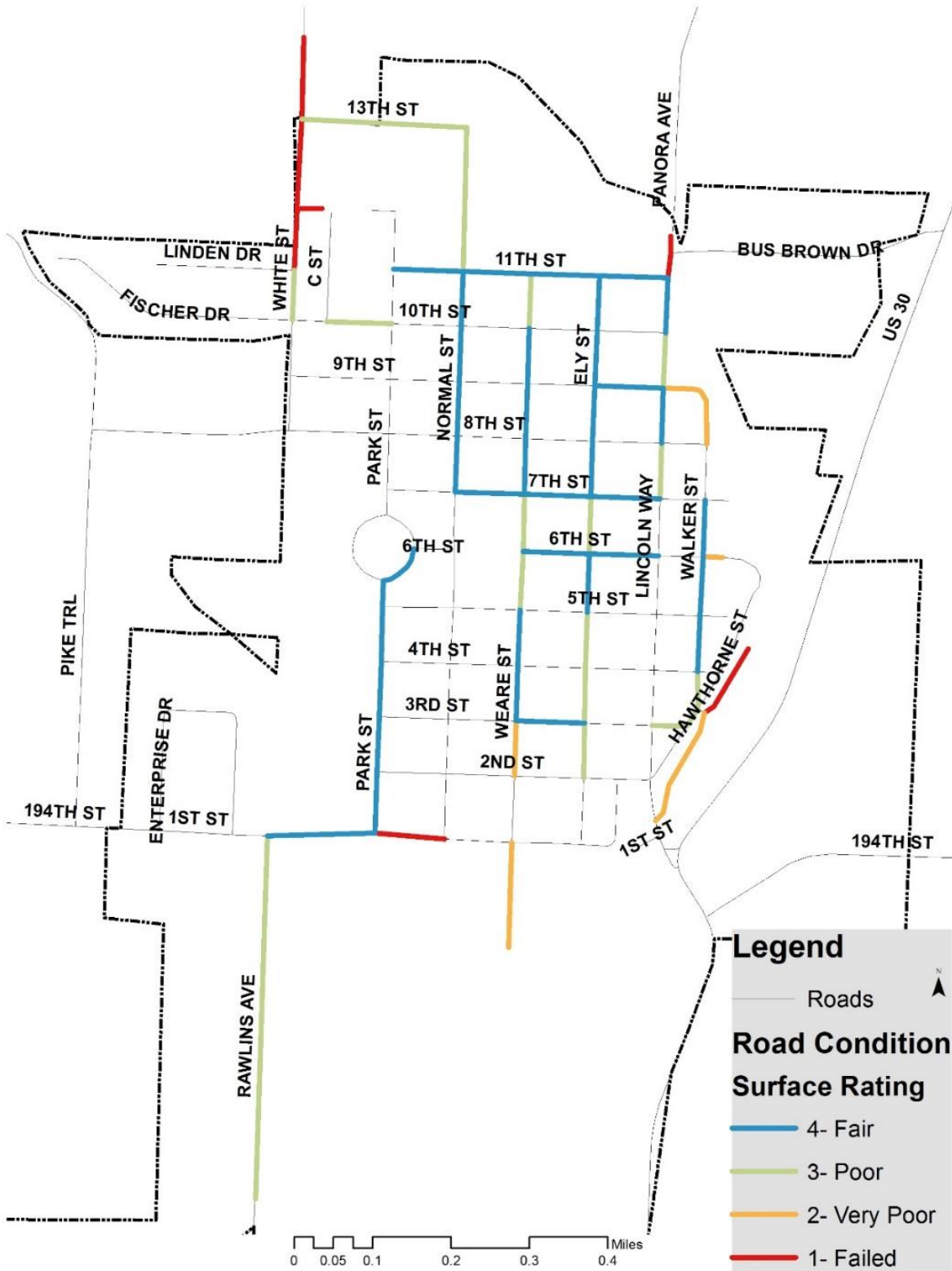
Promote Woodbine

Streets are Woodbine's largest public space, and should be designed in a way that reflects the pride that Woodbine residents feel in their community. Streets provide the first impression for many visitors, and have a daily impact on how residents view their community. Landscaping, street furniture, public art, green boulevards and other attractive street features should be considered an investment in community character and a tool to promote tourism and economic development.

STREET IMPROVEMENTS

Woodbine's streets and trails require on-going funding and maintenance. The City has had the condition of all streets in Woodbine surveyed to identify priority improvement projects. The city should continue to prioritize projects and establish a funding schedule on an annual basis. Street improvement resources should be directed toward the areas identified as deficient in the city's comprehensive street condition survey, which follows as Figure 25.

Figure 25 Road Condition Rating



Source: JEO Street Improvement Study 2012, Map By: Alexis Stensland, SWIPCO 2016

BICYCLE AND PEDESTRIAN NETWORK

Trails: Trails are off-street paths that serve pedestrians, bicyclists, and other non-motorized forms of transportation.

Bike Route and Complete Streets: Preferred Bicycle Routes: Figure XX identifies existing and proposed streets that are good choices for bicyclists, due to their relatively low traffic and access to popular community destinations. These bike routes should be designated using “sharrows” and signs (see photos at right). Future streets that are designated as bike routes could potentially include bike lanes or side paths if appropriate.

Sidewalks: Sidewalks are the central piece of pedestrian infrastructure. Woodbine has a well connected sidewalk network, and this should be maintained as the city grows. As a general policy:

- New streets should provide sidewalks on both sides of the street, especially new collectors and arterials.
- Existing streets should provide sidewalk on at least one side of the street. Priority areas for retro-fitting are:
 - Arterial and collector streets
 - Streets within a quarter mile radius of schools and parks

Construction of sidewalks on existing streets should be done over time in conjunction with other street or infrastructure improvement projects.

SECTION 5: QUALITY OF LIFE

PARKS TODAY

Outdoor recreation and open space adds to the quality of life in a community. It enhances the attractiveness of a community, as well as fosters a sense of civic pride. An adequate supply of areas, facilities, and activities to accommodate public recreational needs promotes the general health, welfare, and safety of the community and its citizens.

Woodbine has a variety of parks and recreational opportunities nearby. Below is a description of the parks in the city. Willow Lake Recreation Area, Schaben Park and Shadow Valley Golf Course provide recreational amenities near the city but outside the city limits. There are a few improvements listed in the City's Capital Improvements Plan such as lighting, fencing, ADA compliance infrastructure, and maintenance equipment to maintain the parks in the city.

Zell Millard Historic Preservation Park is a special themed park and named after former Mayor and long-time advocate for the historical preservation, Zell Millard. The park is located at 3rd and Walker and is home to the Merry Brook Schoolhouse, Train Depot, Caboose, Main Street Station and a newly constructed amphitheater and rain garden.

City Park is the signature park of Woodbine located at 6th and Park Street. Amenities include: playgrounds, picnic shelters, swimming pool, tennis courts, basketball court, baseball field, softball field, soccer field and a stage.

Figure 26 City Park



White Floral gardens is a neighborhood park located at 11th and Park Street and is dedicated to floral growth. A walk around the pathways of the park will reveal numerous varieties of flowering plants and bushes. Shade trees throughout the park provide shade and relaxation for all.

Figure 27 White Garden



Figure 28 Apple Orchard



OPPORTUNITIES

Building upon work previously done in Woodbine, the comprehensive plan ties in with the Woodbine Sustainable Master Plan. It is recommended that the goals are pulled into this plan. Opportunities for parks and open space in Woodbine include incorporating a trail system to increase connectivity to the city's amenities.

TRAILS

A common community goal is to foster an increase in healthy living through an active trail system for biking and walking throughout the town of Woodbine. The trail system, as it is first introduced along Sixth Street, ties the community together.

The intersection of Sixth and Walker Streets ties to the North / South trail proposed along Walker Street. The western end of Sixth Street ties into the park and a proposed set of trails that will continue to the athletic fields and the proposed community center location, as well as, with the addition of a pedestrian bridge, to the industrial park to the south.

PUBLIC ART

Public art gives the community an opportunity to express its personality. By incorporating art elements within each block and at the termination of the vista at the east end of the Sixth Street Corridor, Woodbine has the opportunity to tell a story about the community. Public art incorporated with landscape elements enriches the experience of both citizens and visitors.



Figure 29 Historic Elevator Art

Art offers much more than visual interest within our communities. Well planned and integrated public art helps reinforce community identity, add the beauty of color and texture, celebrate history, and educate the public. Successful projects catalyze new ideas as well as economic development; art stimulates the marketplace and helps sustain businesses.

Public art provides a vibrancy that encourages community engagement and personal support, positively influencing civic pride and participation. It generates long term impact and should be incorporated within community revitalization and sustainability initiatives adopted by Woodbine.

COMMUNITY FACILITIES

Community facilities such as the library are important facet of Woodbine’s quality of life. The city should continue its support of these institutions by reviewing their needs on an annual basis as part of the CIP process. The current conditions and needs of the library, the senior center, and the aquatic center are summarized below.

PUBLIC LIBRARY

The Woodbine Carnegie Library was placed on the National Register of Historic Places an April 24, 1998. The Woodbine Library building is 5,230 square feet and located along the longest stretch of the Original Lincoln Highway.

The library operates on a budget of about \$80,016 or \$54.84 per capita according to the Iowa Public Library Statistics for fiscal year 2014. The city of Woodbine contributes about \$46.23 per capita. The county pays a little over \$6,500 and the library gets about \$1,500 from the state. The library’s income is slightly lower than average for libraries in a community of 1,000 to 2,000 people. The City’s contribution is slightly above average. However, the county’s contribution is less than half of the average. The library spends about \$54 on expenditures which is right in line with their income. There are about 11,000 visitors to the library per year and about 1,700 registered users. The library has 144 programs for kids with 628 in attendance.

Figure 30 Woodbine Carnegie Public Library



SENIOR CENTER

Seniors in Woodbine have a space downtown for gatherings and programs, which should be maintained and continued.

OUTDOOR RECREATION AREA

The main recreation area featuring outdoor amenities is located west of Park Street between 7th and 5th streets. The outdoor pool is operational in the summer months. Picnic shelters are available. There are tennis courts, a basketball court, baseball field, softball fields, soccer field, and a stage. There is also rodeo grounds south of the sports fields.

Figure 31 Aerial of Recreation Area



OPPORTUNITIES

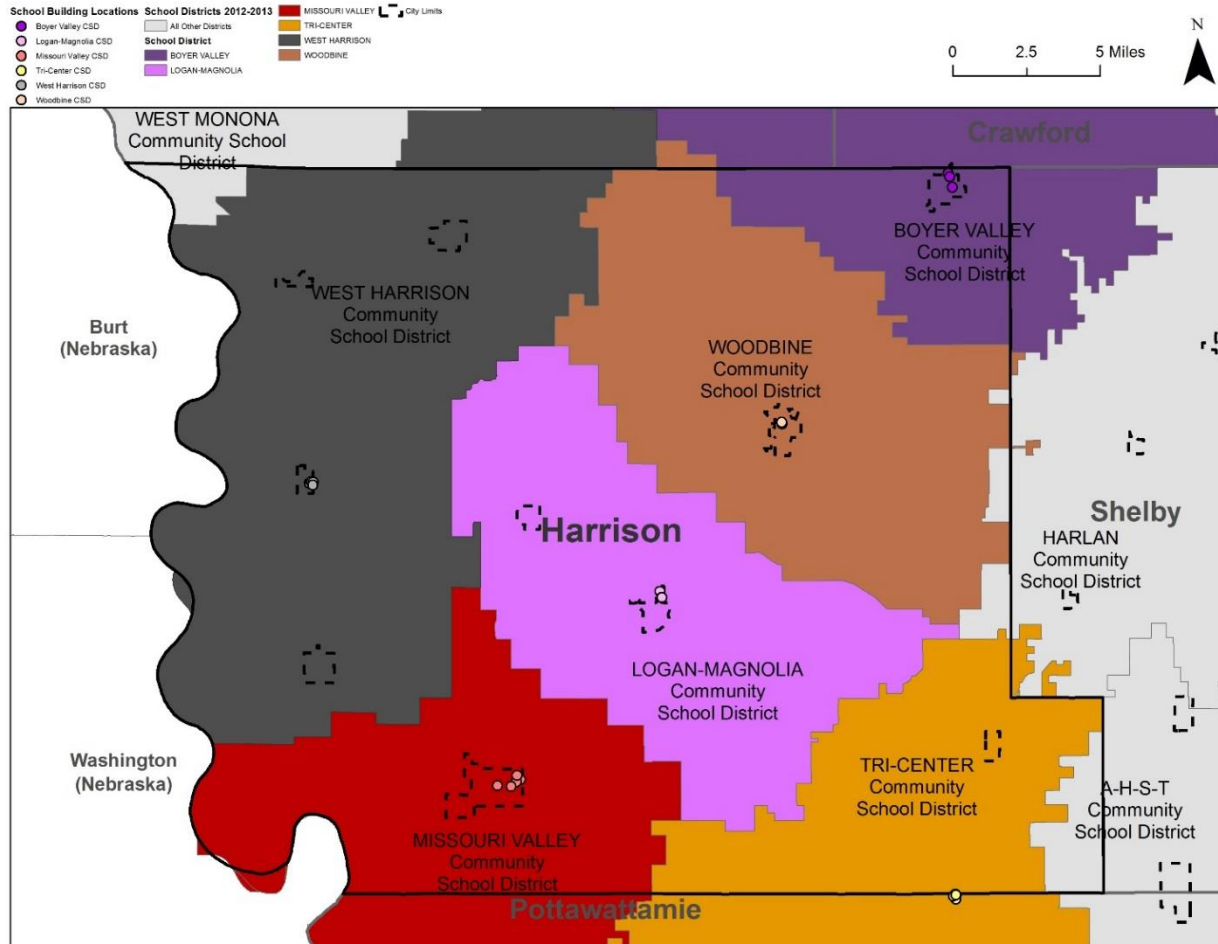
The community of Woodbine have expressed interest in a wellness center. Several community groups including the Woodbine Community Foundation have worked to make this vision a reality. It is still a work in progress as the concept and funding are being fine-tuned. The wellness center would feature a variety of amenities in addition to the ones Woodbine already has. There are many possibilities for this facility including but not limited to: an indoor pool that can be used year round, exercise class space and workout equipment, meeting space, child care programs. A multi-purpose space like this is a desirable community amenity for everyone including children and seniors.

SCHOOLS

The quality of educational opportunities is a critical part of quality of life and economic development for any community. While Woodbine's K-12 schools operate independent of the city, they are critical partners in moving Woodbine forward and their continued success will help achieve the goals of this

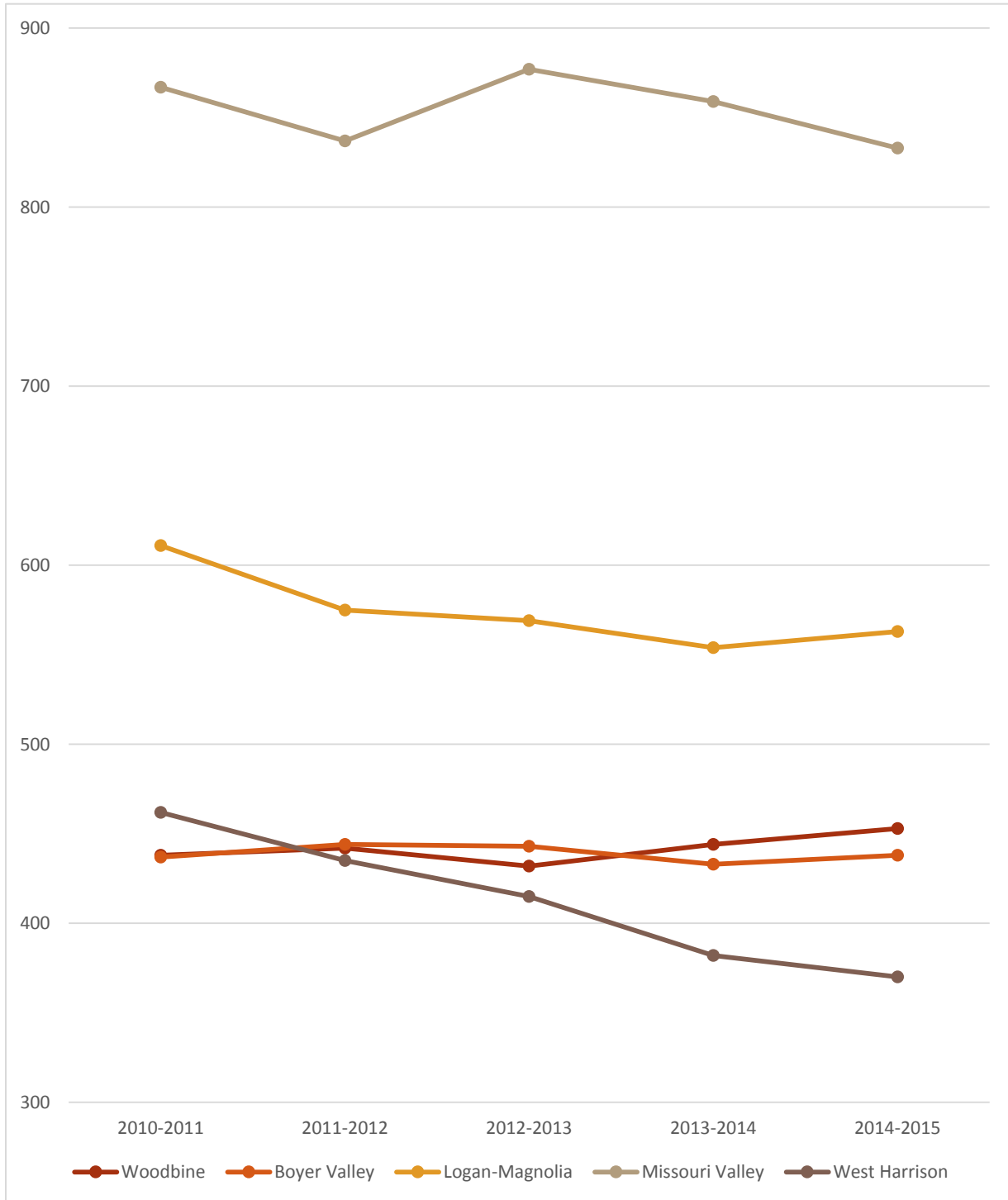
plan. During the comprehensive plan process, residents expressed that the partnership between the school and the City was one of the primary strengths of the Woodbine community.

Figure 32 Harrison County School Districts



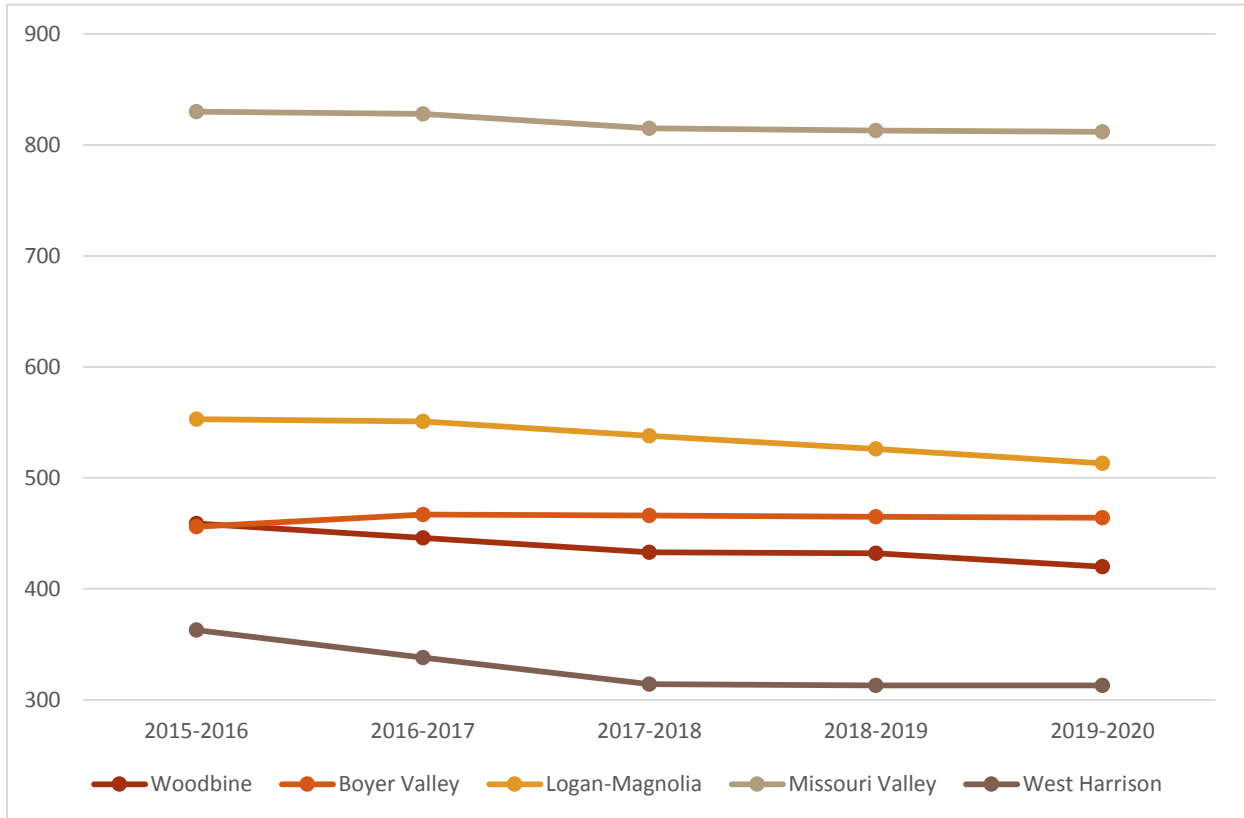
When certified enrollment is compared with the other school districts in the county, Woodbine School District has shown increased enrollment in the last 5 years. Woodbine is a similar size as Boyer Valley School District.

Figure 33 School District Certified Enrollment



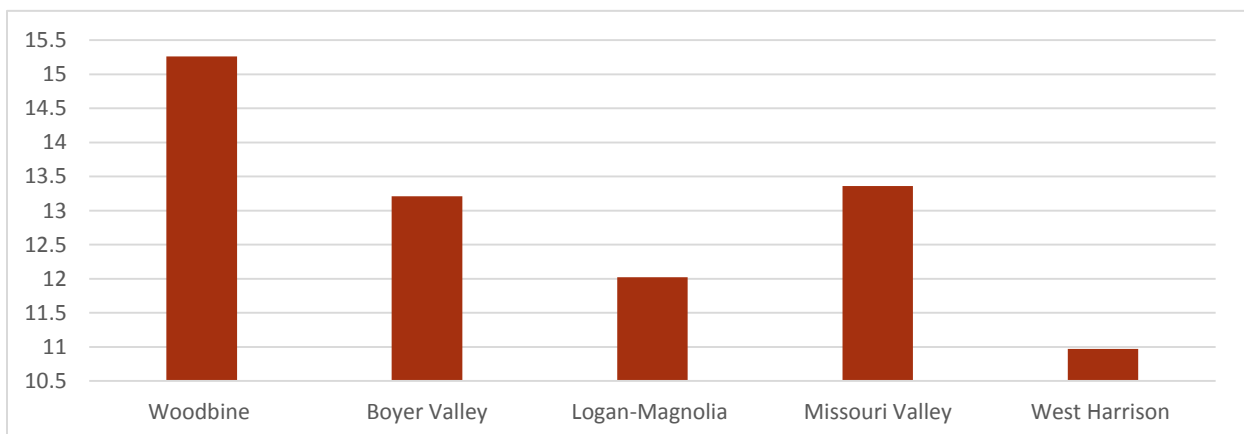
The projected enrollment of the five school districts in Harrison County show a very slight decline for Woodbine School District similarly to all five districts. It is projected that in the next five years Woodbine’s school enrollment will remain between 400 and 500 students.

Figure 34 Projected School Enrollment



When comparing the tax rate of the five Harrison County School Districts, Woodbine has invested the most tax dollars in their school district for fiscal year 2016. The amount that tax payers have allocated for the school equates to about \$5,103 per student. Woodbine School District employs 2 administrators and 39 full-time teachers who are paid an average of \$46,500 per year.

Figure 35 School Tax Rate



SECTION 6: INFRASTRUCTURE AND PUBLIC SAFETY

WATER SYSTEM

A public water supply system (PWS) is defined as a system that provides piped water for human consumption to at least 15 service connections or regularly serves at least 25 individuals. All public water supplies are required, by the Safe Drinking Water Act and Iowa law, to be tested on a scheduled basis for potentially harmful contamination. There are specific requirements for which contaminants must be checked and the frequency of testing.

A public or municipal water system consists of numerous components that are combined to provide a community with water at the pressure, quantity, and quality necessary to meet the user's needs and applicable standards. The primary components of a water system consist of a water source, treatment facility, storage tank, and distribution system.

A municipal water system provides two essential services to the community. The service that is most commonly associated with the municipal water system is providing domestic, commercial and industrial water for everyday use by the consumers. This function requires that water be chemically and bacteriologically safe for consumption. Also, the supply, pumping, distribution and storage facilities must be capable of delivering sufficient quantities of water to meet the user's demands at an acceptable pressure.

Another extremely important, but less commonly used function of the water system, is fire protection. Fire protection requires that the supply, pumping, distribution and storage facilities be capable of delivering large volumes of water to a specific site in the system, at an acceptable pressure. Even though the annual total volume of water that is required for firefighting is small, the instantaneous fire flow demand may be very large during periods of need and often governs the design of some of the components of a water system.

The demand for more and better quality water is increasing, which means the necessity for improved water management must also increase. Water is a finite resource that cannot be manufactured. Every effort must be employed to maintain the high quality of water necessary to meet the demands for domestic, industrial, and agricultural uses. It should be the objective of the city to develop the most economical and best quality water supply possible to meet the needs of its users.

Intelligent management of the existing water sources is extremely important if there is to be enough quality water to meet the needs of present and future generations. Water management is a means of determining deficiencies in present practices and systems, and it is important in recognizing potential deficiencies. This can be used to propose solutions to problems before they become serious. As the city grows and changes, it must continue to meet the "10 State Standards" and other regulations which will ensure safe drinking water and fire protection.

The City currently serves approximately 747 water service connections (users). A total of 8 of these users are located outside of corporate limits. The City does use individual water meters to measure water

consumption for the individual users. The City staff reads and bills the residential and commercial meters once per month.

Water is pumped from four groundwater wells located in a well field in the northeastern portion of the City. The wells yield water with varying levels of nitrates and high levels of manganese. However, the newest of the four wells has been deactivated because of excessive levels of nitrates. Wells #1- 3 are all located within 150 feet of each other. Well #1 is the southernmost of the wells and has a design pumping capacity of approximately 200 gpm. Well #2 has a design pumping capacity of approximately 175 gpm. Well #3 has a pumping capacity of approximately 200 gpm. Well #4 is the newest of the City wells, but is not active because of water quality. This well is located approximately 600 feet north of the other wells.

The original water distribution system for the City of Woodbine consists of mostly 4" diameter cast iron water mains constructed in the early 1900's (There are no immediate records of the original installation date). Over time, water mains varying from 2" to 8" in diameter and made of cast iron and PVC pipe have been installed throughout the town.

In 1985, the distribution system was changed to operate with two different pressure zones, utilizing two storage tanks and a pressure booster station. The two pressure zones are commonly referred to as the Upper Pressure Zone and the Lower Pressure Zone. The water supply wells supply water to the Lower Pressure Zone directly and water is pumped, through an underground booster station, into the Upper Pressure Zone.

The City of Woodbine utilizes two water storage tanks, each in its own pressure zone within the distribution system.

The Lower Pressure Zone utilizes a 100,000 gallon elevated water storage tank in that portion of the distribution system. This tank is a riveted steel cone style tank that is reported to have been constructed around 1914. The tank is located near the intersection of 6th and Park Streets.

A 208,000 gallon standpipe serves the Upper Pressure Zone and was constructed circa 1985. The tank is a bolted glass-lined steel style tank that is located in the northwest end of the City, west of the intersection of 13th and White Streets, and west of the City cemetery.

ISSUES AND NEEDS

There are several issues that need to be considered for reliability of the system, especially the water supply:

- How does the capacity of the supply relate to overall water usage?
- What conditions exist during a high flow demand period with the largest well unavailable?
- What is the reliability of the water system without its normal power supply?

The water supply for the City of Woodbine should be a high priority and concern for the City in future planning.

The interiors of Wells #1 and #2 have been televised in recent years to provide valuable information regarding their construction and the current condition. Well #3 has been recently inspected and repaired. This type of investigation has not been conducted for Well #4. It is recommended that this work be conducted on that well as soon as it can be practically done in order to better determine their ability to serve the community in the future.

While the wells have been relatively reliable in the past, it should be realized that Wells #1 and #2 are relatively old. Well #1 is 79 years old and Well #2 is 66 years old. The typical expected design life for a municipal well can be 25-35 years. These two wells are relied upon heavily by the community, but their ages make them vulnerable to failure. This was confirmed by the televising of the interior of the wells to show the conditions of the well casings and screen sections. The results of that work confirmed that the wells have aged significantly and are in need of rehabilitation or replacement.

The water quality from the supply wells is also a concern. The water from the three functioning wells has moderate to high levels of iron and nitrates and also high levels of manganese. Well #4 has produced water with excessive levels of nitrates in the past and has been taken out of service as a result. As new sources of water are considered, close attention should be paid to the quality of the water from them.

The active wells are not capable of meeting projected peak hourly flow demands for the community. This adds further concern for the water supply as a whole. While the water storage tanks should be able to minimize any problems with this deficiency, it does show that the City will likely experience difficulties to provide a sufficient quantity of water to the users. The projected peak daily demands of the water system users will likely strain the water supply for the City going forward.

Considering the age, water quality and limited water quantity available from the City's water supply wells, it is recommended that the City consider significant improvements to the supply to meet the needs of the consumers in the future and provide a greater degree of reliability. This may be accomplished through construction of a new well near the existing well field, locating a supply in a very different location, and/or installation of a more advanced water treatment system. This is reviewed further in following sections of this report.

The water supply wells currently do not have sufficient provisions to operate in the event of an electrical service disruption. The emergency power generator located at Well #1 should allow the City to pump approximately 144,000 gal/day of water, but this would only meet projected average demands. The other three wells do not have provisions to receive alternate power supplies. It is recommended that all of the well facilities be improved to be able to operate with emergency power.

SANITARY SEWER SYSTEM

Intelligent management of water resources is greatly affected by the proper or improper disposal of wastes. Water is a limited resource and must be used and reused many times. Therefore, it is extremely important that all wastewater is properly treated to sustain life.

The City of Woodbine operates the city's waste water system. The system was originally installed around 1915 with a number of additions since. Portions of the mains were upgraded in 1975, 1987 and sometime between 2000 and 2005 and are mostly made up of eight inch mains, with some six inch and ten inch mains. Some of the lower areas of the town are fed by two inch force mains. The lagoon system was upgraded to a three cell controlled discharge system. Discharge from the lagoons goes into the Boyer River. One main lift station pumps waste water into the lagoons while another lift station serves the community pool and ball fields and a third that serves the Brookview housing addition. The city is in the process of rehabilitating manholes throughout the city with ten of them completed in 2013.

STORMWATER SYSTEM

Monitoring of the city's storm sewer system will be necessary over the life of this plan.

Currently, not all areas of the city have a storm sewer and others are inadequate to meet current needs. Most of the newer areas of the city have storm sewer; however, some older parts of the system are combined with the sewer system. It is unnecessary to send storm water to the sewer treatment facility, causing a strain on the treatment facility during periods of high storm water flows. Inlets at various locations need to be enlarged to handle ponding in those areas. Newly developed areas of the city should install storm sewers or other water management structures, such as rain gardens or retention basins.

POLICE DEPARTMENT

Woodbine's police department is located in Woodbine City Hall. There is a chief and two officers on staff. There is a 28[E] agreement with Harrison County to respond and assist with emergencies in the area.

The CIP identifies the needs of the police department and used a mix of general fund and grant dollars to cover the cost of equipping the Police department. One of the major needs identified in the plan is building upgrades. The department's building is in need of major repairs which will be addressed as soon as the funding is in place.

FIRE DEPARTMENT

The fire department that serves Woodbine is staffed by about 30 volunteer firefighters and emergency responders. The department has a newer garage to store vehicles and are working towards renovating their older building when funds become available.

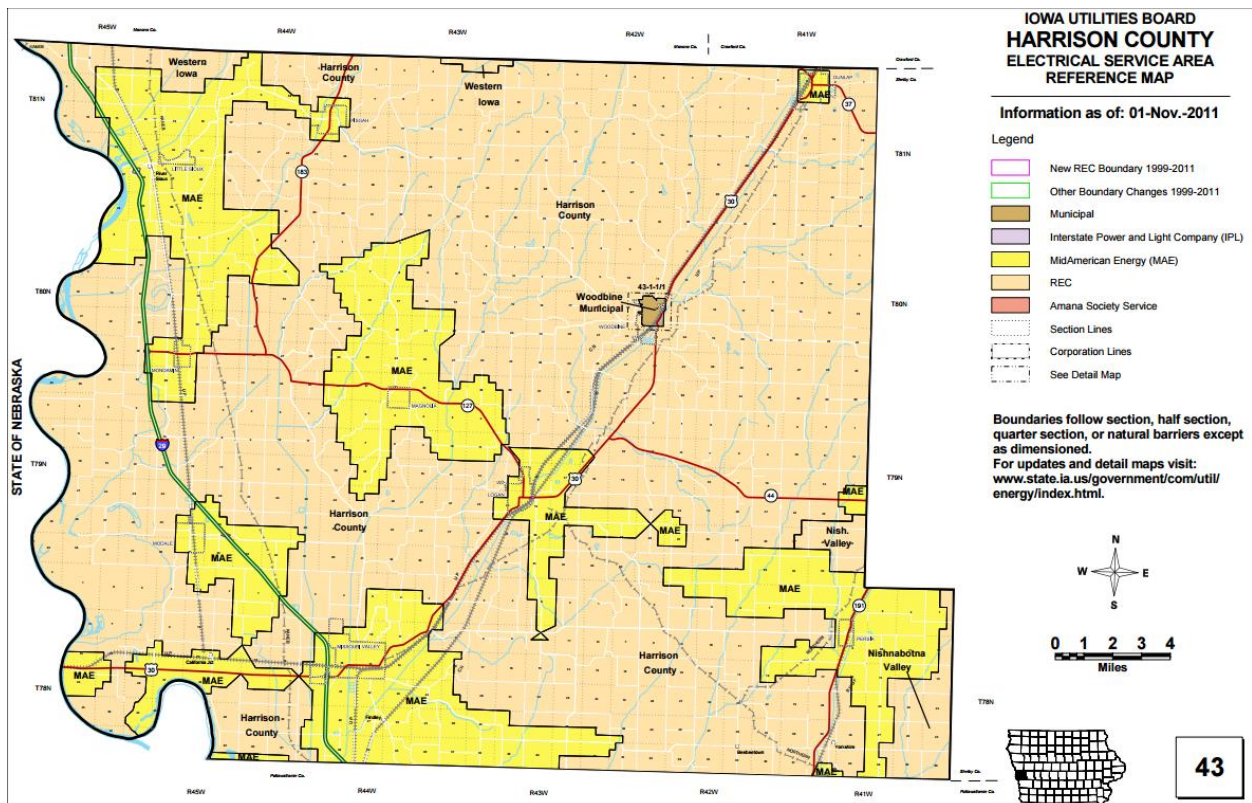
ELECTRIC AND GAS UTILITIES

Woodbine Municipal Light and Power (WML&P) provides electric service and the city provides natural gas services. The electric utility provides local distribution services and serves approximately 695 residential customers and 170 commercial and industrial customers. At municipally-owned utilities, customers are the owners. The members of the board of Trustees are appointed by the mayor and

approved by the city council. The charges for services are based on the utility operating cost and not based on shareholder profit expectations. Net income is also reinvested into infrastructure and equipment upgrades or placed into reserves for future expenditures rather than being paid out to shareholders.

Harrison County REC (A Touchstone Energy Cooperative) is an electricity provider to three communities as well as large portions of the unincorporated area of Harrison County. The REC's service territory includes some small portions of the corporate limits of Woodbine.

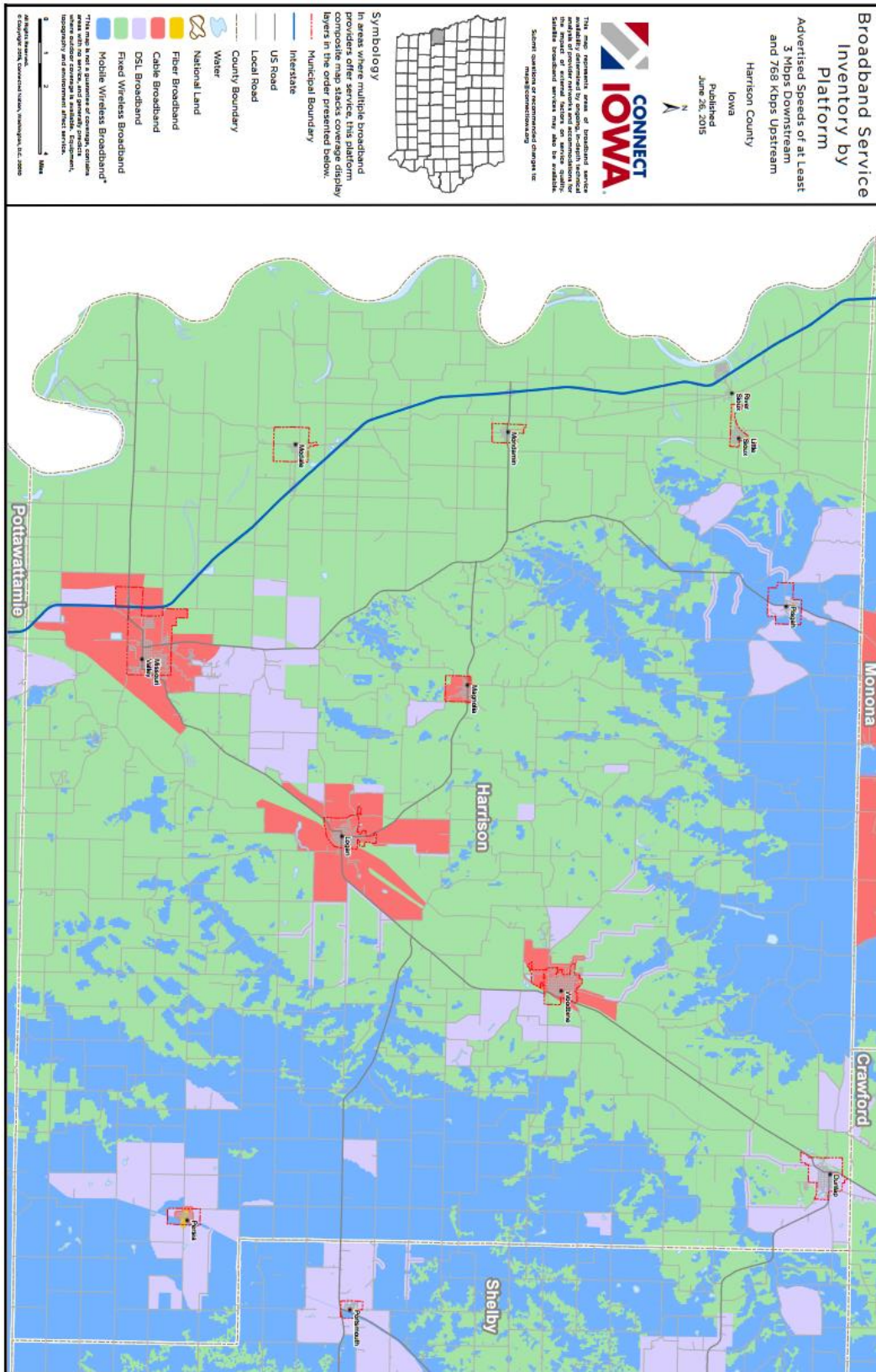
Figure 36 Electrical Service Area Boundaries



TELECOMMUNICATIONS

Being able to connect to the internet is becoming increasingly important for business, industry, and residents. Companies are relying on the internet more for the functionality of their business. Also telecommuting to work is an option for some people to work from home. There are several levels of internet speed, the fastest being Fiber Broadband. These speeds and coverage varies across Harrison County, the state, and the country. Woodbine is served by cable broadband ie. Windstream Iowa Communications and Logonet. Figure 25 shows a map of all of Harrison County and what areas are served by specific types of service as of 2015.

Figure 37 Broadband Service Inventory



SOLID WASTE AND RECYCLING

The Harrison County Landfill accepts both landfill disposal and recycling materials. It is run by the Harrison County Landfill Commission, which is a 28(E) Governmental Agency represented by all the government agencies in Harrison County.

PUBLIC SAFETY AND HAZARDS

Emergency service is vital to the welfare and safety of the community and is one of the few services a community provides that is equally important to both residents and businesses. The level of this service varies greatly from community to community, based in part, upon its size and population level. It is common that the level of this service changes as the community grows.

The City of Woodbine adopted the Harrison County Multi-Jurisdictional Hazard Mitigation Plan on November 2nd 2015. The overall goal of the plan is to identify potential hazards that could affect the county and each community for the purposes of mitigation planning. It is important to note that the focus of mitigation is on reducing long-term risks of damage or threats to public health and safety caused by natural hazards and their effects. The plan is updated every five years and approved by the State of Iowa Homeland Security and Emergency Management and FEMA. It is highly encouraged and recommended that hazard mitigation plans are integrated into other planning mechanisms by the city.

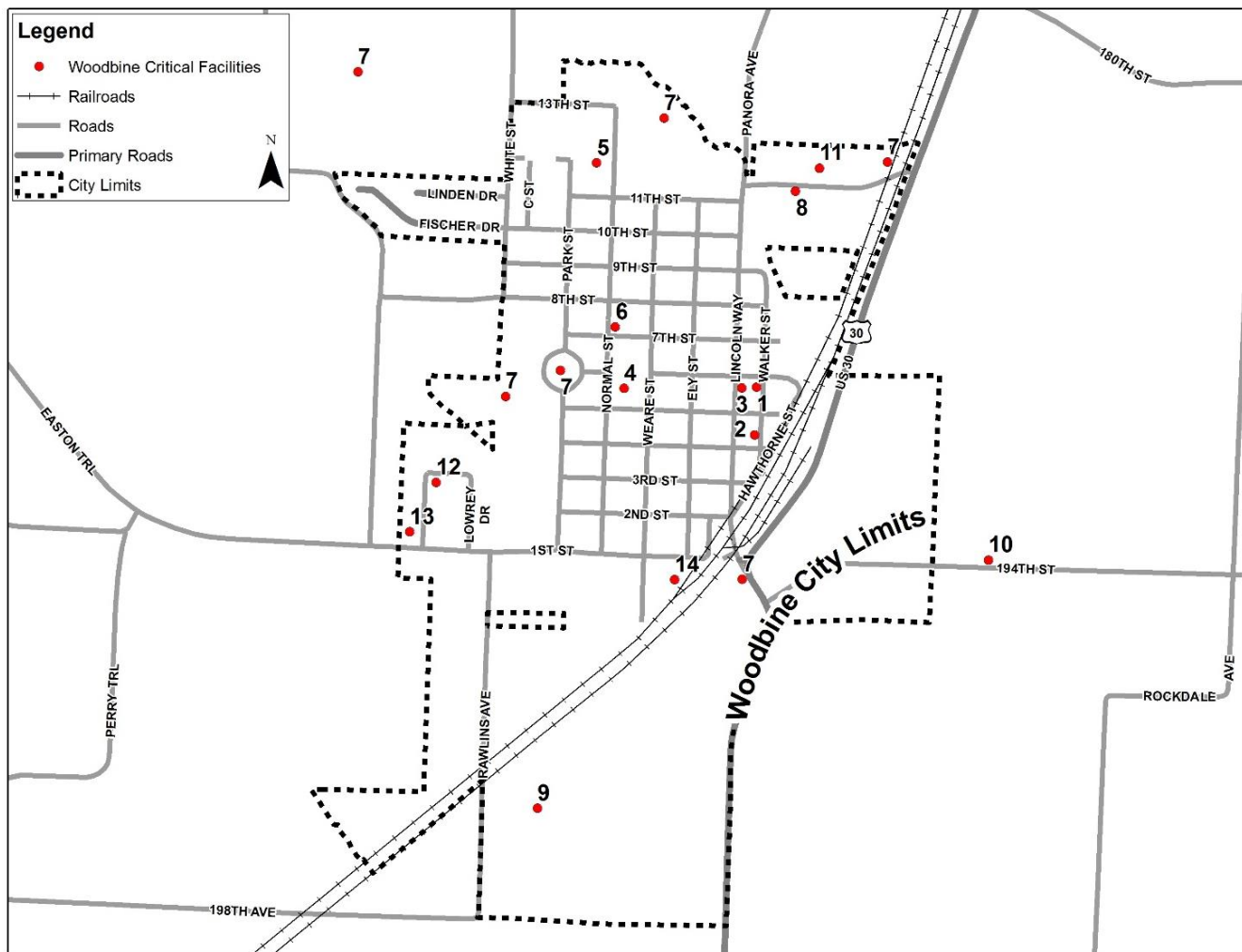
In the plan critical facilities were identified and mapped. Table 11 and Figure 36 show the critical facilities that were chosen by the Woodbine hazard mitigation planning committee.

Table 11 Critical Facilities

Name or Description of Asset	Corresponding # on Map	Critical Facilities	Vulnerable Populations	Economic Assets	Social Considerations	Historic/Other Considerations
		X	X	X	X	X
Police Station/City Hall	1	x			x	x
Golden Age Senior Center	2		x		x	x
Alegent Health Clinic	3	x	x	x	x	
Woodbine Community School	4	x	x	x	x	
Rose Vista Home	5	x	x	x	x	

Sacred Heart Parish	6				x	
Water Tower / Water Distribution / Well Field	7	x			x	
Fire Department	8	x			x	x
Sewer Lagoon	9	x			x	
Border Station (Gas)	10	x			x	
Tommy Gate / Woodbine Manufacturing	11				x	
Energique	12				x	
REC	13	x			x	
Heartland	14				x	

Figure 38 Critical Facility Map



The following are the actions the City of Woodbine identified to accomplish or continue in the following five years after the plan was adopted. The action items are ranked by priority with an “H” for high priority and “M” for medium priority and “L” for low priority. These action items are organized under the three goals of the plan which are:

Goal #1 – Protect the health, safety and quality of life for Harrison County citizens while reducing or eliminating property losses, economic costs, and damage to the natural environment caused by a disaster.

Goal #2 – Ensure government operations, response, and recovery are not significantly disrupted by disasters.

Goal #3 – Expand public awareness and encourage intergovernmental cooperation, coordination and communication to build a more resilient community against all hazards.

Figure 39 Woodbine Hazard Mitigation Goals (2015)

GOAL #1 - Protect the health, safety and quality of life for Harrison County citizens while reducing or eliminating property losses, economic costs, and damage to the natural environment caused by a disaster.	
Objective #1: Communities will mitigate or remove risk of fire hazards by ten percent in the next ten years	
The community will remove one dilapidated, abandoned or dangerous structures that pose or enhance a threat to the community	H
The community will maintain and enforce building codes to ensure new construction and development will not create new risk to the community	H
Objective #2: Communities will mitigate or remove risk of tornado, windstorms, and thunderstorms/lightning damage by ten percent in the next ten years	
The community will establish or maintain standards and methods that protect power lines and infrastructure from potential risks by removing hazardous trees, trimming limbs and burying power lines	H
The community will maintain and enforce all building codes that regulate building construction and remove or mitigate risk of structure failure	H
The community will build, upgrade or maintain infrastructure that protects the school by retrofitting structures to withstand heavy winds and severe weather	H
Objective #3: Communities will mitigate the effects of severe winter weather damage by completing two programs in the next five years	

The community will create and implement a plan to maintain road clearing capabilities and repair roads following adverse weather conditions	H
The community will assist residents in obtaining funding for homes through the CDBG rehabilitation grant that need house repairs and winterization	H
The community will expand awareness on energy efficient building materials and techniques that adequately protect people from adverse weather conditions	H
Objective #4: Communities will reduce flood risk to residents and businesses of Harrison County by completion of an infrastructure upgrade project in the next ten years	
The community will maintain drainage and storm sewer systems (pipes, culverts and channels) along Bus Brown Drive and drainage ditch by 1 st Street to meet proper capacity requirements that provide systems that adequately and safely remove excess water from developed areas	H
Objective #5: Communities will reduce flood risk to residents and businesses of Harrison County by completion of two programs in the next five years	
The community will maintain compliance with the National Flood Insurance Program (NFIP)	H
The community will maintain and enforce codes and ordinances that protects future development from flooding and restricts encroachment of the built environment in the floodplain	H
The community will keep the Boyer River, ditch along 1 st Street and ditch along Bus Brown Drive clear of debris and blockages to ensure they flow properly	H
Objective #6: Communities of Harrison County will be able to provide an additional level of early warning system or education to residents in the next five years.	
The community will make weather alert radios available to citizens by identifying and obtaining funding to subsidize the purchase of radios for 700 residents	M
The community will encourage homeowners to install carbon monoxide monitors and alarms by identifying and obtaining funding to subsidize the purchase of monitors for 700 residents	M
The community will upgrade early warning siren systems to enhance the warning for residents in the event of a severe or hazardous incident	H
The community will participate in the county-wide Everbridge mass notification early warning system	H

The community will continue participation in the statewide (Alert Iowa System) mass notification system	H
Objective #7: Communities will be able to provide an additional level of safety to vulnerable populations in 5 years.	
The community will provide outreach and assistance to residents of nursing homes and assisted living homes to obtain early warning radios	H
GOAL #2 - Ensure government operations, response, and recovery are not significantly disrupted by disasters.	
Objective #1: Communities will implement two new programs that ensure their emergency response teams and departments are adequately equipped to respond to any emergency situation in three years.	
The community will develop or maintain an inventory of equipment available to emergency responders to ensure resources can be easily and quickly identified in the event of a disaster	H
The community will develop a plan to phase purchases of replacement equipment	H
The community will investigate resources and funding to obtain medical equipment for an ambulance	H
The community will partner with or maintain partnership with the Harrison County Emergency Management Commission to provide or share emergency response resources and/or equipment	H
Objective #2: Communities will implement two new programs to ensure emergency response teams and departments are adequately staffed and prepared in three years to handle any emergency situations.	
The community will provide CPR training to emergency response personnel	H
The fire and rescue department will evaluate to ensure emergency response personnel are adequately staffed and able to respond to emergency situations	H
The fire department will identify, maintain and train 25 volunteers that are able to provide assistance or respond in the event of a disaster or emergency	H
Objective #3: Communities will ensure facilities/infrastructure that are critical to the community and supply essential services are operational during a hazard event by implementing one project in five years.	
The community will maintain, improve and continually test early warning systems (sirens, etc.)	H

The community will purchase generators in the event of a power outage for the well pump house which provides critical services to the community	H
Objective #4: Communities will ensure communications between governments, organizations, citizens and emergency response personnel are adequately prepared for all disaster situations by implementing or maintaining all actions within five years	
The community will maintain mutual aid agreements (28E or other) between all local jurisdictions	H
The community will regularly test radio, internet and siren communications equipment between local jurisdictions	H
The community will promote fire drills and police response drills between emergency response departments	H
GOAL #3 - Expand public awareness and encourage intergovernmental cooperation, coordination and communication to build a more resilient community against all hazards.	
Objective #1: Communities will implement three new programs in public schools that encourage safe hazard preparedness and response practices in five years.	
The community will support Severe Weather Awareness Week by making announcements that teach severe weather hazards and proper safety techniques	H
The community will utilize the fire department to teach hazard safety to youth	H
The community will conduct fire drills and tornado drills in schools and public facilities to promote hazard response and teach proper safety techniques	H
The community will create an additional educational programs in schools that teach youth hazard safety preparedness and response through fire safety classes and winter weather awareness	H
Objective #2: Communities will identify and implement one new program that expands public awareness of resources that help teach public safety and/or provide early warning of severe weather events in five years	
The community will utilize utility bills, the TV access channel and newspapers to send hazard awareness materials and information to residents	H
The community will train public employees/staff to increase capacity to provide hazard awareness materials and information on fire safety and winter weather	M

The community will create an emailing/ mailing list to send materials and information to residents relating to hazard risks	M
Objective #3: Communities will implement a program that educates the residents on available resources that help protect them from tornado, windstorms or other severe weather incidents.	
The community will promote and educate residents on county text/phone notification systems available (Everbridge, Alert Iowa System) through information included in utility bills and newspapers	H
The community will expand awareness of community critical facilities available to the public in the event of a hazard through information included in utility bills, on social media and internet and in the newspapers	M
The community will expand awareness of evacuation routes and procedures	M

SECTION 7: IMPLEMENTATION

A relevant, up-to-date plan is critical to the ongoing planning success. To maintain both public and private sector confidence, evaluate the effectiveness of current planning activities, and make mid-plan corrections on the use of city resources, the plan must be current.

After adoption of the comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact elements or policies of the plan. It is important that information pertaining to population and economic changes are reflected in updates to the plan. It is also important to review recommended policies and their relevance to the city's long-term growth. A review of the plan should be done annually.

When changes for the plan are proposed, a public hearing must be held and include the following:

4. Provide citizens or developers an opportunity to present possible changes to the plan;
5. Identify any changes in the status of projects called for in the plan; and
6. Bring forth any issues or identify any changes in conditions, which may impact the validity of the plan.

EDUCATION, PARTICIPATION, AND LEADERSHIP

Broad public support and involvement is a prerequisite to the development and use of virtually any implementation policy or program. To gain adequate support the city must carry on a vigorous and continuing program of discussion, education, and participation. Moreover, people who are in a position to understand the needs of the city and ways of meeting those needs must take the initiative to stimulate the interest and understanding necessary to assure that support and action are developed.

To produce the levels of consensus required, vigorous and continuing public involvement is required in such areas as:

1. Detailing of plans and proposals to clarify their impact on specific areas, groups, and individuals;
2. Development of specified implementation activities and organization arrangements; and
3. Continual monitoring and interpretation of the plan.

CAPITAL IMPROVEMENT PLANNING

Capital improvement planning for Woodbine of needed public improvements, should be done on a 5-year planning basis. Planning should be based on an analysis of the city's present and future needs, its assets, and its liabilities. It should also take into account the city's financial capabilities, as well as past bonding practices and improvements purchased.

A capital improvement plan serves as a guide to construct or maintain various public facilities that provide the city with services such as water, sewers, streets, parks, schools, and other public facilities. It

is the primary means of achieving the goals set forth in the community facilities plan and facilitates the continuation of a public works program from one administration to the next.

The plan permits the city council, as well as other agencies and individuals, to view the total needs of the community rather than only a small segment of the city's needs. An awareness of proposed improvements by various public agencies fosters orderly community growth and helps coordinate the efforts of those agencies.

CAPITAL IMPROVEMENT PROGRAMMING

In preparing a capital improvement program, the following should be taken into consideration:

1. The long-range goals and objectives of the comprehensive plan must be taken into account when scheduling major public improvements, particularly those that will have direct bearing on the future physical development of the community.
2. Priorities must be based on the benefits received. Projects that benefit the community as a whole should be given higher priority than those that benefit only a small segment of the population. Project priorities are affected by their cost and their relationship to the community's total needs.
3. The proposed project must be within the financial capabilities of the community. Because of the cost involved, it may be necessary to finance certain improvements over a period of several years or to utilize various available methods of financing including state and federal funds where applicable.

PLAN UPDATE AND ANNUAL AMENDMENTS

There should be a plan update after the current plan is in use for 5 years. The update process could include a forecast to a new target year, analysis of the alternate land use plans, and possible evaluation of alternate formats for the plan. The annual plan review, specified above, will accommodate any necessary revisions that may arise during the years prior to the next update.

It is anticipated that each year, during the annual plan review, individuals and groups may come forward with proposals to amend the plan. Those proposals should be reviewed on a case-by-case basis. Also, it is recommended that all submitted proposals be reviewed at the end of the year to analyze their cumulative impact on the comprehensive plan. The comprehensive plan amendment process should adhere to the adoption process specified in Iowa Statutes and should provide for organized participation and involvement of interested citizens.

CODE REVISIONS

Iowa Code requires that communities update their Code of Ordinances at least every 5 years. As these are updated and new codes are added or others amended or deleted, they should take into account the comprehensive plan and the impact the codes had or will have on land use.

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