

# Eldridge Comprehensive Plan

## 2011



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# Eldridge Comprehensive Plan

2011

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## ***CHAPTER 1: INTRODUCTION***

The City of Eldridge is located in Scott County, Iowa. It is within 175 miles of Chicago, Illinois and approximately the same distance to Des Moines, Iowa. Interstate 80 is located south of the community approximate one mile from the city limits. Map 1.1 illustrates the location of Eldridge within the Quad Cities Metropolitan Area. The population of Eldridge is currently 5,651, according to the 2010 Census.

The City of Eldridge recognizes the importance of a well-defined and systematic comprehensive plan with a vision statement, clear goals and objectives. To further the community vision, the City Council has developed this comprehensive plan with the assistance of the Planning and Zoning Commission and citizen involvement. The purpose of the plan is to outline the vision, existing conditions, and future project needs, as well as set goals and recommend strategies for implementation. The City of Eldridge completed its original comprehensive plan in 1993 and updated the plan in 2003. This document serves as an update to the 2003 plan. All sections of the 2003 plan were reviewed and updated with current information and all maps were created with the most recent data. A separate strategic planning process was conducted with public involvement to re-examine general goals and create an implementation strategy for the first five years of the comprehensive plan. The strategic plan has been attached to this plan as Appendix A.

### ***Elements of the Comprehensive Plan***

The comprehensive plan is composed of several elements, from the community vision to implementation strategies. It is an important document for its legal, educational, guidance, and coordination purposes. The plan declares the community purpose and policies. It informs the community of the city's strengths and weaknesses. The plan guides land use decisions and investments. It provides elements for joint efforts among community groups and organizations within and outside Eldridge. The plan also outlines areas for further study or planning. It documents needs within the community that will help the city pursue funding opportunities, such as grants, loans, public-private partnerships, etc.

As an official city document, the plan's goals transform the community vision into achievable tasks. It provides the foundation for decisions on land use, public infrastructure and services, public facilities, growth, development, and level of public investment needed to meet future community needs.

The "Community Profile" section of the plan outlines existing socio-economic characteristics of the community by population, gender, income, housing, and educational attainment. It also outlines trends and projections for the future of Eldridge. This information is paired with the other elements to channel or target efforts in the future.

Land use defines where people live and where they work or play. Land use patterns shape the nature of the community by reflecting urban and non-urban activity through population, employment, dwelling units, school enrollment, etc. Some locations represent areas with a greater density of urban activity; residential, commercial, industrial, institutional or recreational land uses; or a lesser density of activity that may include agriculture and open space. By planning for the arrangement and intensity of land uses, the City of Eldridge can reduce costs,

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which often result when the long-range effect of zoning, subdivisions, and site development decisions are not considered.

Public infrastructure and services provide the basic facilities and equipment needed by the city to serve its residents. The various land uses and their related activities create greater or lesser need for these facilities or services depending on the activities. Each decision made related to land use relates back to whether the community can sustain itself or not. While one acre of land with new houses generates more total revenue to a city than an acre of farmland, this does not provide the entire picture of the community's fiscal stability. In reality, it costs local government more to provide services to homeowners than these residential landowners pay in property taxes. In contrast, commercial and industrial lands typically increase the tax base and help to balance local budgets to support a variety of public services. While one type of land use is not better than another, balancing a variety of land uses in a community and providing reliable services adds to its sustainability and quality of life.

An extremely important section of the plan is the "Strategies for Implementation." This section is a summary of specific projects, tasks, and/or actions to be undertaken in the next 20 years. The implementation strategies are considered the vehicle by which the City of Eldridge can actively address its needs and meet its goals. The course of action for implementation will require periodic review to assess needs, timing, and financial feasibility. In the implementation of projects, careful consideration will be given to full utilization of existing facilities and funding opportunities.

The final section of the plan relates to mechanisms for plan implementation. This section outlines development tools a community can utilize to implement its strategies for action.

## ***Public Involvement***

Public involvement is critical to building consensus in the planning process. A community survey was sent to every household in Eldridge, and the survey was also available online. A total of 395 Eldridge households responded to the survey, which represents approximately 18% of Eldridge households. Participants were invited to share their opinions on what they liked about Eldridge and its strengths and weaknesses. They also provided their respective visions and needs for improvement for Eldridge within 20 years. A summary of the survey results can be found in Appendix B.

Additionally, a mapping exercise meeting was held on April 28, 2011. Participants at this meeting were asked to map out their ideas of where appropriate land uses should be located in Eldridge and where the future planning boundary should be located. The results of the mapping input were used in the development of the future land use map. A summary of the visioning meeting is also included in Appendix B. Both of these public involvement opportunities aided in the development of this plan. The Planning and Zoning Commission presented a final draft of the comprehensive plan at a public hearing on November 17, 2011 to solicit additional comments and make recommendations to the City Council. City officials used the public comments to shape the final plan.

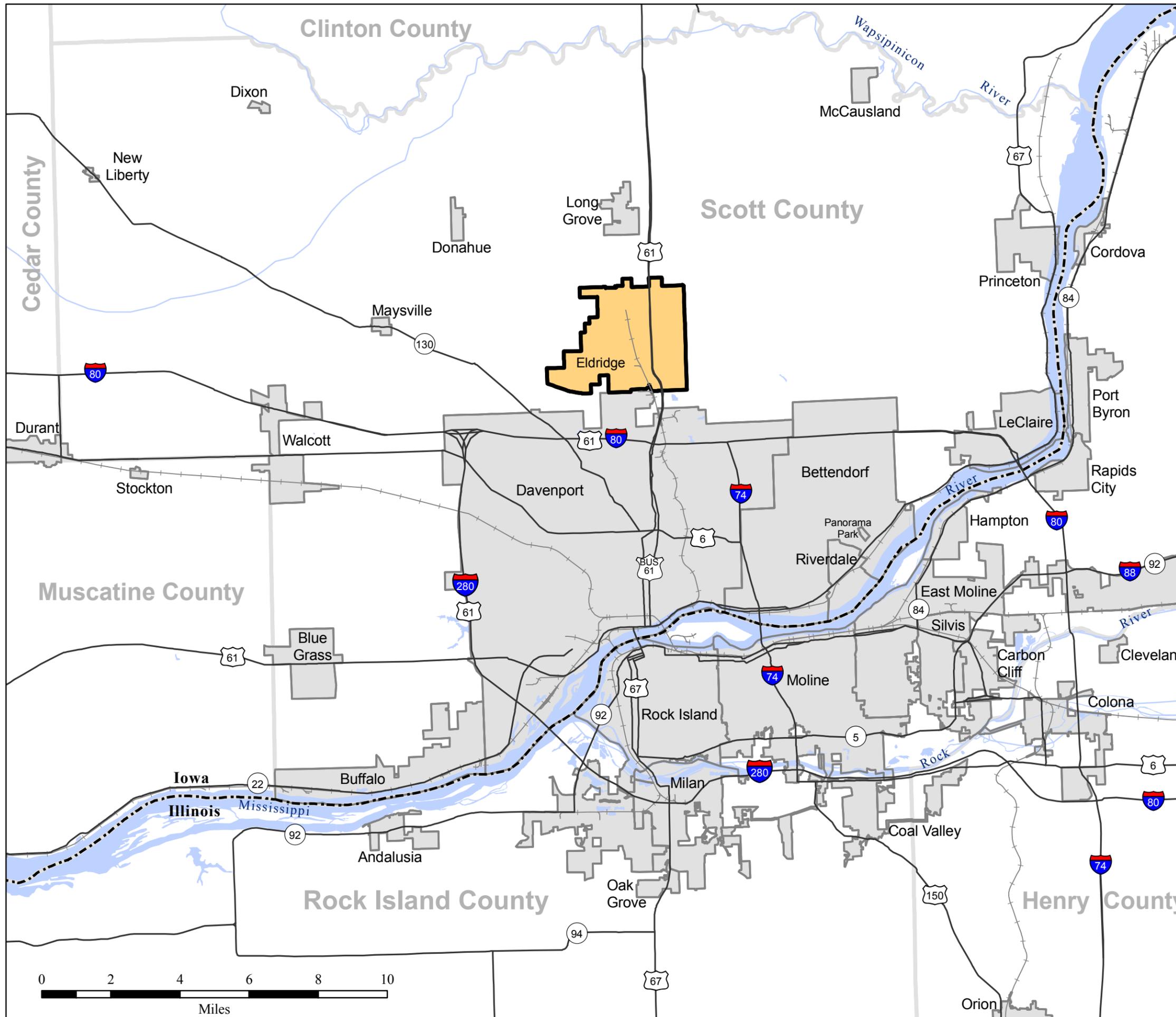
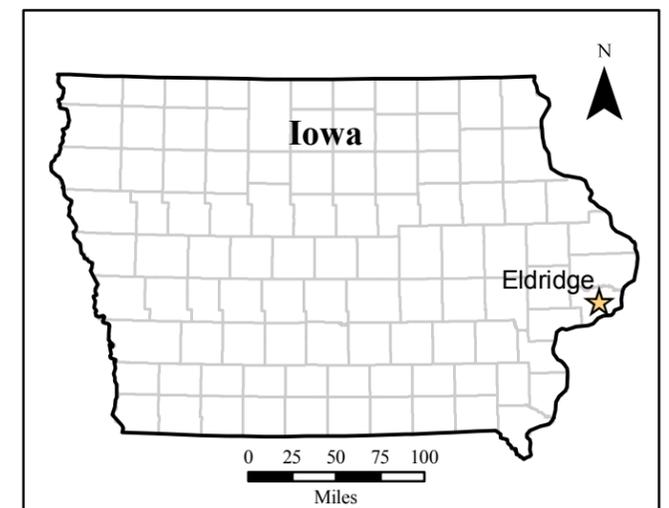
# Map 1.1 Eldridge, Iowa General Location Map



**Legend**

-  Eldridge Corporate Limits
-  Other Corporate Limits
-  County Boundary
-  State Boundary
-  Water Bodies
-  Major Highways
-  Railroads

Data Sources:  
 County Boundaries, State Boundaries, & Major Highways -  
 Environmental Systems Research Institute (ESRI)  
 Other Data - Bi-State Regional Commission



Disclaimer: This map is for reference only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 Bi-State Regional Commission disclaims  
 all responsibility for the accuracy or  
 completeness of the data shown hereon.

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## **CHAPTER 2: GOALS AND OBJECTIVES**

The community of Eldridge defined its mission through a strategic planning process for short range actions. The city is envisioned to be a peaceful home town near a metropolitan area. Its mission is to meet the diverse needs of the community by providing planned growth and excellent services in a climate of friendly cooperation. To further these concepts, a series of goals and objectives has been reviewed and/or refined as part of this comprehensive plan update.

The following goals for the City of Eldridge are overall guidelines for development. These goals continue to strongly reflect the results of the strategic planning effort, community survey, and public input received during the plan update process. These goals were reviewed in this update and maintained as valid until the next public review process is completed. Specific methods to reach the goals will be described more fully in the implementation strategy for each functional element of the comprehensive plan.

### **Goal #1 Land Use**

*Ensure an appropriate pattern of land uses in the city that will provide for controlled growth to preserve the character, safety, and welfare of the community.*

The new development and redevelopment of the City of Eldridge should be compatible with the surrounding areas of the community. This will be encouraged through the actions of city officials and the development of the comprehensive plan.

### **Goal #2 Community Development**

*Work with all groups providing public services such as education, emergency medical aid, libraries, and police and fire protection to support their continued existence and/or growth and development.*

The City of Eldridge is fortunate to have many quality public services available to its citizens. City officials will support these groups within their powers and encourage their expansion, maintenance, or actual formation, where suitable.

### **Goal #3 Growth and Management**

*Consider infrastructure needs and available capacity in the development and approval process for future development.*

Growth in the City of Eldridge will be weighed against its impact on infrastructure. Demonstration of fiscal responsibility for delivering high value to citizens at reasonable cost is valued by the citizenry. In addition, city officials support infrastructure expansions that guide development to appropriate areas of the city.

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## **Goal #4 Economic Development**

*Maintain a strong centralized business district for the city and encourage suitable commercial and industrial development.*

Over the years, Eldridge has developed a very defined centralized business district that is seen as an asset to the community. Available business amenities that will serve the citizens of Eldridge will be encouraged. Industrial and commercial development considered to be harmonious with the character of the city will also be promoted when possible.

## **Goal #5 Housing**

*Maintain a strong housing stock that meets the needs of all citizens while preserving the desired qualities of the city.*

The City of Eldridge has good housing stock that should be maintained. As future homes are built, the needs of various sectors of the population will be considered in the development process.

## **Goal #6 Recreation**

*Plan for recreational development that addresses unmet needs of the city and maintain existing facilities.*

There are various recreation facilities and opportunities in Eldridge that should be maintained. Current and future recreation needs will be considered in the development process.

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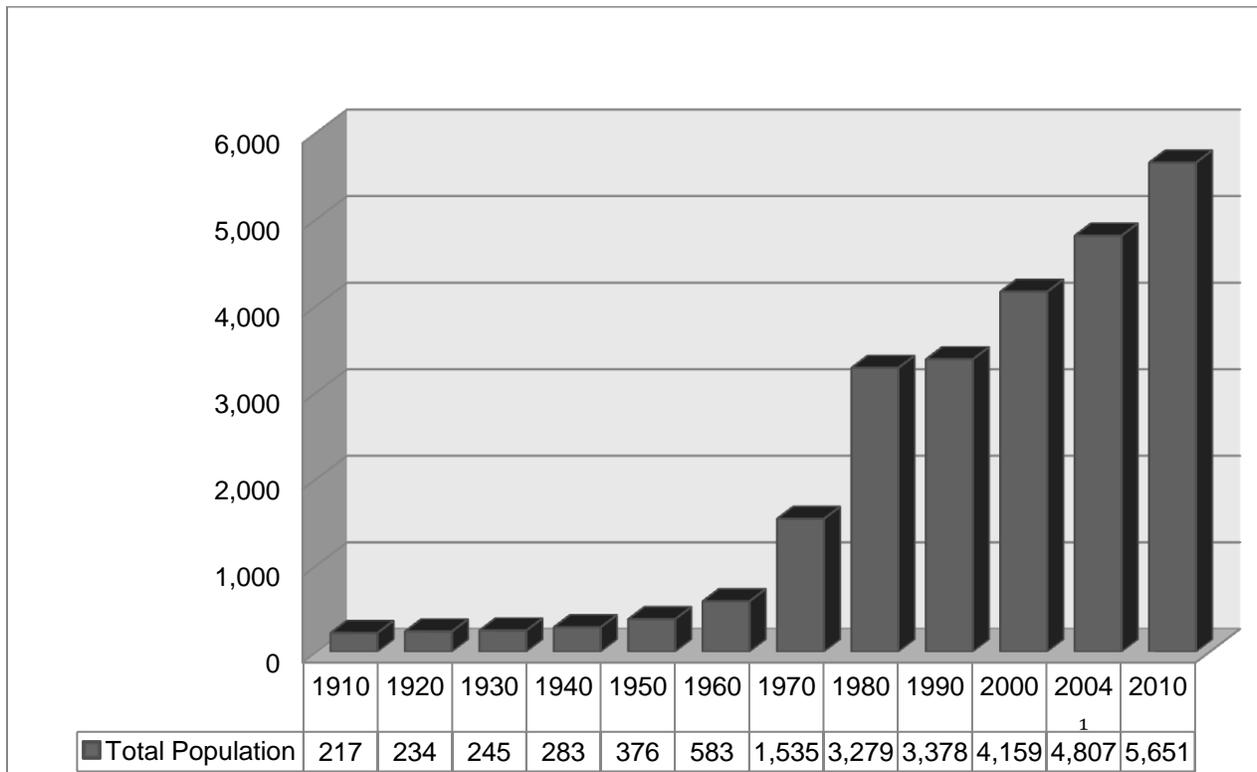
## **CHAPTER 3: COMMUNITY PROFILE**

The information in this chapter will help Eldridge plan for the short term and long term needs of its residents. This profile includes information on population, gender, race, ancestry, age, employment, income, the economy, education, and housing. Much of the data from this chapter comes from the U.S. Census Bureau, the U.S. Bureau of Labor Statistics, and the Iowa Department of Revenue. Historical data is included to show Eldridge’s progression as well as some comparisons to the county. Tables 3.6 through 3.10 at the end of this chapter provide a comprehensive listing of demographic data based on the 1990 – 2010 decennial censuses and the American Community Survey (2005-2009 ACS 5-year estimates).

### **Population**

Historically, the City of Eldridge grew steadily through the first half of the 20<sup>th</sup> century before nearly tripling in size from 1960 to 1970 and then more than doubling in size from 1970 to 1980. A large increase in population in the early 2000s led to the conduction of a Special Census in 2004, where the population had grown to 4,807 from 4,159 in 2000. In 2010, the City of Eldridge’s population was 5,651 persons, a 35.9% increase from 2000. Figure 3.1 shows the detailed population history.

**Figure 3.1**  
**Historical Population in the City of Eldridge**



Source: U.S. Census Bureau, Decennial Censuses (1910-2010)

<sup>1</sup> Special Census conducted in 2004

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With a 2010 population of 5,651, Eldridge is the third largest municipality out of 16 located in Scott County. Of those municipalities, the City of LeClaire is closest in population size (3,765). See Table 3.1 for a complete list of municipalities and their respective populations.

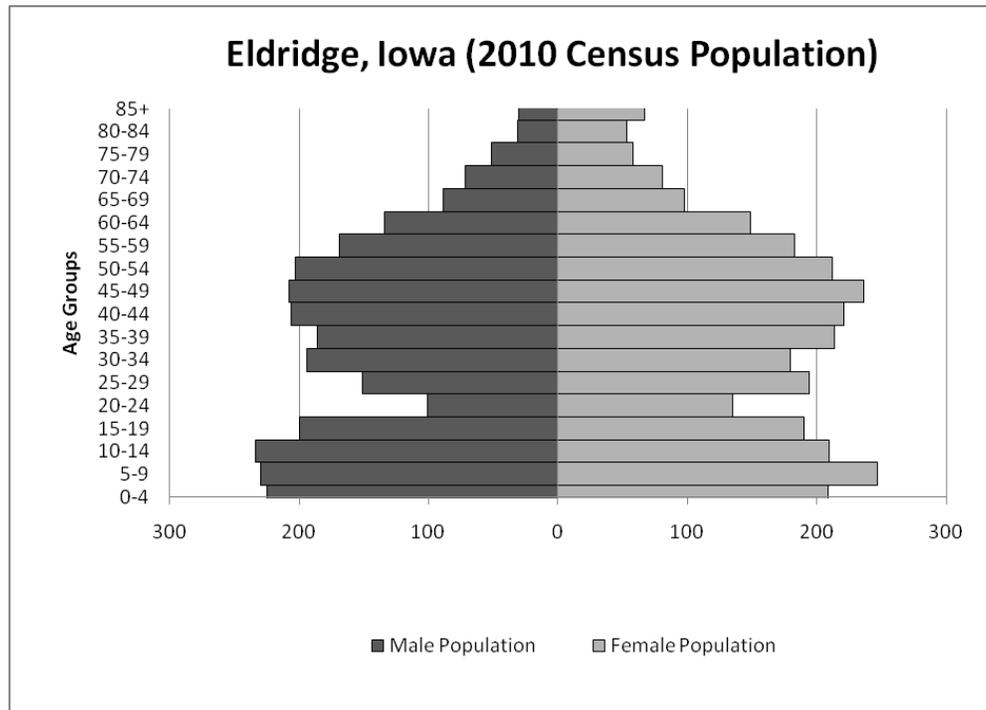
**Table 3.1**  
**Population of Scott County Municipalities**

<b>Municipality</b>	<b>2010 Population</b>
City of Bettendorf	33,217
City of Blue Grass	1,452
City of Buffalo	1,270
City of Davenport	99,685
City of Dixon	247
City of Donahue	346
<b>City of Eldridge</b>	<b>5,651</b>
City of LeClaire	3,765
City of Long Grove	808
City of Maysville	176
City of McCausland	291
City of New Liberty	137
City of Panorama Park	129
City of Princeton	886
City of Riverdale	405
City of Walcott	1,629

Source: U.S. Census Bureau, 2010 Census

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**Figure 3.2**  
**Population Pyramid**



Source: U.S. Census Bureau, 2010 Census

## **Population Projections**

Three methods were examined for the population projections of Eldridge. The first method utilized Woods & Poole Economics data (2011). The Woods & Poole data is only available at the county level. To determine the City of Eldridge's population, the percentage of Eldridge's population from the total county population was determined using the 2010 population as a basis (Eldridge is 3.42% of the county's total population). That percentage was then added to each projected years population to determine projections. The second method examined past growth trends for both the City of Eldridge and Scott County based on decennial census records from 1950 to 2010. The average growth per decade was tabulated and that average amount was then added to the total population to determine projections. The last method is the "best fit" line, which is an average between both Method 1 and Method 2. Table 3.2 shows projected population using the three methodologies for both Eldridge and Scott County, and Figure 3.3 shows a graphic representation of the three projected population growth models for Eldridge.

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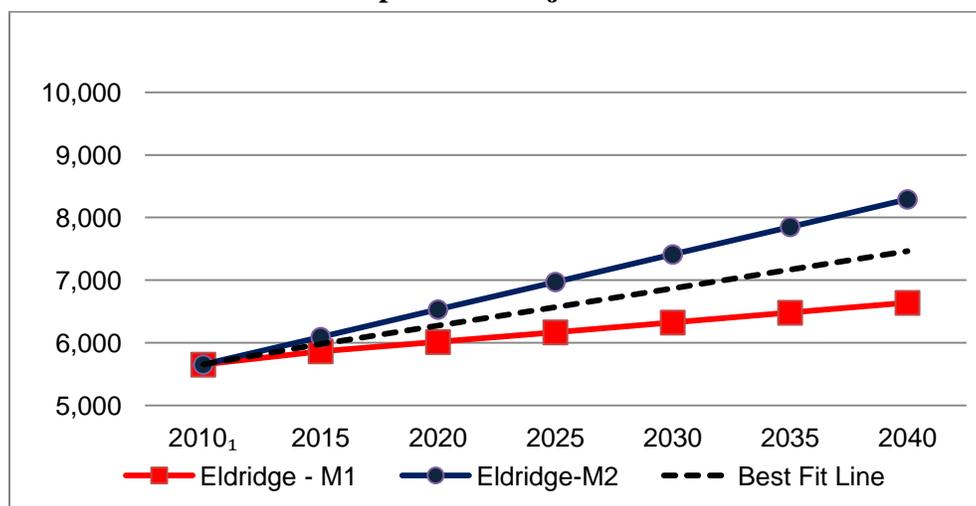
**Table 3.2  
Population Projections**

	Method 1		Method 2		Best Fit Line	
	Scott County	Eldridge	Scott County	Eldridge	Scott County	Eldridge
<b>2010<sub>1</sub></b>	165,224	5,651	165,224	5,651	165,224	5,651
<b>2015</b>	171,439	5,864	170,601	6,091	171,858	5,978
<b>2020</b>	175,783	6,012	175,978	6,531	175,881	6,272
<b>2025</b>	180,312	6,167	181,355	6,971	180,834	6,569
<b>2030</b>	184,880	6,323	186,732	7,411	185,806	6,867
<b>2035</b>	189,453	6,480	192,109	7,851	190,781	7,166
<b>2040</b>	194,079	6,638	197,486	8,291	195,783	7,465

Source: U.S. Census Bureau, decennial censuses (1950-2010); Woods & Poole Economics, 2011. Data Compiled By Bi-State Regional Commission

<sub>1</sub> Data from the 2010 Census (not projection)

**Figure 3.3  
Population Projections**



Source: U.S. Census Bureau and Woods & Poole Economics

Note: <sub>1</sub> 2010 Census total population; M1=Method 1, M2= Method 2

## Census Demographics

Beyond simply counting the population, census data from the U.S. Census Bureau provides a way for planners, municipal officials, and others to identify and analyze detailed demographic characteristics of population. Quantifying the gender, age, race, and ancestry of a community can help one understand the current and future needs of that community and provide insight into the cultural background of its residents. Comparisons will be made between Eldridge and Scott County as a whole.

Beginning with the 2010 Census, the Census Bureau redesigned how the decennial census will be conducted. New for the 2010 decennial census was the additional use of the annual American Community Survey (ACS). The ACS was created to replace the former long survey data found in previous decennial censuses. The 2010 Census used only a short form for data collection

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(10 basic questions). The ACS is an annual survey that collects more in-depth census statistics (i.e. housing, employment, education, income) from approximately 1 in 6 households a year. The Census Bureau began collecting ACS data in 2005 with the first data released in 2006. The Census Bureau releases ACS surveys for three different time periods: 1-year estimates (for geographies over 65,000), 3-year estimates (for geographies over 20,000), and 5-year estimates (for all geographies). Since Eldridge is under 20,000 in population only 5-year estimates will be available. At the end of this chapter are the general demographic statistics from the 1990 – 2010 decennial censuses (Table 3.6) and four demographic profiles (demographic, social, economic, and housing) from the ACS 5-year estimates for the City of Eldridge (Tables 3.7 to 3.10).

## **Age and Gender**

The median age is a statistic that can be used to gauge the overall age of the population. The higher the median age the older a population, and conversely the lower the median age the younger the population. Eldridge has a maturing population. The median age rose from 23.7 in 1980 to 36.7 in 2010, a 13-year increase in 30 years. Similarly, Scott County's population rose from 27.9 in 1980 to 37.7 in 2010, a 9.8-year increase over the 30 year period.

Similar to the majority of U.S. cities, Eldridge has nearly equal amounts of males and females. As of the 2010 Census, Eldridge had 48.0% males and 52.0% females. In comparison, Scott County as a whole is almost identical with 49.0% male and 51.0% female.

## **Race & Hispanic/Latino Ethnicity**

The Census Bureau tabulates race data into the following general categories:

- White alone
- Black or African American alone
- American Indian or Alaska Native alone
- Asian alone
- Native Hawaiian or other Pacific Islander alone
- Two or more races
- Some other race
- Hispanic or Latino Ethnicity (of any race)<sup>1</sup>

<sup>1</sup> Hispanic or Latino is considered an *ethnicity*, not a race. Population totals are reported separate from race.

Eldridge's population as of the 2010 Census shows that 96.8% of the population is identified as white alone. The most common racial minority in Eldridge are persons of Asian Race (30 persons or 0.5%), followed by Black or African American race (26 persons or 0.5%). Of the total population in Eldridge, 2.1% reported Hispanic or Latino ethnicity of any race. Scott County's population overall is slightly more diverse with 86.1% identified as white alone followed by 7.1% Black or African American race. Of the total population, 5.6% reported Hispanic or Latino ethnicity of any race in Scott County.

## **Ancestry**

The U.S. Census Bureau now records ancestry in the American Community Survey. Persons can choose from numerous ancestries and may pick more than one. A person's race or ethnic status has no bearing on the ancestries they may choose.

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The most common identified ancestry in Eldridge as of the 2005-09 ACS 5-year estimates was German (54.3%), followed by Irish decent (15.0%) and Norwegian decent (9.2%). This is similar to Scott County’s ancestries, which show, German, Irish, and English as the three most commonly reported ancestries with 37.5%, 16.9%, and 8.5% respectively.

**Labor Force and Employment**

The 2005-09 ACS 5-year estimates show Eldridge’s labor force at 2,682 people, with 49.5% of the labor force being male and 50.5% female. Eldridge’s workers are employed in a variety of industry sectors. An industry sector is any grouping of private, non-profit, or government establishments that have some type of commonality. The most common industry sector noted in the 2005-09 ACS 5-year estimates is Educational, Health and Social Services, which employs 26.8% of the labor force, followed by Construction (10.7%) and Retail Trade (9.9%). Similarly, Scott County’s labor force is most commonly employed industry is Educational, Health, and Social Services with 20.6% followed by Manufacturing (16.4%) and Retail Trade (12.4%).

The largest employers within the Eldridge zip code area are listed in Table 3.3. These employers show a variety of industry sectors including education, manufacturing, and transportation.

**Table 3.3  
Selected Major Employers**

Selected Employer	Type of Industry	Approximate Employees
Amhof Trucking Inc.	Heavy Hauling	110
North Scott Senior High School	Public Secondary School	90
Logistic Service LLC	General Warehousing and Storage	73
North Scott Junior High School	Public Secondary School	65
Eagle Engineering Inc.	Tool and Die Makers Equipment	60
Independent Molo Oil	Gas Production and/or Distribution	50
N & M Transfer Company	Less-Than-Truckload (LTL)	50
Edward White Elementary School	Public Primary School	45
City of Eldridge	City Government	44
E and V Excavating	Concrete Work	40
Earle M Jorgensen Company	Metal Services Center	40
Precision Strip Inc.	Plating and Polishing	40
Wolfe Beverage Co. Inc.	Beer and Ale distribution	40
Douglas Industries Inc.	Sporting and Athletic goods	35
North Scott Foods	Grocery Store	34
Quality Construction Services Inc.	Commercial and Office Building Construction	30
Seedorf Masonry	Masonry and Stone work	30
Eldridge Community Center and Skate Park	Recreation facility	26
Eldridge Reinforcing Steel	Steel and Metalwork	26

Source: Dunn & Bradstreet, 2nd Quarter 2009

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## Income

Median household income is a standard measure of prosperity of a community. Eldridge's median household income was \$35,829 in 1989 (1990 Census). By 1999, the median household income rose to \$54,167. When adjusted for inflation, Eldridge's 1989 median household income figure rises to \$48,138. Therefore, the true value of Eldridge's median household income, when adjusted for inflation increased 12.5% from 1989 to 1999. Comparatively, when adjusted for inflation Scott County's median household income rose 6.0% from 1989 to 1999. In the 2005-09 ACS 5-year estimates, Eldridge's median household income was reported at \$62,908 (2009 dollar values). When compared to the 1999 median household income and adjusted for inflation to 2009 dollars the median income raises to \$69,752. Based on the 5-year ACS estimates there has been a slight decrease of 9.8% in median household incomes. Scott County in the same time period saw decreases of 24.4% in median household incomes.

## Retail Sales

Data from Iowa Department of Revenue show that in 2010, Eldridge businesses generated approximately \$51 million in retail sales. Retail sales have had an average increase of 3.9% (1.4% when adjusted for inflation) since 2000. From 2000 to 2010 retail sales in Eldridge have increased by 17.8%; however when adjusted for inflation, retail sales have decreased by 7.0% for the same time period. Retail sales tax returns overall have increased since 2000, reaching the highest amount of returns in 2010 with 867 despite the decrease in overall dollar amounts. Table 3.4 shows retail sales in detail for both actual sales and inflation adjusted sales.

**Table 3.4**  
**Retail Sales**

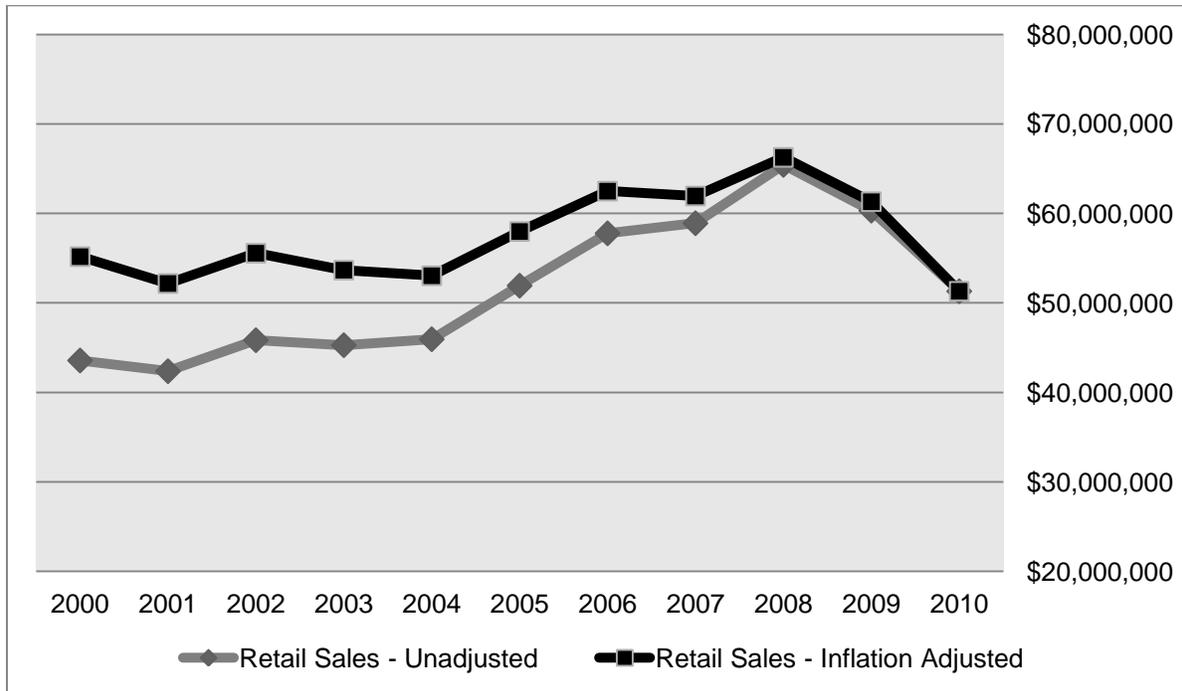
	<b>Total Number of Returns</b>	<b>Retail Sales Unadjusted</b>	<b>Retail Sales Inflation Adjusted to 2010</b>
<b>2010</b>	869	\$51,311,723	\$51,311,723
<b>2009</b>	857	\$60,323,505	\$61,313,480
<b>2008</b>	822	\$65,431,562	\$66,268,650
<b>2007</b>	777	\$58,910,650	\$61,955,110
<b>2006</b>	708	\$57,781,193	\$62,497,490
<b>2005</b>	700	\$51,935,339	\$57,986,370
<b>2004</b>	667	\$45,951,756	\$53,044,520
<b>2003</b>	639	\$45,284,087	\$53,665,480
<b>2002</b>	656	\$45,840,075	\$55,562,460
<b>2001</b>	652	\$42,377,757	\$52,178,300
<b>2000</b>	661	\$43,574,697	\$55,178,800

Source: Iowa Department of Revenue

Note: Iowa Department of Revenue revised Fiscal Year reporting in 2009. Prior to 2009, FY ends March 31 (through FY 2008). After 2008, FY ends June 30<sup>th</sup> (beginning FY 2009). For more information [www.iowa.gov/tax](http://www.iowa.gov/tax)

# Eldridge Comprehensive Plan

**Figure 3.4  
Eldridge Retail Sales**



Source: Iowa Department of Revenue

## Education

The United States is becoming a more highly educated society. As of 2000, 80.4% of Americans in the United States had a high school diploma or higher and 24.4% had a bachelor’s degree or higher. For the 2005-09 ACS 5-year estimates, 84.6% of Americans had a high school diploma or higher and 27.5% had a bachelors degree or higher. In comparison Eldridge’s population has a significantly higher educational attainment percentage with 96.1% of Eldridge’s population 25 and older had a high school diploma or higher and 37.3% had a bachelor’s degree or higher for the 2005-09 ACS 5-year estimates. Comparatively, in Scott County 90.2% had a high school diploma or higher and 29.6% had a bachelor’s degree or higher.

The City of Eldridge is located within the North Scott Community School District. As of the 2010-11 school year, North Scott Community School District had 3,163 students enrolled (kindergarten through 12th grade). The graduation rate for 2010 was 90.73% (Iowa Department of Education – Iowa Public School Class of 2010, 4-year cohort graduation data by school <http://educateiowa.gov>). Table 3.5 shows enrollment by school.

# Eldridge Comprehensive Plan

**Table 3.5**  
**Enrollment by School**

North Scott Community School District		3,163
Schools in District	School Location	2010-2011 Enrollment
North Scott Senior High School	Eldridge	1,022
North Scott Junior High School*	Eldridge	551
Alan Shepard Elementary School	Long Grove	342
Edward White Elementary School*	Eldridge	440
John Glenn Elementary School	Donahue	269
Neil Armstrong Elementary School	Park View	317
Virgil Grissom Elementary School	Princeton	222

\* 62 students from Edward White Elementary School are housed at North Scott Jr. High School and total enrollment numbers reflect that.

Source: North Scott Community School District

## Housing Units

As defined by the U.S. Census Bureau, housing units are physical structures, such as a house, apartment, or mobile home that is occupied or intended to be occupied as living quarters.

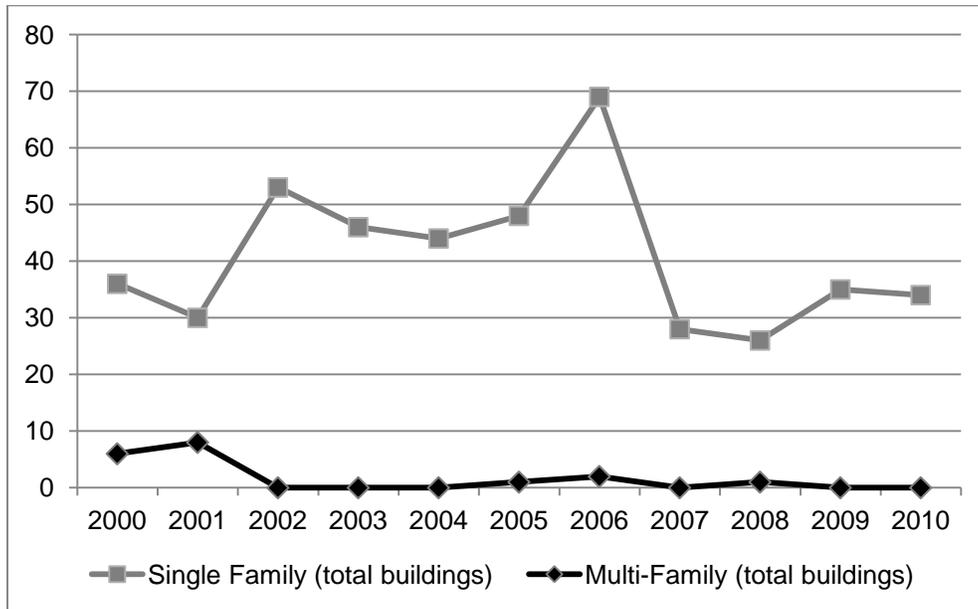
As of the 2005-09 ACS 5-year estimate, there were 1,769 housing units in Eldridge. Housing units built in-between 1980 and 2009 was 53.7%, which shows that the majority of the housing units in Eldridge are relatively new and less than 30 years old. Housing units built in-between 1960 and 1979 account for 31.8%, and units built in 1959 and earlier account for 14.5%. The median housing age in Eldridge 28 years old, compared to Scott County whose average housing age is 46 years old.

In the 2005-09 5-year estimates, 2.0% of Eldridge's housing units were vacant. Comparatively, Scott County had a housing vacancy rate of 6.8%. While a low vacancy rate indicates that a municipality is a desirable place to live, if the rate falls too low, potential residents might be unable to find a suitable home from a limited supply of housing units.

Building permit data gathered by the U.S. Census Bureau's Manufacturing and Construction Division show that between 2000 and 2010, 467 building permits were granted in Eldridge. Of those building permits, 449 were for single family homes and 18 were for multi-family buildings. See Figure 3.5 for a graphic representation.

# Eldridge Comprehensive Plan

**Figure 3.5  
Building Permits**



Source: U.S. Census Bureau, Construction Statistics Division, Building Permits Branch



# Eldridge Comprehensive Plan

**Table 3.7**  
**Demographic Estimates: 2005-2009 ACS 5-year estimates**

Subject	Number	Percent	Subject	Number	Percent
<b>TOTAL POPULATION</b>	<b>4,743</b>	<b>100.0</b>	<b>RACE</b>		
<b>SEX &amp; AGE</b>			One Race	4,639	97.8
Male	2,188	46.1	White	4,584	96.6
Female	2,555	53.9	Black or African American	0	0.0
			American Indian and Alaska Native	0	0.0
Under 5 years	402	8.5	Asian	55	1.2
5 to 9 years	326	6.9	Asian Indian	0	0.0
10 to 14 years	385	8.1	Chinese	55	1.2
15 to 19 years	380	8.0	Filipino	0	0.0
20 to 24 years	292	6.2	Japanese	0	0.0
25 to 34 years	697	14.7	Korean	0	0.0
35 to 44 years	731	15.4	Vietnamese	0	0.0
			Other Asian <sup>1</sup>	0	0.0
45 to 54 years	645	13.6	Native Hawaiian and Other Pacific Islander	0	0.0
55 to 59 years	316	6.7	Native Hawaiian	0	0.0
60 to 64 years	158	3.3	Guamanian or Chamorro	0	0.0
65 to 74 years	224	4.7	Samoan	0	0.0
75 to 84 years	150	3.2	Other Pacific Islander <sup>2</sup>	0	0.0
85 years and over	37	0.8	Some other race	0	0.0
			Two or more races	104	2.2
Median age (years)	32.5	(X)	<b>Race alone or in combination with one or more other races<sup>3</sup></b>		
18 years and over	3,326	70.1	White	4,680	98.7
Male	1,521	45.7	Black or African American	87	1.8
Female	1,805	54.3	American Indian and Alaska Native	44	0.9
21 years and over	3,224	68.0	Asian	63	1.3
			Native Hawaiian and Other Pacific Islander	0	0.0
62 years and over	515	10.9	Some other race	10	0.2
65 years and over	411	8.7			
Male	159	38.7	<b>MARITAL STATUS</b>		
Female	252	61.3	<b>Population 15 years and over</b>	<b>3,630</b>	<b>100.0</b>
<b>HISPANIC OR LATINO AND RACE</b>			Never married	940	25.9
<b>Total population</b>	<b>4,743</b>	<b>100.0</b>	Now married, except separated	2,232	61.5
Hispanic or Latino (of any race)	101	2.1	Separated	19	0.5
Mexican	41	0.9	Widowed	224	6.2
Puerto Rican	0	0.0	Divorced	215	5.9
Cuban	0	0.0			
Other Hispanic or Latino	60	1.3			
Not Hispanic or Latino	4,642	97.9			

# Eldridge Comprehensive Plan

Table 3.7 Continued

Subject	Number	Percent	Subject	Number	Percent
<b>HOUSEHOLD BY TYPE</b>			<b>HOUSING OCCUPANCY</b>		
<b>Total households</b>	<b>1,733</b>	<b>100.0</b>	<b>Total housing units</b>	<b>1,769</b>	<b>100.0</b>
Family households (families)	1,283	74.0	Occupied housing units	1,733	98.0
With own children under 18 years	678	39.1	Vacant housing units	36	2.0
Married-couple family	1,093	63.1			
With own children under 18 years	583	33.6	Homeowner vacancy rate (percent)	0.0	(X)
Male householder, no wife present	42	2.4	Rental vacancy rate (percent)	0.0	(X)
With own children under 18 years	42	2.4			
Female householder, no husband present	148	8.5	<b>HOUSING TENURE</b>		
With own children under 18 years	53	3.1	<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>
Nonfamily households	450	26.0	Owner-occupied housing units	1,398	80.7
Householder living alone	338	19.5	Renter-occupied housing units	335	19.3
Householder 65 years and over	133	7.7			
Households with individuals under 18 years	744	42.9	Average household size of owner-occupied units	2.87	(X)
Households with individuals 65 years and over	312	18.0	Average household size of renter-occupied units	2.16	(X)
			<b>HOUSING TENURE</b>		
Average household size	2.74	(X)	<b>RELATIONSHIP</b>		
Average family size	3.21	(X)	<b>Population in Households</b>	<b>4,743</b>	<b>100.0</b>
			Householder	1,733	36.5
			Spouse	1,101	23.2
			Child	1,591	33.5
			Other relatives	141	3.0
			Nonrelatives	177	3.7
			Unmarried partner	103	2.2

(X) Not applicable

Source: U.S. Census Bureau, American Community Survey, 5-year estimates 2005-09

# Eldridge Comprehensive Plan

**Table 3.8**  
**Social Estimates: 2005-2009 ACS 5-year estimates**

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>PLACE OF BIRTH</b>		
<b>Population 3 years and over and enrolled in school</b>	<b>1,444</b>	<b>100.0</b>	<b>Total Population</b>	<b>4,743</b>	<b>100.0</b>
Nursery school, preschool	71	4.9	Native	4,579	96.5
Kindergarten	70	4.8	Born in the United States	4,559	96.1
Elementary school (grades 1-8)	563	39.0	State of residence	3,092	65.2
High school (grades 9-12)	331	22.9	Different state	1,467	30.9
College or graduate school	409	28.3	Born in Puerto Rico, U.S. Island areas, or born abroad to American Parent(s)	20	0.4
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born	164	3.5
<b>Population 25 years and over</b>	<b>2,958</b>	<b>100.0</b>	<b>U.S. CITIZENSHIP STATUS</b>		
Less than 9th grade	28	0.9	<b>Foreign born population</b>	<b>164</b>	<b>100.0</b>
9th to 12th grade, no diploma	86	2.9	Naturalized U.S. Citizen	56	34.1
High school graduate (includes equivalency)	652	22.0	Not a U.S. Citizen	108	65.9
Some college, no degree	754	25.5	<b>RESIDENCE ONE YEAR AGO</b>		
Associate degree	336	11.4	<b>Population 1 year and over</b>	<b>4,641</b>	<b>100.0</b>
Bachelor's degree	782	26.4	Same house	3,957	85.3
Graduate or professional degree	320	10.8	Different house in the U.S.	673	14.5
Percent high school graduate or higher	96.1	(X)	Same county	370	8.0
Percent bachelor's degree or higher	37.3	(X)	Different county	303	6.5
<b>GRANDPARENTS</b>			Same state	206	4.4
<b>Number of grandparents living with own grandchildren under 18 years</b>	<b>72</b>	<b>(X)</b>	Different state	97	2.1
Responsible for grandchildren	6	8.3	Abroad	11	0.2
Who are female	0	0.0	<b>VETERAN STATUS</b>		
Who are married	6	100.0	<b>Civilian population 18 years and over</b>	<b>3,326</b>	<b>100.0</b>
Years responsible for grandchildren			Civilian veterans	389	11.7
Less than 1 year	0	0.0			
1 or 2 years	0	0.0			
3 or 4 years	0	0.0			
5 or more years	6	100.0			

# Eldridge Comprehensive Plan

Table 3.8 Continued

Subject	Number	Percent	Subject	Number	Percent
<b>REGION OF BIRTH OF FOREIGN BORN</b>			<b>ANCESTRY</b>		
<b>Total foreign born population (excluding born at sea)</b>	<b>164</b>	<b>100.0</b>	<b>Total population</b>	<b>4,743</b>	<b>100.0</b>
Europe	31	18.9	American	259	5.5
Asia	31	18.9	Arab	0	0.0
Africa	0	0.0	Czech	99	2.1
Oceania	0	0	Danish	84	1.8
Latin America	43	26.2	Dutch	190	4.0
Northern America	59	36.0	English	389	8.2
			French (except Basque)	172	3.6
			French Canadian	24	0.5
<b>YEAR OF ENTRY</b>			German	2,576	54.3
<b>Population born outside the U.S.</b>	<b>184</b>	<b>100.0</b>	Greek	0	0.0
<b>Native</b>	<b>20</b>	<b>10.0</b>	Hungarian	13	0.3
Entered 2000 or later	0	0.0	Irish	712	15.0
Entered before 2000	20	100.0	Italian	202	4.3
<b>Foreign Born</b>	<b>164</b>	<b>90.0</b>	Lithuanian	0	0.0
Entered 2000 or later	80	48.8	Norwegian	435	9.2
Entered before 2000	84	51.2	Polish	57	1.2
			Portuguese	0	0.0
			Russian	0	0.0
			Scotch-Irish	26	0.5
			Scottish	71	1.5
			Slovak	0	0.0
			Sub-Saharan African	0	0.0
			Swedish	200	4.2
			Swiss	36	0.8
			Ukrainian	0	0.0
			Welsh	29	0.6
			West Indian (excluding Hispanic groups)	0	0.0

(X) Not applicable.

Source: U.S. Census Bureau, American Community Survey, 5-year estimates 2005-09

# Eldridge Comprehensive Plan

**Table 3.9**  
**Economic Estimates: 2005-2009 ACS 5-year estimates**

Subject	Number	Percent	Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>			<b>INCOME AND BENEFITS</b>		
<b>Population 16 years and over</b>	<b>3,505</b>	<b>100.0</b>	<b>(2009 INFLATION ADJUSTED DOLLARS)</b>		
In labor force	2,682	76.5	<b>Total Households</b>	<b>1,733</b>	<b>100.0</b>
Civilian labor force	2,682	76.5	Less than \$10,000	40	2.3
Employed	2,624	74.9	\$10,000 to \$14,999	67	3.9
Unemployed	58	1.7	\$15,000 to \$24,999	114	6.6
Armed Forces	0	0.0	\$25,000 to \$34,999	169	9.8
Not in labor force	823	23.5	\$35,000 to \$49,999	240	13.8
			\$50,000 to \$74,999	360	20.8
<b>Females 16 years and over</b>	<b>1,900</b>	<b>100.0</b>	\$75,000 to \$99,999	294	17.0
In labor force	1,355	71.3	\$100,000 to \$149,999	271	15.6
Civilian labor force	1,355	71.3	\$150,000 to \$199,999	68	3.9
Employed	1,327	69.8	\$200,000 or more	110	6.3
<b>Own children under 6 years</b>	<b>475</b>	<b>100.0</b>	<b>Median household income (dollars)</b>	<b>\$62,908</b>	<b>(X)</b>
All parents in family in labor force	295	62.1	With earnings	1,514	87.4
			Mean earnings (dollars)	\$82,777	(X)
<b>Own children 6 to 17</b>	<b>921</b>	<b>100.0</b>	With Social Security Income	366	21.1
All parents in family in labor force	750	81.4	Mean Social Security Income (dollars)	\$16,564	(X)
			With retirement income	192	11.1
<b>COMMUTING TO WORK</b>			Mean retirement income (dollars)	\$13,130	(X)
<b>Workers 16 years and over</b>	<b>2,529</b>	<b>100.0</b>	With Supplemental Security Income	7	0.4
Car, truck, or van -- drove alone	2,240	88.6	Mean Supplemental Security Income (dollars)	\$13,657	(X)
Car, truck, or van -- carpooled	192	7.6	With public assistance income	0	0.0
Public transportation (including taxicab)	0	0.0	Mean public assistance income (dollars)	(X)	(X)
Walked	58	2.3	With Food Stamps/SNAP benefits in the past 12 months	80	4.6
Other means	9	0.4			
Worked at home	30	1.2			
Mean travel time to work (minutes)	19.9	(X)	<b>Total Families</b>	<b>1,283</b>	<b>100.0</b>
			Less than \$10,000	32	2.5
<b>OCCUPATION</b>			\$10,000 to \$14,999	9	0.7
<b>Civilian employed population</b>	<b>2,624</b>	<b>100.0</b>	\$15,000 to \$24,999	41	3.2
<b>16 years and over</b>			\$25,000 to \$34,999	74	5.8
Management, professional, and related occupations	1,094	41.7	\$35,000 to \$49,999	159	12.4
Service occupations	364	13.9	\$50,000 to \$74,999	265	20.7
Sales and office occupations	623	23.7	\$75,000 to \$99,999	262	20.4
Farming, fishing, and forestry occupations	8	0.3	\$100,000 to \$149,999	271	21.1
Construction, extraction, and maintenance and repair occupations	263	10.0	\$150,000 to \$199,999	60	4.7
Production, transportation, and material moving occupations	272	10.4	\$200,000 or more	110	8.6
			<b>Median family income (dollars)</b>	<b>\$79,855</b>	<b>(X)</b>

# Eldridge Comprehensive Plan

Table 3.9 Continued

Subject	Number	Percent	Subject	Number	Percent
<b>INDUSTRY</b>			<b>Per capita income (dollars)</b>	<b>\$29,731</b>	<b>(X)</b>
<b>Civilian employed population</b>	<b>2,624</b>	<b>100.0</b>			
<b>16 years and over</b>			<b>POVERTY STATUS IN THE PAST 12 MONTHS OF FAMILIES</b>		
Agriculture, forestry, fishing and hunting, and mining	22	8.0	<b>Total Families</b>	<b>1,283</b>	<b>100.0</b>
Construction	282	10.7	<b>Income in the past 12 months below the poverty level</b>	<b>41</b>	<b>3.2</b>
Manufacturing	257	9.8	<b>Married couple family:</b>	<b>11</b>	<b>26.8</b>
Wholesale trade	27	1.0	With related children under 18 years	0	0.0
Retail trade	260	9.9	No related children under 18 years	11	100.0
Transportation and warehousing, and utilities	180	6.9	<b>Other family:</b>	<b>30</b>	<b>73.2</b>
Information	49	1.9	<b>Male householder, no wife present</b>	<b>21</b>	<b>70.0</b>
Finance, insurance, real estate, and rental and leasing	162	6.2	With related children under 18 years	21	100.0
Professional, scientific, management, administrative, and waste management services	236	9.0	No related children under 18 years	0	0.0
Educational, health, and social services	702	26.8	<b>Female householder, no husband present</b>	<b>9</b>	<b>30.0</b>
Arts, entertainment, recreation, accommodation and food services	124	4.7	With related children under 18 years	9	100.0
Other services (except public administration)	115	4.4	No related children under 18 years	0	0.0
Public administration	208	7.9	<b>Income in the past 12 months at or above the poverty level</b>	<b>1,242</b>	<b>96.8</b>
<b>CLASS OF WORKER</b>			<b>Married couple family:</b>	<b>1,082</b>	<b>87.1</b>
<b>Civilian employed population</b>	<b>2,624</b>	<b>100.0</b>	With related children under 18 years	596	55.1
<b>16 years and over</b>			No related children under 18 years	486	44.9
Private wage and salary workers	1,984	75.6	<b>Other family:</b>	<b>160</b>	<b>12.9</b>
Government workers	536	20.4	<b>Male householder, no wife present</b>	<b>21</b>	<b>13.1</b>
Self-employed workers in own not incorporated business	104	4.0	With related children under 18 years	21	100.0
Unpaid family workers	0	0.0	No related children under 18 years	0	0.0
			<b>Female householder, no husband present</b>	<b>139</b>	<b>86.9</b>
			With related children under 18 years	77	55.4
			No related children under 18 years	62	44.6

(X) Not applicable

Source: U.S. Census Bureau, American Community Survey, 5-year estimates 2005-09

# Eldridge Comprehensive Plan

**Table 3.10**  
**Housing Estimates: 2005-2009 ACS 5-year estimates**

Subject	Number	Percent	Subject	Number	Percent
<b>HOUSING OCCUPANCY</b>			<b>OCCUPANTS PER ROOM</b>		
<b>Total Housing Units</b>	<b>1,769</b>	<b>100.0</b>	<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>
Occupied housing units	1,733	98.0	1.00 or less	1,711	98.7
Vacant housing units	36	2.0	1.01 to 1.50	22	1.3
			1.51 or more	0	0.0
<b>HOUSING TENURE</b>			<b>VALUE</b>		
<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>	<b>Owner occupied housing units</b>	<b>1,398</b>	<b>100.0</b>
Owner occupied	1,398	80.7	Less than \$50,000	28	2.0
Renter occupied	335	19.3	\$50,000 to \$99,999	247	17.7
Average household size of owner occupied unit	2.87	(X)	\$100,000 to \$149,999	309	22.1
Average household size of renter occupied unit	2.16	(X)	\$150,000 to \$199,999	324	23.2
Homeowner vacancy rate	0.0	(X)	\$200,000 to \$299,999	385	27.5
Rental vacancy rate	0.0	(X)	\$300,000 to \$499,999	83	5.9
			\$500,000 to \$999,999	8	0.6
			\$1,000,000 or more	14	1.0
<b>UNITS IN STRUCTURE</b>			<b>Median (dollars)</b>	<b>\$165,000</b>	<b>(X)</b>
<b>Total Housing Units</b>	<b>1,769</b>	<b>100.0</b>	<b>MORTGAGE STATUS</b>		
1-unit, detached	1,163	65.7	<b>Owner occupied units</b>	<b>1,398</b>	<b>100.0</b>
1-unit, attached	166	9.4	Housing units with a mortgage	1,069	76.5
2-units	85	4.8	Housing units without a mortgage	329	23.5
3 or 4 units	38	2.1	<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
5 to 9 units	63	3.6	<b>With a mortgage</b>	<b>1,069</b>	<b>100.0</b>
10 to 19 units	198	11.2	Less than \$300	0	0.0
20 or more units	20	1.1	\$300 to \$499	8	0.7
Mobile home	36	2.0	\$500 to \$699	59	5.5
Boat, RV, van, etc	0	0.0	\$700 to \$999	157	14.7
			\$1,000 to \$1,499	417	39.0
			\$1,500 to \$1,999	256	23.9
			\$2,000 or more	172	16.1
			<b>Median (dollars)</b>	<b>\$1,361</b>	<b>(X)</b>
			<b>Not mortgaged</b>	<b>329</b>	<b>100.0</b>
			Median (dollars)	\$393	(X)
			<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME FOR HOUSING UNITS WITH A MORTGAGE</b>		
			<b>With a mortgage</b>	<b>1,069</b>	<b>100.0</b>
			Less than 20.0 percent	534	50.0
			20.0 to 24.9 percent	245	22.9
			25.0 to 29.9 percent	93	8.7
			30.0 to 34.9 percent	91	8.5
			35.0 percent or more	106	9.9
			Not computed	0	(X)
<b>YEAR STRUCTURE BUILT</b>					
<b>Total Housing Units</b>	<b>1,769</b>	<b>100.0</b>			
2005 or later	138	7.8			
2000 to 2004	296	16.7			
1990 to 1999	262	14.8			
1980 to 1989	254	14.4			
1970 to 1979	327	18.5			
1960 to 1969	236	13.3			
1950 to 1959	85	4.8			
1940 to 1949	84	4.7			
1939 or earlier	87	4.9			
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>			
Moved in 2005 or later	577	33.3			
Moved in 2000 to 2004	481	27.8			
Moved in 1990 to 1999	386	22.3			
Moved in 1980 to 1989	115	6.6			
Moved in 1970 to 1979	102	5.9			
Moved in 1969 or earlier	72	4.2			

# Eldridge Comprehensive Plan

Table 3.10 Continued

Subject	Number	Percent	Subject	Number	Percent
<b>VEHICLES AVAILABLE</b>			<b>GROSS RENT</b>		
<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>	<b>Occupied units paying rent</b>	<b>324</b>	<b>100.0</b>
No vehicle available	63	3.6	Less than \$200	9	2.8
1 vehicle available	321	18.5	\$200 to \$299	0	0.0
2 vehicles available	915	52.8	\$300 to \$499	55	17.0
3 or more vehicles available	434	25.0	\$500 to \$749	205	63.3
			\$750 to \$999	35	10.8
			\$1,000 to \$1,499	0	0.0
<b>HOUSE HEATING FUEL</b>			\$1,500 or more	20	6.2
<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>	No rent paid	11	(X)
Utility gas	1,487	85.8			
Bottled, tank, or LP gas	17	1.0	<b>Median (dollars)</b>	<b>\$586</b>	<b>(X)</b>
Electricity	229	13.2			
Fuel oil, kerosene, etc	0	0.0	<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME FOR OCCUPIED UNITS</b>		
Coal or coke	0	0.0	<b>PAYING RENT</b>		
Wood	0	0.0	<b>Occupied units paying rent</b>	<b>324</b>	<b>100.0</b>
Solar energy	0	0.0	Less than 15.0 percent	85	26.2
Other fuel	0	0.0	15.0 to 19.9 percent	111	34.3
No fuel used	0	0.0	20.0 to 24.9 percent	10	3.1
			25.0 to 29.9 percent	31	9.6
<b>SELECTED CHARACTERISTICS</b>			30.0 to 34.9 percent	22	6.8
<b>Occupied housing units</b>	<b>1,733</b>	<b>100.0</b>	35.0 percent or more	65	20.1
Lacking complete plumbing facilities	0	0.0	Not computed	11	(X)
Lacking complete kitchen facilities	20	1.2			
No telephone service	41	2.4			

(X) Not applicable

Source: U.S. Census Bureau, American Community Survey, 5-year estimates 2005-09

## Natural Resources

### Topography, Drainage, and Floodplain

Three major glacial advances and retreats created the topography of Scott County. The Kansas and Illinoian glaciations covered the entire county while the Iowan glaciation covered the northern townships. The native rock material of the county is buried under glacial drift and varying depths of loess left by the retreating glaciers. The City of Eldridge is centrally located in Scott County. Land elevations range from 780 to 800 feet in the northern sector to 750 to 780 feet in the southern sector. The land is rolling terrain, bisected by creeks, which drain into the Mississippi River nine miles to the south and the Wapsipinicon River eight miles to the north. The creeks are shallow, the bottoms have slight inclines and the banks are neither steep nor abrupt to cause problems with soil erosion. The primary watersheds in Eldridge are the Crow Creek – Mississippi River on the east and the Hickory Creek – Mud Creek on the west; with an Unnamed Creek – Mud Creek watershed covering a small area in the north of the city. The City of Eldridge's floodplain, also known as Special Flood Hazard Areas, depicting the 1% and 0.2% annual chance of flooding are shown in Map 3.1.

### Climate

Under the Köppen climate classification, Eldridge, Iowa experiences a humid continental climate. Summers are very warm to hot with high levels of humidity from tropical air masses and frequent intense convective storms. Winters have cold temperatures from polar air masses and frequently high winds, with snow likely from November through February. The average summer temperature is 70.9 degrees and the average winter temperature is 27.6 degrees. The average annual precipitation (water equivalent) is 40.26 inches with 37.2 inches of rainfall and 30.6 inches of snowfall. Most precipitation occurs in the summer. The prevailing winds are west northwesterly. Average wind speed is 8.4-10 miles per hour. Average annual sunny days are 53.2%. Eldridge has a risk for tornados. The largest tornado in the Eldridge Area was an F4 in 1965 that caused three injuries and one death. In 1918, a tornado struck and destroyed a section of the north end of town including the Presbyterian Church, killing one and injuring 22. Several tornados with injuries including deaths have occurred within 20 miles of the city. Hazard mitigation plans for the city should mitigate for this known risk.

Source: National Weather Service and Pidwirny, M. (2006). "Climate Classification and Climatic Regions of the World". Fundamentals of Physical Geography, 2nd Edition

### Geology and Soils

The surficial geology of the Eldridge area consists of three soil types.

**Thick Loess** (Peoria Formation-silt facies) Generally 5 to 15 m of yellowish to grayish brown, massive, jointed calcareous or noncalcareous silt loam to silty clay loam. Overlies massive, fractured, clay loam glacial till of the Glasford formation with or without intervening clayey Farmdale Geosol. This mapping unit encompasses upland divides, ridgetops and convex sideslopes. Well to somewhat poorly drained landscape. This soil is found under the majority of the City of Eldridge.

**Thick Loess and Intercalated Eolian Sand** (Peoria Formation-silt facies) – Five to 15 meters of yellowish brown to gray, massive, noncalcareous grading downward to

# Eldridge Comprehensive Plan

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calcareous silt loam and intercalated fine to medium, well sorted sand. It has a minimum thickness of five meters on uplands. Maximum thickness of two to seven meters of loess occurs on adjacent slopes. Overlies massive, fractured, loamy glacial till of the Illinoian Glasford Formation with or without intervening clayey Farmdale /Sangamon Geosol. This soil is found to the north of the City of Eldridge and underlies the northeast quarter of the city.

**Alluvium** (DeForest Formation-Undifferentiated) Variable thickness (<1 to 5 meters) of very dark gray to brown, noncalcareous to calcareous, stratified silty clay loam, clay loam, loam to sandy loam alluvium and colluvium in stream valleys, on hill slopes and in closed depressions. May overlie Glasford Formation glacial till or Noah Creek Formation. It is associated with low-relief modern floodplain, closed depressions, modern drainageways or toeslope positions on the landscape. This soil has a seasonal high water table and potential for frequent flooding. This soil is found in and adjacent to the creek beds in the Eldridge area.

Source: Iowa Geological Survey: Surficial Geologic Materials of the Eldridge 7.5' Quadrangle, Scott County, Iowa; 2005; Open-File Map OFM-05-5; <ftp://ftp.igsb.uiowa.edu/igspubs/pdf/ofm-2005-5.pdf>

## Vegetation

Natural vegetation of the city consists primarily of deciduous trees, bushes, and grasses. The dominant species include oak and maple. The remainder of the land in the area of interest contains mixed broadleaf weed species. Much of the corporate limits as well as the surrounding area of Eldridge has been used and is still being used for grazing and agricultural production with corn and soy beans being the dominant crops.

## Wildlife

There is a large variety of species, types, and numbers of wildlife found in the vicinity of Eldridge. The species types include: American toad, Fowler's toad, bullfrog, various turtle species, white-footed mouse, deer mouse, raccoon, beaver, fox, ground squirrel, red, black and grey squirrels, cottontail rabbit, muskrat, skunk, opossum, coyote, groundhog, and white-tailed deer. Birds in the area consist of common song birds such as swallows, sparrows, robins, redwing blackbirds, cardinals, orioles, bluebirds, northern chickadees, finches, mourning doves, and wrens. Woodpeckers, owls, purple martins, blue jays, ring neck pheasants, quail, blackbirds, crows, pigeons and hawks are also common in the area. Bald eagles are familiar to the area, but are most often seen near the Mississippi River during the winter months.

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# Eldridge, Iowa Floodplain



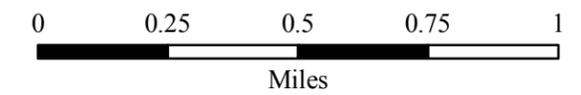
## Legend

### Flood Zones

-  1% Annual Chance
-  0.2% Annual Chance

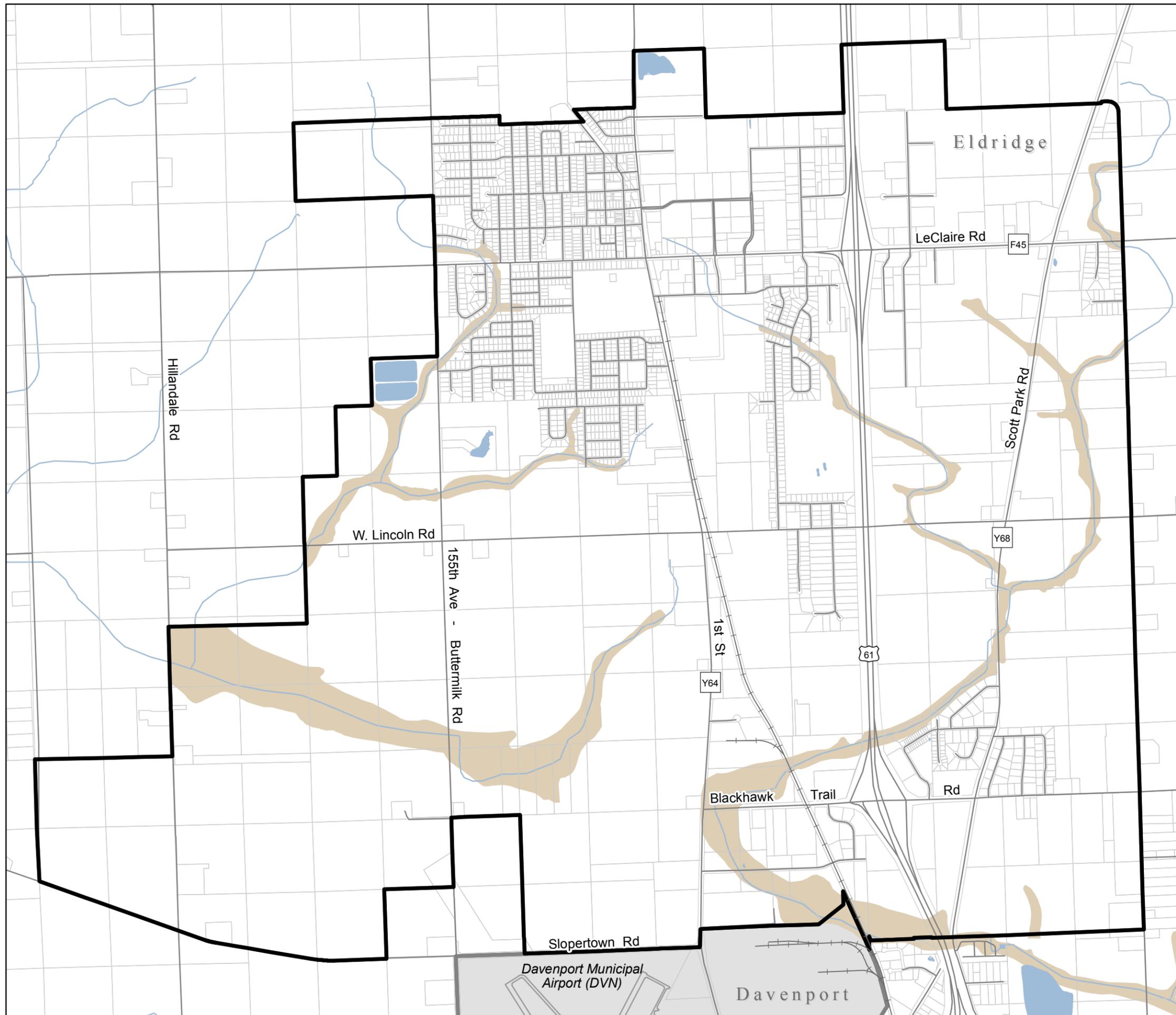
-  Railroads
-  Eldridge Corporate Limits
-  Other Corporate Limits
-  Parcels
-  Water Bodies
-  Streams
-  Roads

Data Sources:  
Floodplain - FEMA Flood Insurance Rate Map (FIRM) data  
Water Bodies, Streams, Parcels & Corporate Limits - Scott County GIS  
Other Data - Bi-State Regional Commission



Disclaimer: This map is for reference only.  
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completeness of the data shown hereon.

Map prepared by:



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# Eldridge Comprehensive Plan

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## **CHAPTER 4: LAND USE**

Land use, in very basic terms, defines where people live and where they work. It describes how and why the land is being used for a particular purpose. Examples include residential land used for homes or industrial land used for manufacturing of products. Existing land uses are those types in place at the time the information was identified. Future land use addresses how land is to be developed within the planning period and within a defined distance from the existing corporate limits. Eldridge's planning horizon is 20 years with a planning boundary about one mile west of current corporate limits and up to the Davenport city limits to the south. The northern boundary of the planning area extends about half the distance to Long Grove and east of Scott Park Road to follow a natural drainage pattern. This chapter outlines both existing and future land use for the City of Eldridge.

The land use chapter of a comprehensive plan provides the framework and statement of land use policy. The future land use mapped in this chapter provides guidance to local officials on the quality and character of development that will likely take place in the next 20 years. The City of Eldridge generally has well-placed land uses, with little conflict between uses.

The Eldridge Community Survey conducted in the fall of 1992 confirms that citizens are, for the most part, in agreement about the location of heavier uses such as commercial and industrial. This sentiment was clarified at public input sessions as part of the plan updates in 2003 and again in 2011. Details are outlined in the "Future Land Use" section of this chapter. In addition, survey results and recent input demonstrated that citizens feel developers should be guided to appropriate areas for various projects.

### ***Existing Uses***

Existing land uses for the City of Eldridge are shown on Map 4.1. Existing land use by acres, square miles and percentage are outlined in Table 4.1 and Figure 4.1, which illustrates percentages of each land use. The "Existing Land Use" map from the 2003 update was reviewed by the City of Eldridge staff and the Planning and Zoning Commission. A few minor changes were made. Land use is organized into numerous categories including low-density residential, high-density residential, commercial, office, light industrial, heavy industrial, recreation, institutional, and agricultural/open space. The city's current corporate limits encompass 6,105.60 acres or 9.54 square miles of land area. Of the total land area, 467.23 acres or 0.73 square miles are public right-of-way. This land area has not been included in Table 4.1 or Figure 4.1

**Residential Land Use.** Residential development represents a total of 12.62% of the existing land use within the City of Eldridge. A traditional grid pattern is followed in the older sections of town north and south of LeClaire Road; however newer developments use both cul-de-sac and curvilinear street patterns on the western edge of the corporate boundary, west of U.S. 61, both east and west of Scott Park Road just north of Blackhawk Trail, and on the east corporate boundary south of LeClaire Road. As of 2000, there were 1,550 housing units in Eldridge. Of those housing units, 49.9% were built between 1960 and 1979, showing that the majority of housing units in Eldridge are relatively new and less than 50 years old. Housing units built before 1959 account for 16.0%, and units built in 1980 to 2000 account for 34.1%. Residential

# Eldridge Comprehensive Plan

density is defined as the number of dwelling units per unit of land. The existing zoning ordinance regulates the number of dwellings per acre or square footage basis, depending on the particular zoning district classification. Low-density residential land use in Eldridge accounts for 11.07% of the land, while high-density residential development accounts for 1.55% of the land. Low-density residential uses, typically considered single-family homes, are primarily located in the northern one-half of the city. Since 1993, existing single-family residential areas had nearly built out to corporate limits in the northwest corner of the city. Other substantial residential areas include South 9th and 11th Avenues just south of Lincoln Road, Fox Ridge Road, and Rustic View Court north of Lincoln Road, and a subdivision located along Stone Brook Lane, Lomar Street, and South 22nd Avenue Court north of Blackhawk Trail.

High density residential development is characterized by duplexes, town houses, and multi-family apartments. High-density residential areas are located throughout the core portion of the city, with the largest area situated along Donahue Street. Higher density residential uses have been developed in a strip just east of North 1st Street and south of Sheridan Meadows Park with another smaller, high-density residential parcel is located on South 4th Avenue, south of East Iowa Street. An additional high-density residential subdivision was developed along Lomar Street and South 16th Avenue north of Blackhawk Trail. Refer to Table 4.3 in the “Future Land Use” section of this chapter for typical residential density ranges.

**Table 4.1**  
**Existing Land Use**  
**City of Eldridge, Iowa**

Land Use Classification	Acres	Square Miles	Percent
Low-Density Residential	624.10	0.98	11.07%
High-Density Residential	87.46	0.14	1.55%
Commercial	103.01	0.16	1.83%
Office	3.55	0.01	0.06%
Light Industrial	150.33	0.23	2.67%
Heavy Industrial	228.24	0.36	4.05%
Institutional	158.55	0.25	2.81%
Recreational	184.34	0.29	3.27%
Agricultural/Open Space	4,098.78	6.40	72.69%
Total	5,638.37	8.81	100.00%

Source: Bi-State Regional Commission, 2011

**Commercial/Office Land Use.** Commercial and office land use is categorized by wholesale/retail sales and professional services and business activities. These areas are located, for the most part, along East LeClaire Road east of the Canadian Pacific Railroad, the exception being the city’s original central business district situated along North 2nd Street between Davenport and Donahue Streets. Commercial and office land uses account for 1.89% of the

# Eldridge Comprehensive Plan

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existing land use, while land use attributed to offices accounts for less than 1% of the land use in Eldridge.

**Industrial Land Use.** Industrial land uses comprise 6.72% of existing Eldridge's land use. Industrial land use is characterized by manufacturing, warehousing, and distribution activities. Industries with a greater impact on the environment and on the surrounding area are classified as heavy industrial. Heavy industrial uses often conduct activities that generate heavier truck traffic, emissions, noise, or other nuisances that neighboring uses may consider unattractive or unpleasant. Light industrial uses are less intensive and help buffer heavier industrial uses from other land uses. The largest existing light industrial areas are located west of U.S. 61, north of East LeClaire Road, and east of North 6th Avenue. Other light industrial areas include sites along South 14th, 16th, and 18th Avenues. Heavy industrial areas are located south of Lincoln Road, east of U.S. 61, and north of East LeClaire Road.

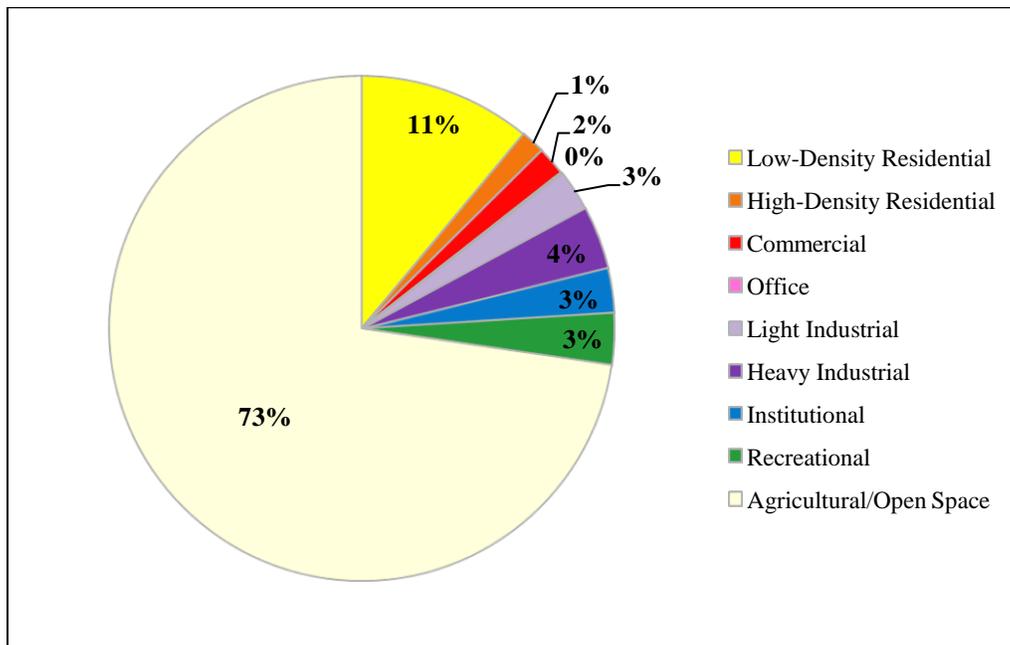
**Parks and Recreational Land Use.** Parks and recreational land uses occupy 3.27% of the city's land area. The city's parks and recreational programming are described in the chapter related to park development. Recreational areas are appropriately dispersed throughout the city, primarily near residential areas.

**Institutional Land Use.** Government buildings, schools, churches, cemeteries, and library comprise the institutional land use category. Approximately 2.81% of the city land is occupied by institutional land uses. The majority of institutional land use is devoted to the schools in Eldridge, which are located south of LeClaire Road and both to the east and west of 1st Street, and the sewer treatment facility, which is located west of Buttermilk Road.

**Agricultural Land Use and Open Space.** Agricultural land uses, open spaces, and areas not classified account for approximately 72.69% of Eldridge's total land use. These categories include vacant property and undeveloped or farmed land. Of the total acres within the community, 4,098.78 acres are classified under these types of land uses. A majority of the area in Eldridge is in agricultural or open space use, allowing for adequate future growth.

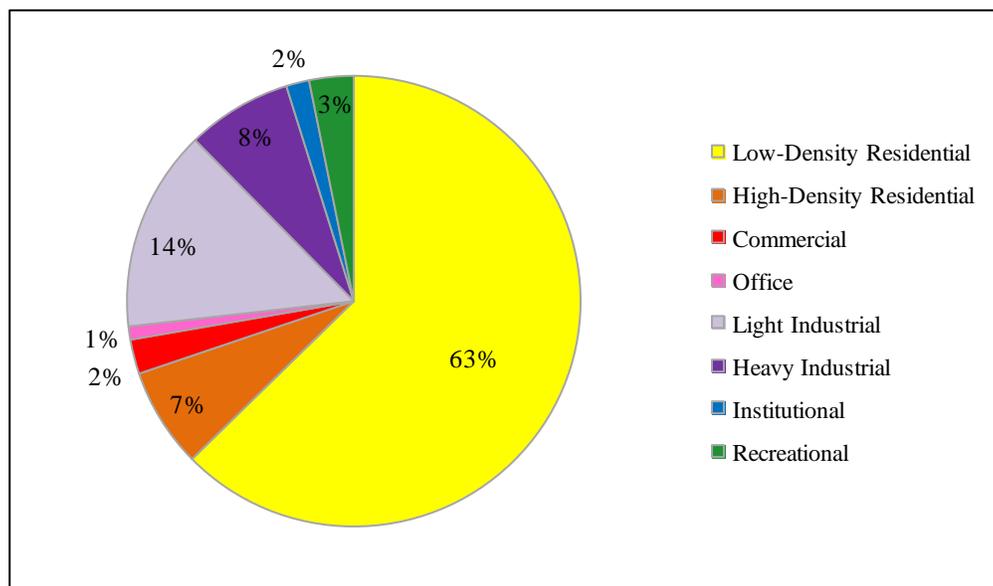
# Eldridge Comprehensive Plan

**Figure 4.1**  
**Percentage of Existing Land Use**



Source: Bi-State Regional Commission, 2011

**Figure 4.2**  
**Percentage of Proposed Land Use**



Source: Bi-State Regional Commission, 2011

# Map 4.1 Eldridge, Iowa Current Land Use

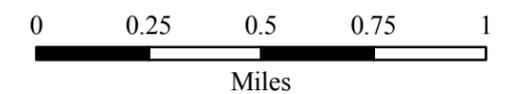


## Legend

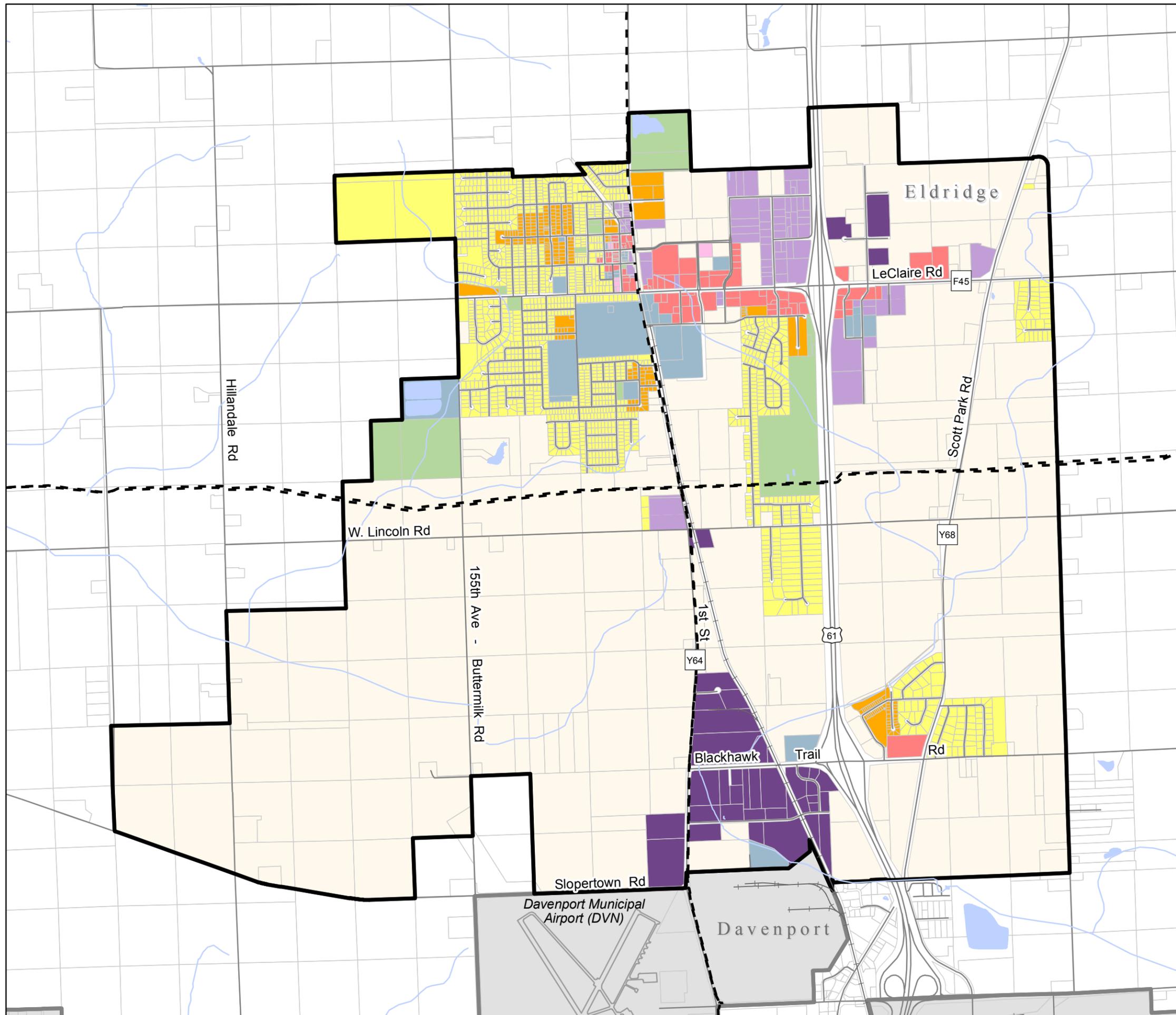
### Existing Land Use

- Low Density Residential
- High Density Residential
- Institutional
- Heavy Industrial
- Light Industrial
- Commercial
- Office
- Recreation
- Agricultural / Open Space
- Parcels
- Eldridge Corporate Limits
- Other Corporate Limits
- Water Bodies
- Streams
- Pipelines
- Roads
- Railroads

Data Sources:  
 Pipeline Data - National Pipeline Mapping System (NPMS)  
 Streams, Water Bodies, Parcels, & Corporate Limits - Scott County GIS  
 Other Data - Bi-State Regional Commission



Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown hereon.



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# Eldridge Comprehensive Plan

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## *Future Uses*

In preparing for its future, the city desires essential anchors that encourage or attract people to move to or remain in the community. These essential anchors provide stability over time. Successful ways to encourage long-term residency are:

- Retain and encourage small, locally-owned businesses to locate in the city
- Encourage home ownership and provide a variety of housing options
- Provide a quality school system
- Foster local clubs/associations that promote civic involvement

Each of these factors reinforces civic engagement and personal investment in the community where people call home. (Source: “How To Build Strong Home Towns,” American Demographics, February 1997) To embrace these anchors, a community must look at its strengths and existing community profile, as well as future trends, to see where these assets can come together. Then using this information, a community can seek to attract new residents.

In shaping Eldridge for the future, community leaders will be required to visualize the next generation of residents within the community and what they value, such as arts and entertainment, amenities that support public health (fitness centers, trails, public parks, etc.), and the environment (recycling, transit service, low traffic congestion, walkable communities, etc.). These variables focus on the quality of life that a community has to offer. Assets Eldridge has today of interest to new residents include its small town atmosphere, a strong school system, and ease of travel (pedestrian, bicycle, and by car).

Using the input from the town meeting, land use mapping exercise, and meetings of the Planning and Zoning Commission, proposed land uses have been determined for Eldridge for the next 20 years. During the mapping exercise, residents were able to utilize information from maps showing existing land use, the 2003 future land use, aerial photos, and floodplains. Eldridge will encompass a future land area of 20.57 square miles, compared to 9.54 (including right-of-way) square miles for the existing community. Map 4.2, Table 4.2, and Figure 4.2 illustrate future land uses within Eldridge’s planning boundary.

The intent of the future land use map is to provide sufficient guidance and direction for land-use decisions based on location and service areas. This level of specificity will provide enough general direction to community leaders to allow enough flexibility in the market location choice and to ensure that certain areas are reserved for preferred uses, to mitigate land use conflicts, and to implement an economic growth strategy focused on creating a sustainable community.

# Eldridge Comprehensive Plan

**Table 4.2**  
**Future Land Use**  
**City of Eldridge, Iowa**

Land Use Classification	Acres	Square Miles	Percent
Low-Density Residential	8091.77	12.64	62.68%
High-Density Residential	920.80	1.44	7.13%
Commercial	318.54	0.50	2.47%
Office	121.03	0.19	0.94%
Light Industrial	1862.27	2.91	14.42%
Heavy Industrial	972.56	1.52	7.53%
Institutional	212.95	0.33	1.65%
Recreational	410.38	0.64	3.18%
<b>Total</b>	<b>12,910.28</b>	<b>20.17</b>	<b>100.00%</b>

Source: Bi-State Regional Commission, 2011

**Residential Land Use.** Residential development will continue to expand as a future land use within Eldridge. The city envisions itself as a quality residential community with a rural atmosphere but access to larger the metropolitan area that will be attractive for future growth.

Residential development can be classified in a variety of ways. Traditional neighborhood development is typically designed in a grid block layout where lots are often smaller than the average suburban cul-de-sac or curvilinear development. These areas are typically adjacent to the downtown core. However, many other residential developments are designed in a curvilinear pattern within distinct subdivisions.

In Eldridge, where traditional neighborhoods have occurred, new or redeveloped housing is encouraged to blend into the surrounding neighborhoods. Blending neighborhoods involves being consistent with the architectural style (e.g. ranch, split level, or contemporary), building mass and height (small vs. large and one-story vs. two or more stories), and consistency with the degree of mixture of lot and building sizes (e.g. small lots and homes intermixed with larger lots and homes). In other areas of the community where conventional subdivisions have been developed, these same blending concepts are encouraged. New development and redevelopment of residential areas should take the context of the existing and/or adjacent neighborhood into consideration.

Residential density is defined as the number of dwelling units per unit of land. Low-density residential development will comprise 8,092 acres if fully developed within the planning boundary of Eldridge. Low-density residential development will account for approximately 62.7% of the future community. High-density residential development will account for 921 acres or roughly 7.1% of the future community. The following table outlines some typical densities for various types of housing.

# Eldridge Comprehensive Plan

**Table 4.3**  
**Typical Density Ranges**  
**(Units per gross acre)**

Type of Unit	Suburban Area	Town	Urban Center
Single-family detached	1 – 4	4 – 8	8 – 15
Two-family	6 – 8	8 – 12	20 – 40
Townhouses	6 – 10	10 – 20	20 – 30
Flats, two- and three-story	10 – 18	15 – 30	25 – 40
Mid-rise	20 – 40	30 – 50	40 – 60
High-rise	—	50 – 60	70+

Source: The New Illustrated Book of Development Definitions, 1993. Moskowitz and Lindbloom

**Residential Development Guidelines.** Map 4.2 shows the distribution of residential land use and general densities (low versus high). In addition to the goals and objectives for housing outlined in this plan, the following considerations should be examined when reviewing residential development or redevelopment:

## General Guidance

- Provide for a range of housing types and price ranges in new developments.
- Foster neighborhood variety through sites intermixed within a development plan with multiple family uses and a mix of dwelling types, sizes, and prices.
- Serve new residential development with public sewer and water if available.
- Provide linkages between neighborhoods to reduce vehicular travel, increase pedestrian and bicycle travel, and reduce air pollution.
- Respect landforms in designing residential developments and designing street patterns. Limit stream crossings.
- Integrate public open spaces within residential developments to add value and promote quality of life within Eldridge.
- Work with the natural characteristics of the area to preserve floodplains, natural drainageways, woodlands, and areas of significant slope.
- Reduce stormwater run-off by limiting impermeable surfaces and including permeable road and parking surfaces where possible.

**Commercial/Office Land Use.** Commercial land use will account for 2.47% of the total future planning area. Because this land category represents a lower percentage by land area, it will be important for the community to take into account developments that are consistent with the community goals. Emphasis will be placed on businesses that locate where supporting facilities are available, such as adequate street access, parking, and water and sewer lines. Commercial development will expand along East LeClaire Road between the railroad and Scott Park Road. Commercial development is also proposed in nodes of major intersections to service newly

# Eldridge Comprehensive Plan

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developing residential neighborhoods. A commercial area will be located west of South Scott Park Road just north and south of Blackhawk Trail. This concurs with the majority of opinions expressed by citizens in the Eldridge Community Survey and subsequent public input in 2011.

Office uses have been expanded most substantially along the west side of Scott Park Road. Other office use areas have been identified at a node of LeClaire Road and Buttermilk Road and also at the intersection of Buttermilk Road and Lincoln Road. These office use areas comprise 0.94% of the total planning area and provide an additional buffer between commercial and low-density residential land uses.

Eldridge's Central Business District (CBD) is envisioned to serve community and local regional retail, office, and service needs. Residents offered some suggestions on the types of commercial development that they would like to see in the city, such as small-retail family restaurants that capitalize on the historic character of the district. Refer to the Appendix, April 28, 2011, for these suggestions. Ultimately, citizens expressed interest in creating a vital, active Main Street as a historic focal point for Eldridge, followed by a commercial corridor along LeClaire Road. The city will continue to pursue businesses and services to strengthen the community tax base. These commercial developments would reinforce efforts to sustain long-term residency in Eldridge by providing jobs, products, and services for its citizens.

**Commercial Guidelines.** Map 4.2 shows locations and distribution of proposed commercial land uses. The Central Business District of Eldridge is envisioned to serve as the city center for local commerce and economic activity. To enhance the community's vitality, it will be important to both cultivate and then protect important aspects of the city center. Citizens expressed a desire for a strong downtown for Eldridge that will be a valuable historic center as well as focal point for the community. As the community grows and radiates along primary roadway corridors, there will be a need to provide neighborhood service centers for daily essentials to outlying neighborhoods. There was some discussion of some commercial development that caters to commuters and travelers along LeClaire Road.

In addition to the economic development goal of this plan and its respective objectives, the following guidance should be used when reviewing commercial, mixed use commercial, and office/business park development or redevelopment:

## **Downtown Guidance**

Within the Central Business District (CBD), competing commercial development on the periphery of the community should be limited to foster a viable downtown. Studying and specifying the allowable commercial developments in other areas of the city will not offset small retail, business, and office uses in the downtown area. A mixture of land uses within the CBD and its periphery should be encouraged to allow multiple-family residential development within walking distances, conversion of existing homes, or redevelopment of vacant or outmoded, underutilized properties to commercial and/or office uses. If feasible, residential opportunities in the development of or conversion of underutilized commercial second floor space should be encouraged. Updated telecommunications technologies within the downtown would encourage "back door" businesses that offer storefront retail opportunities, as well as mail or Internet order service of special products shipped via their back door. Encourage unique and specialty

# Eldridge Comprehensive Plan

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shopping, dining and service opportunities in the CBD to further commercial tourism and promote the CBD as a visitor destination through marketing and downtown development programs. Create a downtown design manual to guide appearance improvements of building facades, streetscapes, pedestrian movements, and aesthetics of the CBD. Design passive areas with plantings and outdoor furnishings to enhance downtown amenities.

## Corridor or Other Commercial Guidance

- Limit commercial development to neighborhood service centers for daily essentials needed by surrounding neighborhoods or facilities that serve the traveling public for highway commercial purposes, e.g. lodging, convenience dining/goods, and vehicle maintenance/fueling.
- Allow larger businesses or mixed-use commercial developments that cannot be accommodated in the CBD and serve a broader community or regional purpose along the highway corridor LeClaire Road.
- Utilize the LeClaire Road corridor as the gateway into Eldridge. Gateways are viewed as the community's front door and establish an important positive community image.
- Review development design proposals for well-landscaped buffer yards, landscaped parking areas, lighting levels and heights, screening from residential land uses and particularly of utility areas (refuse and loading zones), architectural context of the neighborhood and natural character of the community, and pedestrian and bicycle access to serve neighborhoods.
- Apply roadway access management to permit maximum vehicular circulation and reduce traffic congestion resulting from increased roadway utilization.

**Industrial Land Use.** In the next 20 years, there are plans to expand industrial areas for the purpose of creating jobs for those in the community and surrounding area. Within the future planning boundary of Eldridge, industrial development will account for a total of 2,834.83 acres or almost 22% of future land use. Of this total, light industrial land use makes up 1,862.27 acres or 14.4% of the total future land use planning area, while heavy industrial land use takes up 972.56 acres or 7.52% of the total. Twenty-two percent is higher than the national average for industrial development; however citizen input from the 2011 survey indicates a strong desire for low-intensity specialized manufacturing such as warehousing, laboratories, assembly, or publishing.

Industrial operations that present a clean, attractive appearance are preferred. This may be accomplished through a carefully planned industrial park. Industrial development will be important for a solid, diversified economy in order to support and provide for community infrastructure and services.

**Industrial Development Guidelines.** Map 4.2 shows the distribution of industrial land use proposed by the city. It will be important to include industrial development within the community for economic diversity. The following will be important for cultivating industrial facilities:

# Eldridge Comprehensive Plan

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- Inventory potential industrial sites in Eldridge for location, size, and access to infrastructure and utilities.
- Locate industries on or near highway and railway connections to optimize access to facilities.
- Capitalize on the Quad Cities position as an economic center for manufacturing and supply to firms. Focus on the target industries of defense manufacturing and operations, food processing, agricultural technology, technical back-office services (e.g. call centers, data processing and storage), and warehousing and distribution and industrial machinery (as identified by the former Quad City Development Group and the 2005 Regional Strategy for Unified Growth) to create or retain jobs.
- Support communication service providers to foster state-of-the-art systems and equipment that will provide access to high-tech industries.
- Investigate feasibility of speculation buildings and/or business incubators that may enable small businesses or entrepreneurs to lease space and share overhead expenses.
- Support a unified comprehensive economic development strategy for the Quad Cities and work with economic development interests in the region to present a positive, distinct image to regional, national, and global prospects.

**Institutional Land Use.** Institutional land, as previously noted, includes public and semi-public buildings and facilities. In the future, institutional land is expected to account for almost 212.95 acres or 1.65% of the land area. Future public facilities and services are discussed further in a subsequent chapter.

**Parks and Recreation.** In the future, parks and recreation uses are expected to amount to 410.38 acres or 3.18% of the land area. A strip of recreation with a trail system follows some of the creeks to provide additional protection in the floodplain. In June 2000, the City of Eldridge developed the *2000 Park and Recreation Master Plan* with five-year goals and priorities for maintenance and development of facilities within the corporate limits. The plan, when scheduled for update, should take into account additional recreational land proposed by this land use plan. Refer to Chapter 8 for details on future parks, recreation, and conservation opportunities.

The City of Eldridge expects to maintain a large portion of open space/agricultural use in the future as noted in the above discussion of low-density residential land use. Space to allow expansion for any land use will be adequately served by the area within this proposed land use plan. Future annexations for development beyond current corporate limits will be considered by conformance with this land use plan and the city's ability to extend services at that time. Future uses consider appropriate buffers and transitional uses. Residential, commercial, and industrial use areas substantially increase the existing area available.

In decisions on all proposed future land use in the City of Eldridge, community leaders should review the plan goals and objectives as part of the decision-making process, as well as this chapter.

Map 4.2

# Eldridge, Iowa Proposed Land Use

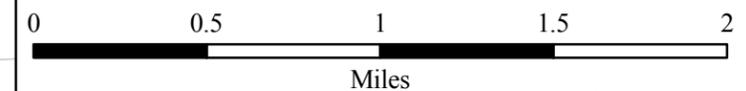


## Legend

### Proposed Land Use

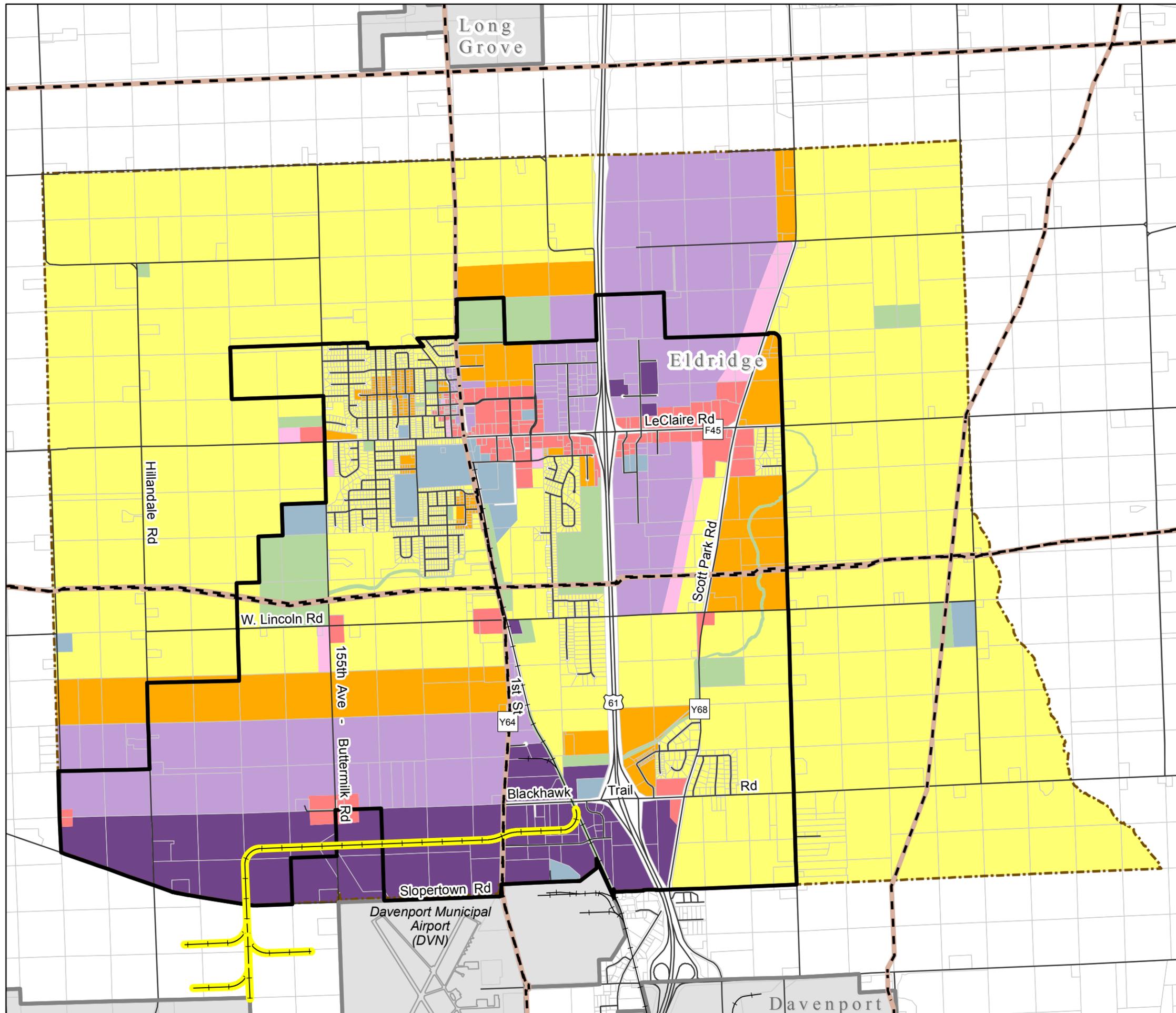
-  Low Density Residential
-  High Density Residential
-  Institutional
-  Heavy Industrial
-  Light Industrial
-  Commercial
-  Office
-  Recreation
-  Planning Area Boundary
-  Eldridge Corporate Limits
-  Other Corporate Limits
-  Parcels
-  Pipelines
-  50' Buffer of Pipelines
-  Roads
- Railroads**
-  Existing
-  Proposed

Data Sources:  
Pipeline Data - National Pipeline Mapping System (NPMS)  
Parcels & Corporate Limits - Scott County GIS  
Other Data - Bi-State Regional Commission



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Map prepared by:



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# Eldridge Comprehensive Plan

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## **CHAPTER 5: WATER SYSTEM**

### ***Existing System***

The City of Eldridge owns and operates a municipal system for water distribution and treatment. The treatment plant was built in 1969 and improved in both 1984 and 2003 to increase the capacity of the plant. The system meets primary drinking water standards. Water treatment includes aeration, detention, gravity sand filters, chlorination, fluoridation, clear well storage, and four high service pumps. The average demand on the system is 566,000 gallons per day (gpd) with a peak demand of 1,161,000 gpd. The city's storage capacity amounts to 1,090,000 gallons. A minimum general requirement for a community is to have storage capacity for one day's average flow. Based on this standard, the current water supply, using all storage facilities, is adequate to meet the current needs of the city and leaves room for future growth.

The city currently relies on groundwater wells for its public water supply. The city operates four wells. Well #2 was drilled in 1929, Well #3 was drilled in 1958, Well #4 was drilled in 1998, and Well #5 was drilled in 2006 and is the newest well.

In addition to water treatment and storage, water distribution is carried by public water mains ranging in size from 4 to 16 inches in diameter with the majority of residential area mains being 8 inches in diameter. Industrial and commercial areas are served by water mains with a water main diameter 8 inches or greater. There are a total of 2,234 metered water customers. Customers are billed monthly or can make payments online at [www.cityofeldridgeia.org](http://www.cityofeldridgeia.org).

### ***Proposed System***

Access to water mains, adequate treatment capacity, and sufficient water storage are important components to the development of Eldridge. Map 5.1 illustrates the existing water system with planned improvements. Planned improvements for water main extensions are illustrated within the current corporate limits.

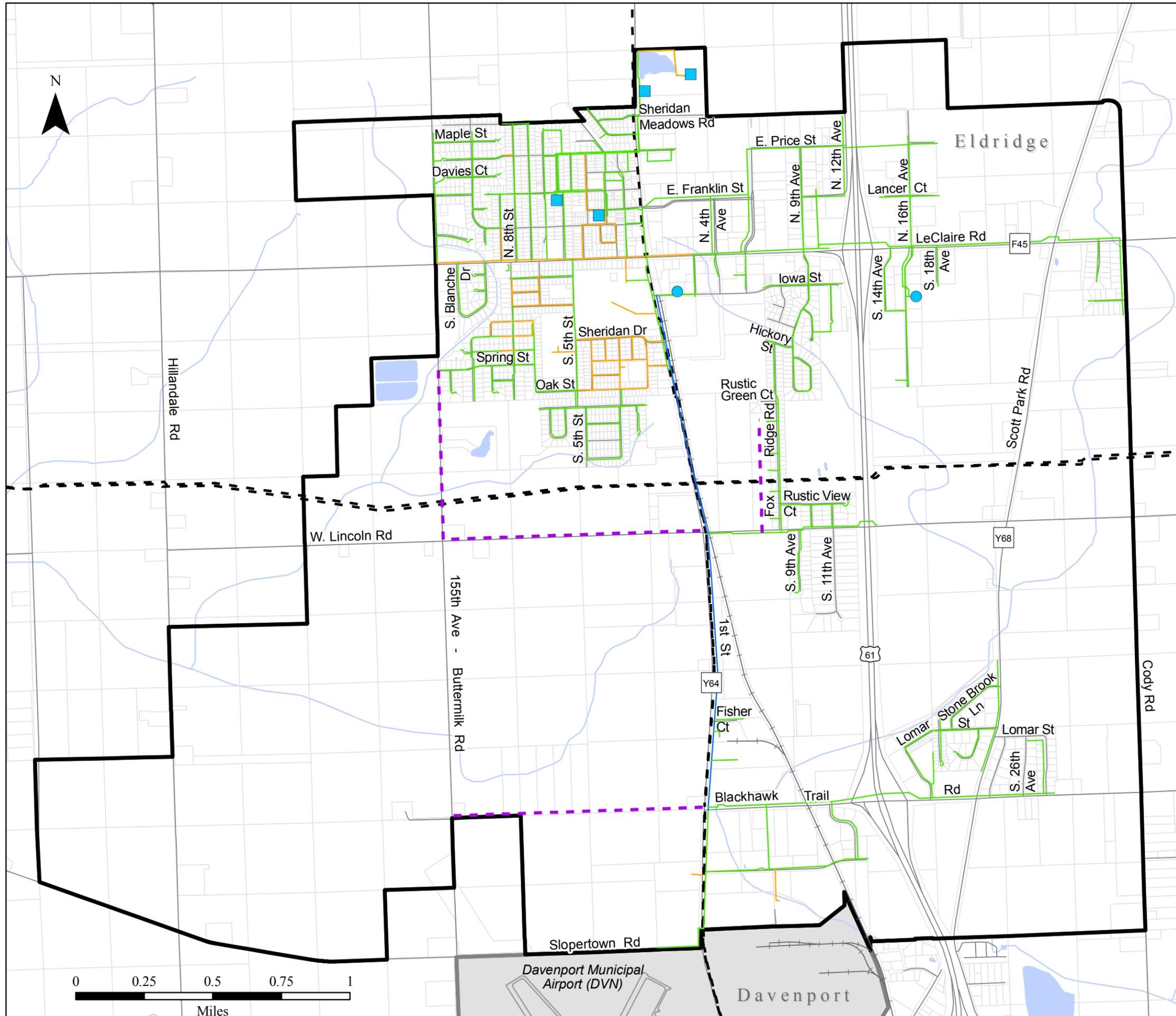
Water main extensions will occur generally at the time of development and, when possible, at the expense of the developer. Because the proposed projects are anticipated to occur within the next ten years, a review of proposed water system improvements will be needed in ten years. Additional wells and water towers may be needed within the next 20 years due to the projected growth of the city. A study on the placement of new wells or towers has not been conducted at this time.

Three new water lines are proposed within the next ten years. The first line begins on West Lincoln Road west of Fox Ridge Court and extends north. The second line begins at Spring Street and Buttermilk Road and extends south on Buttermilk Road to West Lincoln Road, then east on West Lincoln Road to First Street where the proposed line will tie into the existing water line. The third proposed line runs from First Street to Buttermilk Road parallel to Blackhawk Trail Road and will likely be installed when Blackhawk Trail Road is extended to Buttermilk Road.

Community leaders in Eldridge are encouraged to review the plan goals and objectives as part of the water system decision-making process. Goals related to growth, facilities and services, economic development, leadership and investment, and interagency/ intergovernmental cooperation need careful examination for consistency with any proposed improvements and the comprehensive plan as a whole.

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# Map 5.1 Eldridge, Iowa Water System



**Legend**

**Eldridge Water System**

- Water Tower
- Well
- 4"-6" Diameter
- 8"-12" Diameter
- 16" Diameter
- - - Proposed Water Line
- Eldridge Corporate Limits
- Other Corporate Limits
- Parcels
- Water Bodies
- ~ Streams
- Roads
- +— Railroads
- - - Pipelines

Data Sources:  
 Pipeline Data - National Pipeline Mapping System (NPMS)  
 Water System drawn with reference to Shive Hattery  
 Architecture and Engineering Maps, August 2010  
 Parcels, Corporate Limits, & Hydrology Features - Scott County GIS  
 Other Data - Bi-State Regional Commission

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# Eldridge Comprehensive Plan

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## **CHAPTER 6: WASTEWATER TREATMENT SYSTEM**

### ***Existing System***

The City of Eldridge owns and operates two wastewater treatment facilities, consisting of one lagoon system and one activated sludge system. The lagoon system is located on Buttermilk Road (Buttermilk Wastewater Treatment Plant), and the activated sludge plant (South Slope Wastewater Treatment Plant) is located on Trails Road. The South Slope Plant was expanded in 2007 to accept additional flow. The mechanical portion of the lagoon system was upgraded in 2001 to increase capacity of the Buttermilk Road plant. The design capacity of the entire system is 958,000 gallons per day (gpd). Average load amounts to 549,000 gpd.

The existing wastewater system for the City of Eldridge is illustrated on Map 6.1. In addition to the two water treatment facilities, three lift stations are located on the lines to the South Slope Plant. The wastewater mains range in size from 4 to 24 inches, with the majority of the system being served by eight-inch mains. The larger mains are generally interceptors near the treatment facilities and along U.S. 61. The city's collection system is adequate for existing development.

The City of Eldridge has a total of 2,079 sewered users. Sewer/water customers are metered with their water system. Similar to the water system, customers are billed monthly.

### ***Proposed System***

The City of Eldridge is currently waiting for the Iowa Department of Natural Resources to issue the renewed NPDES permit for the Buttermilk Plant. The Buttermilk Plant will operate under the expired permit until Iowa DNR issues a new permit; however the lagoons at the Buttermilk Plant will not be expanded in the future. The city has updated their wastewater system concept plan with Shive-Hattery Engineers and Architects in anticipation of the need to upgrade or replace the Buttermilk Plant.

Map 6.1 illustrates the existing wastewater collection system and planned extension of sewer lines within the next 10 years. Proposed line extensions mirror those of proposed water main extensions. A line is proposed at West Lincoln Road to run north just west of Fox Ridge Road. The second line begins at Spring Street and Buttermilk Road and extends south on Buttermilk Road to West Lincoln Road, then east on West Lincoln Road to First Street where the proposed line will tie into the existing water line. The third proposed line runs from First Street to Buttermilk Road parallel to Blackhawk Trail Road and will likely be installed when Blackhawk Trail Road is extended to Buttermilk Road. Because the proposed projects are anticipated to occur within the next 10 years, a review of proposed wastewater system improvements will be needed in 10 years. As with water main extensions, wastewater extensions will occur generally at the time of development and at the expense of the developer.

### ***Storm Water Management***

The City of Eldridge offers substantial natural storm water drainage areas. This is enhanced with storm drainage mains as illustrated in Map 6.2. The city has not identified any major storm water drainage problems because virtually all streets have curb and gutters. In new subdivisions, developers are required to install curb and gutters and address any runoff or drainage problems. Storm water detention ponds are required in all new developments.

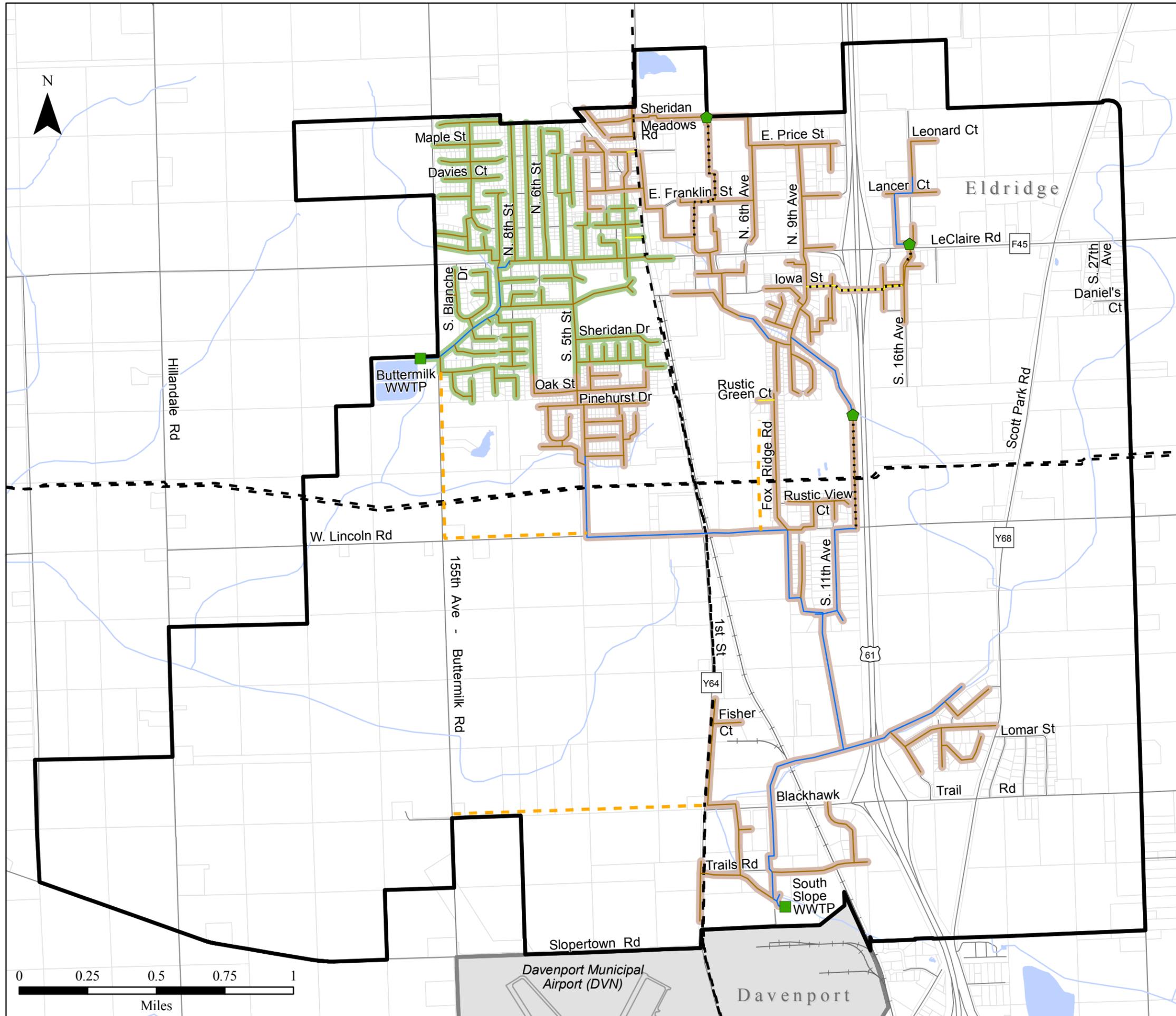
# **Eldridge Comprehensive Plan**

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The primary objectives of storm water management are:

- To minimize water quality degradation
- To minimize downstream channel erosion and habitat loss
- To maintain natural base flows and groundwater recharge
- To prevent increases in downstream flooding
- To provide opportunities for multiple use of drainage
- To provide for an economical, safe, aesthetic, and socially-acceptable drainage within new developments

# Map 6.1 Eldridge, Iowa Wastewater System



**Legend**

**Eldridge Wastewater System**

- Green diamond: Lift Station with Valve Vault; Lift Station
- Green square: Wastewater Treatment Plant
- Pink line: Unknown Diameter
- Yellow line: 4"-6"
- Brown line: 8"-12"
- Blue line: 15" and larger
- Black dotted line: Force Main
- Orange dashed line: Proposed Wastewater Line

**Eldridge Wastewater Treatment Plants (WWTP)**

- Green line: Buttermilk WWTP
- Brown line: South Slope WWTP

**Other Features**

- Black outline: Eldridge Corporate Limits
- Grey outline: Other Corporate Limits
- Thin grey line: Parcels
- Blue area: Water Bodies
- Blue wavy line: Streams
- Grey line: Roads
- Grey line with cross-ticks: Railroads
- Black dashed line: Pipelines

Data Sources:  
 Pipeline Data - National Pipeline Mapping System (NPMS)  
 Wastewater System drawn with reference to Shive Hattery  
 Architecture and Engineering Maps, August 2010  
 Parcels, Corporate Limits, & Hydrology Features - Scott County GIS  
 Other Data - Bi-State Regional Commission

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# Map 6.2 Eldridge, Iowa Storm Water System

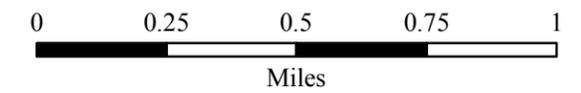


## Legend

### Eldridge Storm Water System

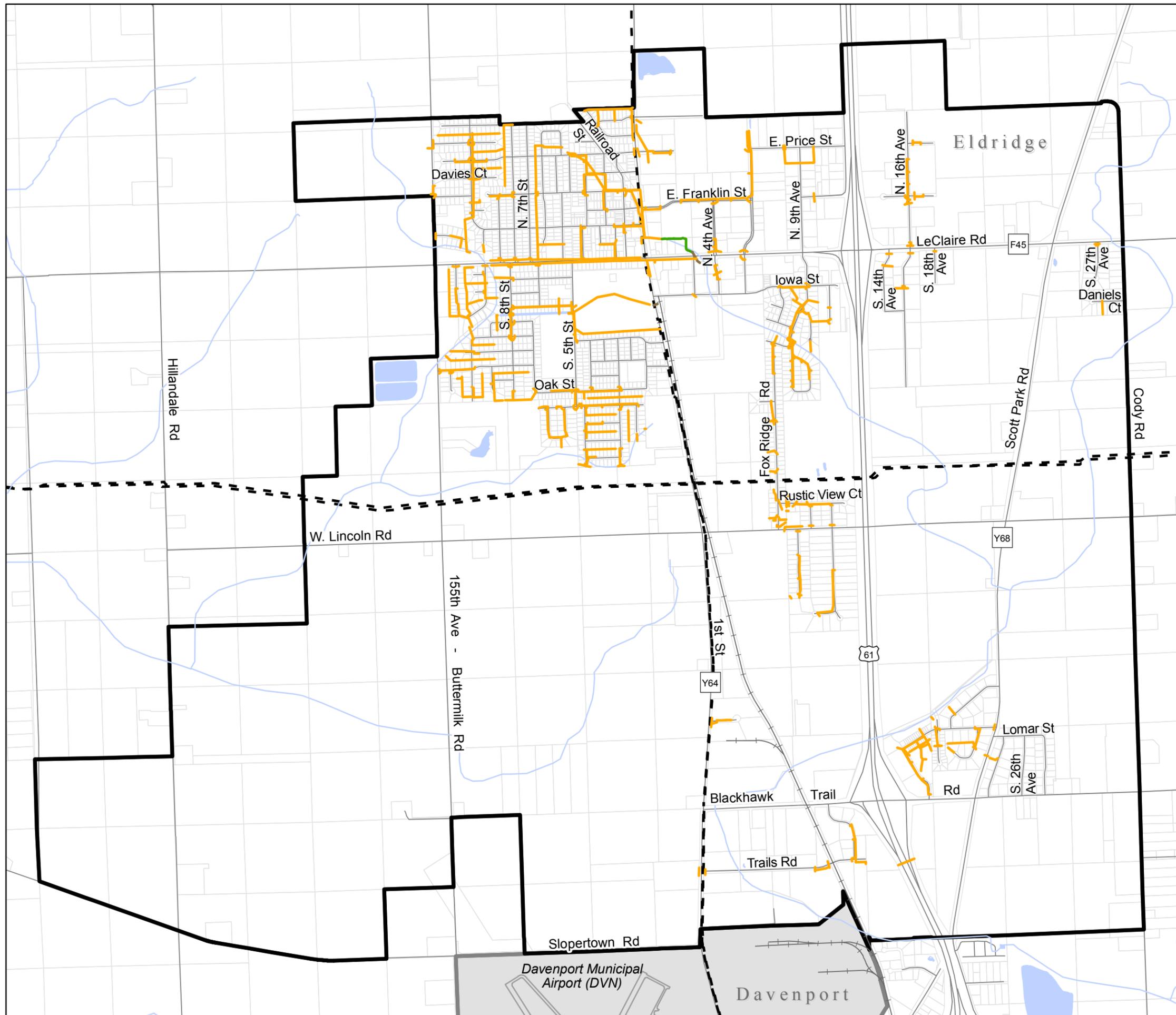
-  Storm Sewer Pipe
-  Natural Drainage
-  Culvert
-  Ditch
-  Parcels
-  Eldridge Corporate Limits
-  Other Corporate Limits
-  Water Bodies
-  Streams
-  Pipelines
-  Roads
-  Railroads

Data Sources:  
 Pipeline Data - National Pipeline Mapping System (NPMS)  
 Storm Water System drawn with reference to Shive Hattery  
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# Eldridge Comprehensive Plan

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## **CHAPTER 7: TRANSPORTATION SYSTEM**

### ***Existing System***

Transportation is an important component of a community for the movement of people and goods. For a community of its size, Eldridge is geographically well placed to take advantage of a number of transportation modes, such as roadways, rail, and air service. The city has the opportunity to utilize the regional transportation system for future growth and development. The existing system is described below and is followed by a description of future plans and needs related to the transportation system.

**Roadways.** The existing roadway system in Eldridge is in good condition. Most streets are paved with curb and gutter and serve the community well. While Federal Functional Classification (FFC) is used to define roadways within the State of Iowa and determine eligibility for federal transportation funding, communities often establish a street classification system for local identification and planning purposes. Map 7.1 illustrates the existing and proposed FFC transportation system within Eldridge.

The city's street classification system outlines the type of roadway by its design and ability to carry vehicular traffic for a specific purpose. The existing and proposed Eldridge street classifications are illustrated on Map 7.2. The following outlines the City of Eldridge Street Classification System:

- **Expressway.** Designed for inter-city trips. Usually access controlled. Four or more lanes. No direct access to adjoining property. Access to intersecting streets usually by grade separated interchanges. Typical speeds of 45 mph and greater. Right-of-way requirements from 120 to 200 feet. Right-of-way needs may be greater at interchanges. Example: U.S. 61.
- **Major Arterial.** Designed for inter-city and intra-city trips. Trip lengths of four to ten miles are normal. Usually three to five lanes wide. Turn lanes usually provided. Primary purpose is for movement of traffic. Usually will have an interchange at an intersection with an expressway. On-street parking is usually prohibited. Direct access to adjoining property is discouraged. Use of frontage roads for access to adjacent property is encouraged. Typical speed limits of 35 mph to 55 mph. Right-of-way requirements from 100 to 150 feet. Example: LeClaire Road, Eldridge or Kimberly Road, Davenport.
- **Minor Arterial.** Designed for intra-city trips. Trips of one to three miles are normal. Usually two to four lanes wide. Turn lanes provided at key intersections. On-street parking may be allowed if adequate street width is available and will not interfere with traffic movement. Primary purpose is to move traffic within the community with a secondary purpose to provide access to adjoining property when access points will not interfere with the movement of traffic. Typical speed limits of 35 mph to 45 mph. Right-of-way requirements from 80 to 100 feet and may be wider at intersections. Example: Lincoln Road.

# Eldridge Comprehensive Plan

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- **Collectors.** Designed to move traffic from neighborhood interiors to arterial streets and to allow access to adjoining properties. Typical trip lengths of up to one-half mile. Frequently start in the middle of a neighborhood and provide a route to minor arterial to other higher classified street. Designed to discourage through traffic. On-street parking allowed. Road width of 33 to 38 feet. Right-of-way requirements of 60 to 80 feet and may be wider at key intersections where turn lanes are needed. Typical speed limits of 25 mph to 35 mph. Example: W. Price Street or 5th Street.
- **Local.** Designed solely to provide access to adjoining properties. On-street parking allowed. Road width typically 31 feet wide. Right-of-way requirements of 60 feet. Typical speed limit of 25 mph. Example: W. Valley Drive or W. Prairie Vista Drive.

The higher street classifications are primarily near commercial and industrial land uses or collect traffic from neighboring residential areas. Gravel roads occur in outlying areas of the city, for the most part.

The average daily traffic count on U.S. 61 through Eldridge ranges from 18,500 to 28,300 vehicles per day, while the traffic counts on the major thoroughfares range from a low of 3,090 to a high of 11,700 vehicles per day. These traffic counts were collected by the Iowa Department of Transportation in 2010 and are not available for all roadways in Eldridge. The traffic counts on the gravel roads for which counts are available average from 50 to 510 vehicles per day.

Most major thoroughfares in the city have a Right-of-Way (ROW) width of 60 feet or greater. Collectors in the commercial/industrial areas also have ROW widths of at least 60 feet. Collectors and local streets in older residential areas have 50 foot ROW widths. Due to problems being noted with this width in regard to the storage of snow during the winter, ROW widths of 60 feet are now required in new subdivisions.

**Pedestrians/Bicycles.** Sidewalks are available on most residential streets and in the Central Business District on Franklin Street. There are no sidewalks on most major arterials. However, improvements have been made along LeClaire Road to provide both pedestrian and bicycle access via the Lester Matzen Bike Path. The City of Eldridge does have a multi-use trail, the Cody Trail. Details for trail information will be discussed in the recreation section of the comprehensive plan.

**Transit.** For transit service, there is no fixed route bus service within the community. River-Bend Transit, a not-for-profit corporation, provides curb-to-curb paratransit service to specific clients within the transit system's service area. River Bend Transit acts as the regional transit provider for the counties of Cedar, Clinton, Muscatine, and Scott Counties. River Bend Transit uses contractual agreements with counties, municipalities, social service agencies, and other organizations to meet special transit needs.

The 2005-2009 American Community Survey estimated that there were 2,499 workers (98%) in Eldridge who did not work at home, and of these, 2,307 or 92% travel to work alone. Those who carpooled numbered 192, which is 8%. This is slightly less than the 9% of persons who carpool in Scott County.

# Eldridge Comprehensive Plan

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**Rail.** Eldridge is located along an active rail spur owned by the Canadian Pacific Railroad running parallel to First Street and another along the southern corporate limits. Freight movement is available by rail line to the industrial areas along South 1st Street up to Lincoln Road.

**Air.** Eldridge also has air service options within the region. There are two airports in the Quad Cities Area, the Quad City International Airport, for commercial aviation, and the Davenport Municipal Airport, for general aviation. The Quad City International Airport is located in Moline, Illinois and provides full-service Fixed Base Operations on the south side of the airfield and three fully instrumented runway systems. The primary runway is 10,000 feet in length with two other runways at 7,000 feet and 4,500 feet. The Quad City International Airport is fast becoming the regional airport for western Illinois and eastern Iowa.

International trade services, which are provided in the Quad Cities, include an on-site U.S. Customs Port of Entry, and a Foreign Trade Zone, located near the Quad City International Airport. Other amenities include Civil Air Patrol and ground transportation services including rental car, taxi, and livery services.

General aviation needs are met by the Davenport Municipal Airport in Davenport, Iowa. General aviation airports are important to businesses. They provide vital connections to their customers as well as access. The Davenport Municipal Airport provides basic transport with a full instrument landing system (ILS). The ILS runway is 6,066 ft. long with 5,500 ft. usable for landing. The secondary runway is 4,100 ft. The Davenport Airport is considered a Level II airport by the Iowa Department of Transportation and therefore, it is of national and regional significance.

**Planning.** Eldridge is in the Quad Cities metropolitan transportation planning area. The city can compete for federal Surface Transportation Program (STP) funds on routes federally functionally classified by the Department of Transportation as a major collector or greater, as illustrated on Map 7.1. The city utilized STP funds to complete improvements on LeClaire Road in 2001-2002. The city also received federal enhancement funds to develop a pedestrian/bicycle way along LeClaire Road and First Street and to develop approximately two miles of separated trail connecting the existing trail near Sheridan Meadows to the trail in Long Grove.

## **Proposed**

As noted above, transportation is an important part of a community for the movement of people and goods. The City of Eldridge is part of the Quad Cities metropolitan transportation planning area and participates on the urban Transportation Technical and Policy Committees through a caucused small community representative. As part of the urban transportation planning area, Eldridge participates in the *Quad Cities Long Range Transportation Plan (LRTP)*, a 20-year plan, and in the multi-year *Transportation Improvement Program (TIP)*. In 2008, the urban Transportation Policy Committee adopted the Quad City Area Complete Streets Policy. Additionally, local transportation projects, both major and minor, are recommended to be part of a community Capital Improvement Program (CIP) where transportation priorities are identified by location, project description, and year of implementation.

**Roadways.** Ease of travel by car and the quality of street repair were both ranked highly in the 2011 Eldridge Comprehensive Land Use Survey. Respondents fear increased infrastructure issues related to street maintenance as the city grows. While traffic congestion due to lack of

# Eldridge Comprehensive Plan

multiple road access to and from Eldridge is seen as a potential future problem. Nearly two-thirds of respondents felt the city should pursue construction of through streets in existing areas of Eldridge.

Street extensions are proposed for South 10th, 8th, and 5th Streets to Lincoln Road. South 16th and 18th Avenues will also be extended to Lincoln Road. South 4th will be extended to First Street. A new street, Locust Street, will be built north of Lincoln Road to serve future residential growth. Price Street will be extended between North 1st Street and North 6th Avenue to serve high density residential, light industrial, and commercial development. A grade separation over U.S. 61 is proposed for 250th Street as development occurs and the roadway is upgraded for additional traffic. Blackhawk Trail will be reclassified and extended to Buttermilk Road to accommodate the proposed truncation of Slopertown Road and to provide for additional industrial development. Long term plans would further extend Blackhawk Trail west to Hillandale Road and eventually beyond the planning boundary to connect with State highway 130. In addition, industrial development will be aided by the extension of North 16th Avenue to 250th Street. Paving of gravel roads will occur when warranted by traffic. Table 7.1 identifies the proposed short-term and long-term roadway projects in Eldridge.

**Table 7.1  
Proposed Roadway Projects**

Project Location and Description	Timeframe
S. 5th Street extend to W. Lincoln Rd.	Short Term (5-10 years)
S. 8th Street extend to W. Lincoln Rd.	Short Term (5-10 years)
S. 10th Street extend to W. Lincoln Rd.	Short Term (5-10 years)
E. Price Street extend from N. 1st Street to N. 6th Avenue	Short Term (5-10 years)
Blackhawk Trail extend from 1st Street to Buttermilk Rd.	Short Term (5-10 years)
Slopertown Road truncate west of 1st Street	Short Term (5-10 years)
Buttermilk Road realign from Slopertown to Blackhawk Trail	Short Term (5-10 years)
Pinehurst Drive extend to 1st Street	Short Term (5-10 years)
Pinehurst Drive extend from 1st Street to 4th Avenue	Short Term (5-10 years)
Pinehurst Drive extend from 4th Avenue to Fox Ridge Road	Short Term (5-10 years)
Pinehurst Drive extend to Buttermilk Road	Short Term (5-10 years)
E. Hickory Street extend to S. 4th Avenue	Short Term (5-10 years)
S. 4th Avenue extend from Pinehurst Drive to 1st Street	Short Term (5-10 years)
W. Lincoln Road pave from S. 1st Street to Buttermilk Road	Short Term (5-10 years)
W. LeClaire Road resurface from Buttermilk Road to 1st Street	Short Term (5-10 years)
S. 16th Avenue extend to W. Lincoln Rd.	Long Term (10-20 years)
S. 18th Avenue extend to W. Lincoln Rd.	Long Term (10-20 years)
Buttermilk Road/155th Avenue widening	Long Term (10-20 years)
Blackhawk Trail extend from Buttermilk Road to Hillandale Road & to 130	Long Term (10-20 years)
Hillandale Road pave from Slopertown Road to 250th Street	Long Term (10-20 years)
N. 16th Avenue extend to 250th Street	Long Term (10-20 years)
250th Street extend from Hillandale Road to US 61	Long Term (10-20 years)
250th Street extend from US 61 to Scott Park Road	Long Term (10-20 years)
Locust Street (New road north of W. Lincoln Rd.) from 1st Street to Buttermilk Road	Long Term (10-20 years)

# Eldridge Comprehensive Plan

The problem noted earlier with the street ROW widths of 50 feet or less is difficult to address with existing streets. However, future streets are recommended to be built according to the Street Classification System and specifications outlined in Table 7.2, with appropriate transition areas when extending from a narrower street. During review of subdivision plats, the Planning and Zoning Commission could consider the future layout of streets.

**Table 7.2  
Eldridge Street Design Specifications**

Street Type	Right-of-Way Width	Pavement Width	Parking On Street
Expressway	120-200 Feet	14 Foot Lanes	None
Major Arterial	100-150 Feet	12 Foot Lanes	None
Minor Arterial	80-100 Feet	40 Feet	Yes
Collector	60-80 Feet	33-38 Feet	Yes
Local	60 Feet	31 Feet	Yes

**Pedestrian/Bicycles.** Trails are multi-purpose corridors located within greenways, parks, and natural resource areas or within roadway ROWs that emphasize harmony with the natural environment; allow relatively uninterrupted movement along a corridor; tie various parks, recreation areas, and communities together; and reduce potential conflicts with vehicular traffic. Both ease of pedestrian travel and ease of travel by bicycle ranked well or very well by more than half of the respondents to the 2011 Eldridge Comprehensive Land Use Survey. A large majority of respondents also felt that Eldridge should add sidewalks along streets where they are absent. The survey indicated strong community support to continue enhancing the LeClaire Road and North 1st Street corridor. Long distance bike/recreation trails were identified as a future need during the 2011 Eldridge Visioning and Mapping Input Meeting. A greenway is proposed running along the rail spur south of town north along First Street. Sidewalks or trails could also be developed along Iowa and Franklin Streets east of 1st Street and Price Street. Another trail opportunity may exist along the east-west pipeline greenway shown on the future land use map. Both sidewalks and greenways should be evaluated based on their ability to connect activity centers, such as parks, schools, retail or service areas to each other and to neighborhoods.

**Transit.** Regional public transit was identified as a needed future service during the 2011 Eldridge Visioning and Mapping Exercise Input Meeting. The community also perceives public transit as a future challenge resulting in crime as the city grows. Providing information on the existing paratransit service offered by River Bend Transit would provide mobility options for residents meeting the specific client criteria.

**Rail.** Passenger rail service is proposed from Chicago to Omaha as part of the Midwest Rail Initiative. Initial plans include providing service to the Quad Cities, then from the Quad Cities to Des Moines. As part of the Quad Cities transportation planning area, Eldridge will be able to monitor the progress of this project on behalf of its citizens.

The Eastern Iowa Industrial Center in Davenport is a rail-motor freight facility currently under development near the Davenport Municipal Airport. It is being developed as a trans-load facility. A rail extension to the Eastern Iowa Industrial Center is planned as part of the

## **Eldridge Comprehensive Plan**

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development of the trans-load facility. The rail spur will connect the Canadian Pacific branch line in Eldridge to the industrial park.

**Air.** Eldridge will continue to have excellent access to air service for passengers and cargo via the Quad City International Airport and general aviation access at the Davenport Municipal Airport. Besides maintaining their existing facilities, the two airports have determined future improvement needs. At the Quad City International Airport (QCIA), major runway and taxiway construction improvements will continue over the next several years to maintain top airfield operations. The airport will continue to monitor technological advances in the terminal and concourses in an effort to serve the modern traveler's needs.

Davenport Municipal Airport will continue major improvements that will provide opportunities for additional passenger travel. The airport intends to install a new 20,000 square-foot hangar and an 8,000 square-foot administrative facility, as well as construct a new airport entrance, sign, and box hangars. Improvements to the Davenport Municipal Airport are based on projected enhancements noted in the Airport Master Plan Update and discussions with airport officials. Several improvements are well into the planning phase, which includes extending the main runway from 5,511 feet to 7,000 feet and the secondary runway to roughly 5,000 feet. Improvements will open possibilities for a larger spectrum of aircraft to use the facility.

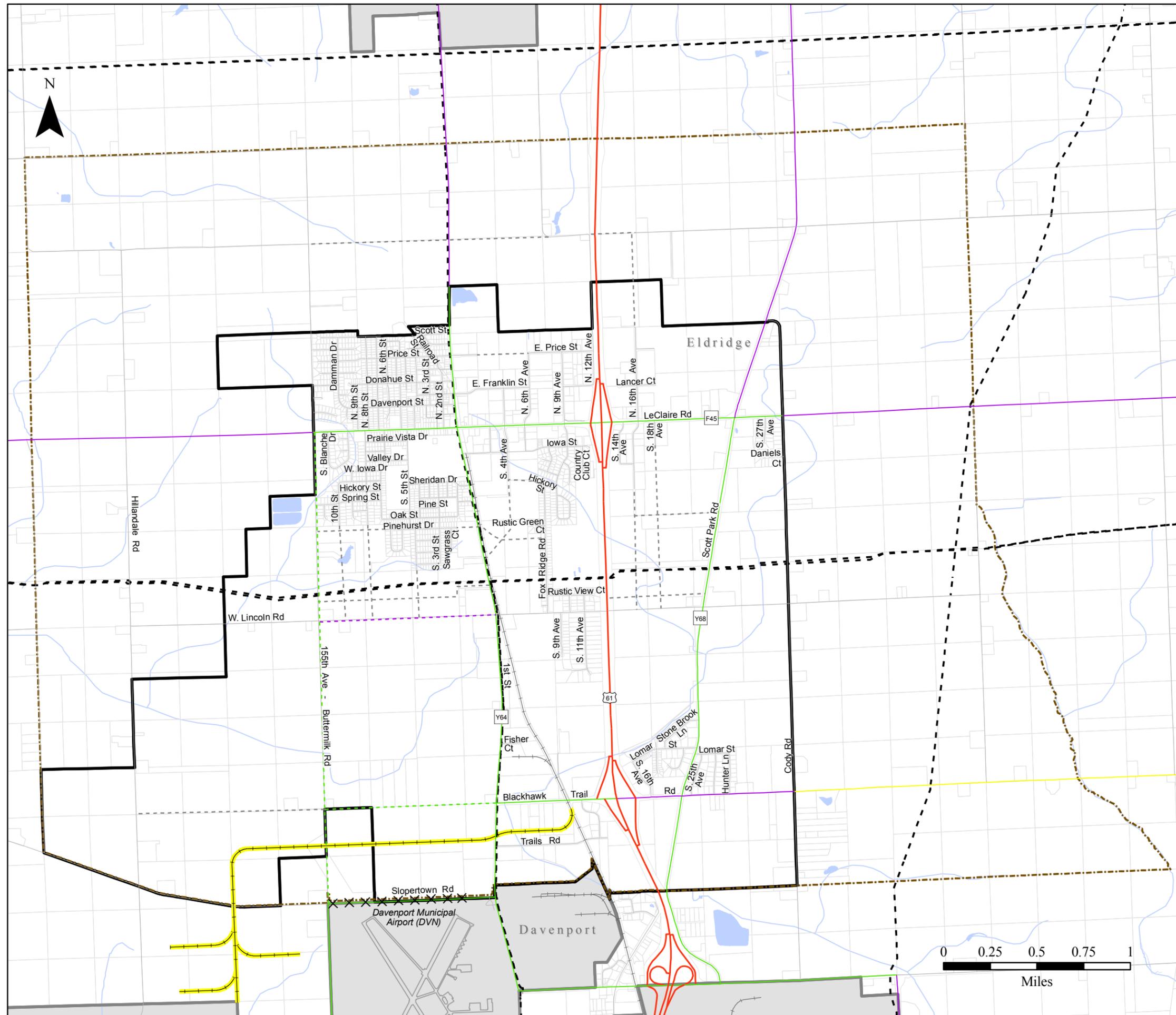
Longer runways also increase safety as aircraft take-off and land in adverse conditions. Airport officials have also noted they would like to accommodate and plan for future freight services. Facility modifications will assist these endeavors.

The runway extension project, along with a proposed rail spur just to the north of the airport, will require realignment of Slopertown Road, also just to the north of the facility. Plans currently assume Slopertown Road will be truncated and will no longer be used for through traffic. A new access road for future developments is anticipated. To make up for the vacated thoroughfare, it is expected that Blackhawk Trail Road, north of both the airport and the proposed rail spur, will be extended to Buttermilk Road and offer new access once construction is complete. The project is anticipated within the next five to ten years.

In summary, Eldridge residents will continue to capitalize on its transportation network to further community goals. Freight transportation is expected to double in the next 20 years according to the U.S. Department of Transportation, which will affect over-the-road, rail, barge, and air freight transportation within the metropolitan area. Rail and truck carriers will see increased traffic to deliver consumer goods to retail and business establishments. Eldridge's attractive geographic location and access to a quality transportation network could be important for future development. Consideration of transportation effects due to new development or redevelopment at key intersections in Eldridge will be notable where congestion is a problem. Using the guidance and identification of needs in this chapter in concert with other community goals and objectives, the leadership of Eldridge can create an efficient, safe, and attractive transportation network.

# Eldridge, Iowa

## Federal Functional Classification



### Legend

- Federal Functional Classification (FFC)**
- Interstate
- Other Principal Arterial
- Minor Arterial
- Collector (Urban)
- Major Collector (Rural)
- Minor Collector (Rural)
- Local
- Proposed Classification (see note below\*)**
- - - Minor Arterial
- - - Collector
- - - Local
- ✕ ✕ Proposed Removal
- Planning Area Boundary
- Eldridge Corporate Limits
- Other Corporate Limits
- Parcels
- ~ Water Bodies
- ~ Streams
- +— Railroads
- +— Proposed Railroad Spur
- - - Pipelines

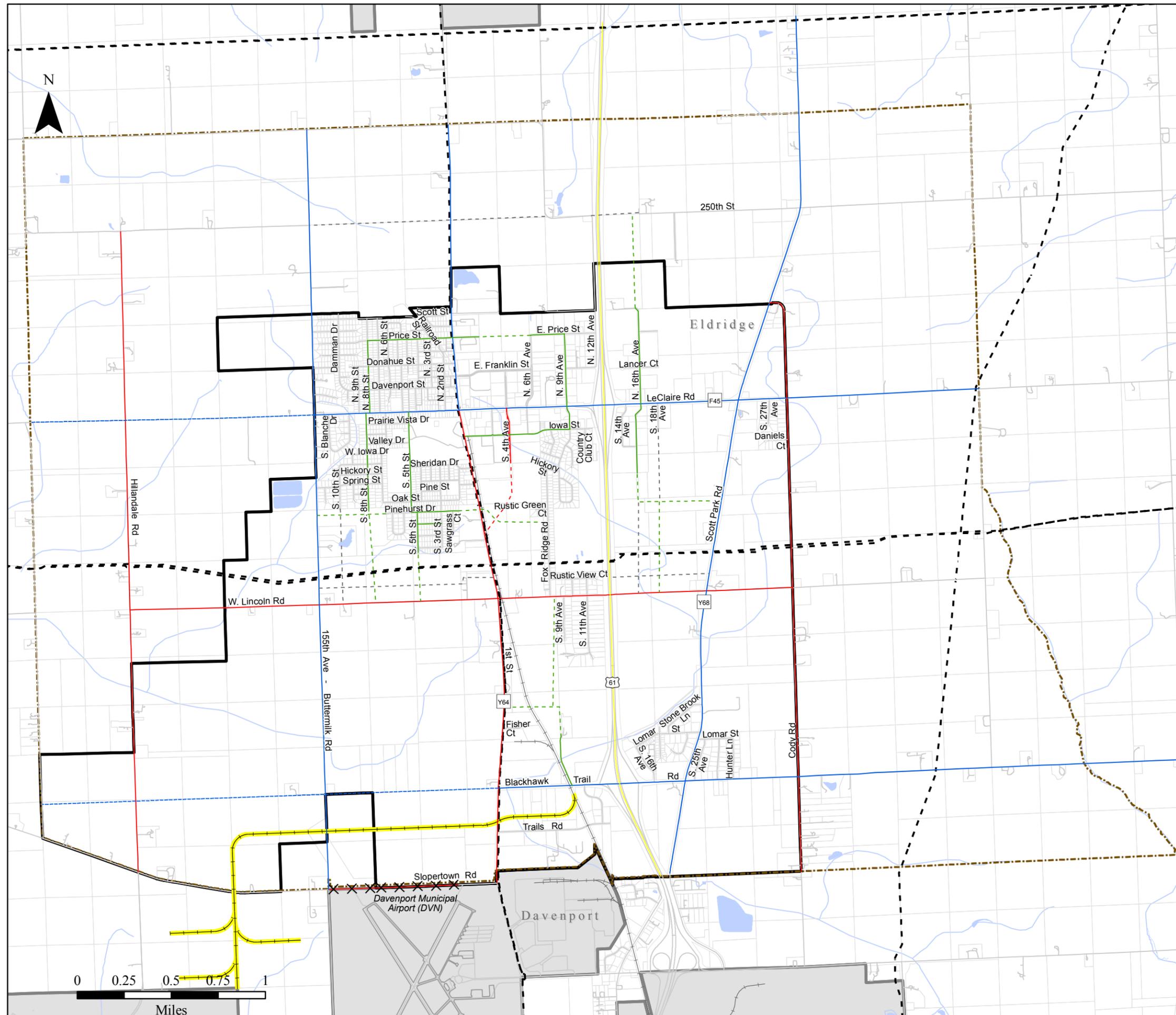
\*Proposed roadway locations determined by Eldridge, IA. Proposed classifications determined by Bi-State Regional Commission and based on Iowa DOT FFC connections. Proposed roadway data is to be used for Eldridge, IA internal purposes only.

Data Sources:  
 Federal Functional Classification Centerline Data - Iowa Data  
 Proposed Federal Functional Classification - Eldridge, IA\*  
 Pipeline Data - National Pipeline Mapping System (NPMS)  
 Parcels & Corporate Limits - Scott County GIS  
 Other Data - Bi-State Regional Commission

Disclaimer: This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy. Bi-State Regional Commission disclaims all responsibility for the accuracy or completeness of the data shown herein.

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# Map 7.2 Eldridge, Iowa Eldridge Street Classification System



## Legend

### Eldridge Roadway Classifications

- Existing - Collector
- Existing - Expressway
- Existing - Major Arterial
- Existing - Minor Arterial
- - - Proposed - Collector
- - - Proposed - Local
- - - Proposed - Major Arterial
- - - Proposed - Minor Arterial
- X X Proposed Removal
- - - Pipelines
- + + Railroads
- + + Proposed Railroad Spur
- Roads
- Planning Area Boundary
- Eldridge Corporate Limits
- Other Corporate Limits
- Parcels
- Water Bodies
- Streams

Data Sources:  
\*Roadway Classifications & Proposed Roadway Classifications - Prepared by Eldridge, IA for internal use only\*

Pipeline Data - National Pipeline Mapping System (NPMS)  
Parcels, Roads, & Corporate Limits - Scott County GIS  
Other Data - Bi-State Regional Commission

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Map prepared by:



August 2011

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# Eldridge Comprehensive Plan

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## **CHAPTER 8: RECREATIONAL DEVELOPMENT**

### ***Existing***

The City of Eldridge developed the *2000 Park and Recreation Master Plan* in June of that year. The plan at that time documented seven city-owned properties used for recreation and passive undeveloped green space for a total of 47 acres. These included five parks with active recreational facilities: Centennial, Sheridan Meadows, Crandall, Elmegreen, and Franklin Parks and two passive green spaces: Ewoldt's Park and Damman Farms Park. Since adoption of that plan, the city has developed a skateboard park, acquired property along Buttermilk Road south of the wastewater lagoons, created Wiese Park at the corner of North Second and Davenport Streets, and leased the Ewoldt's Park property to the school district. With these changes, there are currently 184 acres of land identified as recreational within the city. Also, improvements to the recreational trail (Lester Matzen Bike Path) along LeClaire Road were completed in 2002 that provide both pedestrian and bicycle access.

Other recreational opportunities available in Eldridge include public school facilities. Edward White Elementary School has contemporary playground equipment and a large asphalt play area to accommodate several basketball courts and other activities. North Scott Junior High provides additional ball field space, including a football field and a baseball/softball diamond. North Scott High School has many additional amenities, including two soccer fields, five tennis courts, a running track with a football field in its interior, one additional football field, and two other ball fields. The outdoor school facilities are available for use by the general public, with some limitations, when not being utilized for school-sponsored activities. In addition to public school facilities, Eldridge also has a privately owned nine-hole golf course at Rustic Ridge Golf Course, which adds 72 acres of recreational space, and indoor roller skating at the Community Center. The 2011 Eldridge Comprehensive Land Use Plan Survey indicated almost 57% of the respondents haven't used the Community Center and another 29% have used it once or twice in the last year. Eldridge also has a recreation and fitness center that offers an indoor track, racquetball, and weight machines. Over 70% of survey respondents have not used the Fitness and Recreation Center and only 7% have used it once or twice in the last year. The Scott County Cody Trail also serves Eldridge as a signed bike route along LeClaire Road and North First Street. The Cody Trail is being enhanced to provide a separated corridor multi-use trail connection between Eldridge and Long Grove.

The *2000 Park and Recreation Master Plan* evaluated existing recreational facilities with national park standards and found that park acreage more than adequately served the current population. Weaknesses in the provision of specific facilities were noted in the plan's five-year timeframe for implementation.

### ***Proposed***

One of the strongest interests related to both recreation and transportation in the Eldridge Visioning and Mapping Exercise Input Meeting was development and expansion of long distance bike paths/recreational trails. The city plans to investigate the potential of developing a recreational trail on the railroad right-of-way. This would complete part of the recreational trail development needed for access to the 6th Avenue business area. The *2000 Park and Recreation*

## Eldridge Comprehensive Plan

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*Master Plan* proposes that emphasis should be placed on acquiring the ability to use the railroad right-of-way to continue this portion of the Cody Trail south to connect with the existing Duck Creek Trail. The proposed land use plan also adds future development of a possible new trail along the east-west pipeline greenway. The proposed trail additions would link many of the city's recreational areas and provide connections to other regional recreational trails as mentioned above.

The need for more neighborhood parks was identified during the Eldridge Visioning and Mapping Exercise Input Meeting. In addition, over two-thirds of respondents to the 2011 Eldridge Comprehensive Land Use Plan Survey would like to see Eldridge develop existing and new parks to increase recreational opportunities, and nearly 80% of respondents agree that Eldridge should require green/open space for new residential subdivisions. The city plans on the formation of neighborhood parks near Dammann Drive, between Buttermilk Road and South 1st Street north of Lincoln Road, and in the northwest quadrant of the proposed planning area to serve new residential areas as they are developed. Also, it is proposed that additional land be acquired along Buttermilk Road to add to that already purchased south of the wastewater lagoon. This sizeable acquisition will link to the east-west pipeline greenway and provide the potential for another citywide park facility. Eldridge has identified land to the east of Sheridan Meadows that would double the size of the park. Park or open space will be used as buffers separating residential and industrial areas between South 1st Street and U.S. 61 south of Lincoln Road. The city is planning a dog park on South 16th Avenue near the water tower. Additional recreation land has been identified to the east of Scott Park Road to accommodate proposed land use.

The *2000 Park and Recreation Master Plan* set five-year goals and priorities for the city in terms of recreational facilities. Since that five-year timeframe has passed, the recreation plan should be re-evaluated against the development potential of this comprehensive plan.

Both the Eldridge Comprehensive Land Use Plan Survey and the Eldridge Visioning and Mapping Exercise Input Meeting illustrated that there was some interest in an indoor/outdoor swimming pool, aquatic center, and/or splash park. At this time, city officials feel the pool at Scott County Park offers opportunity for this type of recreation. However, as the population of Eldridge grows, the issue of an indoor/outdoor swimming pool, aquatic center, water park, splash ground, or water play feature should continue to be considered possibly as part of a public-private partnership or a joint venture with the school district.

# Eldridge Comprehensive Plan

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## **CHAPTER 9: PUBLIC FACILITIES**

### ***Existing***

Public facilities in Eldridge include a city hall, police and fire stations, the library, post office, and schools.

The police station and city hall are located in the same building at 305 North 3rd Street, which was built in the early 1980s. Eldridge has full-time and part-time police officers. Respondents to the 2011 Eldridge Comprehensive Land Use Plan Survey ranked police protection as one of the highest city services important to the quality of life in Eldridge.

A volunteer fire department serves Eldridge, with 28 to 30 fire fighters. Volunteers are notified of an emergency through a tone or voice-activated beeper system. The fire department equipment includes three pump trucks, one tank truck, one emergency van, and one aerial-ladder truck. The fire department completed an addition to the fire station in 2003 to accommodate the height of the new aerial-ladder truck. Phase 2 of the construction plan was completed in 2006, which added 5400 sq. ft. on the second floor, a revamped radio room, and a state of the art meeting room. Fire protection also ranked among the highest with respondents to the 2011 Eldridge Comprehensive Land Use Plan Survey.

The Eldridge library is the headquarters of the Scott County Library System, which makes library materials from anywhere in the county available at a given branch, if reserved in advance. The first step in the expansion was the city's purchase of a former grocery store building on north 6th Avenue, which the city is leasing to the library. The expansion increased the floor area of the library from 6,100 square feet to almost 20,000 square feet in its new location. When asked to rate the quality of Eldridge's city services, respondents to the 2011 Eldridge Comprehensive Land Use Plan Survey gave the public library the highest approval of any city service with over 94% rating the service as good to very good.

Eldridge has a full-service post office located at 120 West LeClaire Road. As of August 2011, mail carrier service was combined with north Davenport. The post office has staffing for retail transactions, post office boxes, and mail drop-off services.

The North Scott School System is one of the major strengths of Eldridge. Many of the general comments in the Eldridge Community Survey reiterated this. Within the city itself, there is Edward White Elementary, North Scott Junior High School, and North Scott Senior High School. School facilities have been maintained and are considered to be in good condition. The junior high and high school are operating within existing student capacities. However, Edward White Elementary School is near capacity, which has necessitated the busing of children in outlying areas of Eldridge to other elementary schools in the school district. Respondents to the 2011 Eldridge Comprehensive Land Use Plan Survey see a problem with overcrowded schools and the issue of whether to bus the children or create another school in the city. Neighborhood schools were identified at the Eldridge Visioning and Mapping Exercise Input Meeting as one of the challenges the community is envisioned to face in the future.

## **Eldridge Comprehensive Plan**

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The city contracts for the collection of solid waste, which is disposed of in the Scott County Landfill. Eldridge is a member of the Waste Commission of Scott County. Curbside residential recycling is provided in Eldridge. Residential single-family and duplex recycling is mandatory in the city, and a solid waste disposal fee is charged to single family homes and duplexes. A drop-off residential recycling program exists in the city for appliances, oil, and batteries.

### ***Proposed***

The city is evaluating the feasibility of a new city hall and police station in the vicinity of East LeClaire Road.

The fire department is progressing toward a database to allow for information regarding location and hazards to be obtained in route to an emergency. As the City of Eldridge grows, the fire department may be looking at paid or paid-on-call staffing. The 2003 and subsequent 2006 expansions to the fire station provided additional space for a training room or future living quarters. With the additions to the fire station, the facility is landlocked. Long-term major growth in the City of Eldridge may require looking at a new or additional site for fire department expansion.

With the 2003 expansion of the library, there are no plans at this time for additional growth to the facility. However, at the new site, there is the potential to expand another 5,000 square feet to the west if needed.

The city and school district are discussing options to address overcrowding at the elementary school. Among the options being considered is a future elementary school located east of 1st Street.

The city plans to continue to contract for the collection of solid waste and dispose of the waste in the Scott County Landfill. Eldridge supports recycling to meet State of Iowa waste reduction goals.

Eldridge will continue to gauge community interest and consider the feasibility for a cemetery in the community.

# Eldridge Comprehensive Plan

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## **CHAPTER 10: TELECOMMUNICATIONS SYSTEMS AND UTILITIES**

Telecommunications keep a community informed and connected to neighbors as well as the world. Utilities provide the energy and power necessary for a community to function. Although the municipality has limited control over these components of the community's infrastructure, they can influence both growth and economic development.

### ***Telecommunications***

Telecommunications services within the City of Eldridge include telephone, wireless, and cable services. Eldridge is served by the Central Scott Telephone Company, which is owned by LICT Corporation of Rye, New York. The phone company has an office located at 125 North Second Street, Eldridge, Iowa. Services provided by the company include voice-mail, caller ID, long distance, MegaBlitz DSL (digital subscriber line) service for high-speed data transmission, e-mail, and website hosting. AT&T, iWireless, MCI, and Sprint, provide cell phone service. Fiber optic cable is also used within the City of Eldridge.

### ***Other Communications***

The North Scott Press and Quad City Times are the newspapers that cover news, events, and activities in Eldridge. The city has no local radio or television stations that broadcast from the city, but receives broadcasts from television stations WHBF-TV, KWQC-TV, WQAD-TV, KLJB-TV, KQIN, KFXA, KWKB, KIIN, KWWL, KGAN and WQPT-TV as well as the radio stations WKBF, WJOC, WOC, WFXN, WDLM, WVIK, KUUL, WLLR, KBEA, KBOB, WLKU, WXLN, KMXG, KCQQ, and KQCS.

### ***Utilities***

Eldridge has its own energy utility providing electricity to the city. Mid American Energy Company is the only supplier of natural gas for heating homes in the City of Eldridge. Mid American Energy Company, the largest utility in Iowa, is a publicly owned company headquartered in Des Moines, Iowa. Mid American Energy Company provides service to more than 720,000 electric customers and more than 702,000 natural gas customers in a 10,600 square-mile area from Sioux Fall, SD to the Quad Cities area of Iowa and Illinois.

The city is not currently using any other forms of energy to heat, cool, or supply energy to city facilities. If new facilities are constructed, consideration should be given to alternative forms of energy, such as wind energy, solar, or geothermal energy for the building. The city should consider following the U.S. EPA guidelines for ENERGY STAR buildings for any new public facilities, as well as when replacing heating, air conditioning, lighting, or appliances in current facilities. These guidelines could minimize the cost of operations and to promote renewable energy sources.

As growth and development occur within Eldridge, it will be important to maintain working relationships with these service providers to enhance Eldridge's connection to advanced telecommunications system and energy resources in order to further its vision as a prosperous and progressive community.

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# Eldridge Comprehensive Plan

## **CHAPTER 11: STRATEGIES FOR IMPLEMENTATION**

The Vision and Mission Statement developed through the planning process is based on input from the public involvement opportunities during the plan update process. The Vision and Mission Statement is as follows:

*“The mission of Eldridge, our peaceful home town with a vision, near a metropolitan area, is to meet the diverse needs of the community by providing planned growth and excellent services in a climate of friendly cooperation.”*

To facilitate these concepts in the comprehensive plan, on-going, short term, and long term priorities have been outlined below. The strategic plan in Appendix A is the short-term (0-5 years) priorities of the community. The implementation strategies contained in this chapter are associated with the comprehensive plan goals. These implementation strategies are listed in no particular order of priority. On-going activities are listed first followed by short (5-10 years) and long term (10-20 years) strategies. Short term strategies are anticipated to be achieved within five to ten years, while long term strategies will take more than ten years to accomplish. City officials understand that the projects in this document are a progressive course of action. They will require periodic review to assess need, timing, and financial feasibility. Outside funding assistance will be sought, whenever possible, for these projects or may not be accomplished due to lack of funding. In the implementation of future projects, careful consideration will be given to the full utilization of existing facilities and funding opportunities.

### **On-Going Strategies**

#### **Goal #1 – Land Use**

<b>Key Contacts</b>	<b>Implementation Activities</b>
City Council, Plan & Zone Commission	Review and reaffirm annually and revise, as needed, the comprehensive plan, such as community profile, land use, transportation, utilities, telecommunications, parks and recreation facilities, and other community facilities.
Plan & Zone Commission	Seek training of commissioners and board members in planning and zoning processes and procedures. Recognize the educational role of these groups to help residents understand the planning and zoning process and how it facilitates the community vision. Eldridge’s legal authority to plan and zone comes from state enabling legislation and its police powers to protect the health, safety, and welfare of its residents.
City Council, Plan & Zone Commission	Review development ordinances periodically for consistency with the comprehensive plan.

# Eldridge Comprehensive Plan

## Goal #1 – Land Use – Continued

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission	Discourage intensive development of the 100-year floodplain or other environmentally-sensitive or potentially hazardous areas of the city through zoning and enforcement of the floodplain ordinance to reduce economic loss due to flooding or man-made hazards, to preserve the natural storage capacity of the floodplain, reduce erosion, and to preserve the wholesome environment of the community.
City Council, Plan & Zone Commission, City Staff	Review regularly the city’s development regulations, e.g. zoning, subdivision, floodplain management, etc., related to changes in state and federal environmental regulations. Update as needed.
City Council, Plan & Zone Commission	Ensure that all new development is designed to create a minimum disturbance to floodplain, natural drainage patterns, natural landscape, habitat, vegetation, and the ability to absorb rainfall and prevent erosion.

## Goal #2 – Community Development

Key Contacts	Implementation Activities
City Council, City Staff, Committees	Hold annual goal-setting by the City Council to identify priorities for the city. Utilize standing committees to assist with prioritization.
City Council, City Staff	Maintain communication with local, state, and federal governments in and/or representing Scott County and the Quad Cities metropolitan area through conversations, meetings, associations, memberships, and other forums that promote intergovernmental cooperation and enhance the image of the city.
City Council, City Staff	Review periodically the potential for inter-jurisdictional agreements to provide more efficient, cost-effective public services.
City Council, City Staff	Work with other taxing authorities to cooperatively maintain reasonable tax assessments and/or provide tax abatements.
City Council, City Staff	Assess annually the condition and adequacy of community services, including but not limited to police and fire protection, emergency services, disaster response, waste disposal, snow removal, personnel, training, etc., and create individual programs within the budget for sustaining, improving, and expanding these capabilities, as needed.
City Council, City Staff, Chamber of Commerce	Review and enhance existing promotional tools for marketing the community and its assets.
City Council, Chamber of Commerce	Continue to reinforce community pride and involvement through leadership, beautification, and improvement projects.
Plan & Zone Commission	During the review of the subdivision plats, consider the impact of cul-de-sac and court street designs on the transportation system as a whole.

# Eldridge Comprehensive Plan

## Goal #3 – Growth and Management

Key Contacts	Implementation Activities
City Council, City Staff	Prepare annually a multi-year Capital Improvement Program (CIP) with project priorities, timing, and funding sources for all city facilities and equipment. Coordinate it with the comprehensive plan and plans for annexation and development.
City Council, Plan & Zone Commission	Coordinate development requests/proposals within Eldridge’s planning boundary in cooperation with Scott County and adjacent communities and other governmental jurisdictions. Review for consistency with service area priorities and provision of infrastructure, such as water, wastewater, and streets.
City Council, City Staff	Assess annually the condition and adequacy of water, wastewater, storm water, and transportation systems (streets, trails, and sidewalks). Adopt individual programs within the CIP for maintenance, repair, improvements, and/or expansions.
City Council, City Staff, Engineer	Implement programs that will reduce initial construction/implementation costs and/or reduce or eliminate long term maintenance costs of public facilities and services. Look at concepts of durability, life-cycle costs, and sustainability in decision-making.
City Council, City Staff	Pursue a variety of funding sources to offset expenditures as a result of or in preparation for growth, including but not limited to grants, loans, user and impact fees, tax increment financing, development rights transfers, leases, etc.
City Council, City Staff	Maintain and review administrative, management, and other personnel capacity for effective support and implementation of city activities.
City Council, City Staff	Prepare and maintain an annual budget that effectively and efficiently implements municipal operations.
City Council, City Staff	Continue to encourage public involvement in community activities and seek new ways to involve residents in policy-making and decisions on future municipal services and facilities.
City Council, City Committees, City Staff, School District	Work with other units of government to assess school facility and infrastructure needs.

# Eldridge Comprehensive Plan

**Goal #4 – Economic Development**

Key Contacts	Implementation Activities
City Council	Review economic development activities annually and reaffirm primary economic development contact(s) for the community.
City Council, Plan & Zone Commission, Chamber of Commerce	Support commercial and industrial land uses with adequate infrastructure, including streets, water and wastewater systems, and advanced telecommunications systems.
City Council, Plan & Zone Commission	Balance the city tax base between residential, commercial, and planned industrial land uses for the benefit of city residents for fiscally feasible programs/services.
City Council, Plan & Zone Commission, Chamber of Commerce	Promote retail and commercial opportunities within Eldridge, particularly in the centralized business district, by encouraging support of local businesses by residents and the municipality, e.g. “Shop, visit, and live in Eldridge.”
City Council, Chamber of Commerce	Pursue new industrial or light industrial opportunities within the planning boundary and as identified by Map 4.2 Proposed Land Use.

**Goal #5 – Housing**

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission, Chamber of Commerce	Review housing needs and encourage a range of housing types.
City Council, Plan & Zone Commission	Work cooperatively with developers and resource organizations to provide residential developments that foster safe, friendly, and wholesome neighborhoods by connecting people through public open space, sidewalks, parks, other public facilities, and retail service opportunities.
City Council, Plan & Zone Commission	Encourage the development of elderly housing.

**Goal #6 – Recreation**

Key Contacts	Implementation Activities
City Council, City Staff	Assess annually the condition and adequacy of parks and programs. Adopt individual programs within the budget for maintenance, repair, improvements, and/or expansions.

# Eldridge Comprehensive Plan

## Short Term Strategies (5-10 Years)

### Goal #1 – Land Use

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission, Zoning Board	Review, update, and/or prepare and adopt ordinances that are consistent with the comprehensive plan including—zoning, subdivision, floodplain, downtown, historic or conservation overlays, agricultural preservation, storm water management and erosion control, nuisances, telecommunications, signage, and others regulating and guiding land use and development, as needed.
Plan & Zone Commission	<p>Consider developing a checklist for evaluating new community developments based on the comprehensive plan goals. Incorporate the development guidelines of “Chapter 4: Land Use” into this format. An example is provided using the following criteria questions (adapted from <i>New Community Design to the Rescue – Fulfilling Another American Dream, National Governors Association, 2001</i>) for illustration:</p> <ul style="list-style-type: none"> <li>• Is the location in an already developed area or adjacent to such an area?</li> <li>• Is the project adding to a mix of housing, office space, schools, retail shopping, parks, and public spaces and buildings in the community?</li> <li>• Does housing include different types of homes, such as single-family detached, duplexes, multi-family apartments, and condos for purchase or rental; and do they cover a range of prices to address a full spectrum of income levels, including affordable housing?</li> <li>• Does the project avoid converting working land, such as farms, into development?</li> <li>• Does the project avoid fragmenting neighborhoods or existing green space, such as natural habitats, forests, drainage ways, or wetlands?</li> <li>• Does the project design protect the local watershed? From runoff and erosion? From increased flood heights?</li> <li>• Does the project minimize the amount of land per dwelling unit or per business?</li> <li>• Does the project use energy-efficient designs and “green” building methods to promote sustainability?</li> <li>• Does the street layout provide multiple access points to and from surrounding areas to allow convenient access by walking, bicycling or driving, and emergency access?</li> <li>• Does the project blend with the existing neighborhood or vicinity?</li> </ul>
City Council, Plan & Zone Commission, City Staff	Examine Eldridge’s development regulations, e.g. zoning, subdivision, floodplain management, other municipal code or building code regulations in relation to minimizing effects to the natural environment.

# Eldridge Comprehensive Plan

**Goal #1 – Land Use – Continued**

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission, City Staff, Engineer	Identify and implement development tools to allow all new development to be designed to create a minimum disturbance to natural drainage patterns, natural landscape, habitat vegetation, and the ability to absorb rainfall and prevent erosion.
City Council, City Staff	Consider green building principles and energy conservation measures/equipment by the city when initiating new construction or making equipment purchases.

**Goal #2 – Community Development**

Key Contacts	Implementation Activities
City Council, City Staff	Utilize annual goal-setting to set priorities as part of the development of a Capital Improvement Program.
City Council, City Staff	Develop strategies to increase public and civic involvement in the community. Enhance those qualities that sustain and strengthen the resident population within the community, e.g. families with children, young talented workers, small businesses/entrepreneurs, and clubs and associations. Foster participation in decision-making within local government.
City Council, City Staff	Investigate partnerships with other organizations to finance and construct a new municipal building/facility within the city.
City Council	Initiate new and sustain existing communications with local, state, and federal governments in and/or representing Scott County and the Quad Cities metropolitan area through conversations, meetings, associations, memberships, and other forums that promote intergovernmental cooperation and enhance the image of the city.
City Council	Review the need for a telecommunications ordinance for siting and construction regulation of wireless communications towers within the city.
City Council, Chamber of Commerce	Develop a community marketing strategy that will utilize technologies and tools, such as a website, newsletter, logo, cable access, signage, etc., to communicate a unified message and promote the community image and development potential.
City Council, Plan & Zone Commission	Develop a risk assessment for vulnerable public facilities related to the natural and man-made hazards. Plan for mitigation of these hazards.

# Eldridge Comprehensive Plan

## Goal #3 – Growth and Management

Key Contacts	Implementation Activities
City Council, City Staff, Plan & Zone Commission	Utilize a multi-year Capital Improvement Program (CIP) with project priorities, timing and funding sources for all city facilities, equipment and services. Coordinate it with the comprehensive plan and annexation and development proposals.
City Council, Plan & Zone Commission, City Committees, City Public Works Staff, Engineer	Develop a phased service area plan in accordance with the comprehensive plan outlining priorities for annexation and potential effects of extended or improved services and facilities. Implement the service area plan according to its priorities and within the parameters of state law for annexation and development.
City Council, Plan & Zone Commission, City Committees, City Staff, Chamber of Commerce	Develop and implement a downtown revitalization plan that includes a market analysis and assesses buildings for size; quality and availability; need for facade restoration/improvements and design guidelines; traffic flow; pedestrian accessibility; parking capacity; utility availability; need for parcel consolidation; connectivity; and concepts for landscaping, lighting, signing, and visual appeal. Determine utility and infrastructure needs and improvements in this area.
City Council, City Staff	Identify possible alternative revenues to offset expenditures associated with growth, including but not limited to grants, user and impact fees, tax increment financing, urban renewal, development rights transfers, etc.
City Council, City Staff	Continue planned improvements already identified through studies, plans and/or engineering analysis for the water, sewer, and street systems; sidewalks; parks; police and fire protection; solid waste management; and other municipal services. Adopt a program for maintenance and repair.
City Council, Plan & Zone Commission, City Committees, Engineer	Examine planned water, sewer, and street improvements within the five-year and ten-year service areas for engineering analysis, potential design and potential financial resources to construct such planned facilities. (See specific system items below.)
City Council, City Committees, Plan & Zone Commission, City Staff, Engineer	Outline priorities for future planned improvements within the “5-10 years” service areas of the community that may require future engineering or technical analysis.
City Council, Electric & Water Utility Board, City Staff, Engineer	<b>Water System.</b> Study long term, sustainable water supply source for the city. Examine staffing needs with expanded water system responsibilities.

# Eldridge Comprehensive Plan

## Goal #3 – Growth and Management – Continued

Key Contacts	Implementation Activities
City Council, Sewer Committee, City Staff, Engineer	<b>Wastewater System.</b> Enforce the existing storm water separation ordinance. Address water infiltration through sewer line inspections and additional analysis of wastewater collection system. Focus improvements within the downtown area to facilitate revitalization.
City Council, Sewer Committee, City Staff, Engineer	<b>Wastewater System.</b> Address wastewater treatment expansion while decommissioning the sewage lagoons at the Buttermilk Wastewater Treatment Facility.
City Council, Plan & Zone Commission, Engineer	<b>Stormwater System.</b> Examine the condition and adequacy of storm drainage within the community and adopt a program for storm water and erosion control and maintenance.
City Council, Plan & Zone Commission, Street Committee, Engineer	<b>Traffic Circulation.</b> Examine the impact of traffic on the community related to congestion, safety, speed, and air/noise pollution: a) prioritize existing roadway and sidewalk improvements; b) prioritize new construction; and c) examine the feasibility of traffic signals at higher traffic locations and/or intersection geometric improvements, such as turning lanes.
City Council, Street Committee, City Staff, Engineer	<b>Transportation System.</b> Examine logical arterial connections within the city to facilitate traffic flow.
City Council, Street Committee, City Staff, Engineer	<b>Transportation System.</b> Pursue construction of east-west through streets in existing areas of Eldridge.
City Council, Plan & Zone Commission, Street Committee, City Staff, Engineer	<b>Transportation System.</b> Investigate issues related to walkability and accessibility of the community and identify areas of priority for sidewalk improvements, additions, and cost-sharing. Determine logical pedestrian connections. Consider emphasis in five and ten year service areas and the corridors associated with schools, park, library, and facilities that serve persons of disability and the aging.
City Council, City Staff	<b>Transportation System.</b> Monitor and/or participate in metropolitan transportation issues, including but not limited to: <ul style="list-style-type: none"> <li>• Coordination/promotion of multi-purpose trails within the metropolitan area that interconnect to Eldridge</li> <li>• Transit needs of citizens to increase public mobility</li> </ul>
City Council, City Staff	Investigate alternative municipal government building/facility to expand or relocate administrative and/or protective services. Improve meeting space and storage capacity.

# Eldridge Comprehensive Plan

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## Goal #3 – Growth and Management – Continued

Key Contacts	Implementation Activities
City Council, City Staff in cooperation with County Emergency Management Agency (EMA)	Develop a multi-year protective and emergency services strategic plan and address the need for an emergency response as part of homeland security issues. Identify police, fire, and emergency response priorities within the planning boundary to ensure the safety of the community from natural, man-made, and biological hazards. Coordinate with other area responders and facilities. Adopt and annually review the hazard mitigation plan.
City Council, City Committees, City Staff, School District	Continue to work with other units of government to address school facility and infrastructure needs.

## Goal #4 – Economic Development

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission, Chamber of Commerce	Emphasize and support the community as a viable hometown and an element of commerce in the metropolitan area as a whole. Capitalize on city assets—schools, recreation, and neighborhoods.
City Council, Plan & Zone Commission, Chamber of Commerce	Provide for sufficient commercial retail, office, and light industrial land uses, both existing and future, within the community. Support these land uses with adequate public infrastructure to maintain a solid, diversified tax base.
City Council, Chamber of Commerce	Catalogue and present development-ready properties for new investment opportunities.
Chamber of Commerce	Assess the needs of existing businesses to promote retention and review business types and their relation to the tax base.
City Council, City Staff, Chamber of Commerce	Investigate methods, tools, and programs to induce economic development within the community. Pair with community marketing strategies.
City Council, City Staff, Chamber of Commerce	Work with telecommunications and other utilities to further technology and energy infrastructure within the community.

# Eldridge Comprehensive Plan

## Goal #5 – Housing

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission, Chamber of Commerce or Local Realtors	Define and develop a strategy for providing/promoting a variety of housing opportunities.
City Council, Plan & Zone Commission, Chamber of Commerce	Evaluate the current housing stock and support residential development that provides for a variety of housing and income needs, such as single-family detached, duplexes, multi-family apartments, and condos for purchase or rental. Think in terms of starter or rental homes for young families and limited maintenance and assisted living for the aging with universal design standards.
City Council, Chamber of Commerce	Create incentives and seek funding programs to rehabilitate existing residential structures to maintain quality neighborhoods and to foster the use of existing housing stock.

## Goal #6 – Recreation

Key Contacts	Implementation Activities
City Council, Pool Committee	Review status of pool development and progress toward implementation.
City Council, Fitness and Community Center Boards	Monitor status of fitness and community center and progress toward implementation of joint facility with pool feature.
City Council, Buttermilk Road Property Committee	Implement concepts developed in 5-year strategic plan based on research of development potential, park vs. other development opportunity.
City Council, City Committees, City Staff, School District	<p><b>Recreational Facilities/Programs.</b> Offer a variety of park, recreation, and open space opportunities in the city.</p> <p>Consider a park and recreation plan for municipal parks and indoor and outdoor recreational programs, including improvements to existing amenities as well as park acquisition or development. Address interest in feasibility of indoor recreational facility or community center. Investigate potential partnerships with the school district for recreational facilities and programming.</p> <p>Develop a schedule for park maintenance, as needed, and improvements of amenities/facilities and equipment.</p>
City Council, City Committees, City Staff	Examine park and open space needs and opportunities within the planning boundary. Review progress from 5-year strategic plan. Participate in the implementation of metropolitan area greenways, particularly for passive greenway preservation for conservation, slope protection, and watershed management.

# Eldridge Comprehensive Plan

## Long Term Strategies (10 Years or More)

### Goal #1 – Land Use

Key Contacts	Implementation Activities
City Council, Plan & Zone Commission	Reassess comprehensive plan goals and objectives through public involvement by community goal setting.
City Council, Plan & Zone Commission, City Staff	Re-examine Eldridge's development regulations, e.g. zoning, subdivision, floodplain management, or other municipal code or building code regulations in relation to minimizing effects to the natural environment and with changing state and federal environmental regulations.
City Council, Plan & Zone Commission, City Staff	Assess development tools and refine to allow all new development to be designed to create a minimum disturbance to natural drainage patterns, natural landscape, habitat vegetation, and the ability to absorb rainfall and prevent erosion.

### Goal #2 – Community Development

Key Contacts	Implementation Activities
City Council, City Staff	Further strategies to increase public and civic involvement in the community and enhance those qualities that sustain the resident population within the community, e.g. families with children, small businesses, clubs and associations and participation in decision-making. Foster these leadership opportunities.
City Council, School District	Partner with the local school district to further recreational and educational goals related to the comprehensive plan, including recreational programming and civic involvement by youth in the community.
City Council	Evaluate cooperative efforts and partnerships to further the goals and objectives of the community.
City Council, Plan & Zone Commission,	Assess progress toward the community vision. Has Eldridge sustained the home town atmosphere and appeal? Do residents continue to value and support a variety of well-planned land uses, attractive neighborhoods, and proactive and accountable city government and facilities/services together with civic involvement? Does Eldridge continue to provide small business opportunities, quality municipal services, friendly neighborhoods, a range of housing choices, advanced telecommunications technology, and excellent quality of life?
City Council, City Staff, Chamber of Commerce	Reassess perceptions of community image through public input process and community evaluation (e.g. survey or other technique). Identify priorities and develop strategies for implementation. Consider new technologies and communication techniques/tools.
City Council, Plan & Zone Commission	Review and update the risk assessment for vulnerable public facilities related to the natural and man-made hazards. Plan for mitigation of these hazards.

# Eldridge Comprehensive Plan

## Goal #3 – Growth and Management

Key Contacts	Implementation Activities
City Council	Assess service area priorities based on population growth and community needs. Reevaluate the status of centralized business district redevelopment.
City Council, Plan & Zone Commission, City Committees, City Staff, Chamber of Commerce	Evaluate the status of the downtown revitalization plan that includes a market analysis and assesses buildings for size; quality and availability; need for facade restoration/improvements and design guidelines; traffic flow; pedestrian accessibility; parking capacity; utility availability; need for parcel consolidation; connectivity; and concepts for landscaping, lighting, signing and visual appeal. Assess utility and infrastructure needs and improvements in this area.
City Council, Plan & Zone Commission	Evaluate the phased service area plan in accordance with the comprehensive plan outlining priorities for annexation and effects of extended or improved services and facilities. Implement the plan according to its priorities.
City Council, Engineer	Examine the impact of traffic on the community related to congestion, safety, speed, and air/noise pollution: a) prioritize existing roadway and sidewalk improvements; b) prioritize new construction; and c) examine the feasibility of traffic signals at higher traffic locations.
City Council, City Committees, City Staff, Engineer	Access and study the condition and adequacy of water, sewer, storm water management and transportation systems, and other community facilities, and create individual programs within the CIP for maintenance, repair or improvement and expansion. Examine in relation to expanded service area within the planning boundary, including coordination with school district.
City Council, City Staff, Engineer	<b>Water System.</b> Evaluate water distribution extensions. Evaluate existing waster system service accomplishments and needs. Study service area extensions in areas at the perimeter of the planning boundary for feasibility and planning for future growth and development.
City Council, City Staff, Engineer	<b>Wastewater System.</b> Evaluate existing wastewater system service accomplishments and needs. Study expansions in areas at the perimeter of the planning boundary for feasibility and planning for future growth and development.
City Council, City Committees, City Staff, Fire Protection District	<b>Public Services.</b> Assess and study the condition and adequacy of community services, including but not limited to police and fire protection, emergency services, disaster response, waste disposal, personnel, etc. and create individual programs within the CIP for sustaining, improving, and expanding these capabilities and their effects on staffing ability by the city and/or appropriate jurisdiction, e.g. fire protection district.
City Council	<b>Transportation System.</b> Monitor and/or participate in metropolitan transportation issues.
City Council, City Committees, City Staff, School District	Continue to work with other units of government to address school facility and infrastructure needs.

# Eldridge Comprehensive Plan

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## Goal #4 – Economic Development

Key Contacts	Implementation Activities
City Council, Chamber of Commerce	Promote the development of the downtown and monitor needs for expansion and revitalization. Evaluate successes and weaknesses of downtown redevelopment and continue planning enhancements.
City Council, Chamber of Commerce	Evaluate the community's abilities to provide for existing and future commercial and industrial land uses within the community and support with adequate public infrastructure to maintain a solid, diversified tax base.

## Goal #5 – Housing

Key Contacts	Implementation Activities
City Council, Chamber of Commerce	Sustain incentives and continue to seek funding programs to rehabilitate existing residential structures and provide a variety of housing opportunities in the city.
City Council, Chamber of Commerce	Continue to evaluate existing housing stock and market trends to meet the needs of residents.

## Goal #6 – Recreation

Key Contacts	Implementation Activities
City Council, City Committees, City Staff	<b>Recreational Facilities/Programs.</b> Continue to offer a variety of park, recreation, and open space opportunities in the city as identified in the park and recreation plan: a) implement plans; b) partner in connections to trail system located in the county; c) further progress toward the active and passive greenways outlined in the conceptual greenway plan; and d) enhance amenities to city parks.
City Council, City Committees, City Staff	Assess and study the condition and adequacy of the existing park system, including facilities, programming, and management. Continue implementation or updating of recreation plans as park and recreation needs change over time.

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# **Eldridge Comprehensive Plan**

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## **CHAPTER 12: MECHANISMS FOR PLAN IMPLEMENTATION**

The Eldridge Comprehensive Plan contains plans and proposals of what is believed to be necessary to make the city a better functioning community and a better place to live and work. On the basis of this comprehensive plan, several hundred thousand to millions of dollars worth of local, state, and federal funds will likely be spent for infrastructure, including transportation, water and wastewater facilities, recreation amenities, and various other community facilities. Those facilities have been intended to serve the planned pattern of residential, commercial, and industrial development. The efficiency with which future development is served will depend upon the coordinated implementation of all elements of the plan. In addition to improvements and new facilities, there is the on-going effort of maintaining or enhancing existing services. In all of these cases, the city has planning and regulatory tools at its disposal to implement its priorities.

### ***Use of the Comprehensive Plan***

The analysis and proposals contained in this plan are a guide to the present and future city officials of Eldridge. It can be used by other groups and private individuals interested in the future development of the community. The “Implementation Strategies” section of the plan indicates what actions or activities must be done to implement the plan or to ensure that the plan is followed on a day-to-day basis as decisions concerning community development are made.

If planning is to be effective with the goal of improving the community, the comprehensive plan must be prepared in concert with a zoning ordinance, subdivision regulations, official map, manufactured home ordinance, building and housing codes, utility specifications, and a capital improvements program or other project programming tools. The city’s plans and ordinances governing development are interrelated. If the ordinances are varied to allow development to occur differently than proposed, then streets, community facilities, and utilities may not be adequate to meet city needs.

Carrying out the plan is the responsibility of the City Council. An official map can be used to reflect all proposed streets, parks, schools, and other public facilities indicated in the comprehensive plan. The zoning ordinance and subdivision regulations are designed to guide development of land according to the plan. A strategic plan further refines the comprehensive plan goals and objectives and highlights strategies and projects to implement in the short-range five-year timeframe. Major expenditures may be identified in both strategic and comprehensive plans. A capital improvements program outlines major city expenditures according to priorities and locations specified by the plan within a short-range timeframe. Building, plumbing, and electrical codes and utility specifications promote high-quality development and guard against deterioration of the residential neighborhoods. The development tools are adopted by ordinance and as such become law, whereas the “Strategic Plan,” “Comprehensive Plan,” and the “Capital Improvements Program” documents are adopted as advisory documents, and support decisions related to the ordinances that might be legally challenged. The comprehensive plan should be used as the manual for relating all items pertaining to the development of Eldridge. Awareness that a plan exists is the first step in gaining the broad support, without which any plan is rendered ineffective.

# Eldridge Comprehensive Plan

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The plan should be reevaluated periodically to maintain a realistic relationship between the plan and current trends of development. Revisions may be required as unforeseen development opportunities occur or more thorough analysis of development issues become available.

## ***Coordinated Use of Development Controls***

A zoning ordinance, subdivision regulations, storm water and erosion control regulations, official map, manufactured home ordinance, building code, and utility specifications are commonly referred to as development controls. The adoption and amendment of these controls are the responsibility of the City Council, which acts after reviewing recommendations from the Planning and Zoning Commission. Administration of the regulations is entrusted to an administrative officer.

The importance of administration of development controls cannot be over-emphasized. Even the best regulations are meaningless without strong enforcement. The city and future city residents have much to lose from improper lot layout or substandard construction of structures, streets, or utilities. The best way to avoid such problems is for the City Council to retain a competent person to coordinate the enforcement of all development controls and to assign that person sufficient resources to carry out these responsibilities.

**Zoning Ordinance.** The purpose of a zoning ordinance is to eliminate conflicts between land uses and to prevent over-building on a particular building site. Lot size, building height, building setbacks, parking requirements, and a list of permitted uses are specified in the ordinance for each of a series of internally compatible zoning classifications called districts.

The zoning ordinance, unlike many other ordinances, requires constant attention to its administration. The individual primarily concerned with the day-to-day administration of the zoning ordinance is the zoning administrator.

It is important that the Planning and Zoning Commission and City Council evaluate requested zoning changes in light of the comprehensive plan. The city's plans for water distribution, sewage disposal, traffic circulation, and other services have all been based on the comprehensive plan. Any deviation from that plan might lead to sewers, water mains, or streets being inappropriately sized or misplaced. Zoning changes not in conformance with the plan will require revisions of the entire plan or an amendment and may result in increased cost to the city due to these land use changes. If the Planning and Zoning Commission feels a requested change is in the best interest of the community and consistent with the plan, it recommends that the City Council adopt the proposed change.

The City Council, after review of Planning and Zoning Commission findings and recommendations, then makes decisions on requested zoning revisions. Special zoning regulations are applied to development in a flood plain to reduce flood hazards. Floodplain zoning is a special type of ordinance, or can be a set of provisions that can be incorporated into the zoning ordinance or stand alone. The provisions include the designation of floodways for overland flow of floodwaters and for other limited uses that do not conflict with that primary purpose. The regulations also provide that development outside the floodway, but still within the flood plain, must be constructed above a designated elevation.

# **Eldridge Comprehensive Plan**

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A flood plain zoning ordinance and its provisions are important to enforce as ways to mitigate property damage or injuries. To avoid future development, the city should support county flood plain zoning efforts in the extraterritorial boundary as appropriate.

**Subdivision Regulations.** A subdivision ordinance applies to new community growth and specifically applies to land that is being platted or divided into lots. The primary objectives of a subdivision ordinance are threefold. First, the subdivision ordinance clearly outlines the basic standards to be employed in the preparation of the subdivision plat. Second, the design standards for planning the subdivision are provided so that the general intent and purposes set forth in the Eldridge Comprehensive Plan can be carried out. Third, standards for required public improvements such as street surface, curb, gutter, sidewalk, sewer, and water are referenced and discussed.

Under the procedures outlined in the subdivision regulations, a developer first submits a sketch plan, then a preliminary plat, and finally a final plat to the Planning and Zoning Commission and the City Council showing the intentions for the land development.

When reviewing the sketch plan and preliminary plat, the Planning and Zoning Commission should check the city's official map to determine whether any projects have been proposed in the area intended to be subdivided. If such a project has been proposed, the Planning and Zoning Commission should inquire whether the responsible agency, such as the City Council, or school Council is interested in the site. If the agency is interested in the site, and if the subdivider and the agency can reach a mutually acceptable agreement, the Planning and Zoning Commission will have been successful in its advisory and coordinating capacity.

**Official Map.** Planned public improvements may be indicated by ordinance on an official map. The primary objective of the official map is to improve the coordination of planned projects and subdivision growth and to accomplish this on a sound basis. Frequently, a very carefully located site for proposed storm drainage trunk line or major road site is lost because development proceeds too rapidly for responsible agencies to begin acquisition efforts.

The official map gives the community adequate time for the appropriate governmental agency to acquire the particular site and thereby implement the plan, or to inform the subdivider that the agency is no longer interested in acquiring the site. The fact that such projects are indicated on an official map can restrain the subdivider from developing the proposed project site for a period of one year (from the time of application for subdivision approval), during which the agency responsible for such project has the opportunity to commence negotiations or proceedings to acquire the site.

In review of a subdivision, one of the first responsibilities of the Planning and Zoning Commission is to determine whether any projects indicated on the official map fall in the area of the proposed subdivision. In some cases where an additional right-of-way may be needed for a major street improvement in the future, or where a planned project may be located within a proposed subdivision, the Planning and Zoning Commission can require the additional right-of-way to be designed in such a manner so as to leave the site available for acquisition by the appropriate agency.

# **Eldridge Comprehensive Plan**

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**Building Code.** A building code establishes good development standards and ensures minimum standards for residential, commercial, and industrial development. A building code is needed to properly regulate building materials and structural conditions. Building codes deal with the structural arrangements of materials, and the codes apply to all new construction in the city. The city may also have plumbing and electrical codes related to the building code.

**Utility Specifications.** Detailed policies and specifications relating to the design and construction of streets, sanitary sewers, water lines, storm sewers, and sidewalks are needed to supplement subdivision regulations. These standards should be in the form of specifications uniformly applied throughout the city. The only way residents of Eldridge can be assured of uniform, high-quality roadway and utility construction is to adopt and enforce standards that are applicable to all development.

## ***Programming of Capital Improvements***

While development controls are effective in guiding private development, they do not provide for construction of public facilities indicated in the plan. An important means of guiding future development of public facilities is a Capital Improvements Program (CIP). A CIP is a suggested schedule for construction of public improvements and the financing of proposed projects. Capital improvements programming carries the comprehensive plan projects toward the construction of public facilities proposed by the plan. The program is a tool for translating long-term objectives and plans into implementation; whether they are roads, water and sewer systems, parks, libraries, schools, or other public facilities.

A CIP, when used by city officials, assures that attention is being given to the community's needs and that logical steps will be taken to satisfy these needs. Some of the advantages of capital improvements programming include: stabilization of the tax rate over a period of years, provision of adequate time for planning and engineering of improvements, assurance that projects will be carried out in accordance with predetermined needs and the community's ability to pay, and coordination among all agencies having responsibility for public facility construction.

For the CIP to be effective it must be updated annually. This should occur prior to the consideration of the city's annual budget, so that information contained in the program can be utilized in making decisions on items proposed for inclusion in the budget. Annual updating will assure greater accuracy and will also allow a continuous schedule of public improvements. As projects listed in the CIP approach a construction date, the City Council should initiate detailed planning and feasibility studies. In order to promote the construction of public facilities in a manner that best serves the needs of the people of Eldridge, it is strongly recommended that the City Council, with the assistance of the Planning and Zoning Commission, establish procedures for continuing the CIP in future years.

## ***Cooperation and Assistance of Other Governmental Agencies***

A number of agencies must cooperate in order to implement the Eldridge Comprehensive Plan. The city, school districts, fire districts, drainage districts, adjacent communities, county, state, and federal officials should be aware of the interdependency of each jurisdiction of government and the benefits that cooperation holds for all area residents.

# **Eldridge Comprehensive Plan**

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The city should pursue plan implementation assistance available from various governmental agencies. Federal financial assistance is available for construction of sewer mains, sewage treatment plants, water mains, and water storage tanks. Acquisition and development of recreation areas and storm water retention devices are eligible for federal assistance as well. Monies available under such programs will vary over time and the responsible agency should be contacted for specific project eligibility.

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# **Appendix A**

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# Eldridge Comprehensive Plan

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## **APPENDIX A: STRATEGIC PLAN**

### ***Introduction***

The following plan is an update to the 2004 Eldridge Strategic Plan. The city held a public meeting on July 13, 2010 to receive input on community assets and priorities for a five-year period. The results of that input are in the appendix of this plan.

Attendees of the public meeting also commented on the Mission, Vision, and Value Statements of the city that were first identified in the 2004 process. Revisions were suggested, and the resulting wording of those statements follows in this plan.

The city then held focus group meetings with three groups regarding priorities related to recreation, city administration and infrastructure, and economic development and marketing. At the focus group meetings, city stakeholders and officials provided input on proposed actions and strategies to accomplish those actions. The strategy matrices make up the balance of this document. Many of the suggested activities will require volunteer committee efforts. It is intended that these volunteer committees will work with appropriate standing city appointed boards and commissions, based on the activity.

A final public review session for the plan was held on November 9, 2010.

# Eldridge Comprehensive Plan

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## RESOLUTION 2010-34

### A RESOLUTION APPROVING A STRATEGIC PLAN FOR THE CITY OF ELDRIDGE

WHEREAS, The mayor and city council of the City of Eldridge directed that a strategic plan be created for the City of Eldridge, and

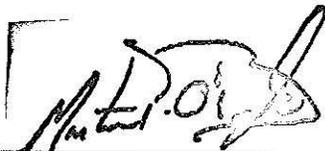
WHEREAS, a group of citizens has volunteered their time and efforts to assemble the various components of the strategic plan, and

WHEREAS, the final version of the strategic plan was presented to the city council on December 6, 2010, accompanied by a recommendation to adopt the plan for use by the City of Eldridge.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELDRIDGE, IOWA.

That strategic plan for the City of Eldridge is hereby adopted

PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF DECEMBER, 2010

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City clerk

# Eldridge Comprehensive Plan

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Resolution 2011-39

A RESOLUTION APPROVING THE REVISED ELDRIDGE COMPREHENSIVE  
PLAN

WHEREAS, the Eldridge Planning and Zoning Commission, with the assistance of the Bi-State Regional Commission, has undertaken a public process to update and revise the Eldridge Comprehensive Plan, and

WHEREAS, the process included holding a town meeting to gather community ideas, an open house review and comment on the results of the information gathered at the town meeting and a public hearing on the final plan, and

WHEREAS, the commission feels that the Comprehensive Plan that has been developed, represents the consensus of the community members that participated in the plan development process, and

WHEREAS, the commission recommends that the revised Comprehensive Plan be adopted, and

WHEREAS, the city council concurs with the recommendations of the commission.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF ELDRIDGE, IOWA

That the revised Comprehensive Plan is hereby approved and adopted.

PASSED AND APPROVED THIS 19<sup>th</sup> DAY OF DECEMBER, 2011.

  
Martin P. O'Boyle, Mayor

Attest:

  
Denise Benson, City clerk

# Eldridge Comprehensive Plan

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## ***Eldridge Mission***

The mission of Eldridge, our peaceful home town with a vision, near a metropolitan area, is to meet the diverse needs of the community by providing planned growth and excellent services in a climate of friendly cooperation.

## ***City of Eldridge Belief/Value Statements***

1. We believe that a safe, wholesome environment is essential.
2. We believe in the importance of community support for educational, recreational, spiritual, cultural, and business activities.
3. We believe it is crucial to maintain a sound infrastructure.
4. We believe community involvement is essential for positive change and community pride.
5. We believe in the importance of a friendly, respectful, and ethical community.
6. We believe in demonstrating fiscal responsibility for delivering high value to citizens at reasonable costs.

## ***Vision for Eldridge – 2015***

Eldridge, Iowa is a diverse community—racially, ethnically, and religiously—where people live in mutual respect. Population growth is planned and appropriate for a small to medium-sized community. From an economic standpoint, the town has many clean, small to medium size industries that give this town a commercial/residential ratio of 60:40. This positive environment, where community needs are paramount to special interests, has created an atmosphere for aggressive business recruitment, moderate cost single-family homes, a thriving business district, and the need to consider an expanded four-lane south entrance to the city. Among the newer businesses are expanded daycare opportunities, a “family café” featuring moderately-priced meals, and a destination restaurant, as well as an improved and fully-occupied “downtown.”

Well-maintained parks exist in every neighborhood providing beautiful green space and paved parking to enhance living. In conjunction with a full-time parks and recreation department and other partner organizations, extensive use of an indoor and/or outdoor pool/aquatic center is organized. A boys/girls club program, a community band, and many activities for teens, families, and retired citizens are available. Outdoor enthusiasts can enjoy the bike path that connects Eldridge to Long Grove, Park View, Davenport, and Bettendorf. Others may enjoy the local movie theatre and activities for the arts.

In Eldridge, beautification efforts go beyond the parks. A beautification group is actively involved in providing for the design and maintenance of an enticing entrance to the city on LeClaire Road and all major entry roads into the town along with eye-catching welcome signs. Overhead utility lines are buried and all streets are paved. An active “welcome wagon” organization exists to continue the outreach.

Eldridge is a self-contained community with modernized infrastructures and many services, including a cemetery, assisted living center with a nursing home, a continuing care facility, and

# **Eldridge Comprehensive Plan**

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expanded low-cost housing. The North Scott schools along with Scott Community College, the community center, and the library have established additional opportunities for all ages to expand learning, and local schools accommodate the current population as it expands in the city. Public safety has also become an area of expanded service for the citizens of Eldridge. There is a second and quite reliable source of power to the town. A beautiful new city hall and police station includes facilities that house the chamber and mayor who help to guide the city's maintenance as well as its growth.

A state-of-the-art website and marketing initiative with colorful brochures have insured that Eldridge is widely known as a progressive, welcoming hometown with vision.

### Eldridge Strategic Plan: Recreation Component

<b>Objective 1: Develop a pool in the city</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Develop a pool committee to research and report on pool options	City Council/Mayor	Citizens	First Year
2. Survey public interest in a pool and willingness to subsidize the project	City	Citizens	First Year
3. Gather prior pool plans and research additional information needs	Pool Committee	City	First Year
4. Evaluate business structure for pool; stand alone/with community center/ with school	Pool Committee	Fitness Center, Community Center, School Representatives	2 Years
5. Visit other pool/fitness and community center developments in like-sized communities, gathering information and photographs	Pool Committee/ Fitness Center Committee	City Staff	First Year
6. Investigate funding options including grants for pool development alternatives	Pool Committee	City Staff	2 Years
7. Conduct a market survey of potential users: teams/ elderly/rehabilitation services/etc.	Pool Committee	City Staff/School/Grand Haven/Fitness Center Representatives	2 Years
8. If feasible, identify appropriate sites for the pool and/or combined complex	Pool Committee	City Staff	2 Years
<b>Objective 2: Review Community and Fitness Center needs</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Continue use of operations budget and review ongoing equipment replacement needs	City	Community Center Representatives	Ongoing

2. Replace equipment annually to keep up with maintenance needs	City		Ongoing
3. Through the comprehensive plan, survey the public on their use of the fitness and community centers	City		
4. Schedule all public meetings in both facilities to encourage interest in their use	All City Boards and Committees		Ongoing
5. Offer group enrollment rates to corporations such as John Deere, Genesis, R.R. Donnelly, Olson Uniparts, etc.	Fitness and Community Center Boards		
6. Expand weight room and add more cardiovascular equipment if funding can be gathered	City		3-5 Years
7. Offer joint concurrent activities at the Community and Fitness Centers to address family needs such as roller skating during racquetball and exercise classes	Fitness and Community Center Boards		
8. Develop a fitness center committee to work with the pool committee and the Community Center Board to conduct research on a joint facility	Fitness Center and Pool Committees and Community Center Board	City	First Year
a. Visit like-sized communities with joint fitness/pool/community center facilities and determine how they were developed			First Year
b. Review prior fitness center plan and update information as needed			First Year
c. If through the survey there is significant community interest, consider consolidation options such as combining the Boards, hiring one director, developing a mission and list of activities that could be provided by a joint facility			First Year

<b>Objective 3: Determine what to do with property on Buttermilk Road</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Determine community opinion on parks and recreation in a community survey as part of the comprehensive plan	City		First Year
2. Appoint a committee to develop alternative uses and/or sale options for Buttermilk Road property	City Council/Mayor/ Buttermilk Committee		
3. Determine market value of land	City	College Student Project	First Year
4. Research land trade options	City		First Year
5. Research type of potential development: dog park, cemetery, Frisbee golf, soccer, ball diamond, skating, off-road biking	Buttermilk Committee		First Year
<b>Objective 4: Improve “other” city parks and general city park development needs</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Provide city definition of neighborhood park and function in comprehensive plan	Park Board/City		First Year
2. Define ratio of parks to population	Park Board/City		First Year
3. Identify existing park features in comprehensive plan	Park Board/City		First Year
4. Identify future park needs based on population and neighborhoods and identify potential land availability with implementation through the plan and zone process	Park Board/City	Plan and Zone Commission through comp plan formulation	2 Years
5. Determine funding alternatives for parks development – local/state/federal	Park Board/City		2 Years

6. Officially form Friends of the Park Committee for volunteer projects	City Council/Mayor		First Year
7. Investigate costs for a waterplay area. Assemble photographs of examples of other waterplay areas	Friends of the Park	City	First Year
8. Maintain playground equipment	Park Board/City	Friends of the Park	Ongoing
<b>Objective 5: Further develop Sheridan Meadows Park</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Gather prior park plans and update as needed	Park Board	City	First Year
a. Review need for and add more shelters	Park Board	City	1-5 Years
b. Install driveway gates	Park Board	City	2 Years
c. Install lights for the ball diamonds	Park Board	City	1-5 Years
d. Construct a modern concession stand if funding is available	Park Board	City	1-5 Years
e. Dredge and update the pond area if funding is available	Park Board	City	5 Years
2. Research opportunities to expand park through purchase of 80 acres to the east	Park Board	City	5 Years
a. Determine cost of property	Realtor	City	First Year
b. Identify potential funding options including proceeds from sale of Buttermilk (if sold)	City	Park Board	2-5 Years
c. Identify potential development projects for property and their general costs such as 8-12 plex ball diamonds with play ground and lights; soccer; football; minigolf; driving range; disc golf; new parking	Park Board and City		2-5 Years

<b>Objective 6: Research need for indoor batting and pitching facility</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Identify interest facility in community survey as part of comprehensive plan	City	Park Board	First Year
2. If interest is determined, research costs, funding, and location	Park Board	City	
<b>Objective 7: Continue to develop bike system</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Continue to submit grants to fund new trail segments	City	Park Board	Ongoing
2. Work with Trees Forever and other groups to plant trees and install benches and trash receptacles along the paths	City	Park Board / Trees Forever/ Volunteer Groups	Ongoing
3. Develop multi-purpose trail and on-street bike path plan initially through the comprehensive plan including connections to parks and trails around the perimeter of the city	City	Park Board	First Year
4. Begin to implement the trail connection along the railroad south to the Duck Creek Trail through easements and/or ROW purchase	City		5 + Years
<b>Objective 8: Enhance park and recreation programming</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Define and/or redefine park and recreation function in the city through a mission statement in the recreation section of the comprehensive plan	City/Park Board		2-3 Years
a. Identify current usage rates of programs and facilities and project future needs through comprehensive plan process	City/Park Board	Schools/Churches	
2. Develop/continue development of a park brochure on park programs with potential advertising from schools/churches			
3. Print part of park brochure in the newspaper or have a park section in the news	City/Park Board	North Scott Press	2-3 Years
4. Place updated parks brochure online	City/Park Board		2-3 Years

**Eldridge Strategic Plan: City Administration Component**

<b>Objective 1: Thoroughly investigate the feasibility of constructing a joint police station/city hall</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Appoint a committee to be in charge of gathering information on project needs and issues	City	Appointed Committee	First Year
a. Review need through interviews with city staff	Committee		1.5 Years
b. Visit other cities that have recently built joint police stations and city halls	Committee		1.5 Years
c. Research types of funding used for such facilities including grants/TIF/city funds and recommend a funding strategy	Committee		2-4 Years
d. Explore potential sites for a joint facility that would be prominent, user friendly, and centrally located, including feasibility of old Happy Joe's	Committee		2-4 Years
e. Use an architecture firm to prepare an initial design of a joint facility based on need, potential for growth, and adequate parking, and provide cost estimates	City		3-5 Years
<b>Objective 2: Review needs, costs, and interest in other miscellaneous city development objectives</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Through the community survey, determine the need for additional early childhood care	City		First Year
2. Through the community survey, determine the need for a "skilled care" facility for the elderly	City		First Year
3. Research costs for a skilled care facility though an appointed committee	City	Appointed Committee	First Year

a. Gather information from current developer of Grand Haven	Committee		First Year
b. Research interest in facility from surrounding area outside of the city	Appointed Committee		First Year
c. Research potential sites with Grand Haven and similar facilities	Appointed Committee		First Year
4. Through the community survey as part of comp plan to determine the need for a public cemetery	City		First Year
a. Designate land in comp plan for a cemetery and preferably currently owned by the city	City		First Year
b. Research pros and cons through contact with communities with cemeteries	City		First Year
c. Research cemetery design requirements	City		First Year
5. Determine viability and requirements for WiFi service	City		First Year
a. Contact other cities with WiFi to learn about requirements, costs, etc.	City		1.5 Years
b. Investigate interest of private sector in providing WiFi	City		1.5 Years
<b>Objective 3: Continue to maintain and improve city infrastructure</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Maintain sewage system through continued monitoring of DNR regulations	City	City Engineer	Ongoing
2. Consider establishing a sidewalk maintenance program to cost share new/or improved sidewalks with property owners	City		3-5 Years
a. Review sidewalk needs throughout the city, identify gaps and maintenance needs, and construct/reconstruct sidewalks during road improvements	City		

3. Maintain city stormwater system including sewers, swails, ditches, and detention areas	City		1-3 Years
4. Develop a fund for pavement upgrade and replacement along roads	City		1-5 Years
a. Research grant and funding opportunities to bury power lines along roadways	City	Alliant/MidAmerican/Eldridge Electric Utility	1-2 Years
b. Consider an “adopt the city project” program for volunteers to beautify and/or do “bite size” projects along city street system	City	Chamber/Business Groups/Rotary, Etc.	
5. Review connections of road, rail, and trails in the south end of town, including the Davenport Airport, by holding an annual meeting with the City of Davenport and Scott County	City	City of Davenport, Scott County	Ongoing
<b>Objective 4: Expand city outreach to citizens</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Conduct community survey as part of comprehensive plan and provide electronic version and integrate responses into the community’s action plan	City		First Year
2. Consider development of a neighborhood watch program and measure interest through the community survey	City		First Year
3. Consider development of a Youth Volunteer Corps to work on city projects and potentially use for service learning	City/Schools	Youth, Parents	2-3 Years
a. Review examples from other communities that include youth volunteers, such as Davenport’s Weed and Seed program	City/Schools	Youth, Parents	2-3 Years

b. Seek the opinion of youth leaders on the structure of a program by working with the schools or the newspaper	City/Schools/Newspaper	Youth, Parents	2-3 Years
4. Continue to improve and expand the use of the city's website	City		1-2 Years
a. Appoint one city staff person to oversee updates and improvements	City		1-2 Years
b. Review ways to optimize site so it rises to the top in a search engine	City		1-2 Years
c. Research potential to use a volunteer(s) to assist with website updates if security can be maintained	City		1-2 Years
<b>Objective 5: Continue to develop and strengthen interagency and intergovernmental relationships</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Create a joint Councils and Mayors Group of North Scott Communities, which would meet periodically, to work on common issues and share information	Mayor/Council	North Scott Committee	1-2 Years
2. Work with North Scott Schools to keep all school buildings open, and determine location for new grade school	City	School System/North Scott Community Council	1-5 Years
3. Encourage Scott County to locate branch offices for treasurer and recorder in Eldridge	City	Scott County	1-5 Years

<b>Objective 6: Continue to maintain and update city ordinances as needed</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Consider adoption of a diversity ordinance for the city	City	City Attorney	1-3 Years
2. Review the city ordinance related to sidewalks and enforce installation requirements	City	City Attorney, Plan and Zone Commission	Ongoing
3. Review and enforce ordinances related to noise, including barking dogs	City	City Attorney	Ongoing
4. Review and enforce ordinances related to nuisance properties and property maintenance	City	City Attorney	Ongoing
5. Review and enforce ordinances related to maintenance stormwater ponds, swails, and detention areas etc., and send letters to violators and warn need to reimburse city for clean-up costs	City	City Attorney	1-2 Years

### **Eldridge Strategic Plan: Economic Development and Marketing Component**

<b>Objective 1: Attract additional restaurants to the city</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Through community survey, research type of restaurants residents would like including breakfast, destination, café with homemade items, etc.	City		First Year
2. Depending on restaurant interests of residents, identify potential sites and begin to promote them for restaurant development	Eldridge Chamber		2-5 Years
<b>Objective 2: Continue to take steps to attract business and industrial development in the city</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Continue the use of the Business Connection survey and meetings to determine business needs and barriers to development	City	Eldridge Chamber/Businesses	Ongoing
a. Through Business Connection and community survey in comprehensive plan, determine types of existing businesses in the city and those needed in the city and work to attract them if feasible	City	Eldridge Chamber	1-5 Years
b. Through Census and other data, determine available workforce and document in comprehensive plan	City		First Year
1. Review zoning and building regulations and adjust if necessary to support businesses while maintaining safety	City	Eldridge, Davenport, Bettendorf, and Scott County	1-2 Years
2. Continue to partner with the Eldridge Chamber and Quad City First to assist existing and to attract new businesses	City	Eldridge Chamber/Quad City First	Ongoing
3. Use marketing on website and other existing venues, such as newspapers, to highlight community strengths like schools, safety, affordability, vicinity, etc.	City	Eldridge Chamber	1-2 Years

<b>Objective 3: Improve city signage</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Contact Iowa DOT to determine signage options and locations along DOT right-of-way and funding availability	City	Signage/Marketing Committee DOT	First Year
2. Improve exit and entrance signage to the city at all interchanges with U.S. 61	City/DOT		First Year
3. Consider monument-type signage for welcome signs and research costs and potential locations	City	Signage and Marketing Committee	First Year
<b>Objective 4: Develop and implement a plan for affordable housing for all ages and socio-economic groups</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Attract families to Eldridge by providing affordable, multi-family housing opportunities for beginning families	City & Realtors		Ongoing
a. Meet with potential developers to discuss concerns/barriers to building in Eldridge	City & Realtors		1-2 Years
b. Research opportunities to assist families including the potential for a rebate of city taxes or discuss other alternatives	City		3-4 Years
2. Continue to encourage refurbishment of all types of housing including a landlord program	City & Landlords	Scott County Housing Council	1-5 Years
<b>Objective 5: Research the potential for and promote a market for locally grown foods</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Meet with the local growers and the Northpark Farmer's Market to discuss potential for partnering in a local foods market and address issues	City/Chamber	Grocery Store	1-2 Years

<b>Objective 6: Expand number of events in the city</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Form an events committee	City	Events Committee	First Year
2. Research historic events and attendance	Events Committee	City	2-3 Years
3. Consider development of a new destination event such as “Octoberfest” and winter events	Events Committee	City	3-5 Years
4. Work to secure business support of new events	Events Committee	City/Eldridge Chamber	3-5 Years
<b>Objective 7: Expand available types of recreation and amusement activities in the city</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Through community survey, identify types of additional amusement activities of interest to citizens, such as a drive-in, bowling, mini golf, and theaters, and discuss with developer the feasibility of those the majority would like	City	Eldridge Chamber/Developer	1-2 Years
<b>Objective 8: Build on the city’s aesthetics appeal</b>			
<b>Key Strategies and Activities</b>	<b>Lead Role</b>	<b>Key Partners</b>	<b>Time Line</b>
1. Re-activate Trees Forever Committee and contact prior committee members and add new members	City	Trees Forever Committee	First 2 years
2. Encourage residents to update exteriors of building and yards, possibly through contests, etc.	City/Park Board	North Scott Press	2-3 Years

# Eldridge Comprehensive Plan

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## *Input Public Meeting Session – Eldridge Strategic Plan*

**July 13, 2010**

**Eldridge Community Center**

**City Administration Related Comments**

**(Number of Votes in Parentheses)**

### **Opportunities**

- (18) Develop an indoor pool (maybe expand to outdoor) with a community center and potentially through collaboration with the North Scott Schools and or Grand Haven
- (10) Continue improvements at Sheridan Meadows Park possibly as a destination for non residents with potential facilities for large tournaments, silt detention, a bike path, ice skating and or fishing
- (7) Build a water play feature in one of the parks
- (5) Create a top-notch pool & fitness center as a destination (ex: Burlington)
- (4) Develop open space/recreation neighborhood parks as growth occurs including in Rustic Ridge, Fox Ridge, Townsend Farms
- (3) Develop a green space at Hawkeye Garage location/1st & LeClaire
- (2) Finish bike path
- (1) Develop Weiss Park as a gathering spot possibly including White House outdoor performances
- (1) Develop 60 acres on Buttermilk Road for recreation
  - Install new equipment in community gym
  - Create a water feature at the detention area by the schools or fish pond
  - Plant trees along bike path
  - Sell Buttermilk Park land/open space and expand Sheridan Meadows – soccer/band shell potentially with school
  - Program movies on the lawn in the parks or at schools indoor/outdoor
  - Program more winter community activities

# Eldridge Comprehensive Plan

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## **City Administration-Related Comments**

### **Opportunities**

- (12) Construct a new city hall/police station
  - (7) Encourage energy efficient development and investigate use of renewable energy with the Utility Board
  - (7) Encourage development of a skilled care facility
  - (5) Develop a cemetery in the City
  - (4) Provide sidewalks throughout the City
  - (4) Update website with information related to garbage, landscape waste, and other services
  - (4) Address storm water management issues
  - (4) Work with Davenport on airport, trail connections, streets (South First/Price/Cody Road) and west end of town
  - (2) Provide access to public transportation in QC
  - (2) Work with the school board to address need for additional schools to serve additional children
  - (2) Enforce community ordinances at apartments for lawn mowing, working with landlords, and related to dumpsters
  - (1) Establish community events/or project committees for each specific project and or event
  - (1) Continue to maintain entire infrastructure
  - (1) Involve youth in more City activities
  - (1) Expand early childhood center
  - (1) Develop City-wide wi-fi
  - (1) Conduct new community survey potentially on the website and with youth volunteer assistance
- Upgrade storm sirens and connect to the county
- Work with other cities in the North Scott School District
- Create a neighborhood watch program
- Use more green energy practices maybe in conjunction with the school

# Eldridge Comprehensive Plan

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Develop a speaker system for the central business district – Dewitt, Geneseo

Marketing and Economic Development Related Comments

## Opportunities

(8) Attract a good family restaurant with good service

(5) Develop a “destination” quality restaurant (such as the former White House Restaurant)

(4) Promote the industrial park through marketing

(1) Conduct more community marketing

Attract a breakfast restaurant/coffee shop

Attract industry for manufacturing working class jobs and white collar jobs

Encourage more development of affordable housing for beginning families – maybe through developer incentives

Encourage development of a Whole Foods

Create an amusement area such as mini golf etc.

Create a destination event (Geneseo Victorian Days)

Market the US 61 corridor with City of Davenport

Encourage people to come into the City – improve signage – bigger/bolder

Encourage development at Blackhawk Trail & 61 signage – maybe a large development like IKEA

Attract a commercial theatre

# Eldridge Comprehensive Plan

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## City Assets

Location	Friendly neighborhoods
Diverse tax base	Caring community
School system all three grade systems (elementary, junior high, and high schools)	School facilities and outdoor facilities
Baseline of established facilities for all residents	Community boards
Great library system	Response rate of police/fire
Rural setting	Healthy community
City is committed to planning	Green spaces
Variety of services – doctor, dentist, stores	Thriving business community
City-wide events – ie: garage sales	Low debt
Thoughtful citizens, planting well-maintained yards, neat and clean	Weekly newspapers
Great, responsive Public Works Department	Assisted living facility – Grand Haven
Combination of city and rural setting	People of the city
Pride and support in the community such as athletics and arts	Good chamber of commerce
Low property tax rates	Good civic groups: UFW, American Legion, Rotary, Food Pantry etc.
Self-contained community	Churches
Community theatre	Police department and emergency volunteers
Access to transportation corridors U.S. 61 and I-80	Planned power system – fewer power failures and low power costs
Great place to raise kids and safe environment	Community center and fitness center and its utilization
Affordable housing	Room for various types of expansion
Small town atmosphere	Proximity for walking/biking
Great parks	Safe community
	Walkability to schools

# **Appendix B**

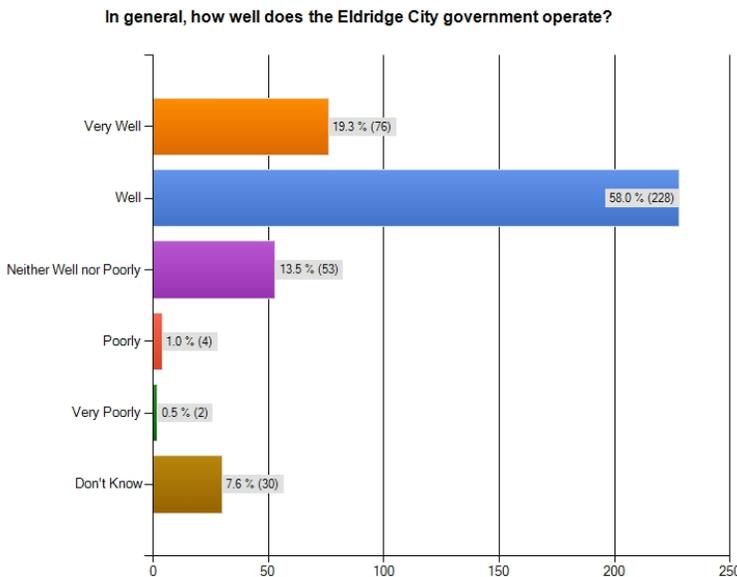
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# 2011 Eldridge Comprehensive Land Use Plan Survey Results

## General Questions

Over 92% of the Land Use Plan survey respondents rated the overall quality of life in Eldridge as high or very high and over 85% rated the overall quality of their neighborhood as high or very high.

About 77% of survey respondents said Eldridge City government operates well/very well. However, the survey responses indicate that almost 88% of survey respondents did not attend a City Council meeting in the last year and 82% of survey respondents have not attended a meeting about City business in the last year. Over 16% of survey respondents have not visited City Hall and over 38% have been there once or twice in the last year. Almost 52% of respondents have not visited the City website with an additional 27% visiting only once or twice in the last year.



The survey respondents liked Eldridge because it is a small town with that “small town feel” but with many amenities. It has good clean neighborhoods full of good caring friendly neighbors. Eldridge is a safe and quiet place to live with excellent schools and a good convenient location to the Quad Cities. Eldridge has a good stable government and services, friendly and helpful government employees and elected officials. Taxes and costs for City services are perceived as low.

Almost 91% of survey respondents said they would feel safe walking alone in Eldridge at night.

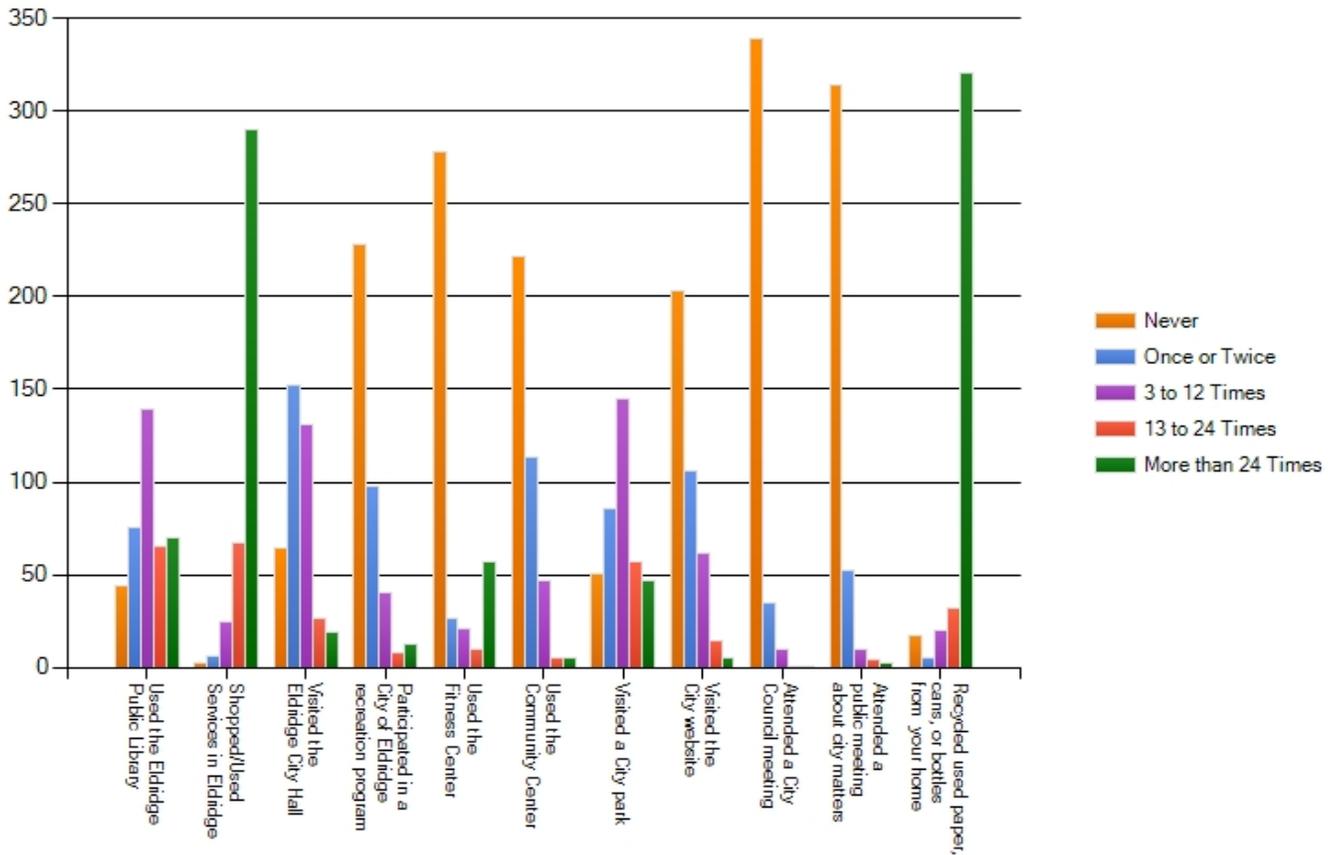
Almost 97% of survey respondents said Eldridge is a good place to raise children.

Survey respondents think the biggest problems facing Eldridge in the next ten years are growing too quickly and too big. The respondents see a problem with overcrowded schools and the issue of whether to bus the children or create another school in the City. Respondents fear increased infrastructure issues related to street, sewer and water system maintenance as the City grows. The City budget was also a concern and possible tax increases to pay for increased City services. There is a great concern of losing the small town feel and safety of living in Eldridge if more apartments are built that have absentee landlords and less responsible and caring citizens. Traffic congestion due to lack of multiple road access to and from Eldridge is seen as a potential future problem.

Survey respondents would like to see Eldridge have more light manufacturing; retail stores, a larger more competitively priced grocery store; a pharmacy; more non-pizza restaurants with a very strong desire for family style sit down establishments as well as a McDonald’s or other fast food places. There is also interest in a high-end restaurant as well as ice cream parlor, coffee shop and a delicatessen. There is interest in a movie theater; dry cleaning facility; auto repair shop; an indoor swimming pool; medical clinic and fabric/craft stores.

## Existing City Services

In the past twelve months, about how many times, if ever, have you done each of the following things? (Please choose one option for each activity.)



Good City services are important to the quality of life in a City. The following City services ranked the highest with survey respondents and are listed in order of ranking:

- police protection;
- fire protection;
- street maintenance;
- water quality;
- good quality sidewalks;
- traffic control;
- library;
- parks

When asked to rate the quality of Eldridge City services the survey respondents gave the Public Library the highest approval of any City service with over 94% of respondents ranking the service as good to very good. Eleven percent of survey respondents have not used the Public Library in the last year. Over 35% have used it 3-12 times and over 34% have used it 13-24 times in the last year. Ease of travel by car; quality of street lighting; police enforcement; fire protection; trash collection/recycling and drinking water quality all had over 80% of survey respondents ranking the

service very well to well. About 81% of survey respondents recycled paper, cans or bottles from their homes more than 24 times last year.

Quality of street repair; parks in the City and telecommunications such as telephone, cable, TV and internet were City services with 65% to 79% of survey respondents ranking the service good to very good. The majority of respondents at almost 38% visited the parks 3-12 times in the last year. Thirteen percent of respondents did not visit an Eldridge City Park in the last year. An additional 22% visited only once or twice in the last year.

Ease of Pedestrian Travel and Sidewalks was ranked well to very well for almost 65% of survey respondents. Almost 22% felt they were neither good nor bad and over 12% ranked them as bad to very bad. This item had the highest percentage of dissatisfied survey respondents to a question in this section.

Quality of open space and storm water management both had the approval of about 60% of survey respondents. About a quarter of the respondents ranked this service area as neither good nor bad. However, quality of storm water management did have over 11% of survey respondents ranking the service as bad to very bad.

Ease of travel by bicycle was ranked well to very well by only about 57% of survey respondents. This was due to about 23% of respondents ranking this item as neutral and almost 11% did not know if it was easy to travel by bicycle or not in Eldridge.

About 52% of survey respondents ranked the quality of recreation programs well to very well in Eldridge. Almost 26% of survey respondents were neutral on this item and over 14% did not know about the quality of the programs. Almost 59% of survey respondents have not participated in a City of Eldridge recreation program in the last year. An additional 25% have participated only once or twice in the last year. 70.7% of survey respondents have not used the Fitness Center with another 7% using it once or twice in the last year. 14.5% of respondents have used the Fitness Center more than 24 times in the last year. Almost 57% of survey respondents have not used the Community Center and another 29% have only used it once or twice in the last year.

When asked if City Services were accessible for people of disability, only 40% of survey respondents ranked this very well or well. Almost 25% ranked it neutral and over 31% did not know if City Services were accessible to those with disability.

Over 91% of survey respondents shopped or used services in Eldridge 13 or more times in the last year with 74% shopping more than 24 times.

## **Future of Eldridge**

Over 85% of survey respondents strongly agree/agree that Eldridge should add sidewalks along streets where they are absent.

Over 83% of survey respondents strongly agree/agree that Eldridge should look at environmental issues such as wetland protection, tree/habitat protection, erosion control and storm water management when considering new development.

Over 81% of survey respondents strongly agree/agree that Eldridge should continue enhancing the LeClaire Road and North 1<sup>st</sup> Street Corridor.

Almost 80% of survey respondents strongly agree/agree that Eldridge should encourage industrial development designed to blend with adjacent properties. Seventy-eight percent of respondents want Eldridge to attract low-intensity specialized manufacturing activities (e.g. warehousing, laboratories, assembly, cabinet making, publishing, etc.) Only 62% of respondents want Eldridge to expand the commercial/industrial/manufacturing tax base and about 31% are neutral on expanding the tax base.

Seventy-eight percent of survey respondents strongly agree/agree that Eldridge should require open green/open space for new residential subdivisions.

Almost 77% of survey respondents strongly agree/agree that Eldridge should encourage more youth recreation activities while 76% would like to see Eldridge develop existing and new parks to increase recreational opportunities (e.g. Sheridan Meadows). About 55% strongly agree/agree on the construction of a new municipal swimming pool. Almost 23% of respondents disagree/strongly disagree on the possible new pool construction and almost 22% ranked this item neutrally, showing mixed support of such a project.

About 72% of survey respondents strongly agree/agree that Eldridge should encourage new commercial areas outside of the downtown and pursue community networking and marketing options to expand local business/festivals and new ventures.

About 59% of survey respondents strongly agree/agree that the City should pursue construction of through streets in existing areas of Eldridge (e.g. Blackhawk Trail Road). About 9% disagree on construction of through streets in existing areas of Eldridge.

Annexing additional land into the City to accommodate future growth had 54% of survey respondents who strongly agree/agree, 28% were neutral and over 17% who disagree/strongly disagree.

Less than 53% of survey respondents strongly agree/agree that Eldridge should pursue an aggressive land use policy for the U.S. 61 highway corridor. Almost 41% of respondents were neutral on this item.

Only 46% of survey respondents strongly agree/agree that Eldridge should create a business and/or office park and almost 40% of respondents were neutral on this item. Almost 15% disagree with the creation of a business/office park.

Only 37% of survey respondents strongly agree/agree that Eldridge should encourage "village" type development with alleys for vehicle access and trash-pickup, neighborhood retail centers and public green space. Over 38% of respondents were neutral and almost 25% said they strongly disagree/disagree.

Thirty-six percent of survey respondents disagree/strongly disagree that Eldridge should allow developers or the market determine the type and location of future development in Eldridge. 35.5% of respondents were neutral on this item. While 28.5% of respondents agree/strongly agree that Eldridge should allow developers/market to determine the type and location of future development in Eldridge.

Only 25.5% of survey respondents strongly agree/agree that Eldridge should provide a public cemetery. The majority of respondents at over 45% were neutral on this item and 29% disagreed with this item.

Developing an indoor batting and pitching facility had similar responses to the cemetery with only 21% agreeing that Eldridge should develop a facility. About 45% were neutral and 34% disagreed with this development.

The item with the most unfavorable survey response is for Eldridge to allow more apartments, townhouses and condominiums to be built in City. Almost 47% of survey respondents disagree/strongly disagree with this idea, while only 19% agree and less than 3% strongly agree. About 31% of respondents were neutral on this item.

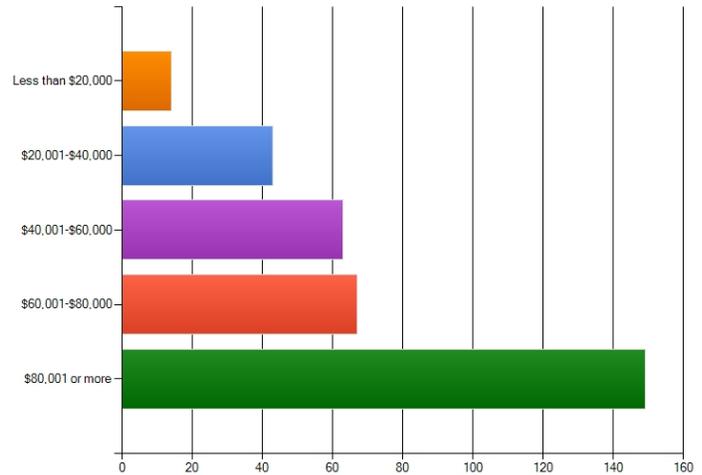
### Profile of the Eldridge Survey Respondents

Over 81% of Eldridge, survey respondents live in a detached single family home while twelve percent live in a condominium or townhouse. About 39% live with a spouse only and 35% live with a spouse and at least one child. Over 16% of survey respondents live alone.

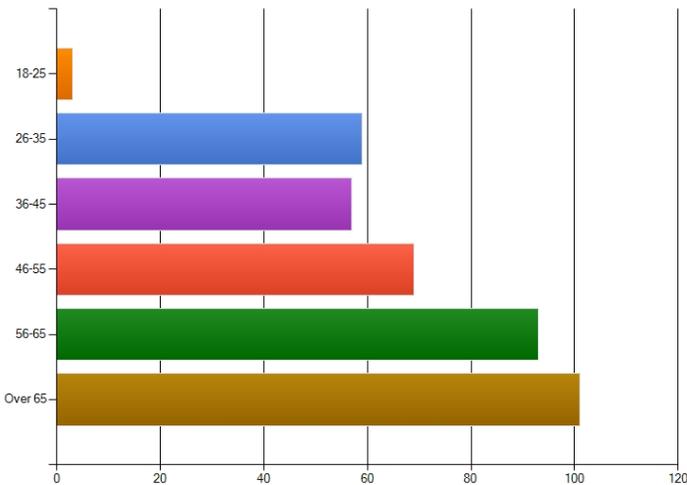
Over 44% of survey respondents have a household income of \$80,000 or more. Almost 39% of respondents have a household income of \$40,000 to \$80,000 and only 17% have a household income of \$40,000 or less.

Almost 58% of the survey respondents are male and 42% female. Less than one percent of respondents were 18-25 years old, 30% were 26-45 years old and 42% were 46 to 65 years old and over 26% were over 65 years old.

HOUSEHOLD TOTAL INCOME BEFORE TAXES FOR ALL OF 2011 FOR ALL PERSONS LIVING IN HOUSEHOLD



AGE OF ELDRIDGE SURVEY RESPONDENT



Almost 90% of survey respondents were Anglo/Caucasian.

Almost 100% of survey respondents completed high school and 77% completed at least one year of college. About 27% of respondents completed four years of college and almost 27% have complete five or more years of college.

In response to where survey respondents' work over 32% said this question was not applicable to them. Of the 69% who answered the majority worked in Davenport with Eldridge a strong second place. Bettendorf, Moline and Rock Island had the next largest amount of Eldridge survey respondents working in those cities.

Survey respondents listed 22 additional cities as places of employment.

About 45% of survey respondents have lived in Eldridge 0-12 years. Over 21% have lived in Eldridge 13-25 years and 15% 26-37 years. Just over 14% have lived in Eldridge 38-49 years and about 3% have lived in Eldridge 50-79 years.



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## SERVICE REPORT

**COUNTY/COMMUNITY:** Eldridge, Iowa  
**DATE:** April 28, 2011  
**FILED BY:** Gena McCullough, Planning Director  
**MEETING:** Eldridge Visioning and Mapping Exercise Input Meeting

**PRESENT:**

**COMMUNITY**

(Refer to attached sign-in sheet)

**BI-STATE**

Gena McCullough  
Doug DeLille

**OTHERS**

Mayor  
Council Members  
Planning/Zoning  
Commissioners

**COPIES TO:**

Planning/Zoning  
Commission

A public visioning and mapping exercise meeting was held at the Eldridge Community Center at 7:00 p.m. to solicit input from the residents on future improvements and land use of Eldridge. Mayor O'Boyle and Ms. McCullough, Bi-State Regional Commission, provided opening remarks.

The town visioning session and mapping exercise meeting provided an opportunity for citizens to give input on the future of their community and express their vision for Eldridge. Ms. McCullough reviewed the comprehensive planning process, timeframe of the plan update and preliminary results of the community input survey. A full draft of the updated plan is anticipated by Fall 2011. The meeting is one of a number of public input opportunities, including the on-going discussion of the comprehensive plan at Planning/Zoning Commission meetings.

Participants were asked to introduce themselves, and indicate what they liked about living in Eldridge. The following list outlines what is liked about the city:

- Education
- Safe
- Small town - Efficiency
- Big town advantages
- Small business atmosphere
- Controlled growth and school district
- Well organized community
- Homecoming parade
- Enjoy visiting
- Great access
- Location
- Small town atmosphere/life
- Easy access to golf course
- Shop in town
- Family friendly and parks
- Friendly citizens and ease of transportation
- Well managed follow-through with plans

As the meeting continued, citizens were asked to provide input on the future of their community and express their vision for Eldridge in the short term and long term timeframes, as well as suggesting refinements on existing City services. The public input would be used to update the 2003 Comprehensive Plan. Participants were challenged to think of how to guide future decisions and investments for the City's development. The following were items that residents cannot do, get or purchase in the city today that they would like to see in the future, including:

- Regional public transit
- Swimming pool (Indoor) (Year-round) (Joint venture with school)
- Restaurant choices – Fast food (Big Mac); Affordable destination family restaurant.
- Clothing store
- Breakfast on the weekend
- More neighborhood parks
- An extension or satellite location for Scott County College
- Family entertainment (Museum)
- Industry/jobs
- Bowling alley
- Retail
- Unique Big Box Retail – (Costco, Trader Joes)
- Corporate Office Development
- Long distance Bike Path/Recreation trails
- Consignment shop
- Branch office of Scott County government
- Splash park like DeWitt
- Whitey's
- Consolidated Utilities
- Trade School
- Dog park
- Another hotel/motel
- New car dealership

The following is a listing of challenges the community is envisioned to face in the future. They include:

- Crime as city grows (result of public transit)
- Rail bank from LeClaire Rd. to Lincoln Rd.
- Loss of small town atmosphere – controlling growth
- School and park land allocations – set asides
- Pro-active maintaining infrastructure
- Purchase land along Buttermilk for R.O.W. and road expansion
- Lack of a cemetery
- Communication with adjacent communities
- Competition with larger cities for development
- Connect S.E. with West
- Traffic congestion
- Accountability of landlords – background checks on renters
- Productive activities for middle school aged youth
- Walkability/Connectivity to parks and schools – Safety hazards – school traffic control
- East-west traffic flow/access (Price)
- Population retention – keep residents here
- Redevelop downtown and activities
- Sprawl
- Starter homes
- School issues
- Dog control laws
- Physical constraints to development – pipelines (opportunities for linear greenway)
- Topography challenge for managing storm water – water detention plan
- Complacency/status quo
- Neighborhood school/east side park

After the visioning session, Ms. McCullough briefly reviewed various points relating to the existing land use and future land use maps of Eldridge, in addition to a floodplain map. The agenda packet included key principles of land use planning, the various resource maps and the tools (colored pencils and aerial map of future land use) to update the future land use map by the citizen planners. The basic land use planning principles include:

- Existing Uses- Protect desirable and stable parts of town and consider future land uses in other areas. Look at where improvements to existing areas are needed, where land uses could be made more compatible if they are not today.
- Use Compatibility- Separate less intensive from more intensive uses.
- Land Demand- Provide for a variety of land uses within the planned boundary.
- Environmental Opportunities/Constraints- Protect what you value. Limit where undesirable (steep slopes, floodplain, historic or archeological sites, and views).
- Transportation- Encourage more intensive uses along major routes.

The exercise key noted that planning is a collaborative process - neighbors working with neighbors. The purpose of this mapping exercise is to define the community's vision for how land will be used in Eldridge over the next 20 years. Where will homes be located? Do they have access to a school, shopping or basic infrastructure... water, sewer or streets? Where will the businesses be located? How will people get there? As a participant of the mapping exercise, people were christened a citizen planner working to build Eldridge.

Five citizen groups were given existing land use, future land use and floodplain maps to convey ideas on. Each table shared their thoughts in developing future land uses and infrastructure for Eldridge. The following highlights some of the concepts shared by participants:

**Table 1** – Citizens at this table would like to see greater stream buffering to mitigate flooding hazards. They suggested extending institutional land south of the tennis courts for school expansion. High density residential development was envisioned south and east of Sheridan Meadows park. There were a few areas reducing industrial development and replacing it with commercial development.

**Table 2** – The participants at this table made a few remarks at the meeting but didn't identify any changes on the map.

**Table 3** – This group envisioned the addition of a number of parks in the community, including the suggestion to make a "real" lake in the northwest corner of Sheridan Meadows. Southeast of Sheridan Meadows, the group offered high density residential instead of industrial land use. They suggested extensions on Price Street, W. Lincoln Road and Blackhawk Trail to facilitate greater east-west travel in the community.

**Table 4** – Citizens at this table would like to see Buttermilk Road expanded to three or four lanes to accommodate future traffic. High density residential development was envisioned south and east of Sheridan Meadows park. They also envisioned low-density residential south along 1<sup>st</sup> Street in lieu of commercial development.

**Table 5** – This group questioned whether or not the western growth boundary should be reduced. The group noted several park developments and school and pool, south of the tennis courts. Less high density residential on the north area of Buttermilk Road replaced with additional commercial land use.

At the conclusion of the meeting, participants were thanked for the participation and invited to future Planning/Zoning Commission meetings to follow the plan development process. Closing comments were made by Mayor O'Boyle and Ms. McCullough.

**MEETING ATTENDANCE RECORD  
MEMBERS, GUESTS & STAFF  
(Please Print Legibly)**

Meeting of: City of Eldridge Comprehensive Plan Update Visioning/Land Use Mapping Meeting

Date: 4/28/11 Time: 7:00 p.m To \_\_\_\_\_

Minutes: Yes \_\_\_ No X

Place of Meeting: Eldridge Community Center

Name:	Title/Representing:	Contact # or Email:
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24. Adrian Blackwell	Ut. Board	ablackwell@cityofeldridge.org
25.		

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Date: 4/28/11 Time: 7:00 p.m To \_\_\_\_\_ Minutes: Yes \_\_\_ No X

Place of Meeting: Eldridge Community Center

Name:	Title/Representing:	Contact # or Email:
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