

DUBUQUE COUNTY FUTURE LAND USE WORKSHOP

12/20/2011

Dubuque County Regional Smart Plan

- Dubuque County and the Cities of Asbury, Cascade, Dubuque, Dyersville, Epworth, Farley, and Peosta.
- Grant Awarded November 2010
- Create a regional plan for sustainable development

Smart Planning Elements

1. Public Participation
2. Issues and Opportunities
3. Land Use
4. Housing
5. Public Infrastructure and Utilities
6. Transportation
7. Economic Development
8. Agriculture and Natural Resources
9. Community Facilities
10. Community Character
11. Hazards
12. Intergovernmental Collaboration
13. Implementation
14. Watershed Planning

Smart Planning Principles

1. Collaboration
2. Efficiency, Transparency, and Consistency
3. Clean, Renewable, and Efficient Energy
4. Occupational Diversity
5. Revitalization
6. Housing Diversity
7. Community Character
8. Natural Resources and Agricultural Protection
9. Sustainable Design
10. Transportation Diversity

Chapters

Draft Available

- Public Participation
- Community Facilities
- Transportation
- Watershed

Draft in Progress

- Land Use
- Housing

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Community Facilities

- Schools
- Libraries
- Child Care
- Law Enforcement
- Emergency Medical Services
- Parks

- Provide the best services possible.
- Use community facilities as an example for sustainability.

Transportation

- Roadways
- Transit
- Bicycle and Pedestrian
- Freight
- Airport
- Water transportation

- Maps
 - Roads
 - Current and forecasted level of service
 - Transit Routes
 - Bike and pedestrian facilities
 - Crashes

Transportation

- Goals and Objectives
 - Encourage regional coordination in transportation planning
 - Improve the transit system
 - Establish improved bike and pedestrian routes
 - Incorporate complete streets design concepts
 - Reduce transportation's impact on the environment
 - Improve the coordination between land use and transportation planning

Watershed

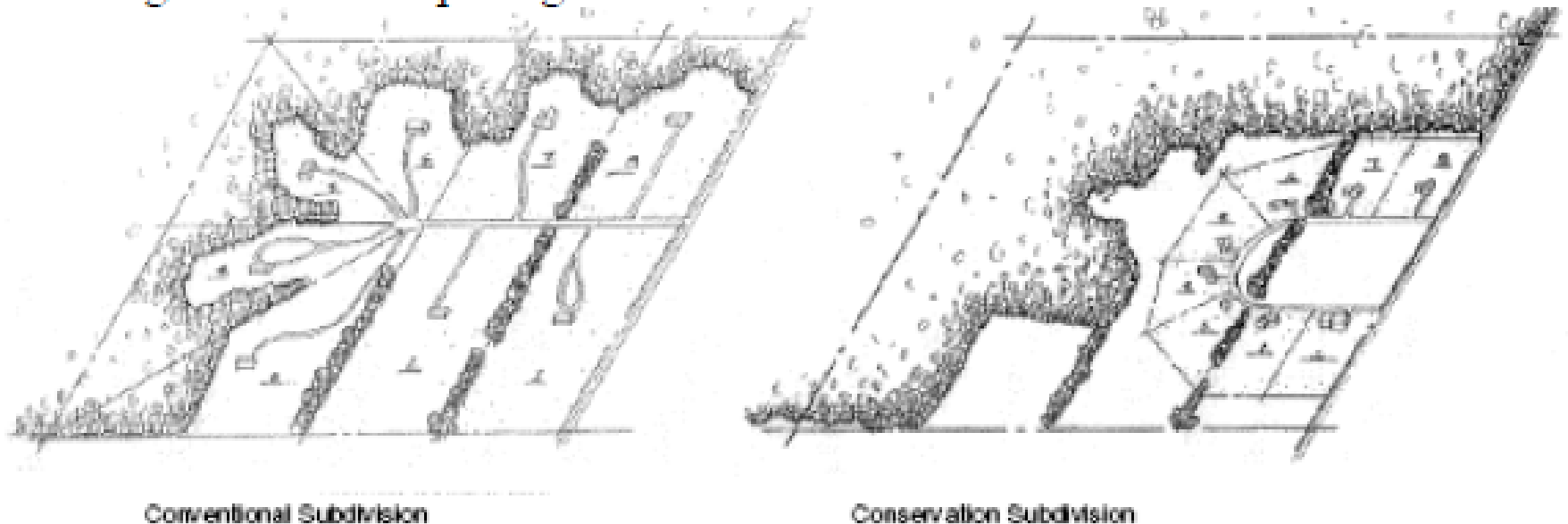
- Improve water quality and prevent flooding.
 - Erosion Control
 - Sediment management
 - Stormwater management

Watershed

- Identify and Avoid Sensitive Areas
- Manage sediment during construction
- Minimize impervious surfaces
 - Restore soil permeability
 - Use permeable paving
 - Bioretention and rain gardens
- Low impact development and conservation subdivision design

Watershed

Figure 1-2: Comparing Conventional and Conservation Subdivisions.



Source: Ordinance for a Conservation Subdivision, UWEX, Brian Ohm.

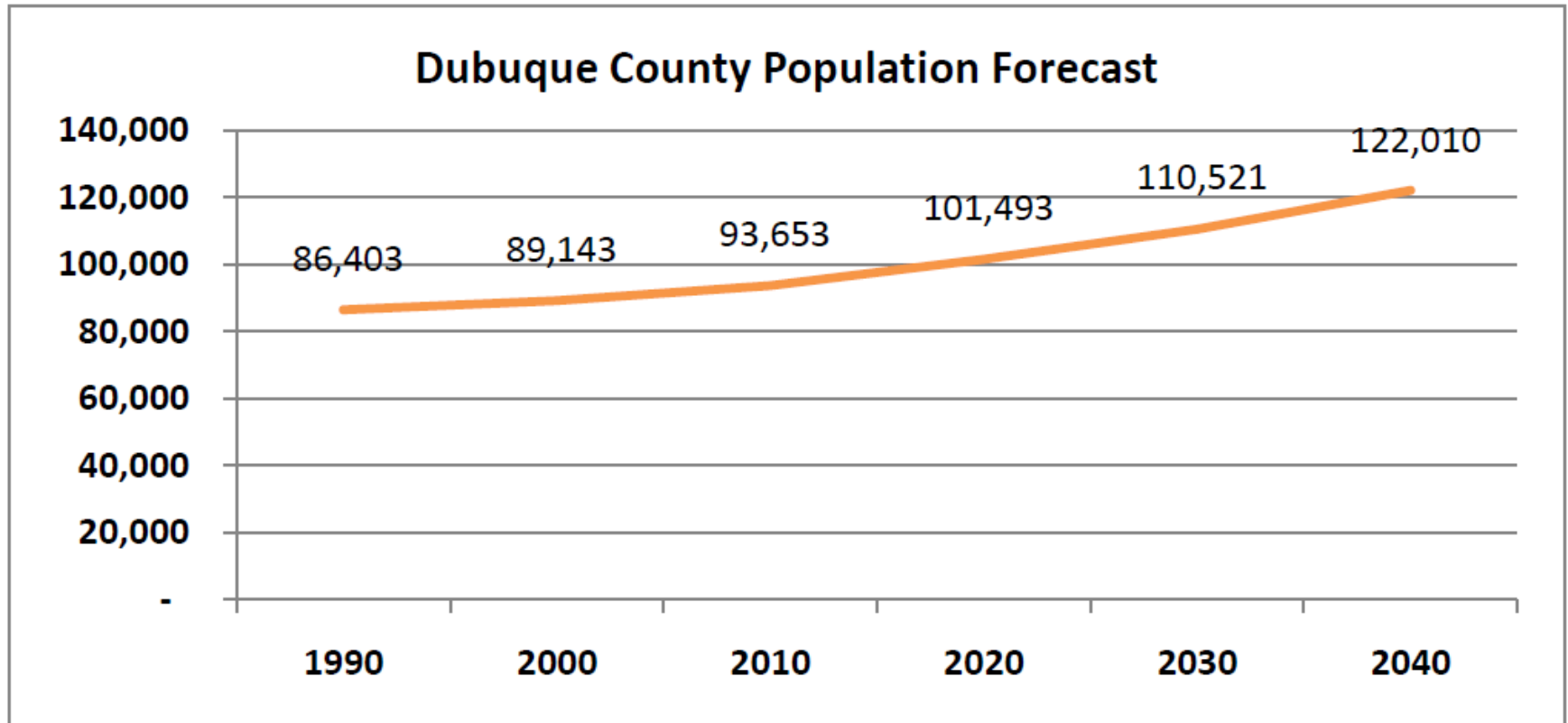
Land Use

- Why is Land Use Planning Important?
- Land use issues are large, lumpy, and permanent.
- Incremental decisions
- Long term vision and goal
- Does this decision fit with the community's long term vision?

Land Use Goals and Objectives

- ❑ Intergovernmental coordination
- ❑ Provide quality housing that is affordable
- ❑ Provide opportunities for industrial development
- ❑ Provide opportunities for commercial development
- ❑ Balance open space and environmental protection with development needs
- ❑ Preserve the physical character of the region
- ❑ Encourage mixed use development
- ❑ Encourage redevelopment of underused property
- ❑ Promote principles of good urban design
- ❑ Maximize existing infrastructure

New Residential Development



- 28,357 Additional residents by 2040¹
- Average HH Size – 2.43 persons per HH²
- 11,670 Additional Units

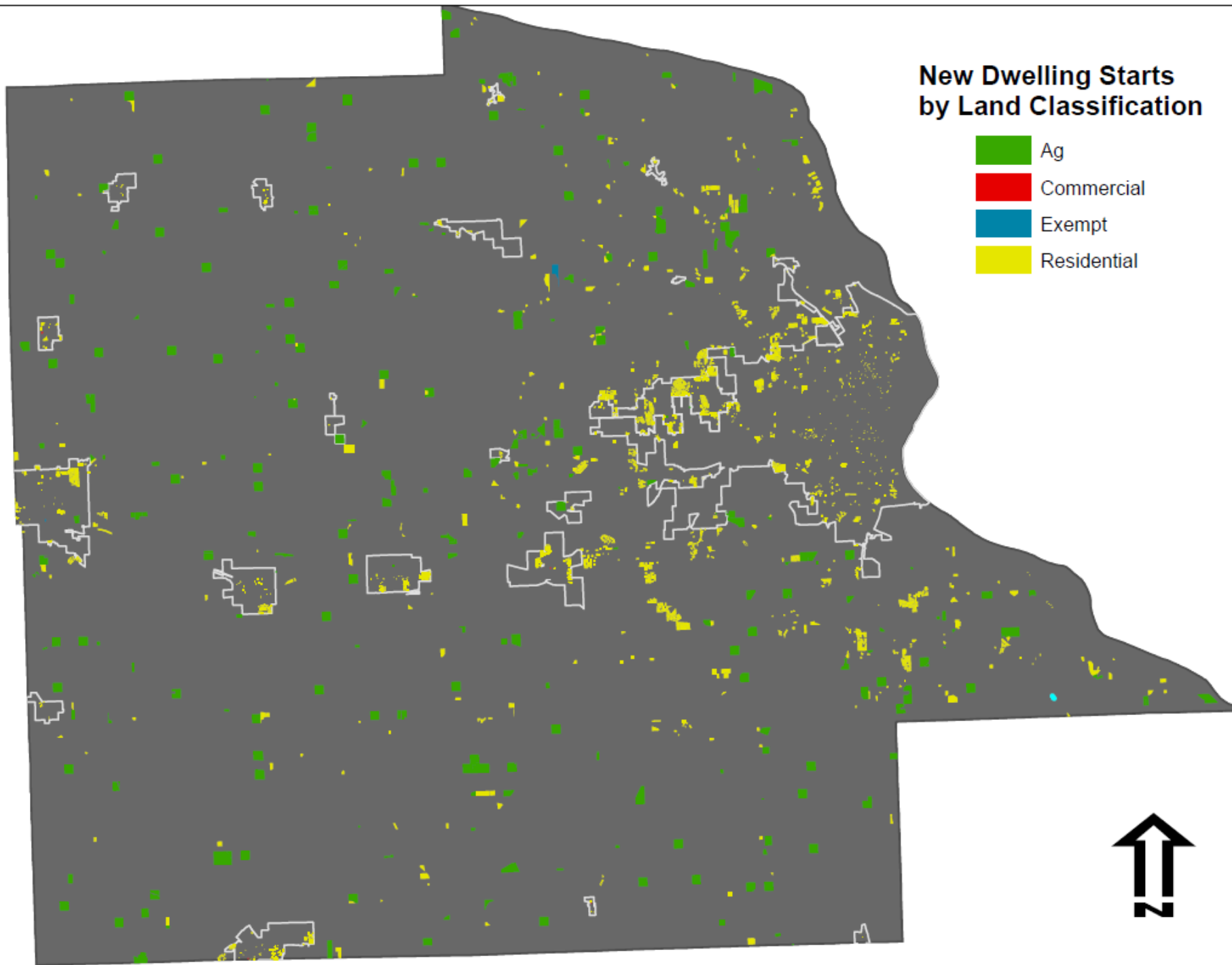
1. Dubuque County Regional Smart Plan, 2011

2. US Census Bureau, 2010

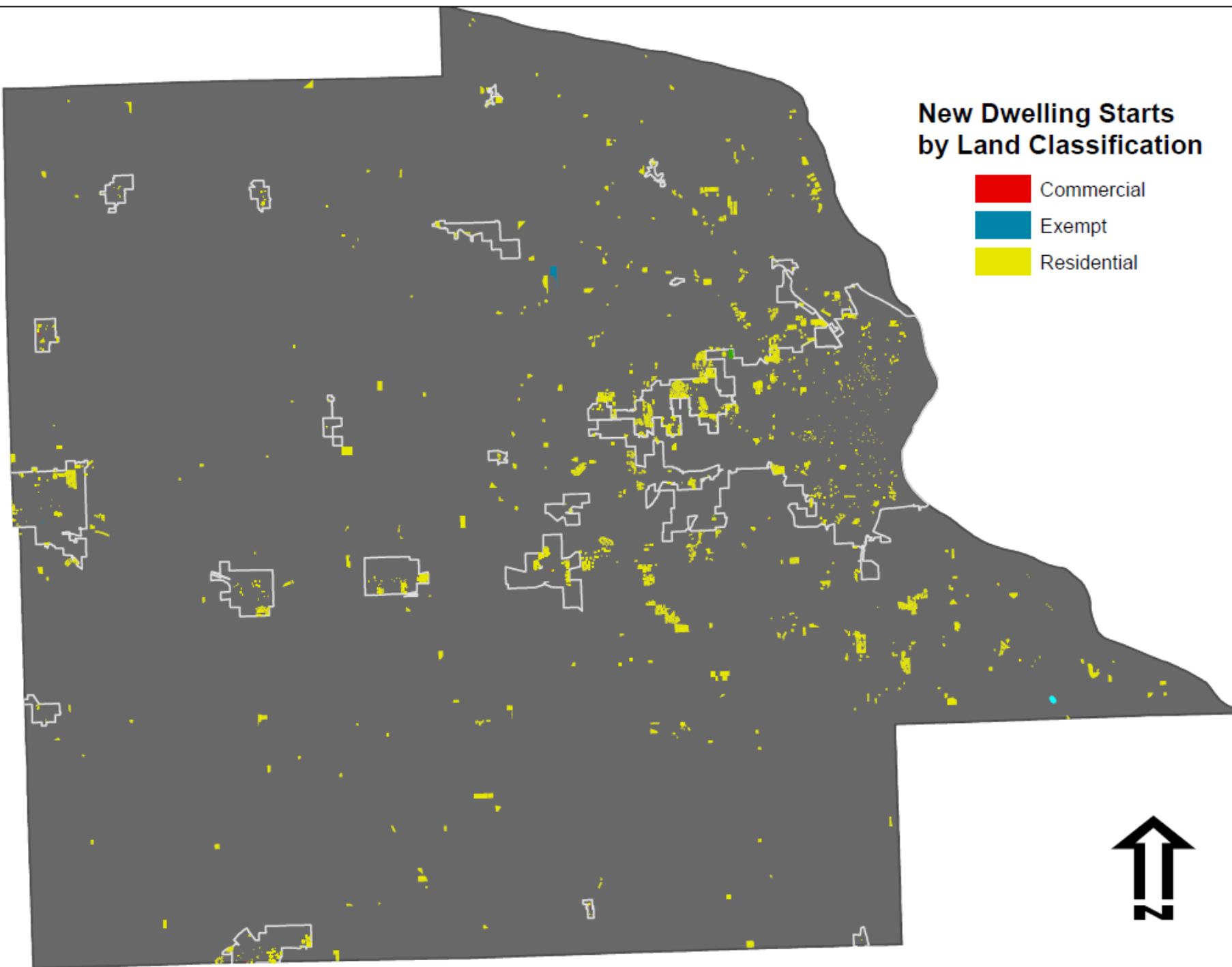
Assessor Data Analysis

- 4,771 Dwellings Built 2010-2010
- 4,452 Matched
- 2,968 In a City (66%)
- 1,484 In Unincorporated Areas (33%)

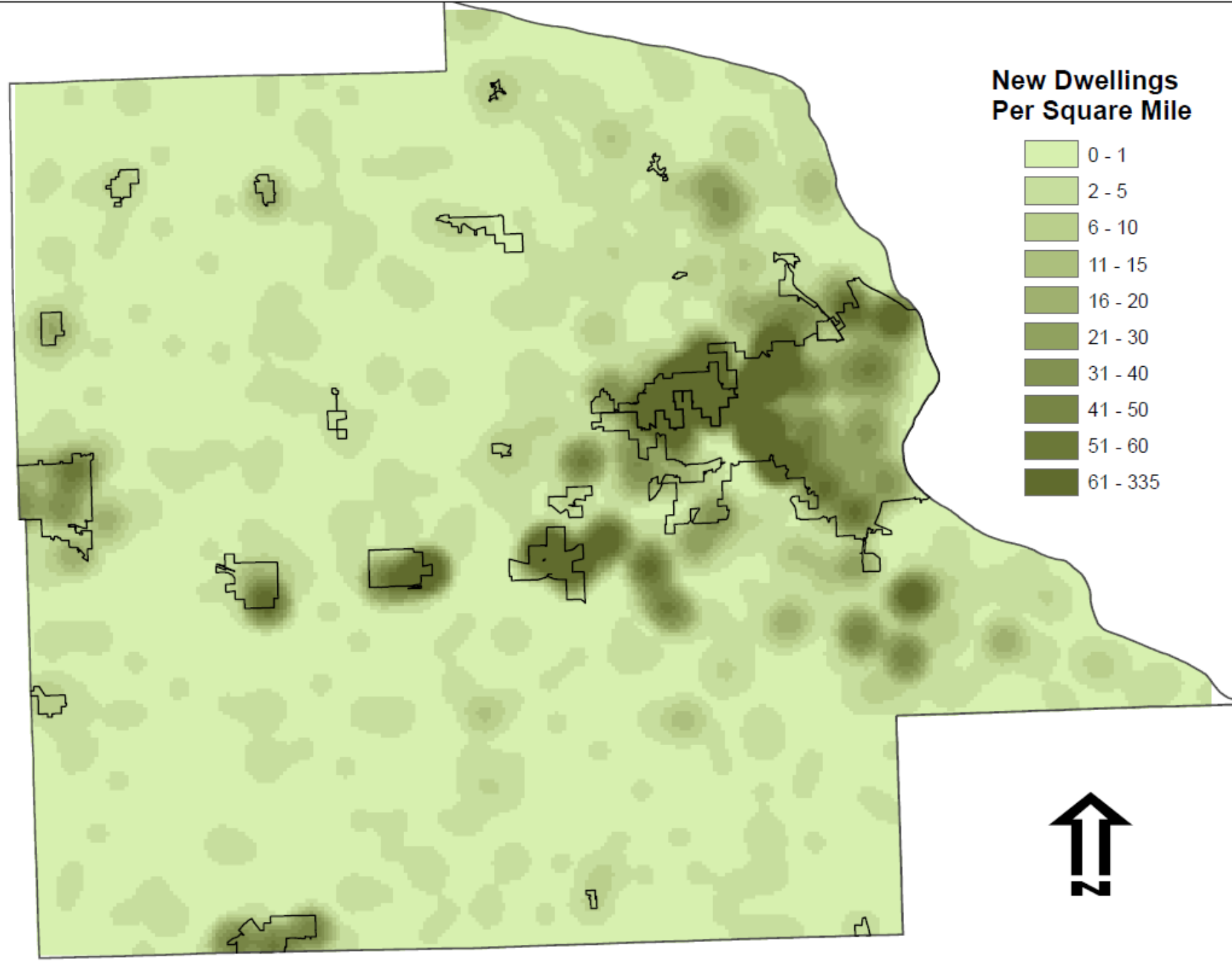
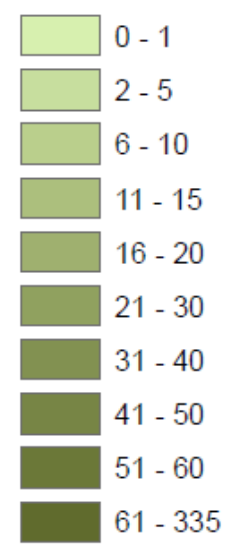
New Dwelling Starts by Land Classification



New Dwelling Starts by Land Classification



New Dwellings Per Square Mile



Assessor Data Analysis

- Rural Residential Development
 - 1,238 Dwellings Built 2000-2010
 - Less dense < 10 dwellings per sq mi
 - Larger lots – 1.12 acre median
 - Eastern side of the county
- Urban Residential Development
 - 2,968 Dwellings Built 2000-2010
 - More dense >50 dwellings per sq mi
 - Smaller lots – 0.30 acre median

Assessor Data Analysis

- Ag Dwellings
 - 260 Dwellings built 2000-2010
 - Very large parcels - 24.2 median
 - More evenly dispersed throughout the county.

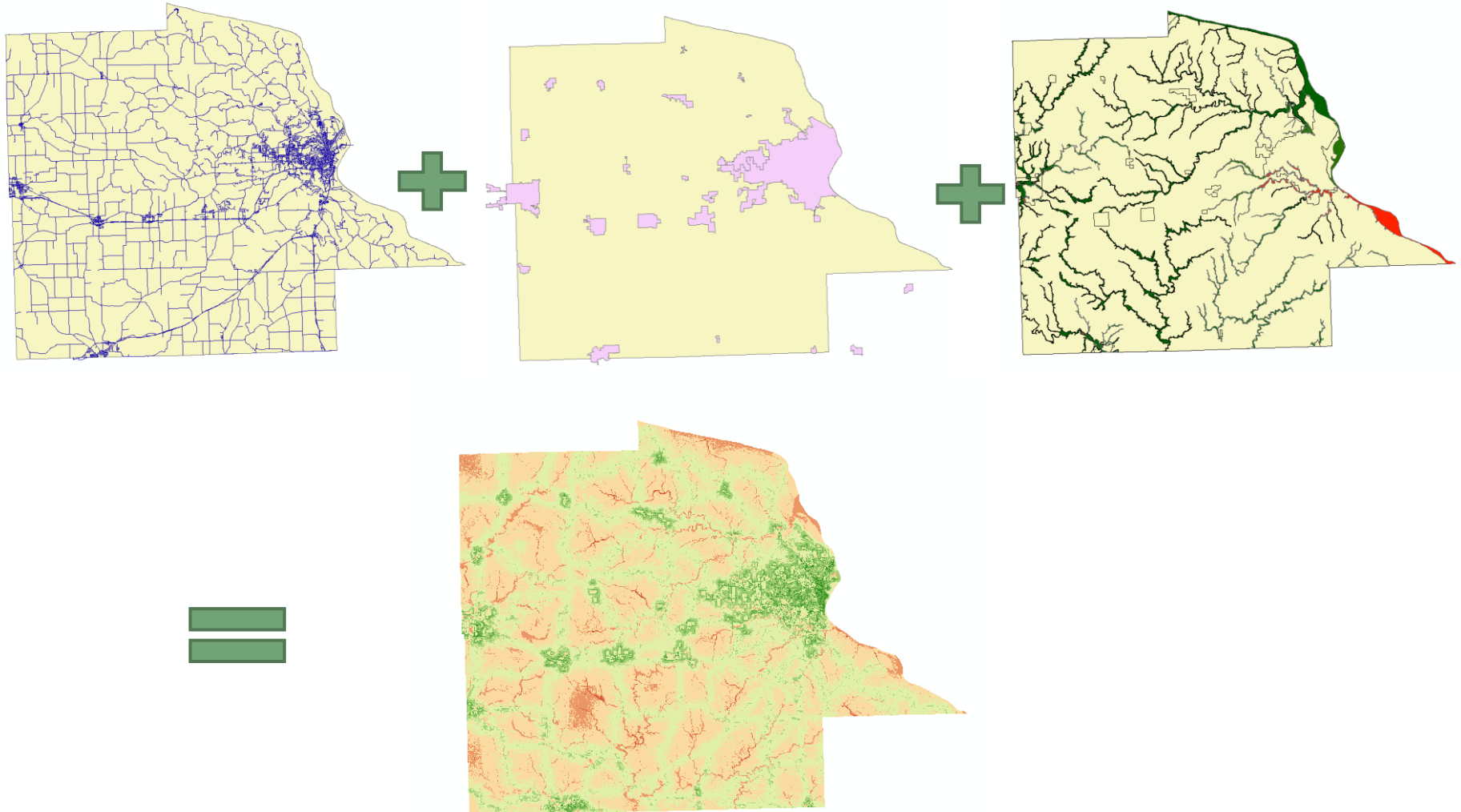
Goals and Objectives

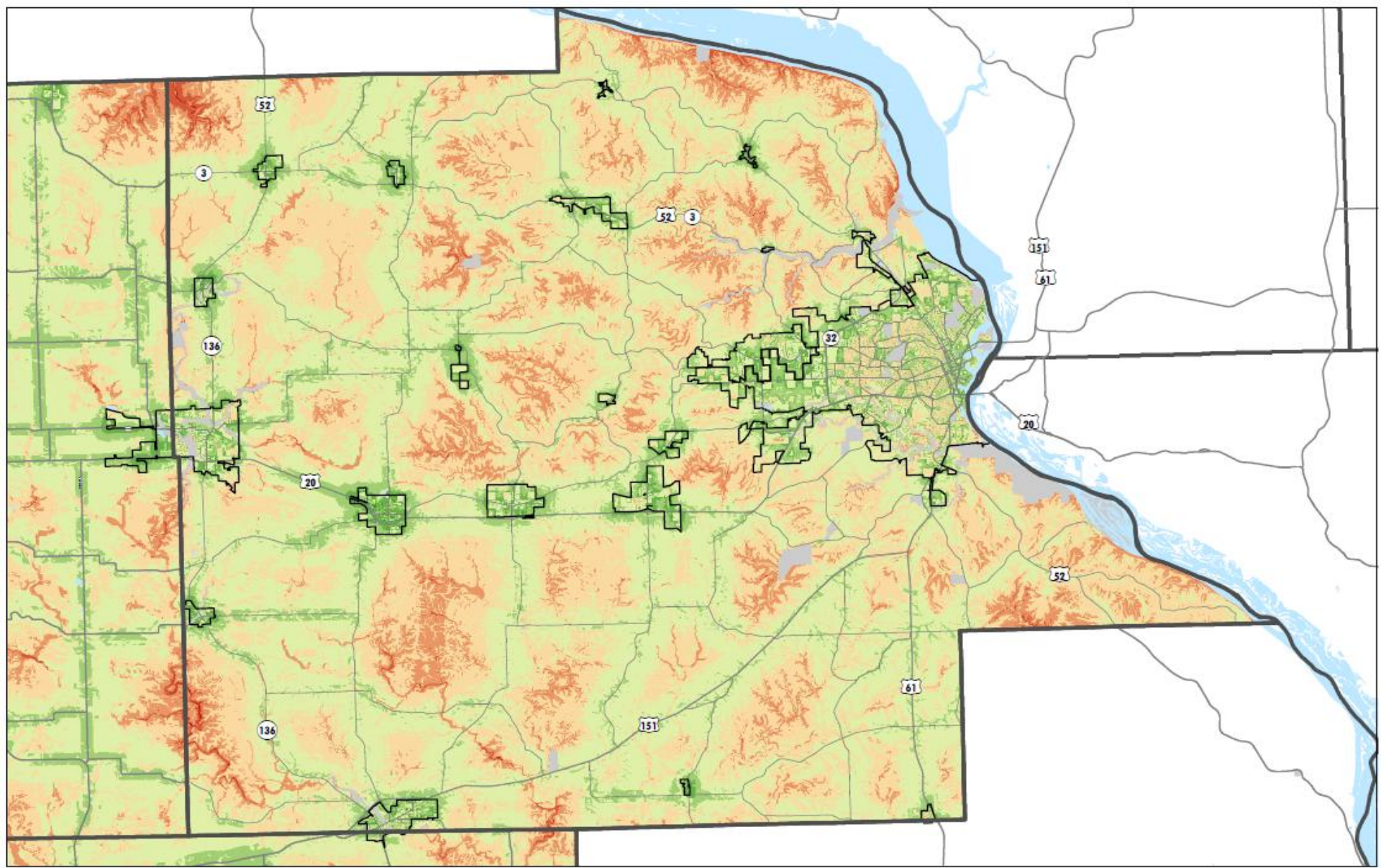
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Development Criteria

- Near Existing Development
- Near Highways
- Avoid Steep Slopes
- Avoid Productive Ag Land and Open Space
- Avoid Flood Hazard Areas

Overlay Analysis

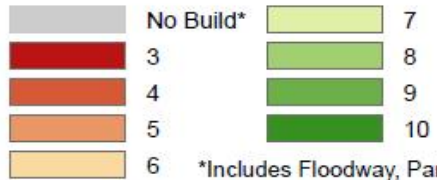




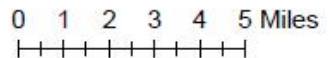
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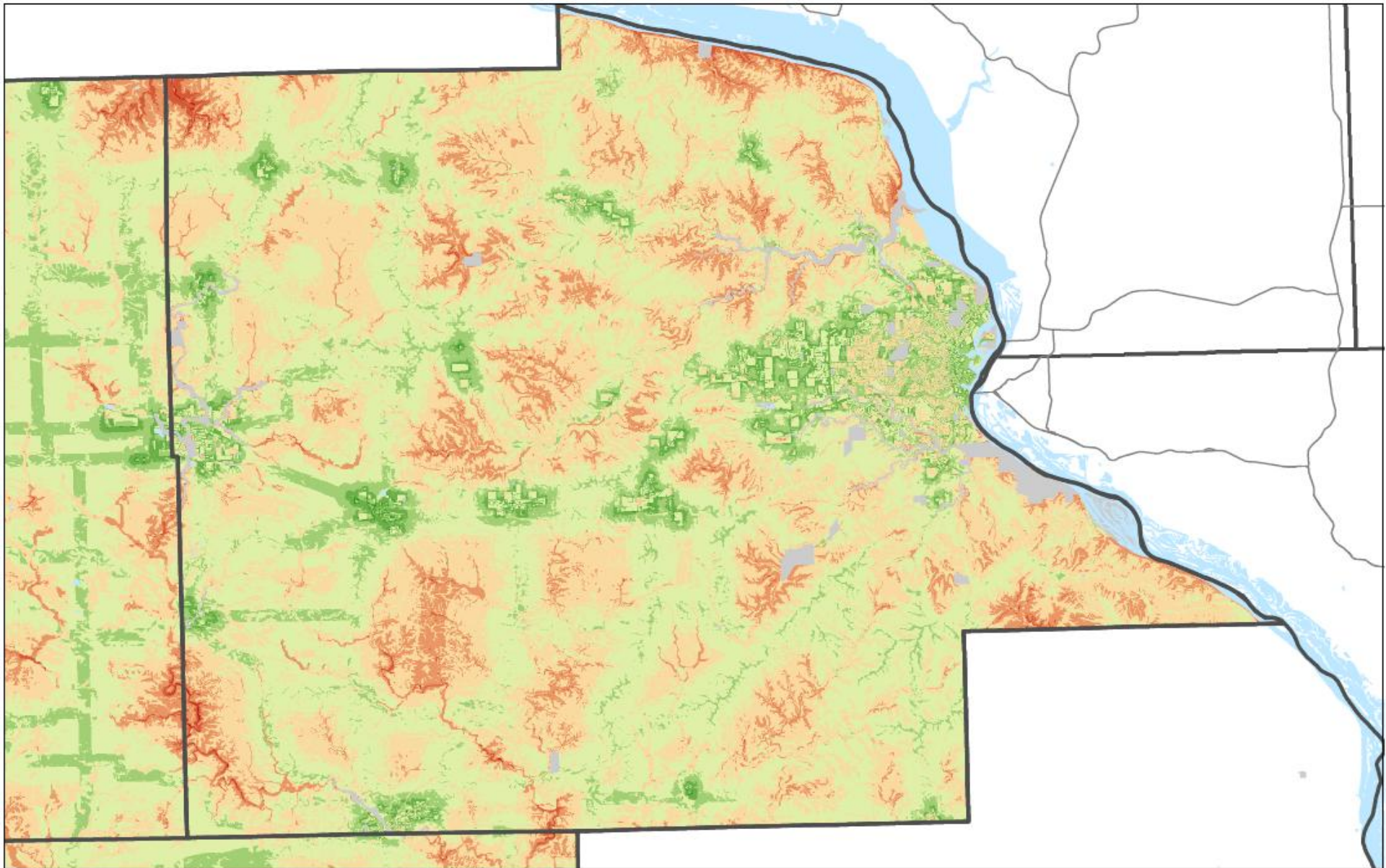
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Land Suitability Analysis DRAFT

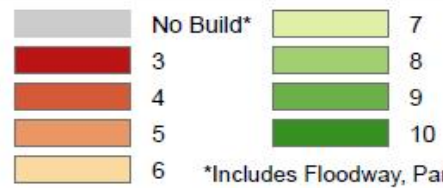


*Includes Floodway, Parks, and Cemeteries

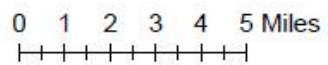
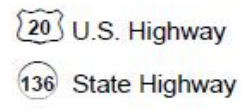




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Dubuque County
Land Suitability Analysis DRAFT



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Questions?

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Activity 1 - Vision

- What do you like about your community?
- What would you like to see in your community in the next 5 years?
 - Top 3 things

Activity 2 - Future Land Use Mapping

- Residential
 - Single Family
 - Multi Family
- Commercial
- Industrial
- Agricultural
- Institutional
- Park and Conservation Areas