

# US Highway 30 Corridor Plan

Public Input Meeting #1

February 21, 2018

6:00 to 8:00 p.m.

City Hall - Mount Vernon, Iowa

Mount Vernon, Iowa

- **Project Scope Overview**
- **Project Schedule**
- **Visioning Questions**
- **Visual Preference Exercise**
- **Land Use Mapping Exercise**
- **Next Steps**

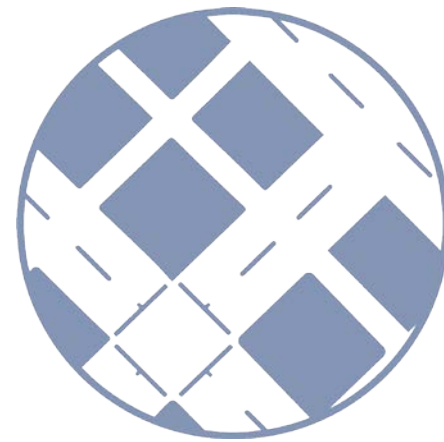


# Agenda

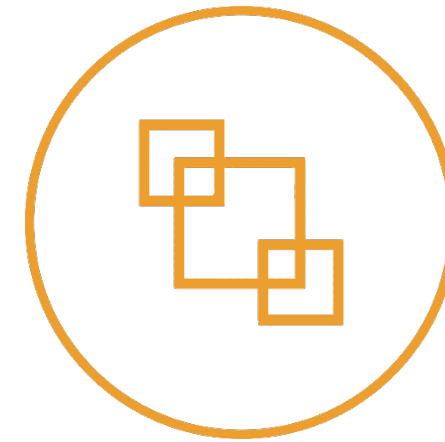
- Guide land use development and public investment decisions – 1,900 acre planning area
- Supplemental document to 2016 Comprehensive Plan
- Intent: Create a master plan that specifies:
  - Design Standards and Guidelines
  - Infrastructure Improvements
  - Sustainable Growth Practices



**Visioning + Identity**



**Land Use +  
Transportation Plan**



**Overlay Zoning District  
with Design Guidelines**











**Implementation  
Master Plan**

# Project Scope





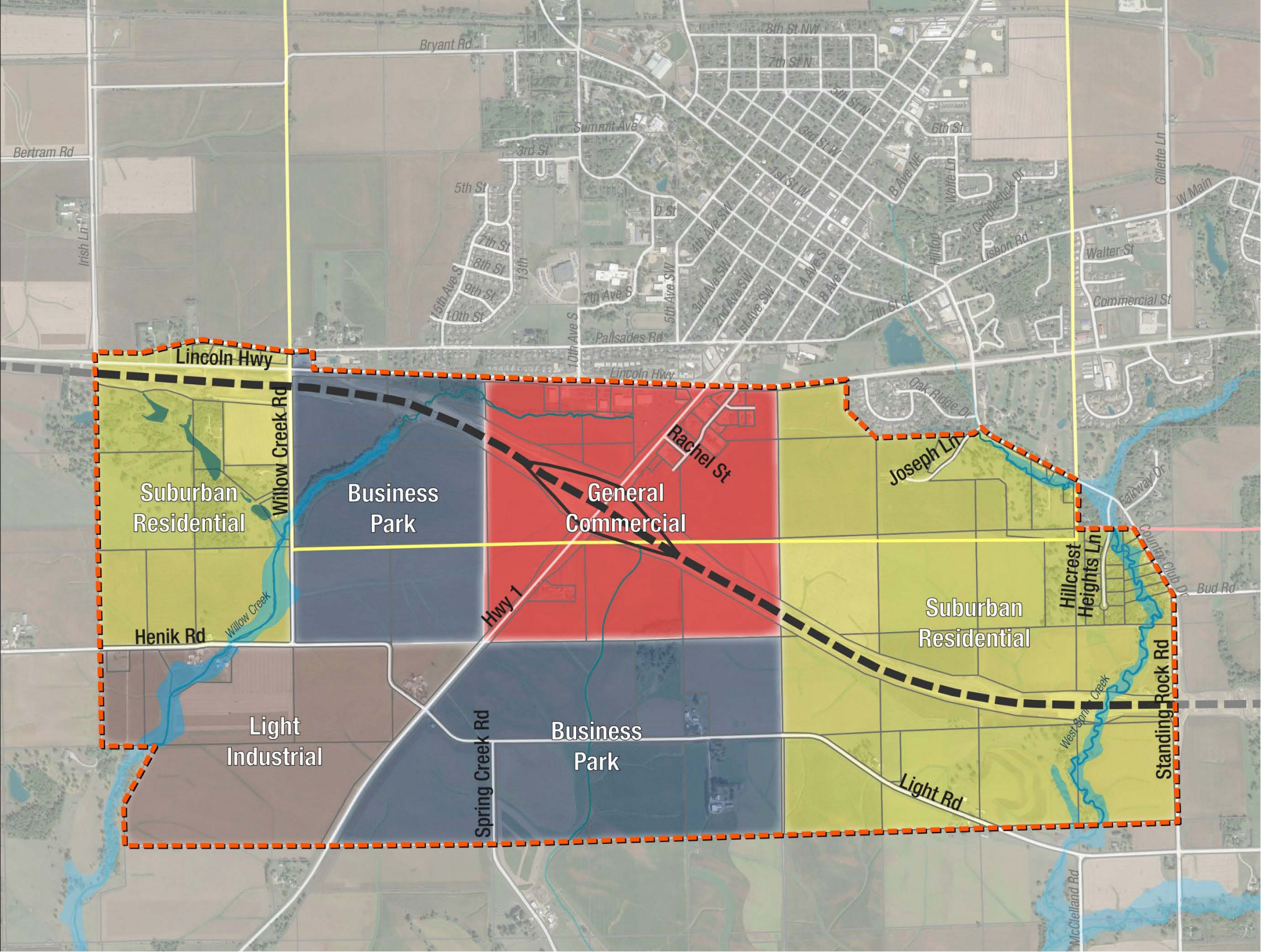
# Site Boundary

-  Study Area Boundary
-  New U.S. Hwy 30
-  Mount Vernon City Limits
-  Stream
-  Lake / Pond
-  FEMA Floodplain
-  2 Ft Contours
-  Index Contours

# Project Scope



# 2016 Future Land Use Plan



- Study Area Boundary
- New U.S. Hwy 30
- Mount Vernon City Limits
- Stream
- Lake / Pond
- FEMA Floodplain
- Future Land Use**
  - Suburban Residential
  - Business Park
  - Light Industrial
  - General Commercial

## Project Scope



	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018
CONSULTANT NOTICE TO PROCEED	★								
PHASE 1   PROJECT INITIATION									
Project Kick-Off Meeting with Steering Committee #1									
Public Input Open House + Stakeholder Interviews #1									
Council/Commission Joint Work Session #1									
Steering Committee Review and Direction Meeting #2									
PHASE 2   LAND USE AND TRANSPORTATION PLANNING									
Rough Draft Land Use and Transporation Plan									
Steering Committee Review and Direction Meeting #3									
Public Review Workshop + Stakeholder Review Meetings #2									
Council/Commission Joint Work Session #2									
Steering Committee Review and Direction Meeting #4									

LEGEND

★ KEY DATES

● KEY MEETINGS

Project  
Schedule

	JAN 2018	FEB 2018	MAR 2018	APR 2018	MAY 2018	JUN 2018	JUL 2018	AUG 2018	SEP 2018
<b>PHASE 3   DESIGN GUIDELINES, OVERLAY ZONING DISTRICT + IMPLEMENTATION PLAN</b>									
Rough Draft Guidelines, District, and Implementation Plan								★	
Steering Committee Review and Direction Meeting #5								●	
Public Review Workshop + Stakeholder Review Meetings #3								●	
Council/Commission Joint Work Session #3								●	
Steering Committee Review and Direction Meeting #6									●
Planning and Zoning Commission Public Hearing									●
City Council Public Hearing									●

LEGEND

★ KEY DATES

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Project  
Schedule

■ ***What are three things you want to see within the corridor?***

■ *What is your one big fear for this corridor?*

■ *What are three things you don't want to see within the corridor?*

■ *What is your one big dream for this corridor?*

## VISIONING QUESTIONS

What are three things you want to see within the corridor?

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What is your one big fear for this corridor?

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What are three things you don't want to see within the corridor?

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What is your one big dream for this corridor?

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# Visioning Questions



- *What are three things you want to see within the corridor?*
- ***What is your one big fear for this corridor?***
- *What are three things you don't want to see within the corridor?*
- *What is your one big dream for this corridor?*

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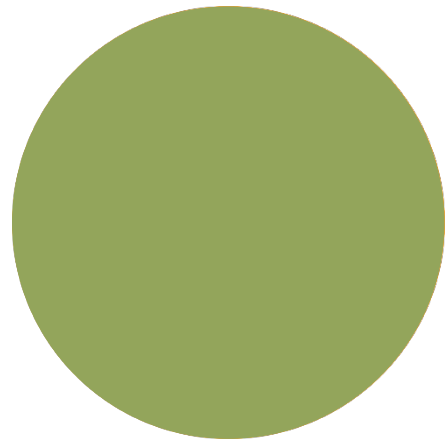
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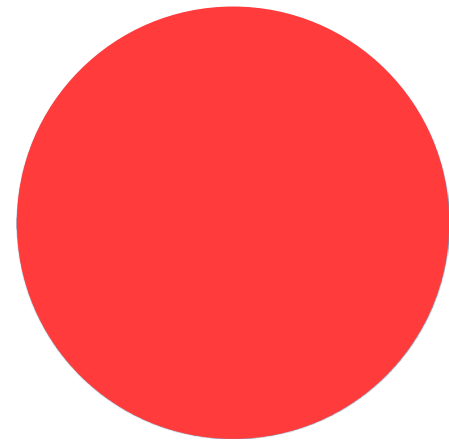
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# Visioning Questions

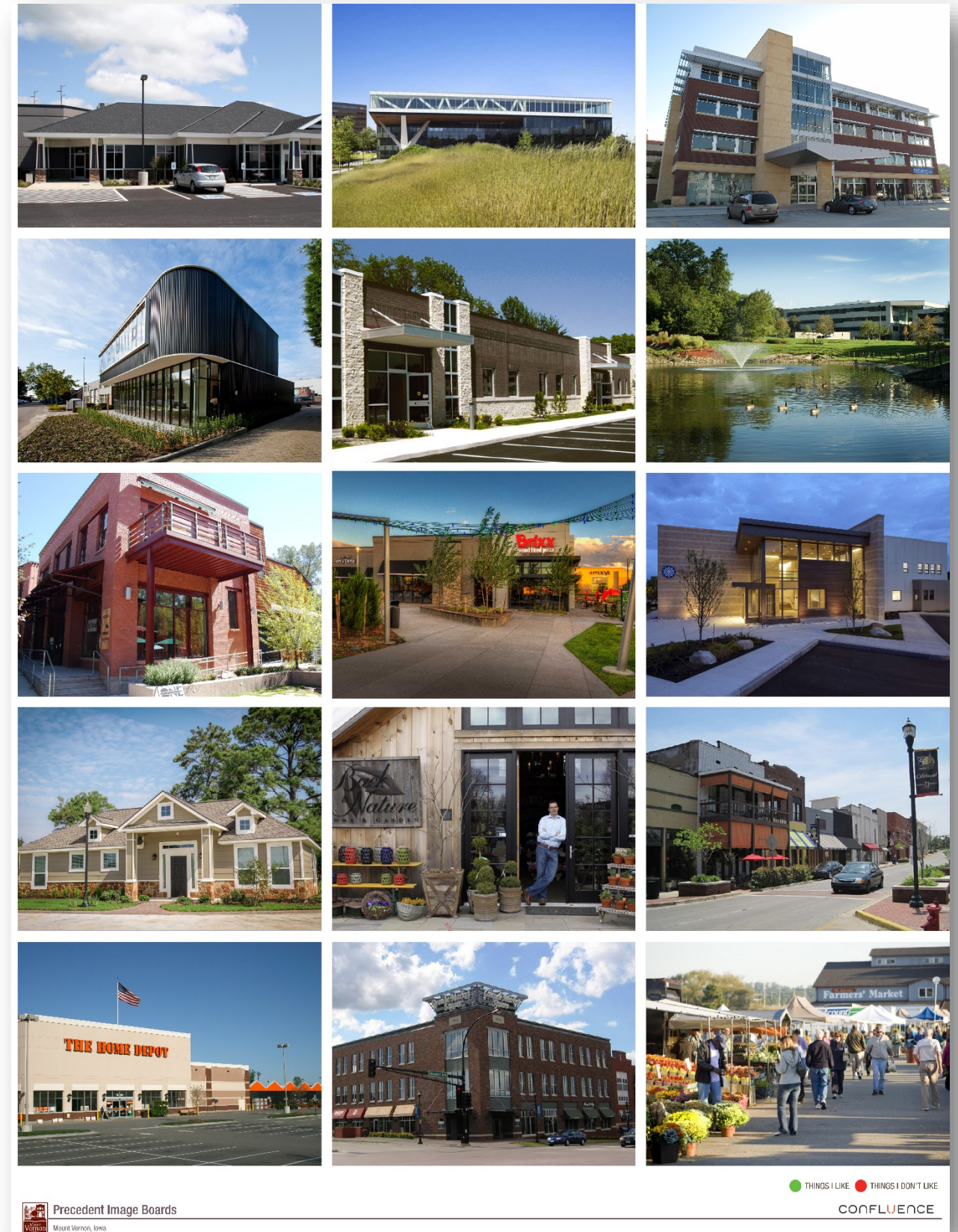
- Purpose: Identify community preference for:
  - Land Use Types
  - Densities
  - Design Styles



Things you like



Things you don't like



# Visual Preference Boards



- 1-Inch Grid across study area
- Puzzle pieces represent 6 acres and 1.5 acres
- Plan the corridor's future land use!

COMMERCIAL

6 ACRES

COMM

1.5 ACRES

OFFICE

6 ACRES

OFFICE

1.5 ACRES

MIXED-USE

1.5 ACRES

INDUSTRIAL

6 ACRES

INDUSTRIAL

1.5 ACRES

AGRICULTURE

PARK

PARK

RESIDENTIAL

12 SINGLE FAMILY LOTS

RESIDENTIAL

3 SINGLE FAMILY LOTS

MEDIUM DENSITY RESIDENTIAL

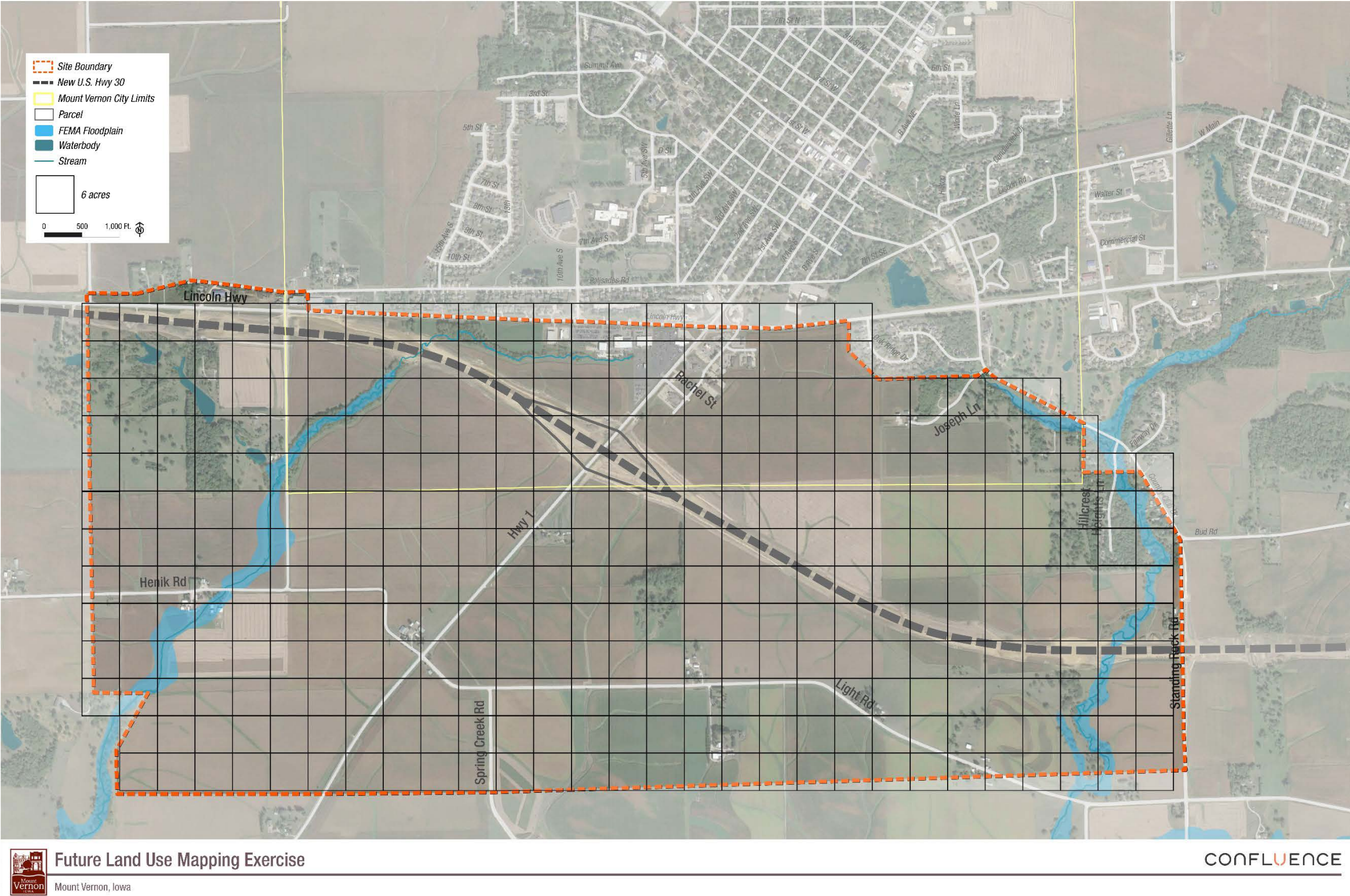
48 TOWNHOMES

MDR

12 TOWNHOMES

HDR

24 APT UNITS



# Future Land Use Mapping Exercise



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LEGEND

★ KEY DATES

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Next Steps