



City of Muscatine Comprehensive Plan





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What is the Comprehensive Plan?

The Comprehensive Plan is the vision of what community members desire Muscatine to become over the course of the next decade; and the specific actions, policies, and projects needed to make this vision a reality. The Comprehensive Plan addresses all the diverse facets of the community and provides a comprehensive vision, in the form of goals, to guide individual decisions regarding a particular facet of the community so that they are not made in isolation, but rather are made in a manner that furthers implementation of the vision of the desired Muscatine. The plan provides a roadmap based on community input for leveraging the strengths of the community, taking advantage of opportunities, correcting weaknesses, and addressing challenges in order to achieve all goals of the plan.

The Comprehensive Plan is an important tool for City Council and City Staff when determining priorities and allocating resources. Fiscal responsibility is one of the City's core values and important to maintaining the long-term fiscal health of the City. The Comprehensive Plan is structured in manner that defines the priorities that the community places on the various elements that comprise the overall vision within the plan. The Comprehensive Plan will assist decision makers in allocating available City resources in a manner that most effectively implements the community's highest priorities or goals.

Following are some of the ways in which the Comprehensive Plan will be implemented. The City of Muscatine will undertake a comprehensive review and rewrite of its 40-year-old zoning ordinance. This review and rewrite will be undertaken to implement the vision set forth for Muscatine in the new Comprehensive Plan. Any future rezoning or changes in land use will be done in accordance with the future land use plan contained in the new comprehensive plan. The physical growth of the city's buildings, streets, and infrastructure will be guided by the new plan. New capital improvement projects undertaken by the city will take into consideration the goals of the plan. This plan will be a tool in fiscal decision making and allocation of municipal resources.

The Iowa Smart Planning Act, signed into law on April 26, 2010 is found in Iowa State Code Chapter 18B: Land Use – Smart Planning, has three components two of which directly impact the creation of the City of Muscatine's new comprehensive plan:

- Articulates 10 Iowa Smart Planning Principles for application in local comprehensive plan development and public investment decision-making,
- Provides comprehensive planning guidance for cities and counties

The Iowa Smart Planning Act does not mandate how communities or the content of a communities comprehensive plan, rather it articulates 10 smart planning principles that consideration must be given to, but not require adoption of these principles. All 10 principles were considered in the process of creating this comprehensive plan and all ten principles have incorporated into the plan in some manner. The 10 Iowa Smart Planning Principles are as follows:

1. Collaboration

Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.



2. Efficiency, Transparency, and Consistency

Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

3. Clean, Renewable, and Efficient Energy

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

4. Occupational Diversity

Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

5. Revitalization

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

6. Housing Diversity

Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

7. Community Character

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

8. Natural Resources and Agricultural Protection

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

9. Sustainable Design

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

10. Transportation Diversity

Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.



Muscatine is a diverse and varied community. While some strengths, weaknesses, opportunities, and challenges apply community wide, others are unique to specific smaller areas of the community. In order to account for this and to more effectively gather input and plan for the future, the area covered by the Comprehensive Plan, which by state law includes all unincorporated areas within two miles of the City of Muscatine has been divided into seven planning districts, see Figure 1 on page 7, for planning district boundaries. As part of the process to develop the comprehensive plan a town hall meeting was held in each of the planning districts. Much of the statistical data contained within in this Plan is broken down to planning district level.

The comprehensive plan is composed of the following chapters:

- **Demographics—Chapter 2**
 - A detailed analysis of the demographics of the Muscatine area. A focus is placed on changes to and trends in the location and composition of the population of the Muscatine area.
- **Transportation—Chapter 3**
 - A comprehensive review of the entire transportation infrastructure as it currently exists, including the roadway system, sidewalks and multi-use trails, fixed route transit, air transportation, parking infrastructure, railroads and river barge terminals.
 - Transportation related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal.
- **Geographical and Environmental Conditions—Chapter 4**
 - A comprehensive review of the existing environmental and geographical conditions of the Muscatine area, such as slope, watershed boundaries, flood plains, soil type, and wetlands; and man-made conditions including water quality regulations, air quality regulations, and regulatory flood plains.
 - Environmental quality related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal
- **Land Use—Chapter 5**
 - Background information regarding the development of Muscatine’s current land use pattern, and analyses of the current land use pattern, zoning districts, and structure of the current zoning ordinance.
 - Land use related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal.
 - The Future Land Use Plan, which presents Muscatine’s preferred future land use scenario in map format. It guides land use decisions and policies related to land use by depicting the desired future land use for any given location.



- **Parks and Recreation—Chapter 6**
 - A detailed overview of the parks and recreational amenities currently maintained and operated by the City of Muscatine, details existing plans for upgrading existing or construction of new parks or recreational facility, and maps proximity of residents to existing parks and recreational facilities.
 - Parks and Recreation related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal.

- **Community Facilities, Services, & Amenities—Chapter 7**
 - A detailed overview of community facilities, amenities, and/or services currently maintained or offered and operated by the City of Muscatine, excluding transportation infrastructure and parks and recreation facilities, which are covered in separate chapters. This chapter details the structure of these facilities, amenities, and services and details existing plans for upgrading existing or construction/offering of new facilities, amenities, and/or services.
 - Continuing to enhance the appearance of Muscatine is an important priority of the community and a major goal of this chapter which calls for the development of a master community image/appearance plan which will serve as a guide for elected officials, city staff, community leaders, and citizens in addressing appearance issues.
 - Community facilities, services, and amenities related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal.

- **Economic Development—Chapter 8**
 - Key economic statistics for the Muscatine area and background information related to economic development.
 - Economic development related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal.

- **Housing—Chapter 9**
 - Key housing statistics for the Muscatine area and background information related to housing.
 - Housing related goals. These goals are accompanied by specific implementation strategies necessary to achieve each goal.



City of Muscatine, Iowa—Comprehensive Plan

Chapter 1: Introduction & Synopsis

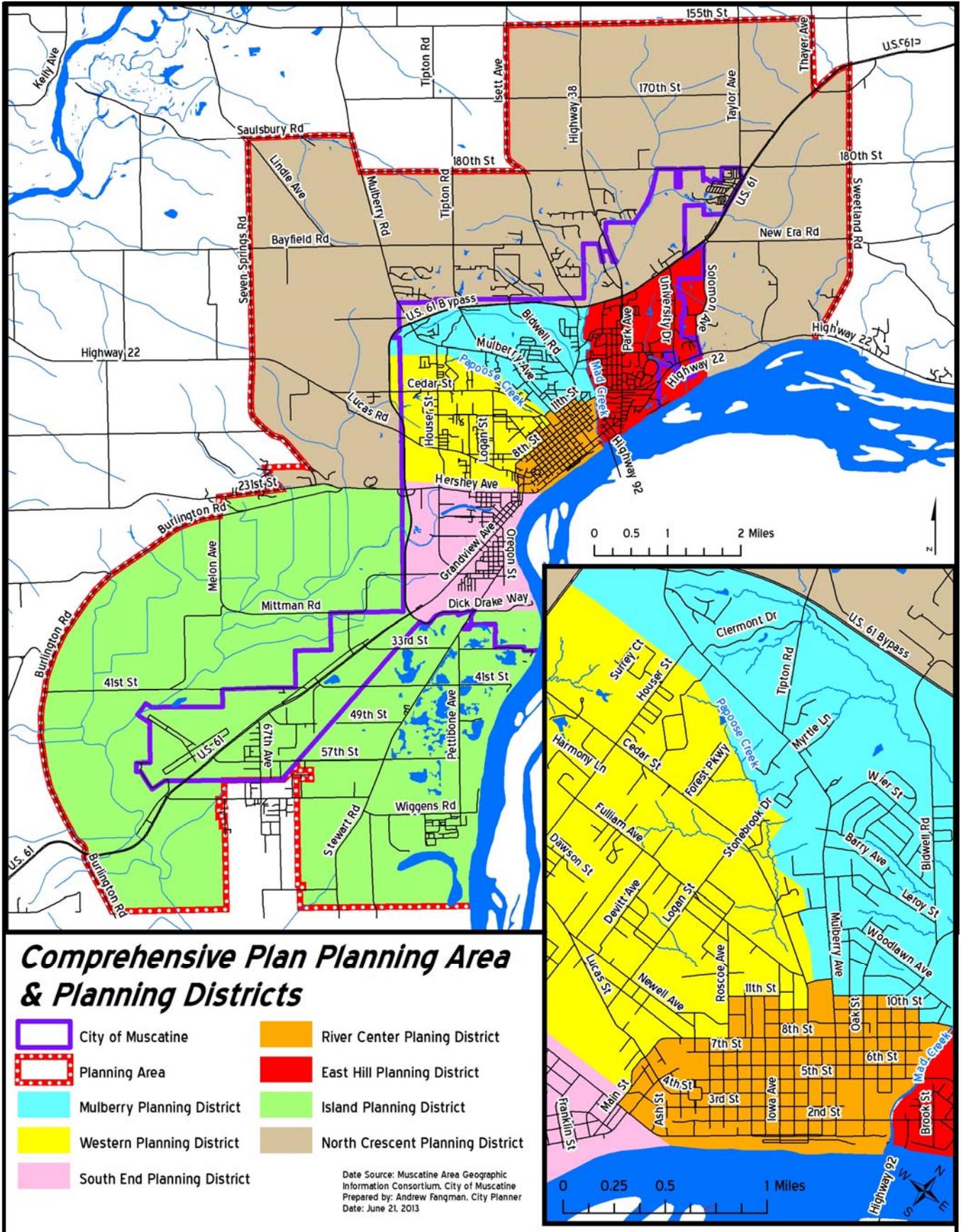


Figure 1: Comprehensive Plan Planning Area & Planning Districts



How Was the Comprehensive Plan Created?

For a comprehensive plan to be both meaningful and successful, the vision at the heart of the plan must come from the community itself. For this reason, the community participation was at the heart of the process to create the new comprehensive plan for Muscatine. This plan represents the vision of what the people of Muscatine desire Muscatine to become and how this vision will be achieved.

The first step in developing this vision contained within the comprehensive plan was for community members to identify the strengths, weaknesses, challenges, and opportunities facing Muscatine and their neighborhood and what they want the City of Muscatine and their neighborhood to become. This process primarily occurred at series of town hall meetings in the summer of 2012.

A total of eight town hall meetings were held in the summer of 2012, one each in the seven planning districts, and one communitywide English/Spanish bilingual town hall meeting. At these town hall meetings there was a facilitated discussion on the strengths, weaknesses, opportunities, and challenges that community members felt are facing both Muscatine and their neighborhood and what improvements they desire to see. These discussions focused on four broad topics that are particularly relevant to the comprehensive plan: land use, infrastructure, economic development, and quality of life. All comments, ideas, and suggestions offered were recorded and were used as the starting pointing for the creation of the goals and implementation strategies of the comprehensive plan. For those unable to attend one of the eight town hall meetings, opportunities to participate online and by other means were offered.

Town Hall Meetings

Mulberry Planning District

June 6, 2012

Western Planning District

June 26, 2012

South End Planning District

July 10, 2012

Island Planning District

July 18, 2012

River Center Planning District

August 14, 2012

East Hill Planning District

August 21, 2012

Bilingual (English/Spanish)

August 28, 2012

North Crescent Planning District

September 5, 2012

The goals and the implementation strategies to accomplish these goals are the heart of the comprehensive plan and compose the vision of the desired future Muscatine. Creating these goals and implementation strategies was the task of four community member advisory groups (CMAGs). The CMAGs were composed of residents and representatives from the business community, neighborhood groups, community organizations, and governmental entities. Each CMAG addressed a broad set of related topics. The following four CMAGs were established:

- **Infrastructure** (covering issues such as)
 - Roads
 - Trails
 - Sidewalks
 - Parks
 - Recreational facilities
 - Police and fire stations
 - Sewers



- **Land Use** (covering issues such as)
 - Location of future development
 - Form and type of future development
 - Zoning ordinance rewrite
 - Infill development strategies
 - Annexation policy
 - Historic preservation
- **Economic Development** (covering issues such as)
 - Employment opportunities
 - Labor force
 - Shopping opportunities
 - Business climate
- **Quality of Life** (covering issues such as)
 - Housing
 - Air quality
 - Water quality
 - Community character/appearance
 - Cultural amenities

The community member advisory groups reviewed all the comments, ideas, and suggestions that were received at eight town hall meetings, online, or were directly submitted by CMAG members, regarding the strengths, weaknesses, challenges, and opportunities facing Muscatine. The CMAGs then came to a consensus on which of these comments the new comprehensive plan should address. City staff then created an initial draft of goals and implementation strategies designed to address these identified comments. The CMAGs then reviewed and revised the draft goals and implementation strategies. This process continued until a consensus of CMAG members was reached that the goals and their implementation strategies represented the vision of the community and how best to achieve this vision. These goals and implementation strategies were then integrated with the relevant background and statistical information to form the chapters of this comprehensive plan.

Community Member Advisory Group Meetings

Quality of Life

- October 18, 2012
- October 20, 2012
- November 27, 2012
- December 13, 2012
- January 10, 2013
- January 31, 2013
- February 9, 2013
- March 7, 2013
- March 19, 2013
- April 10, 2013

Infrastructure

- October 8, 2012
- October 29, 2012
- November 19, 2012
- December 10, 2012

Economic Development

- October 12, 2012
- November 14, 2012
- November 28, 2012
- December 5, 2013
- December 19, 2013
- January 14, 2013
- January 28, 2013

Land Use

- October 10, 2012
- November 8, 2012
- November 28, 2012
- January 15, 2013
- February 5, 2013
- February 28, 2013



The Vision for Muscatine’s Future Contained Within the Comprehensive Plan

The vision of what the community desires Muscatine to become is captured by the Comprehensive Plan in its goals and in the Future Land Use Plan, an integral part of the Comprehensive Plan. Following in the remainder of this chapter are all of the goals of the Comprehensive Plan and their corresponding implementation strategies and the Future Land Use Plan. Detailed discussion of and related statistical and background on each goal and on the Future Land Use Plan can be found in the relevant chapter.

In order for goals to be achieved there must be strategies to implement the vision of a better Muscatine as laid out in the Comprehensive Plan. Each goal contained in the Plan is accompanied by specific implementation strategies necessary to make that goal a reality.

There are three types of implementation strategies: policies, actions, and projects. Policies contain the standard which, if followed in all city actions and activities subject to review by the City, will advance the goal that they support. Policies contained within the Comprehensive Plan are advisory and compliance is not mandatory, however when taking an action contrary to what is contained in the Plan this fact should be noted and an explanation given.

Actions detail the specific initiatives that the City can take to achieve a listed goal. Actions include such things as creating the necessary regulations to implement a goal, performing a study to understand how a goal might be achieved, or identifying funding to achieve a goal.

Projects are specific capital improvement projects that if constructed would advance a listed goal. When the City develops future capital improvement plans, strong consideration should be given to these specific projects listed in the Comprehensive Plan.

The Future Land Use Plan summarizes the Muscatine community’s vision of how and where development, preservation, and public realm investment should occur. These maps show the geographic layout of Muscatine’s preferred future land uses, however does not capture the full detail of the Comprehensive Plan goals, identify the full range of recommended implementation strategies, or present any staging of development priorities.

Transportation—Chapter 3

Goal T.1: Complete Current Projects

Complete transportation related capital improvement projects currently underway.

Policy T.1.A: Highest priority should be given to the projects for which City of Muscatine has already begun to construct, design, or study (See Figure 2).

Policy T.1.B: As future phases of the West Sewer Separation Project are designed and constructed, to determine if work being done as part of the West Sewer Separation Project can be leveraged to achieve other goals set forth in the Comprehensive Plan.

Project T.1.C: Complete the West Hill Sewer Separation Project by 2028.

Action T.1.D: Complete the 38/61 Connector Study.

Project T.1.E: Cedar Street reconstruction.

Project T.1.F: Colorado Street reconstruction.

Project T.1.G: Musser Park to Wiggins Road Trail.

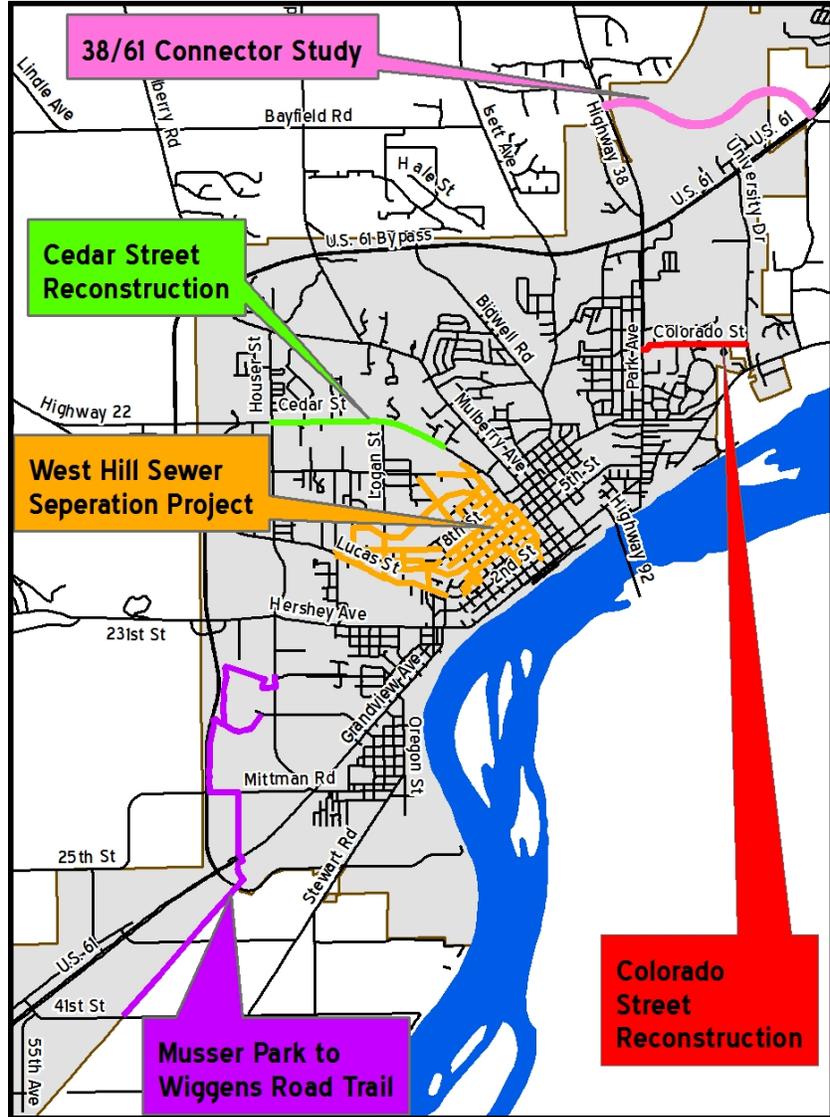


Figure 2: Goal T.1



Goal T.2: Roadway Maintenance

Maintain existing roads, inclusive of curbs, handicap ramps, and railroad crossings, to a Pavement Condition Index Score of 60 or better, through the appropriate overlay, full depth patching, and crack sealing projects.

Policy T.2.A: The maintenance of existing roadways is a high priority, only the projects identified in Goal T.1 and Goal T.6 are of an equal priority.

Policy T.2.B: Roadway maintenance projects for segments of road to be reconstructed during the West Hill Sewer Separation Project or for which plans for reconstruction are part the adopted City of Muscatine Capital Improvement Plan, will be considered the lowest priority for roadway maintenance projects.

Action T.2.C: A comprehensive roadway inventory from which pavement condition index scores are derived should be conducted at least once every three years.

Action T.2.D: Annually develop a list of roadway maintenance projects, overlays, full depth patching, and crack sealing necessary to achieving the goal of all segments of City of Muscatine roadways of having a pavement condition index score of 60 or better.

Action T.2.E: Increase annual funding for roadway maintenance projects from \$500,000 to \$750,000.

Action T.2.F: Annually developed a list of projects necessary to meeting American with Disability Acts standards regarding handicap accessible intersections.

Project T.2.G: All projects annually identified as necessary to achieving the goal of all segments of City of Muscatine roadway of having a pavement condition index score of 60 or better.

Project T.2.H: Projects necessary to meeting American with Disability Acts standards regarding handicap accessible intersections.

Goal T.3: Mississippi Drive Corridor (U.S. 61 Business)

Reconstruction of 1.6 miles of Mississippi Drive (pavement & curb/gutter); street lighting, landscaping, gateway features; pedestrian crossings and sidewalk improvements; traffic signals and geometric improvements; and storm drainage improvements and roadway embankment work intended to improve flood protection (see Figure 3).

Policy T.3.A: Completion of the Mississippi Drive Corridor Project is a high priority.

Action T.3.B: Completed a final design of the project that complies with the Mississippi Drive Corridor Phase 1 Environmental Study & Preliminary Engineering.

Action T.3.C: Work with state and federal partners to obtain project funding.

Project T.3.D: Reconstruction of 1.6 miles of Mississippi Drive.



Figure 3: Extent of the Mississippi Drive Corridor



Goal T.4: Park Avenue Corridor (U.S. 61 Business)

Enhance and improve Park Avenue south of the U.S. 61 Bypass and 2nd Street from Park Avenue to the Norbert F. Beckey Bridge. Improvements to Park Avenue and 2nd Street are critical to the revitalization and enhancement of the Park Avenue Corridor and creating an attractive gateway into Muscatine, both major goals of the Comprehensive Plan.

Policy T.4.A: Enhancement and improvements to the following aspects of Park Avenue should be pursued in tandem with a similar effort along Grandview Avenue as the logical extension of what will be accomplished along U.S. 61 Business with the Mississippi Drive Corridor Project.

Policy T.4.B: Infrastructure improvements and enhancements to Park Avenue will be part of a comprehensive effort to revitalize and enhance the Park Avenue Corridor

- Pavement & Curb/Gutter
- Street lighting
- Lane Configuration
- Landscaping
- Gateway Features
- Sidewalks and Pedestrian Crossings
- Traffic Signals
- Intersection Geometry
- Storm Water Drainage
- Overhead Utility Lines

Policy T.4.C: Planning that will precede infrastructure improvements and enhancements to Park Avenue will specifically examine the following issues:

- Low maintenance aesthetic enhancements, because Park Avenue is a key gateway into Muscatine and plays an important role in the way that Muscatine is perceived.
- Conversion to a three lane configuration (South of Colorado Street). This type of configuration could possibly spur development along this stretch of Park Avenue by making it easier for left turning traffic to access businesses along the street. The current four line configuration creates very narrow travel lanes., Switching to a three lane configuration, in addition to allowing for the creation of a dedicate travel lane, would allow for the travel lanes to be widened to a standard width.
- Improvements to the Park Avenue and 5th Street intersection. This is a tight corner and there are concerns regarding larger vehicles trying to make this turn.
- The geometry of the five-way intersection of Park Avenue, 4th Street, 2nd Street should be improved

Action T.4.D: Work with community stakeholders and the Iowa Department of Transportation to develop a plan to improve and enhance Park Avenue.

Action T.4.E: Work with state and federal partners to fund project.

Project T.4.F: Improve and enhance Park Avenue.



Figure 4: Extent of the Park Avenue Corridor



Goal T.5: Grandview Avenue Corridor (U.S. 61 Business)

Enhance and improve Grandview Avenue between U.S. 61 and Green Street. Improvements to this segment of Grandview Avenue are critical to the revitalization and enhancement of the Grandview Avenue Corridor and creating an attractive gateway into Muscatine, both major goals of the Comprehensive Plan.

Policy T.5.A: Enhancement and improvements to the following aspects of Grandview Avenue should be pursued in tandem with a similar effort along Park Avenue as the logical extension of what will be accomplished along U.S. 61 Business with the Mississippi Drive Corridor Project.

- Pavement & Curb/
Gutter
- Street lighting
- Lane Configuration
- Landscaping
- Gateway Features
- Sidewalks and
Pedestrian Crossings
- Traffic Signals
- Intersection Geometry
- Storm Water Drainage
- Overhead Utility Lines

Policy T.5.B: Infrastructure improvements and enhancements to Grandview Avenue will be part of a comprehensive effort to revitalize and enhance the Grandview Avenue Corridor

Policy T.5.C: Planning that will precede any infrastructure improvements and enhancements to Grandview Avenue will specifically examine the following issues.

- Low maintenance aesthetic enhancements. Grandview Avenue is a key gateway into Muscatine that plays an important role in the way that Muscatine is perceived.
- The burial of existing overhead utility lines to enhance the appearance of the Grandview Avenue corridor.

Action T.5.D: Work with community stakeholders and the Iowa Department of Transportation to develop a plan to improve and enhance Grandview Avenue.

Action T.5.E: Work with state and federal partners to fund project.

Project T.5.F: Improve and enhance Grandview Avenue from U.S. 61 to Green St



Figure 5: Extent of the Grandview Avenue Corridor



Goal T.6: Mulberry Avenue

Reconstruct Mulberry Avenue from Houser Street to the U.S. 61 Bypass to adequately serve current and anticipated future traffic volumes. Currently this segment of Mulberry Avenue is an aging narrow rural style two-lane road, lined by deep ditches, which lacks curb, gutter, shoulder or sidewalks. Traffic has increased by 63.2% between 1998 and 2010. Continuing development will further increase the amount of traffic on this segment of Mulberry Avenue.

Policy T.6.A: After completion of projects currently underway on Cedar Street and Colorado Street, reconstruction of Mulberry Avenue from Houser Street to the U.S. 61 Bypass will be the top transportation infrastructure improvement priority.

Action T.6.B: Apply for Surface Transportation Program funding to reconstruct Mulberry Avenue from Houser Street to the U.S. 61 Bypass at the next available opportunity.

Action T.6.C: Because funding for full reconstruction is unlikely to be available prior to 2016, identify any feasible and affordable interim improvement that could be utilized for this section of Mulberry Avenue,

Project T.6.D: Construct identified interim improvements.

Project T.6.E: Reconstruction of Mulberry Avenue from Houser Street to the U.S. 61 Bypass.

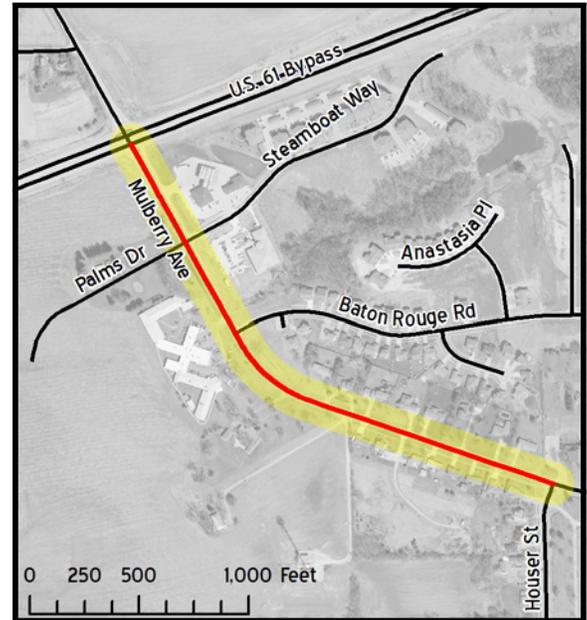


Figure 6: Portion of Mulberry Ave. Covered by Goal T.6

Goal T.7: Lucas Street

Reconstruct Lucas Street from Houser Street to the U.S. 61 Bypass. Lucas Street currently an aging narrow rural-style two-lane road, lined by deep ditches, and lacks curb, gutter, shoulder or sidewalks, from Houser Street to the Bypass. Realign the Lucas Street/U.S. 61 Bypass intersection to create a 90 degree intersection, as the current geometry of this intersection is a hazard.

Policy T.7.A: The reconstruction of Lucas Street from Houser Street to the U.S. 61 Bypass and realignment of the Lucas Street/U.S. 61 Bypass intersection should occur after the reconstruction of Mulberry Avenue, due to lower traffic volumes.

Action T.7.B: Identify and pursue the appropriate funding sources.

Project T.7.C: Reconstruction of Lucas Street from Houser Street to the U.S. 61 Bypass including the realignment of the Lucas Street/U.S. 61 Bypass intersection to create a 90 degree intersection.



Figure 7: Portion of Lucas St Covered by Goal T.7



Goal T.8: South Houser Street Corridor

Improve Houser Street from Lucas Street to the Mittman Road and Mittman Road from Houser Street to Grand view Avenue. Redesign the Grandview/Mittman/Sampson intersection, including the installation of permanent traffic signals.

Policy T.8.A: The improvement of Houser Street from Lucas Street to the Mittman Road and Mittman Road from Houser Street to Grand view Avenue is a lower priority than improvements to Mulberry Avenue and Lucas Street

Policy T.8.B: The redesign of the Grandview/Mittman/Sampson intersection, including the installation of permanent traffic signal, is a higher priority than improvements to Houser Street and Mittman Road.

Action T.8.C: Identify and pursue the appropriate funding sources.

Project T.8.D: Improvements to identified sections of Houser Street and Mittman Roads.

Project T.8.E: Redesign of the Grandview/Mittman/Sampson intersection, including the Installation of permanent traffic signals.

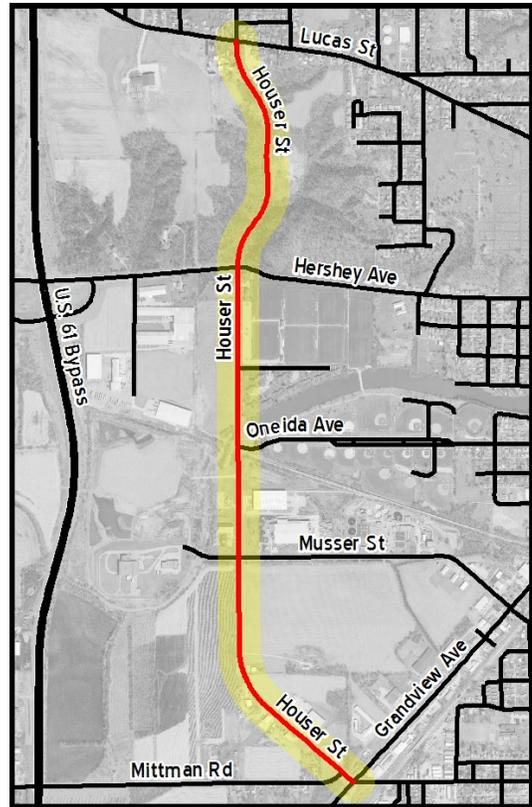


Figure 8: Extent of Goal T.8

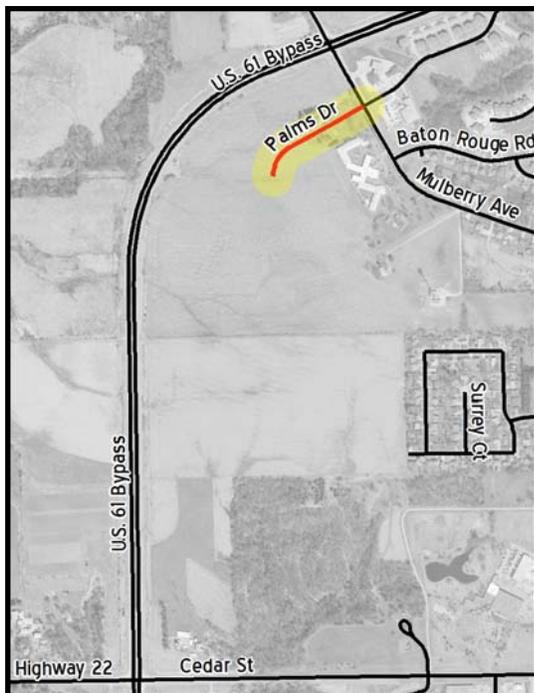


Figure 9: Current Extent of Palms Drive in Relation to Mulberry Avenue and Cedar Street

Goal T.9: Palms Drive

Extend Palms Drive to Cedar Street forming an additional connector between Mulberry Avenue and Cedar Street. Currently Palms Drive is a short road that serves as access to a commercial subdivision off of Mulberry Avenue.

Policy T.9.A: Any future extension of Palms Drive should be paid for by development along the future extension.

Policy T.9.B: Any future extension of Palms Drive should be designed to collector street standards which would allow Palms Drive to adequately serve as a connector between Cedar Street and Mulberry Avenue.

Policy T.9.C: Development within this corridor should only be permitted to occur in a manner that leaves a viable corridor for the extension of Palms Drive to Cedar Street.



Goal T.10: 38/61 Connector Road

A new connector road should be constructed between a Highway 38 and U.S. 61 as recommended by the 38/61 Connector Road Study.

Policy T.10.A: The construction of a 38/61 Connector Road should be paid for by development that will be accessed by it.

Policy T.10.B: The 38/61 Connector Road should be constructed to the design standards and route recommended by the 38/61 Connector Road Study.

Policy T.10.C: Development within this corridor should only be permitted to occur in a manner that leaves a viable corridor for the construction of the 38/61 Connector Road. Development should also leave open a viable route for the extension of University Drive to 180th Street.

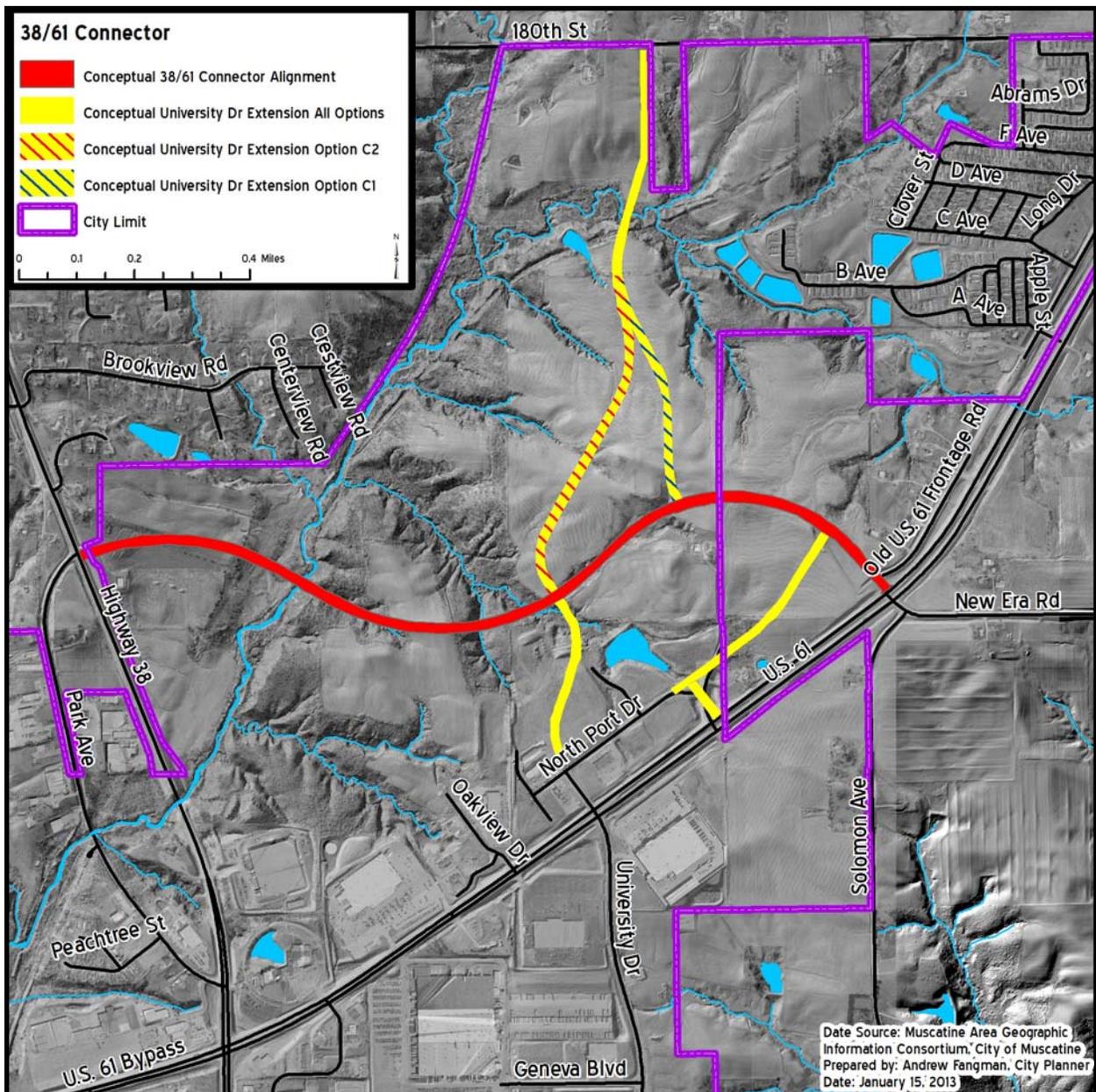


Figure 10: Conceptual 38/61 Alignment



Goal T.11: Complete Streets

Improve both Muscatine’s image and its function by providing a safe and attractive environment for street users of all ages and abilities such as including motorists, pedestrians, bicyclists, mass transit, children, senior citizens, individuals with disabilities, freight carriers, emergency responders and adjacent land users.

Policy T.11.A: The design, operation and maintenance of the City of Muscatine street network will create a connected network of streets accommodating in a safe, easily accessible, convenient, comfortable, and visually appealing manner users of all ages and abilities, including motorists, pedestrians, bicyclists, mass transit, children, senior citizens, individuals with disabilities, freight carriers, emergency responders and adjacent land users.

Policy T.11.B: Implementation of the goal of complete streets will guide the planning, funding, design, construction, operation, and maintenance of all new and modified streets in the City of Muscatine. The City shall approach every transportation improvement project phase as an opportunity to create safer, more accessible streets for all users. These phases include, but are not limited to: planning, programming, design, right-of-way acquisition, construction, construction engineering, reconstruction, operation and maintenance. Other changes to streets and rights-of-way, including capital improvements, re-channelization projects and major maintenance, should also be considered.

Policy T.11.C: When any of conditions listed in the bulleted points below exist in a specific project location, an exemption to the Complete Streets Policy may be granted. For an exemption to be granted a determination that incorporating new bicycle, pedestrian, and or public transit facilities is impracticable and/or undesirable must be made. This determination may occur during the budget and capital improvements program approval process or when project plans and specifications are being prepared. Any granted exemptions will be reported in writing with supporting data that indicates the reason for the granting the exemption. This report will be made available to the City Council prior to approval of the project plans and specifications in question.

- Non-motorized users are prohibited on the roadway.
- Severe topographic constraints exist.
- There is documentation that there is an absence of current and/or future need.
- The cost of accommodations, including potential right-of-way acquisition, for a particular mode is excessively disproportionate to the need and potential benefit of a project.
- The project involves ordinary maintenance activities designed to keep assets in acceptable condition, such as cleaning, sealing, spot repairs, patching and surface treatments.
- Scarcity of population, travel, and attractors, both existing and future, indicate an absence of need for accommodation of non-motorized users.



- Where a reasonable and equivalent project along the same corridor is already existed or is programmed to provide facilities exempted from the project at hand.

Policy T.11.D: Transportation infrastructure serving non-motorized user should be linked to form a comprehensive network of community-wide network of routes for non-motorized travel that allow for members of the community to travel safely from their home to their destination by foot, bike, or by other non-motorized means and for children to be able walk or bike to school safely.

Policy T.11.E: The City of Muscatine will work with the Iowa Department of Transportation to upgrade state highways, excluding U.S. 61 and the U.S. 61 Bypass, running through Muscatine to the complete streets goal.

Policy T.11.F: For a privately constructed street to be accepted by the City of Muscatine it must be built in compliance the complete street standards established to achieve the complete streets goal.

Policy T.11.G: The City of Muscatine shall follow accepted or adopted design standards and use the best and latest design standards available in urban design and street design, construction, operations and maintenance. When implementing this complete streets goal the City will be not be precluded from considering innovative or nontraditional design options where a comparable level of safety for users is present or provided.

Policy T.11.H: Keep street pavement widths to the minimum necessary.

Policy T.11.I: Where physical conditions warrant, plant trees whenever a street is newly constructed, reconstructed, or relocated.

Policy T.11.J: To further the Complete Streets policy to ensure that the transportation project development process will include early consideration of the land use and transportation context of the project, the identification of gaps or deficiencies in the network for various user groups that could be addressed by the project, and an assessment of the tradeoffs to balance the needs of all users. The context factors that should be given high priority include the following:

- Whether the corridor provides a primary access to a significant destination such as a park or recreational area, a school, a shopping / commercial area, or an employment center;
- Whether the corridor provides access across a natural or man-made barrier such as a river, creek, divided highway, or railroad;
- Whether the corridor is in an area where a relatively high number of users of non-motorized transportation modes can be anticipated;
- Whether a road corridor provides important continuity or connectivity links for an existing trail or safe route for non-motorized travel network; or
- Whether nearby routes that provide a similar level of convenience and connectivity already exist.



- Whether nearby routes that provide a similar level of convenience and connectivity already exist.

Action T.11.K: A detailed inventory of the pedestrian and bicycling facility infrastructure will be conducted.

Action T.11.L: The City of Muscatine shall collect data measuring how well the streets of the City of Muscatine are serving each category of users. Data may include: latent demand, existing levels of service for different modes of transport and users, collision statistics, bicycle and pedestrian injuries and fatalities, or others.

Action T.11.M: The City of Muscatine shall put into place performance standard with measurable benchmarks reflecting the ability of users to travel in safety and comfort. Performance standards may include: transportation mode shift, miles of new bicycle facilities or sidewalks, percentage of streets with tree canopy and low design speeds, public participation, or others.

Action T.11.M: Update all necessary and appropriate codes, standards and ordinances to ensure that design components for all new or modified streets further the goal of complete streets.

Action T.11.N: The City of Muscatine will examine all planned capital improvements projects to determine if they can be leveraged to advance the goal of complete streets.

Action T.11.O: The City of Muscatine, working with community members and stakeholders, will identify and map critical routes for non-motorized travel linking schools, parks, bus stops, most major employment and shopping centers, and residential areas.

Action T.11.P: A detailed implementation plan will be developed to make the identified critical routes for non-motorized travel safe. The detailed implementation plan will include a list of capital improvement projects addressing the gaps and deficiencies identified in the inventory. The implementation plan will also detail the sequence and location in which inspection and maintenance of existing sidewalks and capital improvement projects need to be completed in order to build a network of critical routes for non-motorized travel outward from each school and the ultimately link them together into a community-wide network of safe routes for non-motorized travel.



Goal T.12 Safe Routes for Non-Motorized Travel

Members of the community should have the opportunity to travel safely to their destination by foot, bike, or by other non-motorized means. Children should be able walk or bike to their school safely. To achieve this goal critical routes for non-motorized travel, linking schools, parks, bus stops, most major employment and shopping centers, and that are located within 400 feet of most residences in Muscatine will be identified. These routes will be made safe and attractive for travel by foot, bike, wheelchair, and all other forms of legal non-motorized travel.

Policy T.12.A: All streets, sidewalks, trails, and pedestrian crossings along identified critical routes for non-motorized travel will be improved and maintained to standards ensuring that they are safe for travel by foot, bike, wheelchair, and all other forms of legal non-motorized travel.

Policy T.12.B: In order to accomplish this long term goal and to maximize short and medium term benefits of networks, safe routes for non-motorized travel that radiate out from schools to the residential areas that they serve will be established. Then these school centered networks of safe routes for non-motorized travel will be linked together to form a community-wide network of routes for non-motorized travel.

Policy T.12.C: The identified network of routes for non-motorized travel will be divided into segments. A segment is defined as existing sidewalks between the intersection of critical routes for non-motorized travel or critical destination such as schools, parks, trailheads, etc. Inspection and the resulting maintenance/repairs will occur on a segment by segment basis. Inspection and the resulting maintenance/repair activity should encompass an entire segment to ensure that useful links in creating a network of safe routes for non-motorized travel are being created.

Policy T.12.D: Capital improvement projects and sidewalk inspection activities occurring along the segments of critical routes for non-motorized travel are a priority.

Policy T.12.E: Capital improvement projects and sidewalk inspection activities that link together smaller completed networks of safe routes for non-motorized travel routes are a priority.

Policy T.12.F: Capital improvement projects and sidewalk inspection activities that leverage planned road improvement projects, trail extensions, and the West Hill Sewer Separation Project are a priority.

Policy T.12.G: Capital improvement projects and sidewalk inspection activities that can be accomplished through a partnership between a school, business, institution, property owner, community group, or other governmental agencies and the City of Muscatine are a priority.



Action T.12.H: The City of Muscatine, working with community members and stakeholders, will identify and map critical routes for non-motorized travel linking schools, parks, bus stops, most major employment and shopping centers, and those located within 400 feet of most residences in Muscatine.

Action T.12.I: A detailed implementation plan will be developed to make the identified critical routes for non-motorized travel safe.

Action T.12.J: The detailed implementation plan will identify measurable standards for what constitutes a safe route for pedestrian, bicyclist, wheelchair, and other relevant non-motorized use. Standards regarding width, condition, the Americans with Disability Act, etc. will be developed for sidewalks, trails, streets and pedestrian crossings. Multiple standards may be developed in order to account for factors such traffic levels, topography, and existing infrastructure.

Action T.12.K: The detailed implementation plan will include detailed inventory of existing sidewalks and trails located along identified critical routes for non-motorized travel. Gaps where no sidewalks currently exist will be identified. Crossings along identified critical pedestrian/bike routes will be inventoried and those not meeting standards identified. Inspection of the condition of existing sidewalks will **NOT** be done as part of this inventory

Action T.12.L: The detailed implementation plan will include a list of capital improvement projects addressing the gaps and deficiencies identified in the inventory. Examples of these projects include the construction of new sidewalks, construction of new trail segments, improvements to crossings, and enhancements to existing sidewalks, trails, and streets.

Action T.12.M: The implementation plan will detail the sequence and location in which inspection and maintenance of existing sidewalks and capital improvement projects need to be completed in order to build a network of critical routes for non-motorized travel outward from each school and the ultimately link them together into a community-wide network of safe routes for non-motorized travel.

Project T.12.N: Capital improvement projects and the inspection and maintenance of existing sidewalks will occur on an ongoing basis at a rate determined by available funds and opportunities to leverage other capital projects and community partnerships. This work will be performed in a prioritized manner until identified critical routes for non-motorized travel are brought up to standard.



Goal T.13: Trails

Trails are an important asset to the community. They form the backbone of the identified critical non-motorized transportation routes, serve as the local segment of national Mississippi River Trail and American Discovery Trail, and are a recreational amenity that enhances the quality of life of Muscatine residents. The existing network of trails should be extended and expanded to better serve these important functions.

Policy T.13.A: Trail extension and enhancement projects for which there are opportunities to construct through a partnership between a school, business, institution, property owner, community group, or other governmental agencies and the City of Muscatine are the highest priority.

Policy T.13.B: Trail extension projects are listed below in order of priority, see Figure 47 for location.

Action T.13.C: Identify a feasible route for connecting the southern end of the Cedar Street Trail and the Riverfront Trail.

Project T.13.D: Musser Park to Wiggins Road Trail.

Project T.13.E: A trail connecting Kent Stein Park/Muscatine Soccer Complex to the existing trail network at Discovery Park.

Project T.13.F: A trail running along Mad Creek from Washington Street connecting to the existing trail network at the riverfront.

Project T.13.G: Trail connecting the Mulberry Avenue/U.S. 61 Bypass to the existing to the existing Mad Creek Greenbelt Trail at the U.S. 61 Bypass underpass

Project T.13.H: A trail connecting the Cedar Street Trail and the Riverfront Trail as identified in Action T.14.C.

Project T.13.I: A trail running along Mad Creek from Washington Street connecting to the existing Mad Creek Greenbelt Trail at Lake Park Boulevard.

Project T.13.J: Provide trail amenities - mile markers, benches, trail heads etc.

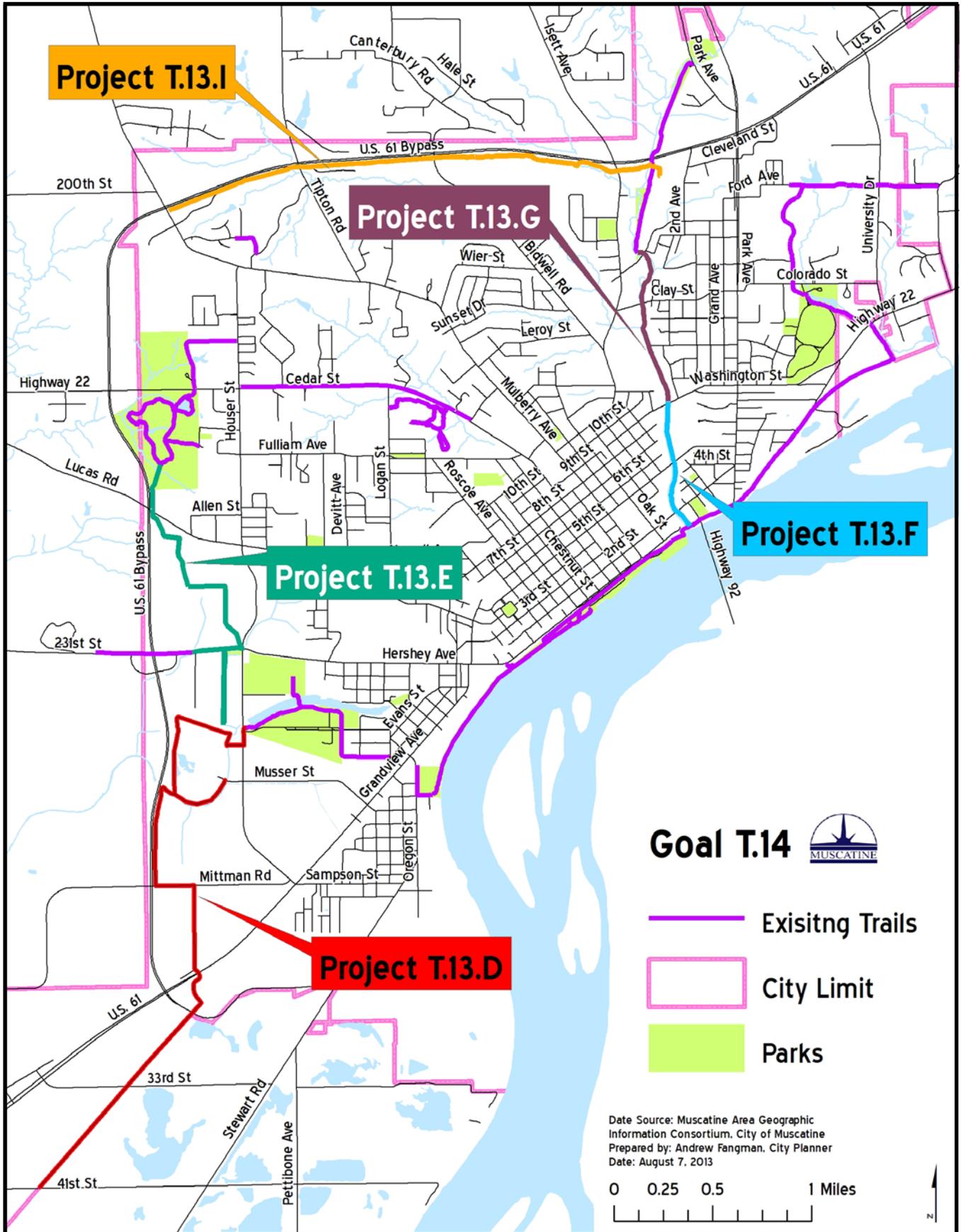


Figure 11: Conceptual Routes of Proposed Trail Extension, routes depicted are conceptual only, final routes may vary



Goal T.15: Muscatine Municipal Airport

To continue to provide safe and efficient aviation facilities and services to the community which will promote commercial and industrial growth and stability of the city, and provide for the needs of the recreational and leisure activities involving aviation.

Policy T.15.A: Working with the State of Iowa and the Federal Aviation Administration, airport maintenance and improvement projects as detailed (and listed below) in the adopted Airport Capital Improvement Program and the airport long range needs assessment, projects should be constructed in the identified sequence.

Policy T.15.B: In the event that there is inadequate funding to accomplish all the listed projects, those needed projects to maintain existing airport assets will take priority over the construction of new capital improvements.

Policy T.15.C: Land use in the vicinity of the airport will be regulated in a manner that ensures the use of land in the vicinity of the airport is compatible with the continued aviation operation and does not create an unacceptable risk to the safety of both airport users and those living and working nearby.

Action T.15.D: The City of Muscatine will work with the Iowa Department of Transportation, Muscatine County, Louisa County, and the City of Fruitland to make sure that land use regulations ensure that land use in the vicinity of the airport is compatible with the continued aviation operation at the airport and that it does not create an unacceptable risk to the safety of both of the airport users and those living and working nearby.

Project T.15.E: Runway 6/24 and rehabilitation and airfield joint sealing, FY 2014.

Project T.15.F: T-hangar apron drainage improvement, FY 2014.

Project T.15.G: Airport layout plan update, FY 2015.

Project T.15.H: Connector road between hangar access road and T-hangars, FY 2015.

Project T.15.I: Upgrade fuel facility with submersible pump, FY 2016.

Project T.15.J: T-hangar apron expansion, FY 2016 (design) FY 2017 (construction).

Project T.15.K: T-hangar apron construction, FY 2016 (design) FY 2017 (construction).

Project T.15.L: Taxiway B pavement maintenance, FY 2017.



Project T.15.M: Runway 12/30 pavement maintenance, FY 2018.

Project T.15.N: Apron pavement maintenance, FY 2019.

Project T.15.O: T-hangar reconstruction, FY 20201.

Project T.15.P: Airfield pavement maintenance, FY 2021.

Project T.15.Q: Snow removal equipment, FY 2022.

Project T.15.R: Snow removal equipment building/municipal hangar, FY 2023

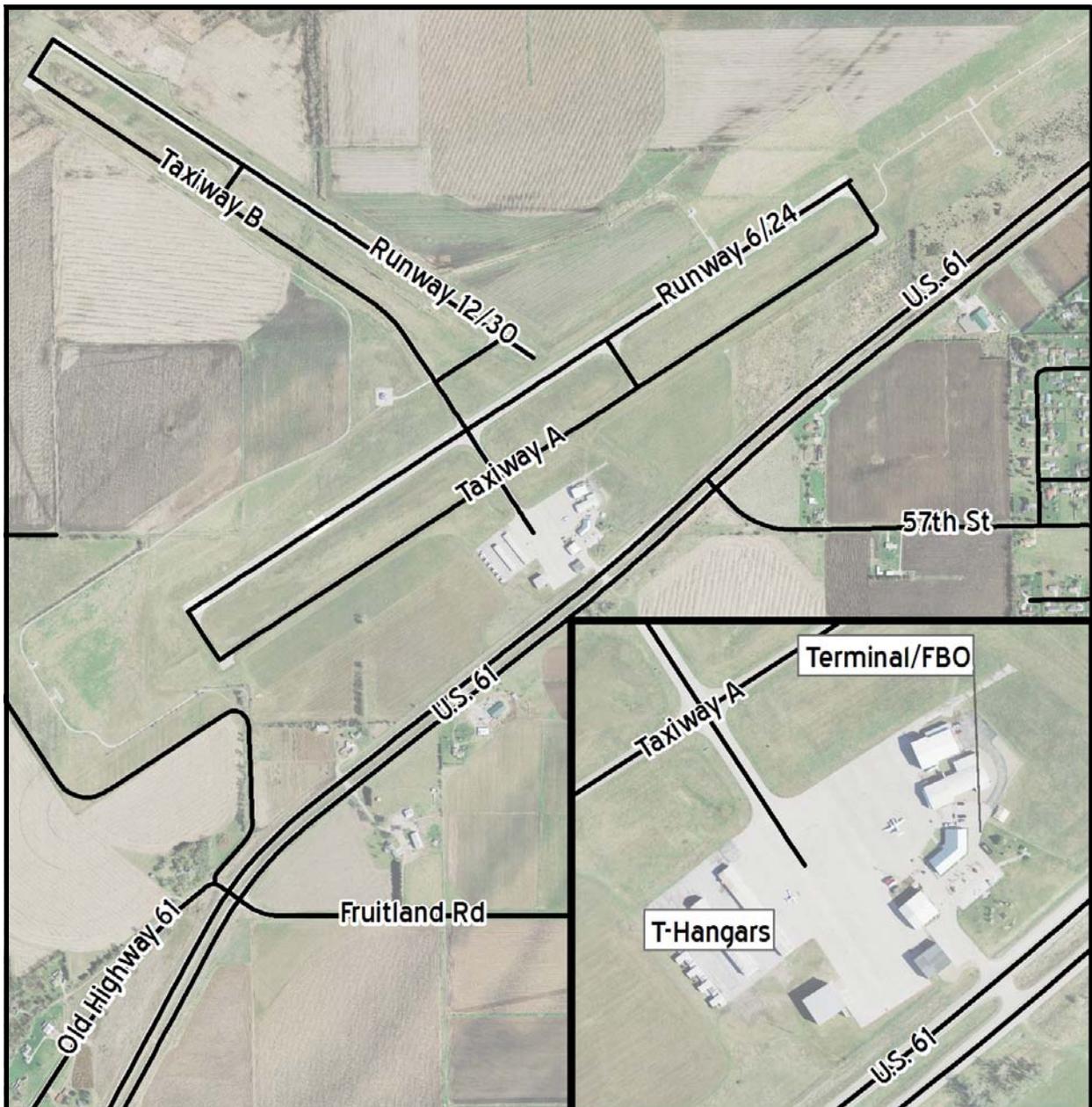


Figure 12: Muscatine Municipal Airport



Environmental Quality—Chapter 4

Goal EQ.1: Public Facilities/Operations

For public facilities and operations to be a model for the private sector in implementing environmental quality programs.

Policy EQ.1.A: City of Muscatine employees will make as few work related trips as feasible.

Action EQ.1.B: The City of Muscatine will where feasible implement trip reduction programs for municipal employees, including such things as:

- Teleconferencing in lieu of employee travel to conferences and meetings when feasible.
- Telecommuting where and when feasible.

Policy EQ.1.C: City of Muscatine vehicles should be procured and operated in manner to reduce emissions.

Action EQ.1.D: Where feasible City vehicles will be replaced or upgraded in manner that reduces vehicle emissions.

Action EQ.1.E: Reduction of emissions and fuel consumption will be an important consideration in operations of City vehicles.

Goal EQ.2: Energy Consumption

Reduce the environmental impacts related to energy consumption and production.

Policy EQ.2.A: City of Muscatine regulations and policies will promote energy efficiency.

Policy EQ.2.B: Encouragement of production of energy in a manner that reduces negative environmental impacts.

Action EQ.2.C: The City of Muscatine will work with local energy providers and businesses to promote voluntary incentive based programs to encourage the use of energy efficient designs and equipment.

Action EQ.2.D: The City of Muscatine will cooperate with the local building industry, and utilities to promote voluntary enhanced energy conservation standards for new construction and rehabilitation projects.

Action EQ.2.E: The City of Muscatine will encourage local energy producers to continue to monitor the feasibility of making changes to the manner of energy production that would reduce emissions.

Action EQ.2.F: The City of Muscatine will make changes to the zoning ordinance to better accommodate, without negatively impacting neighboring properties, businesses and residents generating power with their own wind turbines or solar panels.



Goal EQ.3: Education and Community Partnerships

Work with community partners to improve the environmental quality of the community and the public's understanding of these issues.

Policy EQ.3.A: The City of Muscatine will work with community partners to improve the public's understanding of the land use, transportation, and environment quality link.

Action EQ.3.B: The City of Muscatine will work with local public and private groups that provide education programs regarding the impact of excessive idling on air quality.

Action EQ.3.C: The City of Muscatine will work with neighboring jurisdictions and affected agencies to address cross-jurisdictional and regional transportation and air quality issues.

Goal EQ.4: West Hill Sewer Separation Project

Complete the West Hill Sewer Separation project by 2028.

Policy EQ.4.A: As future phases of the West Hill Sewer Separation Project are designed and constructed, to determine if work being done as part of the West Sewer Separation Project can be leveraged to achieve other goals set forth in the Comprehensive Plan.

Project EQ.4.B: Completion of the West Hill Separation Project in multiple phases.

Goal EQ.5: Flood Plain

To regulate the use of land in those areas of the City which are subject to predictable inundations at frequent intervals to assure that flood carrying capacity within the altered or relocated portion of any watercourse is maintained. Such land use controls are necessary to qualify property owners for flood insurance under the National Flood Insurance Act of 1968. The regulations, while permitting reasonable economic and social use of such properties, help protect health, safety, and general welfare and reduce financial burdens imposed on the community, governmental units, and its individuals caused by frequent and periodic floods and the overflow of lands.

Policy LU.5.A: The City of Muscatine will maintain legally enforceable floodplain management regulations that are compliant with Title 44 Code of Federal Regulations 60, in order to ensure that Muscatine residents and business are eligible to participate in the National Flood Insurance Program.

Action EQ.5.B: Monitor and update when necessary the City's floodplain management regulations to ensure continued compliance with Title 44 Code of Federal Regulations 60.



Land Use—Chapter 5

Goal LU.1: Implement the Future Land Use Plan

Implement the Future Land Use Plan contained within the City of Muscatine Comprehensive Plan through regulations such as the zoning code, subdivision regulations.

Policy LU.1.A: All future rezoning should be in compliance with the Future Land Use Plan.

Policy LU.1.B: The zoning ordinance should be structured in a manner that supports the implementation of the Future Land Use Plan.

Goal LU.2: Zoning Ordinance Rewrite

A zoning ordinance that implement the vision of an ideal community as contained in this Comprehensive Plan.

Policy LU.2.A: The Comprehensive Plan will be the basis of the Zoning Ordinance.

Policy LU.2.B: Ensure that land use regulations contained within the zoning ordinance have sufficient flexibility to be adapted unique and difficult site conditions.

Policy LU.2.C: Ensure that land use regulations contained within the zoning ordinance have sufficient flexibility to preserve the unique character of individual neighborhoods.

Policy LU.2.D: The zoning ordinance should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

Policy LU.2.E: The zoning ordinance should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

Policy LU.2.F: Use form based zoning where it is the most effective tool to implement the goals of the Comprehensive Plan. Form based zoning is a method of land use regulation characterized by 1) emphasis on form regulations (building size, location, appearance) and 2) prescriptive rules (what a community does want to see built). Form codes are designed to provide more flexibility than conventional codes to promote development in largely built out communities. These codes work well in established communities because they effectively define and codify a neighborhood's existing characteristics

Policy LU.2.G: Make the zoning ordinance more user-friendly.

Policy LU.2.H: Streamline enumerated uses into broad categories. Clearly define the general uses so that applications can easily be sorted into the appropriate category. Regulate the real items of concern—size, hours, deliveries, and emissions of noise, odor, dust, gas, smoke, or vibration.



Policy LU.2.I: The zoning ordinance will be structured so as to encourage investment in nonconforming structures where they are not actively detracting from the surrounding neighborhood.

Action LU.2.J: With extensive public and stakeholder input and participation, Comprehensively reviewed and rewrite the zoning ordinance in manner that implements the vision of an ideal community that is contained in this Comprehensive Plan.

Action LU.2.K: Make use of tables and illustrations in the revised zoning ordinance to make clear the different permitted uses, parking, signage, and any form standards between various districts

Action LU.2.L: The revised zoning ordinance will be made fully functional online, including linked.

Goal LU.3: Infill

Increase new development (housing and commercial) on vacant lots in portions of the City already served by public infrastructure.

Policy LU3.A City that polices, regulations, and projects should promote infill development.

Policy LU.3.B: Ensure that infill and redevelopment projects are well-designed and compatible with surrounding uses and building types. Infill should be of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Policy LU.3.C: Recognize that infill development is not inherently “good” simply because it is infill, or a higher density because it is higher density. Where increased density is recommended the benefits of infill must be balance among many community and neighborhood goals.

Action LU.3.D: Take advantage of already existing investments in infrastructure extension and improvement, by implementing a tax abatement to promote development on vacant parcels in currently existing subdivisions which are not yet built out.

Action LU.2.E: Implement Policies LU.3.A, LU.3.B and LU.3.C through revisions to the zoning ordinance.

Goal LU.4: Urban Fringe Development

New urban growth into previously undeveloped land will only occur in locations that are suitable for intensive urban development and have easy access to essential urban infrastructure and services.

Policy LU.4.A Extend City of Muscatine services and infrastructure in a logical and efficient manner that avoids leapfrog development patterns where new development skips over areas of land that is currently undeveloped but is potentially developable.

Policy LU.4.B: Development should only be permitted to occur in a manner that leaves a viable corridor for the extension of Palms Drive to Cedar Street.

Policy LU.4.C: Development should only be permitted to occur in a manner that leaves a viable corridor for the construction of the 38/61 Connector Road.

Action LU.4.D: Implement Policies LU.4.A, LU.4.B and LU.4.C B through revisions to the zoning ordinance.



Goal LU.5: Residential Land Use

Residential land use occurring in manner that enhances the quality of life in Muscatine.

Policy LU.5.A: Protect the character of single-family residential neighborhoods by focusing higher intensity land uses in designated centers and corridors

Policy LU.5.B: Unless indicated otherwise elsewhere in the Comprehensive Plan the general character of existing residential areas should be maintained.

Policy LU.5.C: City of Muscatine policies, regulations, and projects should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

Policy LU.5.D: Residential development and redevelopment should occur in a manner that helps implement the goal of community members having the opportunity to travel safely to their home to their in-town destination by foot or bike and for children should be able walk or bike to their school safely.

Policy LU.5.E: In residential zoning districts at least two off-street parking spots will be required for each dwelling unit.

Policy LU.5.F: Balance the preferences of residents with City-wide and planning goals and priorities when determining the acceptability of changes to parcels of land in or adjacent to existing residential development.

Policy LU.5.G: Allow no further conversion of existing single family homes into duplexes or multi-family dwellings in areas designated as Mixed Density Residential in the Future Land Use Plan.

Policy LU.5.H: Existing duplexes or multi-family dwellings in areas designated as Mixed Density Residential in the Future Land Use Plan are recognized as integral to the character of these area, and on parcels where duplexes and multi-family dwelling currently exist, two or multifamily dwellings will be allowed by right.

Action LU.5.I: Adopt regulations and design standards to protect the desired street and block patterns, land use patterns, and development characteristics of the City’s established neighborhoods, such as building size and height, building setbacks, density, parking, landscaping, and streetscape improvements.

Action LU.5.J: During the process to review and revise the zoning ordinance a zoning district(s) that complies with both policy LU.5.G and LU.5.H will be created and the applied to areas designated as Mixed Density Residential in the Future Land Use Plan.

Action LU.5.K: Set lot sizes and setbacks dating from each neighborhood’s period of initial development as the neighborhood standard in residential areas.



Goal LU.6: Commercial Land Use

Commercial land use occurring in manner that enhances the quality of life in Muscatine.

Policy LU.6.A: Scattered commercial activity in residential areas where historic precedent exists, and desired by area residents is to be considered positive assets to the community and not spot zoning.

Policy LU.6.B: Design standards for larger commercial developments.

Policy LU.6.C: Enhancing the vitality of commercial development downtown.

Action LU.6.D: Implement Policies LU.6.A, LU.6.B, LU.6.C through revisions to the zoning ordinance

Action LU.6.E: Develop and provide incentives for the reintroduction of neighborhood businesses and services, especially neighborhood-serving grocery stores, into appropriate locations of under-served established areas.

Goal LU.7: Industrial Land Use

Industrial land use occurring in manner that enhances both the economy of and the quality of life of Muscatine.

Policy LU.7.A: Industrial development should be located where the proper sizing of infrastructure such as water, sewer, electric, communication and transportation has occurred or can be properly planned and implemented.

Policy LU.7.B: Existing industrial development and areas designated for future development will protected from encroachment by future residential development.

Policy LU.7.C: Undeveloped land zoned for industrial development should located so that it is attractive to development, compatible with surrounding current and planned land uses, and is an adequate distance from planned or existing residential development.

Policy LU.7.D: New industrial developments will be located so that any emissions of noise, odor, dust, gas, smoke, or vibration are not a nuisance to any planned or existing residentially zoned areas.

Action LU.7.E: Implement Policies LU.7.A and LU.7.B through revisions to the zoning ordinance.

Goal LU.8: Adequate Supply of Land for Industrial and Commercial Development

Ensure there is an adequate supply of land that is readily available for commercial or industrial development. These sites should be located so that they are both attractive to industrial or commercial development, compatible with surrounding current and planned land uses, for uses that will include new regulated pollution point sources are an adequate distance from planned or existing residential areas, are zoned appropriately, and have the necessary infrastructure.



Policy LU.8.A: Maintaining an adequate supply of useable industrial and commercial land in appropriate locations will be a consideration in the preparation of a revised zoning ordinance.

Action LU.8.B: Conduct an assessment of the currently available supply of land that is useable for industrial and commercial development and project future demand for such land.

Action LU.8.C: Provide details of how this goal is being met in the staff report that will accompany a revised zoning ordinance.

Action LU.8.D: The City of Muscatine will work with community partners to identify and promote sites that can be suitably developed for a variety of local employment projects including business and industrial parks, office and professional centers, and retail activities.

Goal LU.9: Community Facilities

Retain and enhance community facilities, such as governmental offices, schools, hospitals, parks, cemeteries, religious institutions, police stations, fire stations, recreational facilities, golf courses, etc. as important neighborhood centers and providers of employment, services and amenities.

Policy LU.9.A: Community facilities recognized as use compatible with residential development when appropriate development standards are applied.

Policy LU.9.B: Any community facility zoning district will be based on the requirement of an approved development plan.

Policy LU.9.C: New community facilities will be required to obtain a community facilities zoning.

Policy LU.9.D: Community facilities are recognized as an ideal land use to transition between areas of commercial and industrial land use and residential land use.

Policy LU.9.E: The rezoning of single parcel to a new community facility zoning district in an area zoned for residential use is not considered to be spot zoning so long as the proposed community facility use is compatible with the surrounding residential uses.

Policy LU.9.F Ensure that community facilities or neighborhood schools that are no longer utilized for their originally intended use, remain an asset to the neighborhood through cooperative efforts between the facility/building owner, the City, the neighborhood and local stakeholders.

Policy LU.9.G: Expansion or construction of major community facilities should be carefully planned and constructed so as to avoid undue negative impacts on adjacent neighborhoods, such as loss of housing stock, increased traffic congestion, or spill over parking on neighborhood streets.



Action LU.9.H: Develop, with extensive input from the community and relevant stakeholders of clear, consistent, easily understandable, and effective land use guidelines for community facilities. These regulations will take the form of a community facility specific zoning district for all community facilities.

Action LU.9.I: Place all existing community facilities, currently located within a residential zoning district, within this new community facility zoning district.

Action LU.9.J: Work with major institutions located within and adjacent to established neighborhoods to set growth boundaries and develop mutually-agreed master plans for those facilities to help ensure that their expansion projects are consistent with the Comprehensive Plan and protect neighborhoods from the potential negative impacts associated with such expansions.

Goal LU.10: Agriculture

Minimize the amount of development occurring on land currently being farmed.

Policy LU.10.A: City of Muscatine polices, regulations, services, and infrastructure improvements should not support the development of actively farmed land designated as Agriculture in the Future Land Use Plan and that is being used for agricultural purposes.

Action LU.10.B: Implement Policy LU.10.A, through any necessary revisions to the zoning ordinance.

Goal LU.11: Floodplain

To regulate the use of land in those areas of the City which are subject to predictable inundations at frequent intervals to assure that flood carrying capacity within the altered or relocated portion of any watercourse is maintained. Such land use controls are necessary to qualify property owners for flood insurance under the National Flood Insurance Act of 1968. The regulations, while permitting reasonable economic and social use of such properties, help protect health, safety, and general welfare and reduce financial burdens imposed on the community, governmental units, and its individuals caused by frequent and periodic floods and the overflow of lands.

Policy LU.11.A: The City of Muscatine will maintain legally enforceable floodplain management regulations that are compliant with Title 44 Code of Federal Regulations 60, in order to ensure that Muscatine residents and business are eligible to participate in the National Flood Insurance Program.

Action LU.11.B: Monitor and update when necessary the City's floodplain management regulations to ensure continued compliance with Title 44 Code of Federal Regulations 60.



Goal LU.12: Historic Districts

Increased investment and revitalization within designated historic districts

Policy LU.12.A: Maintain the historic character of historic districts.

Action LU.12.B: Placement of designated historic districts in a zoning district that is structured to preserve the historical land use pattern of the district

Action LU.12.C: Placement of designated historic districts in a zoning district that is structured so that any new structures or major renovations to existing structures are sensitive to the historic form of building in the designated historic district.

Action LU.12.D: Implement a tax abatement program to support structural renovation in a manner that preserves their historic character of structures in designated historic districts.

Goal LU.13: Land Use in the Vicinity of Muscatine Municipal Airport

Land use in the vicinity of the airport that occurs in manner ensuing that is compatible with the continued operation of the airport and does not create an unacceptable risk to the safety of both airport users and those living and working nearby.

Policy LU.13.A: Land use in the vicinity of the airport will be regulated in a manner that ensures the use of land in the vicinity of the airport is compatible with the continued aviation operation at the airport and does not create an unacceptable risk to the safety of both airport users and those living and working nearby.

Action T.13.B: The City of Muscatine will work with the Iowa Department of Transportation, Muscatine County, and the City of Fruitland to ensure that land use regulations ensure that use of land in the vicinity of the airport is compatible with the continued aviation operation at the airport and does not create an unacceptable risk to the safety of both airport users and those living and working nearby.

Goal LU.14: Critical Corridors

The City’s major corridors Park Avenue, Grandview Avenue, and Mississippi Drive, should have a significant positive impact on the image, appearance and future economic vitality of the City, by serving as both serving welcoming corridors into the community and vibrant areas of mixed residential and non-residential land uses that enhance the quality of life of the entire Muscatine community.

Policy LU.14.A: Changes in land use, development, and redevelopment in these corridors should occur in manner to both enhance these corridors as attractive gateways into Muscatine and the areas vibrant mixed land use.

Action LU.14.B: Work with community stakeholders to develop a specific corridor land use plan for each of these corridors to achieve Goal LU.14 in conjunction with infrastructure and aesthetical improvements called for elsewhere in the Comprehensive Plan.

Action LU.14.C: Land use regulations, including the zoning ordinance, will be revised to implement the plans prepared under Action LU.14.B.



Goal LU.15: Downtown

A vibrant and thriving downtown that enhances the quality of life in Muscatine

Policy LU.15.A: City regulations, policies, projects will structured to encourage land use and redevelopment in the Downtown that:

- Creates reasons for people to frequent the Downtown through activities such as entertainment, recreation and special events;
- Encourages the preservation of historic buildings and enhances the historic flavor of the Downtown;
- Strengthens and diversifies the retail, economic and employment base in the Downtown;
- Encourages the development of art, cultural and educational opportunities;
- Ensures that Downtown livability is enhanced

Action LU.15.B: Regulations, including the zoning ordinance, will be revised to implement the Policy LU.15.A.

Goal LU.16: Revitalization

The revitalization of established neighborhoods, particularly blighted areas by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas

Policy LU.16.A: Promote upgrading and remodeling of residential structures, rather than demolition and new construction.

Policy LU.16.B: Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while also recognizing the need for flexibility that comes with rehabilitating existing buildings

Action LU.16.C: Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.

Action LU.16.D: Implement a tax abatement program to support the renovation in a manner that preserves their historic character of structures in designated historic districts.

Action LU.16.E: Promote the use of local, state and federal programs that are intended to foster reinvestment and redevelopment of polluted, blighted and abandoned properties.

Action LU.16.F: Land use regulations, including the zoning ordinance, will be revised to more effectively implement Goal LU.16.

Action LU.16.G: The City will actively encourage the redevelopment of the Sun Mart block.



Goal LU.17: Connection to Appearance Plan

Land use regulations that are structured to achieve community appearance goals.

Policy LU.17.A: The City of Muscatine Zoning Ordinance and all other land use regulations will further community appearance goals and to implement the community image establish in community image/appearance master plan developed to fulfill Goal C.1.

Goal LU.18: Code Enforcement

Implementation of the vision of the desired Muscatine contained within the Comprehensive Plan through effective code enforcement.

Policy LU.18.A: The City will continue to enforce applicable property maintenance, building, and zoning codes to minimize the physical deterioration of properties.

Action LU.18.B: The City will work with neighborhood and community groups to educate residents about their responsibility under City Code.

Action LU.18.C: Promote and expand community-based neighborhood cleanup programs.

Action LU.18.C: Increase amount of City resources dedicated to code enforcement.

Goal LU.19: Annexation Policy

Growth of the City of Muscatine through voluntary annexations

Policy LU.19.A: The City of Muscatine prefers to pursue voluntary annexations.

Policy LU.19.B: Only properties within the City of Muscatine or for which there is a signed annexation agreement will be allowed to connect to the City of Muscatine sanitary sewer system.

Action LU.19.C: To encourage Muscatine Power and Water to adopted a policy that would require that any property served by future extension of the water system be annexed within the City of Muscatine or be the subject of signed annexation agreement.

Parks & Recreation—Chapter 6

Goal PR.1: Maintenance

Existing City of Muscatine parks and recreational facilities and amenities will be preserved and maintained in good working order.

Policy PR.1.A: Maintaining existing City of Muscatine parks and recreational facilities and amenities is the highest parks and recreational related goal of the City of Muscatine.

Policy PR.1.B: Municipal resources will only be devoted to other park and recreational related goals if they are not needed to achieve this goal.

Policy PR.1.C: The City of Muscatine will maintain ownership of all existing parks.

Goal PR.2: Muscatine Soccer Complex Phase III Development Project

Expand the Muscatine Soccer Complex in accordance with the Phase III Development Project Concept Plan that was adopted by City Council in February 2012 by constructing on a donated site across Houser Street from the existing Soccer Complex: a parking lot for 228 vehicles, 4 tiered multi-use lighted fields with synthetic playing surfaces, restrooms, picnic shelter, a fenced perimeter, a playground, and frontage trail/sidewalk that connects to Kent-Stein Park and the American Legion Area.

Policy PR.2.A: All capital costs associated with the Muscatine Soccer Complex Phase III Development Project should come from non-municipal sources.

Policy PR.2.B: The City of Muscatine will operate and maintain all improvements made as part of the Muscatine Soccer Complex Phase III Development Project in the same manner as the City operates and maintains the existing Muscatine Soccer Complex.

Policy PR.2.C: The parking lot will be the first improvement constructed.

Action PR.2.D: The City of Muscatine will continue to work with community partners to make the vision contained in the Phase III Development Project Concept Plan a reality at the soonest possible date.

Project PR.2.E: Expand the Muscatine Soccer Complex in accordance with the Phase III Development Project Concept Plan.

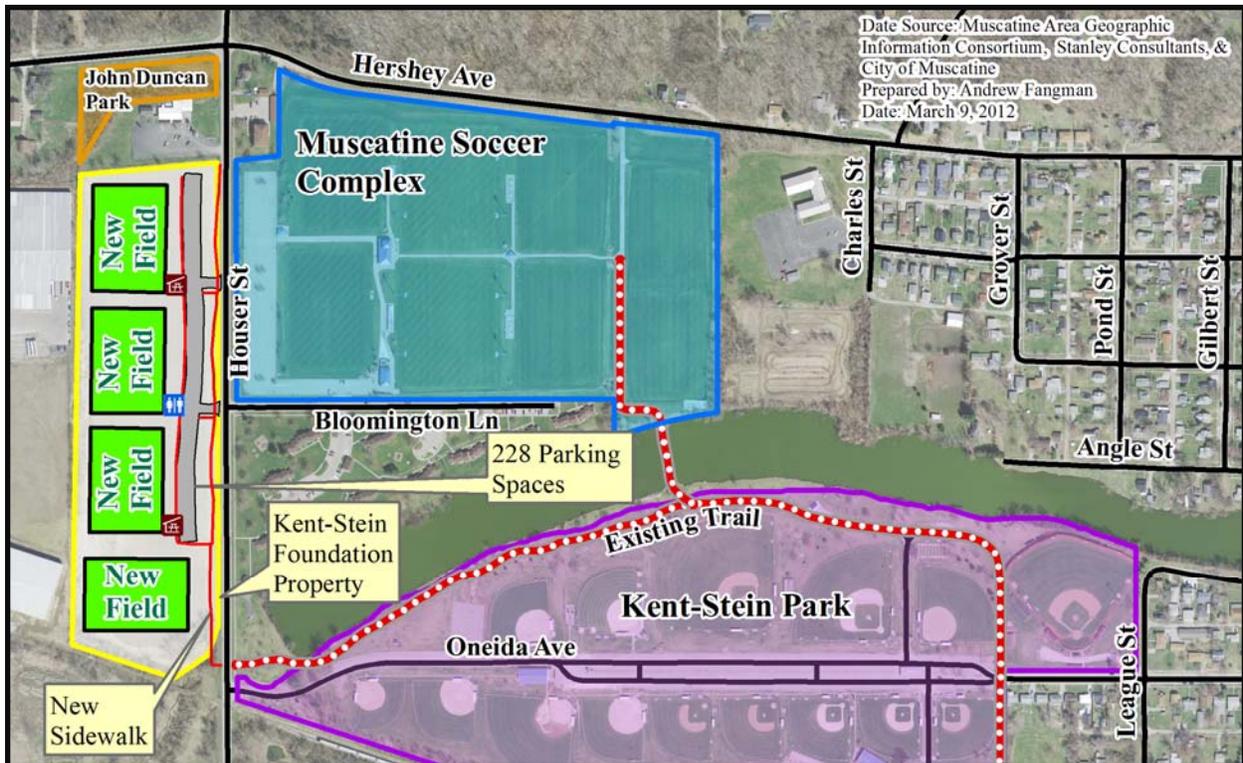


Figure 12: Muscatine Soccer Complex Phase III Development Project



Goal PR.3: Dog Park

Construction of an off-leash dog park through a partnership with community stakeholders, a fenced space within a park or other location.

Policy PR.3.A: Costs associated with the construction of any dog park should come primarily from non-municipal sources.

Policy PR.3.C: The City of Muscatine will make available any appropriate portion of municipal land for the construction of a dog park.

Policy PR.3.D: The City of Muscatine will operate and maintain any dog park built on municipal property.

Policy PR.3.E: The operational costs of a dog park will be primarily funded by users of the dog park.

Policy PR.3.F: Users will be required to pick up all dog waste and keep the dog park in good order.

Policy PR.3.G: If the dog park is in poor condition due to non-compliance with Policy PR.3.F, the dog park will be closed until such a time that it is brought back to acceptable condition.

Policy PR.3.H: There will be signage at the entrance of any dog park to indicate compliance with Policy PR.3.F.

Policy PR.3.I: Prior to any closure under Policy PR.3.F, written notice of deteriorating conditions will be posted at the entrance of the dog park.

Policy PR.3.J: The location of dog park will meet the following site selection criteria:

- If located in a park, a dog park will not be placed in any area where it will negatively impact primary uses of the park, unless the impact can be mitigated.
- At least 100 feet from a playground or children's facility.
- At least 200 feet from the nearest home or business.
- Near adequate off street parking (existing or constructed in conjunction with the dog park).
- Reasonable proximity to a water line
- A minimum size of one acre.



Goal PR.3: Dog Park

Construction of an off-leash dog park, , a fenced space within a park or other location, through a partnership with community stakeholders.

Policy PR.3.A: Costs associated with the construction of any dog park should come primarily from non-municipal sources.

Policy PR.3.C: The City of Muscatine will make available any appropriate portion of municipal land for the construction of a dog park.

Policy PR.3.D: The City of Muscatine will operate and maintain any dog park built on municipal property.

Policy PR.3.E: The operational costs of a dog park will be primarily funded by users of the dog park.

Policy PR.3.F: Users will be required to pick up all dog waste and keep the dog park in good order

Policy PR.3.G: If the dog park is poor condition due to non-compliance with Policy PR.3.F, the dog park will be closed until such a time that it is brought back to acceptable condition.

Policy PR.3.H: There will be signage at the entrance of any dog park to indicate compliance with Policy PR.3.F.

Policy PR.3.I: Prior to any closure under Policy PR.3.,F written notice of deteriorating conditions will posted at the entrance of the dog park.

Policy PR.3.J: The location of dog park will meet the following site selection criteria:

- If located in a park, a dog park will not be placed in any area where it will negatively impact primary uses of the park, unless the impact can be mitigated.
- At least 100 feet from a playground or children’s facility.
- At least 200 feet from the nearest home or business.
- Near adequate off street parking (existing or constructed in conjunction with the dog park.
- Reasonable proximity to a water line
- A minimum size of one acre.

Goal PR.4: Weed Park Central Corridor Project

Complete the Weed Park Central Corridor Project which consists of:

- Removing the Tennis Shelter
- Removing the tennis court fencing and converting paved area into a picnic table storage area
- Removing the old concession stand building and replacing it with a modular restroom building,
- Constructing a 50' by 110' large outing shelter

Policy PR.4.A: All capital costs associated with the Weed Park Central Corridor Project should come from non-municipal sources.

Action PR.4.B: The City of Muscatine will continue to work with community partners to make the vision contained with the Weed Park Central Corridor Project a reality at the soonest possible date.

Project PR.4.C: Construct the improvements which comprise the with the Weed Park Central Corridor Project.

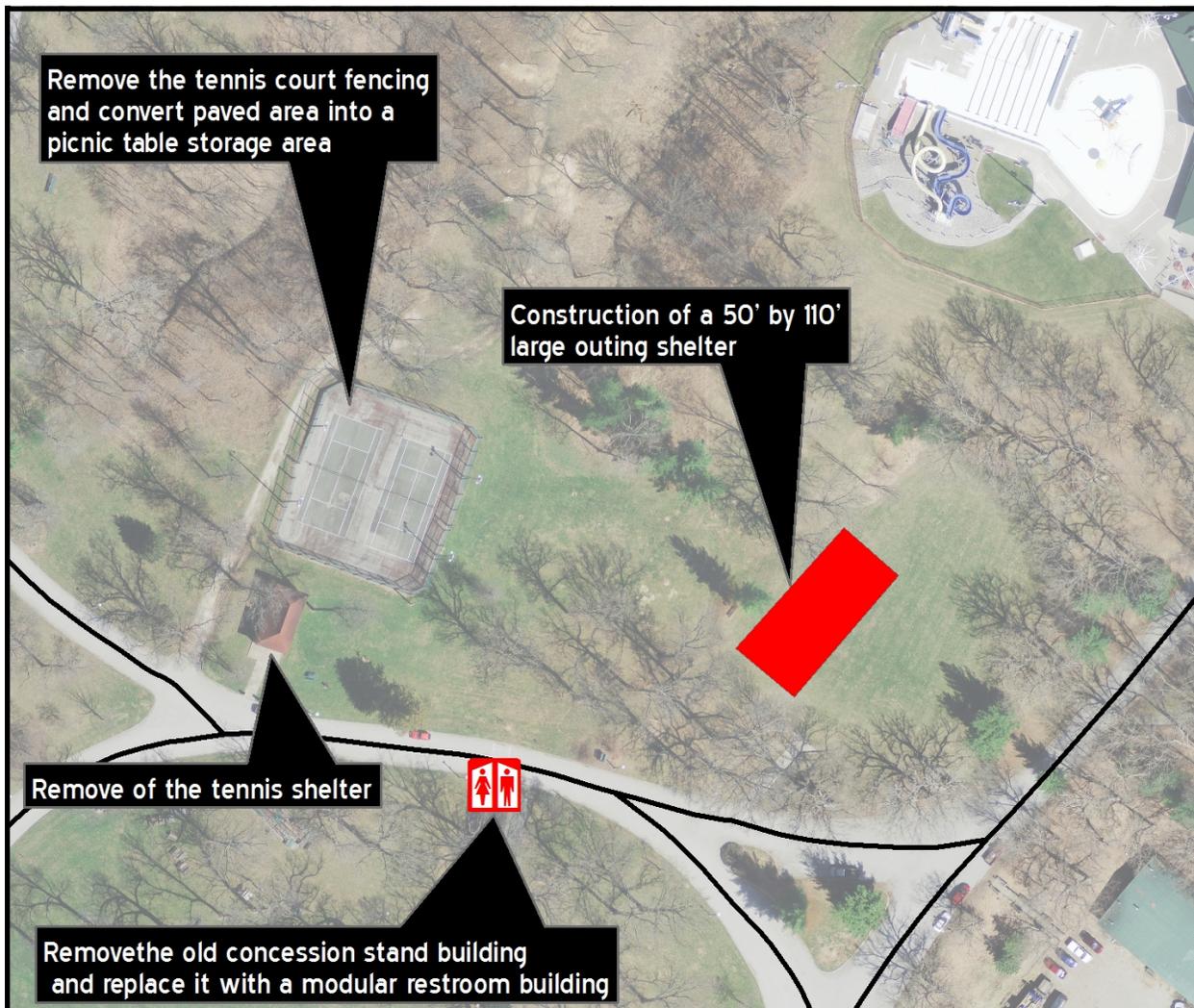


Figure 13: Weed Park Central Corridor Project

Goal PR.5: Renovate or Replace Existing Weed Park Restrooms

The existing outdated restrooms in Weed Park, which are located near the Rose Garden, should either be renovated or replaced.

Policy PR.5.A: The public restrooms in Weed Park should be compliant with the Americans With Disabilities Act and of equal or better quality to the public restrooms located in Musser Park and Riverside Park.

Action PR.5.B: Determine if renovation or replacement is the most cost effective way cost effective to bring the restrooms in Weed Park into compliance with Policy PR.5.B.

Action PR.5.C: Based on the determination made in Action PR.5.B develop as specific plan to design, finance, and renovate or replace the existing bathrooms in Weed Park located near the Rose Garden.

Project PR.5.D: Construct a replacement for or renovate the existing bathrooms in Weed Park in accordance with the plan prepared under Action PR.5.C.

Goal PR.6: An Additional Set of Public Restrooms in Weed Park

Construct a second set of public restrooms in Weed Park to serve the heavily used portion of Weed Park located in the vicinity of the Lagoon and which are nearly a half mile away from the existing public restrooms, ending the need for the seasonal placement of a port-a-potty near the sand volley ball pits at Weed Park.

Policy PR.6.A: An additional set of public restrooms at Weed Park should be located in a manner that makes them accessible to users of the Lagoon area, the multi-use trail running through Weed Park, the Lagoon and Monsanto Picnic Shelter (the shelter located north of the Lagoon), the sand volleyball pits, and the playground located near the Monsanto Picnic Shelter.

Action PR.6.B: The Recreational Advisory Commission or a committee operating under the auspices and reporting to the Recreational Advisory Commission will prepare, with public input, a detailed plan for the financing, location, and design of an additional set of public restrooms.

Project PR.6.C: Construct a second set of public restrooms in Weed Park in accordance with the plan prepared under Action PR.6.B.

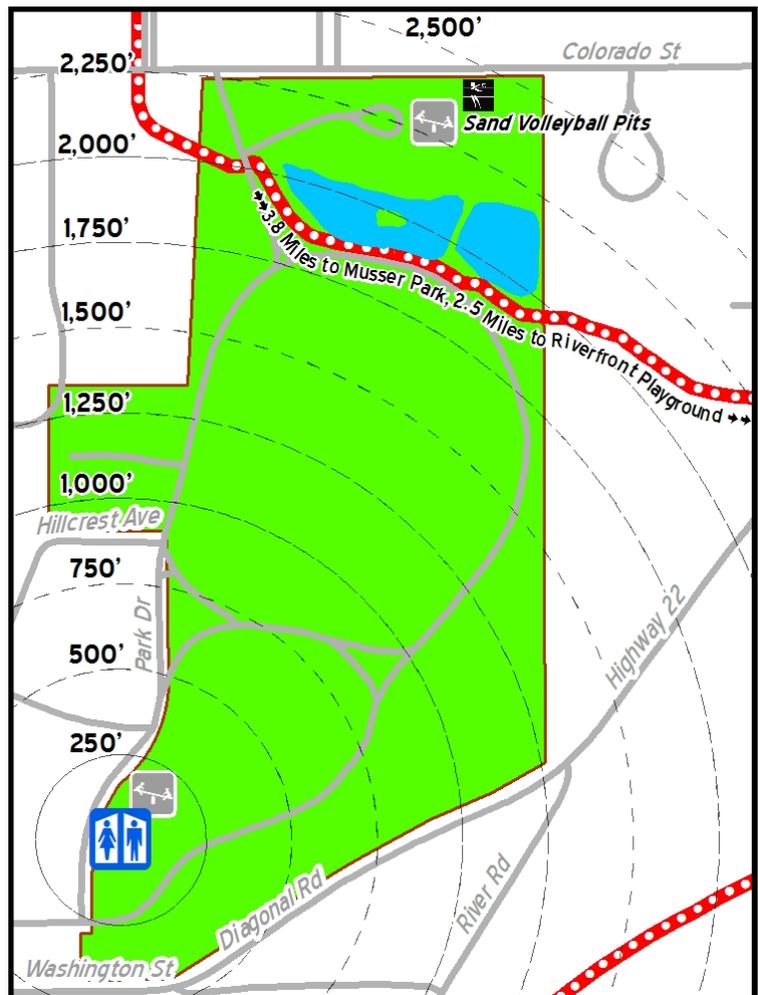


Figure 14: Distance from Existing Restrooms at Weed Park



Goal PR.7: Trails

Trails are an important asset to the community; they form the backbone of the identified critical non-motorized transportation routes, serve as the local segment of the national Mississippi River Trail and American Discovery trails, and are a recreational amenity that enhances the quality of life of Muscatine residents. The existing network of trails should be extended and expanded to better serve these important functions.

Policy PR.7.A: The highest priority trail extension and enhancement projects are those for which there is an opportunity to construct through a partnership between a school, business, institution, property owner, community group, or other governmental agencies and the City of Muscatine.

Policy PR.7.B: Trail extension projects are listed below in order of priority.

Action PR.7.C: Identify a feasible route for connecting the southern end of the Cedar Street Trail and the Riverfront Trail

Project PR.7.D: Musser Park to Wiggins Road Trail.

Project PR.7.E: A trail connecting Kent Stein Park/Muscatine Soccer Complex to the existing trail network at Discovery Park.

Project PR.7.F: A trail running along Mad Creek from Washington Street connecting to the existing trail network at the riverfront.

Project PR.7.G: A trail running along Mad Creek from Washington Street connecting to the existing Mad Creek Greenbelt Trail at Lake Park Avenue.

Project PR.7.H: A trail connecting the Cedar Street Trail and the Riverfront Trail as identified in Action T.14.A.

Project PR.7.I: Trail connecting the Mulberry Avenue/U.S. 61 Bypass to the existing to the existing Mad Creek Greenbelt Trail at the U.S. 61 Bypass underpass.

Project PR.7.GJ: Trail amenities - mile markers, benches, trail heads etc.

Goal PR.8: Riverside Bandshell

Construct a bandshell at Riverside Park that is aesthetical pleasing and consistent with the design of other developed amenities in Riverside Park.

Policy PR.8.A: Costs associated with the construction of any bandshell should come primarily from non-municipal sources.

Action PR.8.B: The Recreational Advisory Commission or a committee operating under the auspices and reporting to the Recreational Advisory Commission will prepare with public input, a detailed plan for the financing, location, and design of a bandshell at Riverside Park.

Project PR.8.C: Construct a bandshell at Riverside Park in accordance with the plan prepared under Action PR.8.B.



Goal PR.9: Expansion of Cold and All-Weather Recreational Amenities and Activities

To expand cold and all-weather recreational amenities and activities.

Policy PR.9.A: The recreational amenity and activity needs of community members will be met year round.

Action PR.9.B: The Recreational Advisory Commission or a committee operating under the auspices and reporting to the Recreational Advisory Commission will conduct, with public input a detailed needs assessment regarding cold and all-weather recreational amenities and activities, with the needs of Muscatine’s youth specifically addressed.

Action PR.9.C: The Recreational Advisory Commission or a committee operating under the auspices and reporting to the Recreational Advisory Commission will prepare with public input a detailed plan for addressing gaps in cold and all-weather recreational amenities and activities identified in the needs assessment directed under Action PR.9.B.

Project PR.9.D: Construct any projects identified in the plan prepared in accordance with the plan prepared under Action PR.9.B.

Goal PR.10: Expansion of Cold and All-Weather Recreational Amenities and Activities

A park with amenities and a playground within relatively easy walking distance of City of Muscatine Residents.

Policy PR.10.A: There should be a park with amenities and a playground with in a minimum of a mile of all City of Muscatine residents, ideally this distance should be even less.

Action PR.10.B: Identify the number of and location of park with amenities and playgrounds that would be necessary to fully implement Policy PR.10.A

Action PR.10.C: Work with community partners including schools, businesses, institutions, property owners, community groups, and other governmental agencies to identify ways in which this goal can be achieved through collaborative action.

Project PR.10.D: Construct any projects identified as necessary to achieve this goal.



Community Facilities, Services, & Amenities—Chapter 7

Goal C.1: Master Community Image/Appearance Plan

Develop a master community image/appearance plan which will serve as a guide for elected officials, city staff, community leaders, and citizens in addressing appearance issues by doing the following:

- Establish and clearly define the image/brand that Muscatine wishes to portray.
- Detail the design elements that will help establish a more consistent and attractive community wide image.
- Coordination
- Specifically address the following:
 - Streets
 - Critical Corridors
 - Gateways
 - Community facilities
 - Signage
 - Landscaping
 - Public Art
 - Neighborhoods and commercial districts
 - Land use regulations
 - Code Enforcement
- Detail, regulatory changes, and aesthetical improvements necessary to implement this image.
- Identify key community appearance issues, both strengths and weaknesses.
- Identify specific locations that are vital to community appearance issues.
- Identify opportunities to enhance community appearance by leveraging community partnerships and planned projects.
- Prioritize key issues and opportunities.
- Identify issues for which more specific action plans need to be developed.

Policy C.1.A: The master community image/appearance plan will then be applied in the implementation of relevant Comprehensive Plan goals. All other community appearance goals tie back into this master community image/appearance plan.

Action C.1.B: A detailed master community image/appearance plan will be prepared with extensive public input.

Goal C.2: Streets (All streets)

Streets that create an attractive public realm, further community appearance goals, and be welcoming and comfortable places for people while safely accommodating vehicles.

Policy C.2.A: All street improvements and any landscaping, lighting, and sidewalks along streets, will be done in a manner that complies with the design standards contained within a master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council



Policy C.2.B: All street improvements improvement standards should take into account all of the following elements which have been identified as important by the community:

- Rolled curbs should be required in all feasible locations.
- Lighting
- Sidewalk width
- Bike routes
- Signage
- Bike racks
- Alleys

Action C.2.C: Develop standards that apply to all street that advance the master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.

Goal C.3: Critical Corridors (Enhanced Appearance on Specifically Identified Street Corridors)

Improve the appearance of specific street corridors, above and beyond any standards established to meet Goal C.2, which have been identified as critical to image/appearance of Muscatine. These corridors have been identified by the community as critical to the overall appearance and perception of Muscatine.

- **Mississippi Drive Corridor**
- **Park Avenue Corridor**, Park Avenue south of the U.S. 61 Bypass and 2nd Street from Park Avenue to the Norbert F. Beckey Bridge
- **Grandview Avenue Corridor**, Grandview Avenue between U.S. 61 and Green Street
- **Hershey Avenue Corridor**, Hershey Avenue from the U.S. 61 Bypass to Green Street
- **Mulberry Avenue Corridor**, from the U.S. 61 Bypass to Houser Street
- **Cedar Street Corridor**

Action C.3.A: Develop specific plans to improve the appearance of each identified corridor that complies with the design standards contained within a master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.

Project C.3.B: Construct all improvements called for in the plans developed under Action C.3.B.

Goal CA.4: Gateways

Gateways into Muscatine will be attractive, contribute to improving the city's identity and help implement the master community image/appearance plan.

Policy C.4.A: Any gateway enhancement improvements will be done in a manner that complies with the design standards contained within a master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.

Policy C.4.B: Following, and listed in order of priority in which they should be addressed are the gateways into Muscatine deemed critical to the image of Muscatine.

- U.S. 61 / Solomon Avenue intersection
- U.S. 61 Bypass/ Highway 38 intersection
- U.S. 61 Bypass/ Hershey Avenue intersection
- U.S. 61 at the entrance the Muscatine Municipal Airport
- Norbert F. Beckey Bridge
- Highway 22/University Drive intersection
- Stewart Road/Dick Drake Way intersection
- Cedar Street/U.S. 61 Bypass

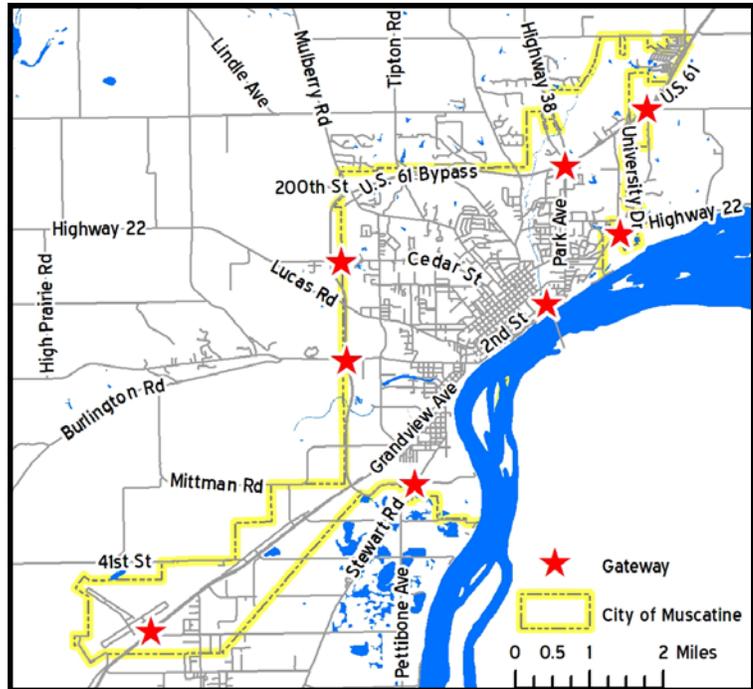


Figure 14: Corridors and Gateways Identified in Goals C.3 and C.4

Action C.4.C: Develop specific plans to improve the appearance of identified gateways that complies with the design standards contained within a master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council

Project C.4.D: Construct all improvements called for in the plans developed under Action C.4.C.

Goal C.5: Community Facilities

Community facilities will be attractive and contribute to improving the City’s identity and help further community appearance goals.

- Parks
- Trails
- Government buildings & facilities

Policy C.5.A: Construction of and improvements to community standards in a manner that complies with the master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.



Goal C.6: Signage

Signage issues should be explored. Regulations for business signage should ensure appropriate business identification while minimizing the cluttered look of highway business corridors. Public signage should promote community identity, further community appearance goals, and visitor way finding.

Policy C.6.A: Signage should be regulated in a manner that is in harmony with the with the master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.

Policy C.6.B: Signage along streets should occur at more uniform distance from the edge of the right-of-way.

Policy C.6.C: To the extent allowed by the Manual on Uniform Traffic Control Devices signage put up by the City of Muscatine should comply with the design standards contained within a master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.

Action C.6.D: Examine the possibility of capitalizing on the forthcoming replacement, in order to comply with a federal mandate regarding visibility, of nearly all street signs implementing the master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council

Action C.6.E: The rewriting of the zoning ordinance which includes sign regulations will be used to implement all relevant portions of Goal C.6.

Goal C.7: Landscaping

Develop and implement a plan to improve community appearance through coordinated and planned tree plantings and landscaping activities

Policy C.7.A: Landscaping along the edges of parcels fronting a public street, should be required for new developments.

Policy C.7.B: Parking lots for new developments of a determined type and size will be required to meet minimum landscaping and aesthetical enhancement requirements.

Policy C.7.C: Tree planting should be done in a manner that complies with the design standards contained within a master community image/appearance plan that will be created to implement Goal C.1 and has been adopted by the Muscatine City Council.

Policy C.7.D: In parking lots and near streets the planting of certain identified desirable varieties of trees is to be encouraged and the planting of certain identified undesirable varieties of trees will discourage and prohibited on municipal property, including right-of-ways.

Policy C.7.E: Roof top gardens and landscaping will be encouraged and promoted.



Action C.7.F: Detailed regulations to implement Policy C.7.A should be developed with extensive public and stakeholder input and in harmony with the community image/appearance master plan developed to fulfill Goal C.1.

Action C.7.G: Detailed regulations to implement Policy C.7.B should be developed with extensive public and stakeholder input and in harmony with the community image/appearance master plan developed to fulfill Goal C.1.

Action C.7.H: Based on public input, the community image/appearance master plan developed to fulfill Goal C.1 and expert advice a list of desired, undesired, and nuisance varieties of trees for the planting in parking lots and near street will be developed.

Action C.7.I: Regulations to prohibit the planting on municipal property including rights-of-way will be adopted. varieties of trees identified as undesirable on the list prepared to fulfill Action C.7.H.

Action C.7.J: Regulations to prohibit the planting of trees identified as nuisances will be adopted, as a nuisance on the list prepared to fulfill Action C.7.H.

Goal C.8: Public Art

Installation of public art that enhances the aesthetics and quality of life of Muscatine.

Policy C.8.A: The City of Muscatine will make municipally owned property available for the installation of public art.

Policy C.8.B: Costs associated with placement of obtaining and installing public art should come from non-municipal sources.

Policy C.8.C: In conjunction with the placement of any public art on municipal property it will be established what ongoing maintenance and upkeep will be necessary, who will be responsible for performing this maintenance and upkeep, and how it will be paid for.

Policy C.8.D: Public art should have the following characteristics:

- High longevity;
- Low maintenance;
- Subject matter that reflects Muscatine's culture, history, people, and values;
- Designed for passive use;
- Increasing the value of the impacted sites;
- Creating iconic elements for City promotion.

Policy C.8.E: Placement of the art that provides maximum public use, visibility, and is within public usage areas or facilities. Locations that should be considered include:

- Parks;
- Public facilities;
- Gateways;
- Critical Corridors.



Policy C.8.F: New public art will further community appearance goals and to implement the community image established in community image/appearance master plan developed to fulfill Goal C.1.

Action C.8.G: Identify and map high priority and/or iconic public places, including public lands, buildings and structures.

Action C.8.H: Develop a written City of Muscatine Public Art Policy, with input from community partners and stakeholders.

Goal C.9: Neighborhoods and Commercial Districts

Improve the appearance of specifically identified neighborhood and commercial districts, that are not part of any identified corridor (Goal C.3) or gateway (Goal C.4), above and beyond any standards established to meet Goal CA.2, that have been identified and critical to image/appearance of Muscatine.

Policy C.9.A: The following areas have been identified by members of the community as needing this extra focus:

- Downtown
- West Hill Historic District
- Vicinity around the intersection of 5th Street and Mulberry Avenue
- Grandview Avenue Corridor

Action C.9.B: Prepare a detailed plan addressed to improve the image/appearance of the areas identified in Policy C.9.A. in a manner consistent with community appearance goals and to implement the community image established in community image/appearance master plan developed to fulfill Goal C.1.

Action C.9.C: Make any necessary changes to the City of Muscatine Zoning Ordinance and other relevant land use regulations necessary to implement the plan developed under Action C.9.B.

Project C.9.D: Construct any improvements, if applicable called for in the plans developed under Action C.9.B.

Goal C.10: Land Use Regulations

Land use regulations that are structured to achieve community appearance goals.

Policy C.10.A: The City of Muscatine Zoning Ordinance and all other land use regulations will further community appearance goals and to implement the community image established in community image/appearance master plan developed to fulfill Goal C.1.

Policy C.10.B: The City of Muscatine Zoning Ordinance and all other land use regulations will specifically the following community wide appearance /image issues.

- Unscreened storage in front and side yards.
- Fencing should be kept in good state of repair.
- Overgrowth of vegetation onto sidewalk, streets, and alleys.
- Strengthen existing regulations regarding weeds and junk.



Goal C.11: Code Enforcement

Implementation of the vision of the desired Muscatine contained within the Comprehensive Plan through effective code enforcement, cleanup efforts, and graffiti abatement.

Policy C.11.A: The City will continue to enforce applicable property maintenance, building, and zoning codes to minimize the physical deterioration of properties.

Action C.11.B: Promote and expand community-based neighborhood enhancement programs.

Action C.11.C: Emphasis will be placed on ensuring that the sides of properties abutting alleys are as compliant with City Code as the side of properties that abut streets.

Action C.11.D: The City will work with neighborhood and community groups to educate residents about their responsibility under City Code.

Action C.11.E: Promote and expand community-based neighborhood cleanup programs and graffiti abatement.

Action C.11.F: Increase amount of City resources dedicated to code enforcement and graffiti abatement.

Goal C.12: Standardized Trash Cans

Reduce the litter problem, particularly in alleys, caused by winds blowing trash out of cans without lids and by animals breaking trash bags open and knocking over trash cans.

Policy C.12.A: Residents will be required to place trash in large lidded, wheeled standardized trash cans provided the City that can be automatically loaded by a garbage truck, similar to the way that curbside recycling material is currently collected by a contractor.

Policy C.12.B: Any new garbage trucks purchased by the City will be automated for collection, which will reduce the need for extra trucks on the roadways and require only a one person crew.

Policy C.12.C: Containers will feature the ability to keep rodents out and litter from escaping.

Action C.12.D: The City will implement containers for garbage disposal in phases and implementation will be done by staff recommendation.

Goal C.13: Musser Public Library

The Musser Public Library will have the facility and the support necessary to continue to enhance the quality of life in Muscatine by operating as a cultural and educational center, offering lifelong learning enrichment opportunities through access to ideas, information and the arts.

Policy C.13.A: The Musser Public Library should be housed in a facility that is up to date, attractive, and effectively serves the needs of the community.



Policy C.13.B: Library technologies that promote efficiency and effectiveness in the delivery of information and library services will be utilized.

Policy C.13.C: Provide an information technology architecture that accommodates the changing requirements of delivering library services in the 21st century, while maintaining the traditional library services still greatly valued by the community.

Policy C.13.D: The City of Muscatine will provide budgetary support necessary for the Musser Public Library to continue to enhance the quality of life in Muscatine.

Action C.13.E: The Library Board of Trustees or a committee operating under the auspices and reporting to the Library of Trustees will prepare a long-range library facilities plan that addresses the evolving needs and aging facilities as well as the implementation of library technologies that promote efficiency and effectiveness in the delivery of information and library services. The following issues should be among those examined during the process to create a long-range library facilities plan:

- Necessary square footage
- Compliance with the Americans With Disabilities Act
- Parking
- Large meeting room
- Self-checkout system
- RFID technology

Project C.13.E: Implement the long-range library facilities plan prepared under Action C.13.F.

Goal C.14: Muscatine Art Center

The Muscatine Art Center will have the facility and the support necessary for the Muscatine Art Center to carry out its mission, continue to enhance the quality of life in Muscatine and to care for the collections of the Art Center.

Policy C.14.A: The Muscatine Art Center should maintain the historic integrity of the Musser house and original landscape, meet museum standards in providing appropriate environmental conditions for its collection, contain appropriate spaces for carrying out the organization's educational mission and provide appropriate spaces for viewing historic and aesthetic objects.

Policy C.14.B: The Muscatine Art Center should have adequate storage capacity for housing the collection in a manner that meets museum standards and ensures long term preservation of the collection.

Policy C.14.C: The City of Muscatine will provide budgetary support necessary for the Muscatine Art Center to continue to enhance the quality of life in Muscatine.

Action C.14.D: Muscatine Art Center staff will work with staff from Public Works, Buildings and Grounds, and Parks and Recreation to determine the ongoing maintenance needs of the Muscatine Art Center and to create a maintenance plan. This plan will include details on prioritization, timing, and financing. The Art Center Board of Trustees, as part of its long range planning, will discuss the collection storage needs.

Project C.14.E: Implement the plan prepared under Action C.14.D.

Project C.14.F: Collaborate with Trinity Muscatine Hospital and other community partners to build a walking trail between the grounds of the Art Center and the hospital.



Goal C.15: Convention Center/Community Meeting Facility

Develop an indoor venue capable of hosting larger meetings and other events.

Policy C.15.A: The City of Muscatine will support, encourage, and promote the development of an indoor venue capable of hosting larger meetings and other events.

Policy C.15.B: The City of Muscatine will only directly participate in the construction or operation of an indoor venue capable of hosting larger meetings and other events, if a determination is made that such direct City participation is the only viable option to achieve the goal.

Policy C.15.C: The City of Muscatine will make appropriate incentives available for the development of an indoor venue capable of hosting larger meetings and other events, to the private sector.

Action C.15.A: A detailed study will be conducted with public input to determine:

- The demand for an indoor venue capable of hosting larger meetings and other events;
- What size facility is need to meet existing demand;
- What amenities and features are need to make the facility a success;
- Optimal location;
- Options for financing construction of such a facility;
- Options for how and who such a facility could be operated;
- Opportunities for making such a facility part of an existing or planner community facility.

Project C.15.D: Development of an indoor venue capable of hosting larger meetings and other events that is consistent with the recommendation of the study conducted in Action C.15.A.

Goal C.16: Stormwater

The City of Muscatine will be in compliance all relevant state and federal stormwater regulations.

Policy C.16.A: Proactively comply with relevant state and federal stormwater regulations.

Policy C.16.B: Promote management approaches and practices that reduce runoff and pollutant loading, and help manage runoff as close to its source as possible.

Action C.16.C: Continue to monitor and prepare for changes in regulatory requirements regarding stormwater.

Action C.16.D: Work with community partners to educate and inform the community about best management practice regarding stormwater and any changes in the regulatory environment.

Project C.16.E: Upon completion of work related to the West Hill Sewer Separation Project, redevelop the municipally owned lot at the corner of Cedar Street and 8th Street in pocket park that both enhances the appearance of Muscatine and demonstrates Low Impact Development storm water management practices.



Goal C.17: Community Events

Community events and activities that enhance civic pride and spirit, improve the health of, enhance the quality of life in Muscatine, and reflect the diversity of Muscatine.

Policy C.17.A: The City of Muscatine will organize, support, promote, assist with, or sponsor community events and activities that enhance civic pride and spirit, improve the health of, and enhance the quality of life in Muscatine.

Policy C.17.B: City of Muscatine support of, assistance with, or sponsorship of community events or activities should primarily be non-monetary in nature, such as the free use of City facilities or the providing of City services at no charge.

Policy C.17.C: City of Muscatine will only will organize, support, promote, assist with, or sponsor community events and activities that are non-profit in nature.

Policy C.17.D: Reflecting the diversity of the Muscatine community.

Action C.17.E: Promote and educate citizens about community events and activities.

Action C.17.F: Support calendar coordination and promotional efforts for community events activities.

Action C.17.G: Explore new opportunities to expand support of community events and activities.

Action C.17.H: Providing support of, assistance with or sponsorship of community events or activities should primarily be non-monetary in nature, such as the free use of City facilities or providing of City services at no charge.

Action C.17.I: Track and report to the community the value of non-monetary support, such as the free use of City facilities or City services provided at no charge, to community events not organized by the City of Muscatine.

Action C.17.J: Continue to seek opportunities to work with community partners to, support, promote, assist with, or sponsor community events and activities that enhance civic pride and spirit, improve the health of, and enhance the quality of life in Muscatine.

Goal C.18: West Hill Sewer Separation Project

Complete the West Hill Sewer Separation project by 2028.

Policy C.18.A: The City of Muscatine will work with community partners to improve the public's understanding of the land use, transportation, and environment quality link.

Policy C.18.B: As future phases of the West Hill Sewer Separation Project are designed and constructed, to determine if work being done as part of the West Sewer Separation Project can be leveraged to achieve other goals set forth in the Comprehensive Plan.

Project C.18.C: Completion of the West Hill Separation Project in multiple phases.



Goal C.19: East Hill Fire Station & Outdoor Warning Sirens

An average fire and emergency services response time of four minutes for the portion of Muscatine located east of Mad Creek.

Policy C.19.A: As best possible maintain an average fire and emergency services response time of four minutes for the portion of Muscatine located east of Mad Creek.

Policy C.19.B: Adequate coverage of all inhabited portions of the City of Muscatine by outdoor warning sirens.

Action C.19.C: Continue to monitor the average response time for fire and emergency response times for areas east of Mad Creek to determine if growth in this area has necessitated and can support the costs of the construction of a new fire station east of Mad Creek.

Action C.19.D: Continue to monitor for opportunities to work with other governmental organizations and community stakeholders to construct a new fire station east of Mad Creek by leveraging a grant, funding opportunity, or capital project.

Action C.19.E: When appropriate develop a detailed plan to finance and construct a new fire station east of Mad Creek.

Project C.19.F: Construct and outdoor warning siren to provide coverage to the newly annexed areas in and around Ripley's Mobile Home Park.

Goal C.20: Community Gardens

Establish community gardens.

Policy C.20.A: The City of Muscatine will support and encourage to development of community gardens on both municipal and non-municipal properties.

Policy C.20.B: The City of Muscatine will allow for the establishment of community gardens on unused or underutilized municipal property.

Action C.20.C: The City of Muscatine will work with community partners interested in establishing community gardens to come up with a plan to do so.

Action C.20.D: The City of Muscatine will remove any hindrances to the establishment of community gardens that might be currently contained within the zoning ordinance.

Action C.20.E: The City of Muscatine will identify municipal property which are suitable both for the establishment of a community garden and are not currently being used for another public purpose which would be incompatible with a community garden. This list of suitable locations will be made available to the public.

Action C.20.F: The City of Muscatine will work with community partners in establishing the regulations and procedures needed to make municipal land available for the establishments of community gardens and by which they would be operated and maintained.



Goal C.21: Blue Zones Project

Become a Blue Zones Project certified community by improving the overall well-being of the citizens of the City of Muscatine thus improving productivity, lowering health care costs, and improving the economy.

Policy C.21.A: Through appropriate council or administrative policies and built environment changes, the City of Muscatine will formally consider adoption of the following items as outlined in the Blue Zones Community Policy Pledge to achieve certification as a Blue Zones Community.

Action C.21.B: Pass a resolution or ordinance to adopt Complete Streets principles.

Action C.21.C: Ensure staff in charge of design has received training on how to design Complete Streets.

Action C.21.D: Adopt a comprehensive smoke-free policy for all indoor workplaces and public places and adopt a policy to address smoke-free multi-unit public housing.

Action C.21.E: Update zoning and building codes to encourage mixed-use development.

Action C.21.F: Adopt policies to promote outdoor dining.

Action C.21.G: Ensure that community gardens and farmers markets are allowable uses of City property.

Action C.21.H: Adopt healthy vending standards in municipal buildings and public parks.

Action C.21.I: Increase access to fresh-water drinking fountains.

Action C.21.J: Adopt a written worksite breastfeeding policy that provides space and time for breastfeeding for City employees.



Economic Development—Chapter 8

Goal ED.1: Low Unemployment

Muscatine County's (the smallest geographic level for which there are unemployment statistics) average annual unemployment rate will be declining and below that of the State of Iowa and the United States as a whole.

Policy ED.1.A: A low unemployment is recognized as critical component towards achieving the overall economic goal of Muscatine to have a strong, growing, durable, and diverse economy

Policy.ED.1.B: Decreasing the unemployment rate will be a consideration in City policies, actions, and projects.

Goal ED.2: Livable Wages

An economy in which a growing number and proportion of jobs pay a livable wage, a wage that is sufficient to pay for all the costs associated with maintaining a household and keeps a stable, skilled workforce intact.

Policy ED.2.A: Increasing the number and proportion of jobs paying livable wages is recognized as critical component towards achieving the overall economic goal for Muscatine to have a strong, growing, durable, and diverse economy.

Policy ED.2.B: Increasing the number and proportion of jobs paying livable wages will be a consideration in City policies, actions, and projects.

Policy ED.2.C: The cost of living is an important component of what constitutes a living wage. Reducing or holding steady the cost of living will be a consideration in City policies, actions, and projects.

Goal ED.3: Reduction in Poverty

Successful economic development that results in the reduction of poverty in Muscatine.

Policy ED.3.A: Success in achieving this goal will be measured in a variety of ways including, but not limited to: percentage of the population that is below the poverty line and the percentage of students participating in the free and reduced lunch program.

Policy ED.3.B: Reduction of poverty is recognized as critical component towards achieving the overall economic goal of for Muscatine to have a strong, growing, durable, and diverse economy.

Policy ED.3.C: Reducing poverty will be a consideration in City policies, actions, and projects.



Goal ED.4: Economic Development That Enhances the Quality of Life in Muscatine and the Quality of Life in Muscatine That Promotes Economic Development

Economic development will occur in a manner that enhances the quality of life in Muscatine and improvements to quality of life will promote successful economic development.

Policy ED.4.A: The City will assure economic development promotes other community qualities, such as livability and environmental quality that are necessary for a sustainable economic future.

Policy ED.4.B: The need to maintain Muscatine in compliance with federal air quality standards is recognized as a vital step to achieve Muscatine’s economic development goals.

Policy ED.4.C: To integrate land use planning, transportation planning, and environmental quality planning to make the most efficient use of public resources and to create a healthier and more livable environment.

Policy ED.4.D: To enhance the quality of life and the air quality in Muscatine the reduction of the length and frequency of trips made by automobiles by those living, working, or visiting Muscatine should be a consideration in all relevant City of Muscatine actions, policies, regulations, or projects.

Policy ED.4.E: Members of the community should have the opportunity to travel safely to their destination by foot or bike. All streets, sidewalks, trails, and crossings along identified critical routes for non-motorized travel will be improved and maintained to standards ensuring that they are safe for travel by foot, bike, wheelchair, and all other forms of legal non-motorized travel.

Action ED.4.F: The City of Muscatine will adopt land use polices that promotes a style of development that reduces the need for travel by automobile.

Action ED.4.G: The City of Muscatine will support efforts to maintain Muscatine in compliance with air quality standards.

Action ED.4.H: The City of Muscatine supports the recruitment of industries that will a positive or neutral impact on the community environment.

Policy ED.4.I: Recognize the economic development benefits of city and private sector investments in urban amenities like arts and culture, open space and recreational facilities, and high quality urban design. Strengthening the City’s assets in these areas as an explicit component of the City’s economic development strategy.

Action ED.4.J: Pursue joint ventures with private groups and individuals in developing cultural and recreational opportunities.

Policy ED.4.K: Encourage high quality design and urban amenities for public and private development, maintaining development standards to recognize that a quality built environment helps attract the talented workers who will sustain economic growth.



Goal ED.5: Favorable Business Climate

A favorable business climate that leads to the formation, retention, expansion, and recruitment of businesses.

Policy ED.5.A: Creating a favorable business climate will be a consideration in City policies, actions, and projects.

Policy ED.5.B: Stimulate economic growth by supporting the formation, retention, expansion, and recruitment of businesses.

Policy ED.5.C: Encourage economic diversity through a mix of small and large businesses that provide a healthy balance of goods-producing and service-producing jobs.

Action ED.5.D: Promote specific industries or industry clusters that capitalize on Muscatine’s strengths and create higher paying, livable wage jobs. In particular, promote the retention and recruitment of businesses that are a good fit with skills of the Muscatine workforce.

Action ED.6.E: Work with community partners to showcase and promote Muscatine’s diverse economy, strategic location and high quality of life.

Action ED.5.F: Encourage businesses to locate in Muscatine through infrastructure improvements, zoning, and/or incentives.

Action ED.5.G: Identify, develop, and make publically available an inventory of vacant and underutilized parcels within the urban services boundary, including an accompanying map of these parcels. The vacant and underutilized parcels inventory will include as much information as possible to be well marketed, such as: location; site attributes; opportunities and constraints; funding sources that could be tapped based on particular site attributes; contamination issues; and development potential in relation to the Comprehensive Plan and Zoning Ordinance. The locations will be held in the Location One Information Services Database and maintained by Greater Muscatine Chamber of Commerce and Industry.

Goal ED.6: Retention and Expansion of Existing Businesses

Stimulate economic growth by supporting the retention and expansion of existing businesses with specific focus on retaining business headquarters.

Policy.ED.6.A: Promoting the retention and expansion of existing businesses will be a consideration in City policies, actions, and projects.

Policy.ED.6.B: Promoting retaining business headquarters will be a consideration in City policies, actions, and projects.

Action ED.6.C: Support and participate in efforts of retention and expansion of existing businesses with specific focus on retaining business headquarters.

Action ED.6.D: The City will review city polices and states code to determine if changes could that would keep more of the money the City spends in the Muscatine economy, but does not adversely impact the City’s financial health and stewardship of tax dollars.



Action ED.6.E: The City will conduct a study to determine if changes could be made to the City of Muscatine purchasing policies in a manner that would keep more of the money the City spends in the Muscatine economy, but does not adversely impact the City's financial health and stewardship of tax dollars.

Goal ED.7: Recruitment and Establishment of New Businesses and Entrepreneurship

Stimulate economic growth by supporting the formation and recruitment of businesses and by creating an environment that fosters entrepreneurship.

Policy ED.7.A: Promoting the recruitment and establishment of new businesses and creating and creating an environment that fosters entrepreneurship will be a consideration in City policies, actions, and projects.

Policy ED.7.B: The City will allow opportunities for home based businesses that are compatible with existing and planned residential living environments.

Action ED.7.C: Support and participate in efforts to recruit new businesses to Muscatine.

Action ED.7.D: Support and participate in efforts to promote and facilitate entrepreneurship in Muscatine.

Action ED.7.E: Structure City policies, actions, and projects so that they support a local culture of entrepreneurial risk taking.

Action ED.7.F: Help identify facilities that may be used for small business start-ups or business relocations, including older structures that may be suitably reused for business purposes.

Goal ED.8: A Strong Retail Sector

A growing and strong retail sector that captures a greater percentage of retail spending done by Muscatine residents and which attracts retail spending from those residing outside of Muscatine.

Policy ED.8.A: Promoting the growth of the retail sector of the local economy will be a consideration in City policies, actions, and projects.

Action ED.8.B: Support and participate efforts to promote the growth of the City's retail sector will be a consideration in City policies, actions, and projects.

Action ED.8.D: Work with community partners to showcase and promote Muscatine's diverse economy, strategic location and high quality of life.

Action ED.8.E: Create and use an inventory of all vacant, underperforming, and distressed retail properties to inform the creation of targeted redevelopment strategies.



Goal ED.9: Retain Within the Muscatine Economy a Greater Percentage of the Wages Paid by Muscatine Employers

Grow the Muscatine economy by retaining within Muscatine more of the wages paid by Muscatine business establishments. By increasing the percentage of those who work in Muscatine also living in Muscatine over the next decade a higher percentage of those dollars earned in Muscatine should be spent in Muscatine.

Policy ED.9.A Recognize all the goals, policies, actions, and projects contained within the Comprehensive Plan intended to make Muscatine a more desirable place to live as critical implementation strategies to achieving the goal of increasing the percentage of the Muscatine workforce that reside in Muscatine.

Policy ED.9.B: The City of Muscatine will work to ensure that available and desirable housing stock serving all segments of the Muscatine workforce exist in Muscatine.

Action ED.9.C: Perform, on a regular basis, an analysis of the existing housing stock in the Muscatine area to determine if there are gaps in the existing housing stock that is causing some of those working in Muscatine to choose to reside outside of Muscatine.

Action ED.9.D: Work with community partners to study to determine what factors causing some with jobs in Muscatine to decide to live outside the Muscatine area and commute into Muscatine on a regular basis.

Action ED.9.E: Work with community partners to develop and then implement specifically targeted marketing of Muscatine as an ideal place to live to those relocating from out of the area to take a job in Muscatine.

Action ED.9.F: Work with community partners to develop and then implement a specifically targeted marketing of Muscatine as an ideal place to live whom already have a job in Muscatine and are commuting into Muscatine on a regular basis.

Goal ED.10: Workforce Development

Business establishments in Muscatine will be able to successfully staff existing and new positions with employees capable of meeting the needs of businesses.

Action ED.10.A: Actively support and facilitate continued efforts of the educational and business community to contribute to the health of Muscatine's economy through post-secondary education plans, programs, and activities.

Action ED.10.B: Actively support and facilitate efforts to promote the development of Muscatine's workforce.

Action ED.10.C: Actively support and facilitate efforts to promote the development of Muscatine's workforce.

Action ED.11.D: Actively support and facilitate efforts to recruit workers with needed job skills.



Action ED.11.E: Support and participate in efforts to ensure businesses will be able to successfully staff existing and new positions with employees capable of meeting the needs of businesses will be a consideration in City policies, actions, and projects.

Goal ED.11: Economic Development Partnerships

Continue and grow cooperative partnerships for planning, monitoring, and implementing economic development plans and activities. The City of Muscatine should work with regional jurisdictions, community economic development organizations, the educational community, the business sector, neighborhood organizations, and citizens in order to help attain and sustain a healthy, diversified economy.

Action ED.11.A: The City will coordinate its economic development activities and plans for economic growth with other jurisdictions, businesses, citizens, and the educational community in order to help meet economic development goals.

Action ED.11.B: Build on the strengths of Muscatine’s diverse residents, businesses, and organizations to increase connections and relationships with other countries to grow Muscatine’s economy.

Action ED.11.C: Continue to support the Greater Muscatine Chamber of Commerce and Industry, the Muscatine Convention and Visitors Bureau, and all other relevant organizations and entities in their efforts to reinforce and strengthen the Muscatine economy.

Action ED.11.D: Work with regional jurisdictions, community economic development organizations, the educational community, the business sector, neighborhood organizations, and citizens to monitor the City’s economic vitality and revise economic development plans as needed.

Action ED.11.E: Provide a continuous, consistent, and comprehensive system of public/private communication to facilitate public/private cooperation.

Action ED.11.F: Ensure that local business officials are aware of and kept up to date on city, state, and federal programs, services, and activities that may be of use or assistance to local businesses

Action ED.11.G: Work with community partners to ensure the City’s marketing and development efforts are leveraging other such efforts in the community.

Goal ED.12: City of Muscatine Policies and Regulations

City of Muscatine policies and regulations will promote economic development and strike a balance between economic development, the maintenance of high quality municipal services, quality of life, and the financial health of city government.

Policy ED.12.A : The City of Muscatine land use regulations will be reasonable, predictable, and stable.



Action ED.12.B: The City will develop and adopt zoning, permitting, and financial incentives that encourage development consistent with the goals of the Comprehensive Plan.

Action ED.12.C: The City will periodically review and update its policies, land use regulations, and other efforts to ensure the City’s land use program is responsive to changes in the economic structure, and is adaptable to businesses changing development needs.

Goal ED.13: Public Infrastructure

The City of Muscatine will have the public infrastructure and offer the public services necessary to promote and sustain a positive business climate.

Policy ED.13.A: Maintain and construct the public infrastructure necessary to promote and sustain a positive business climate.

Policy ED.13.B: Offer the public services necessary to promote and sustain a positive business climate.

Policy ED.13.C: The public infrastructure and service needs of existing business and economic opportunities will a key consideration in the selection, design, and timing of public infrastructure projects undertaken by the City of Muscatine.

Action ED.13.D: Aggressively seek funding to extend or enhance the public infrastructure and services to serve areas where infill or greenfield development are designated to attract new or expanded commercial and industrial development.

Action ED.13.E: Support the expansion and development of sophisticated communication capabilities.

Action ED.13.F: The City will continue to pursue aggressive public safety programs designed to protect residents, businesses, and their investments.

Goal ED.14: Incentives

The City of Muscatine will effectively use incentives to promote economic development in a manner that is both consistent with the goals of the Comprehensive Plan, and financially sound.

Policy ED.14.A: The goals of the Comprehensive Plan will be part of criteria used in determining if the City of Muscatine should create an active program or provide incentives to particular economic development projects or actions. The more goals of a Comprehensive Plan that any potential economic development incentive program, project, or action can be demonstrated to help implement, the more supportable it is.

Action ED.14.B: Use incentives to encourage revitalization, modernization, or rehabilitation of deteriorated properties, buildings, and blighted areas for new economic activity.

Action ED.14.C: Use incentives to encourage business expansion, relocation, or retention in manner consistent with the goals of the Comprehensive Plan.



Goal ED.15: Adequate Supply of Land for Industrial and Commercial Development

Ensure there is an adequate supply of land that is readily available for commercial or industrial development. These sites should be located so that they are both attractive to industrial or commercial development, compatible with surrounding current and planned land uses, are zoned appropriately, and have the necessary infrastructure.

Policy ED.15.A: Maintaining an adequate supply of usable industrial and commercial land in appropriate locations will be a consideration in the preparation of a revised Zoning Ordinance.

Action ED.15.B: Conduct an assessment of the currently available supply of land that is useable for industrial and commercial development and project future demand for such land.

Action ED.15.C: Include a section that details how this goal is being met in the staff report that will accompany a revised Zoning Ordinance.

Action ED.15.D: The City of Muscatine will work with community partners to identify and promote sites that can be suitably developed for a variety of local employment projects including business and industrial parks, office and professional centers, and retail activities

Goal ED.16: Development and/or revitalization of specifically targeted areas

Seek development and/or revitalization of specifically targeted areas through partnerships with community stakeholders and by leveraging infrastructure improvements, aesthetic enhancements, incentives, and a review of land use regulations.

- Downtown
- Grandview Avenue Corridor
- Park Avenue Corridor

Action ED.16.A: Work with community and neighborhood stakeholders to develop plans to develop and revitalize specifically targeted areas through a partnership with community stakeholders and by leverage of infrastructure improvements, aesthetic enhancements, incentives, and a review of land use regulations.

Action ED.16.B: Provide incentives to encourage the revitalization and utilization of specifically targeted areas for redevelopment in accordance with the plans developed under action ED.16.A.

Action ED.16.C: Examine and make any necessary changes to zoning and zoning ordinances that are necessary to promote revitalization/development in the targeted areas in accordance with the plans developed under action ED.16.A.



Action ED.16.D: Work with community and neighborhood stakeholders in specifically targeted areas to make the aesthetic enhancements in accordance with the plans developed under action ED.16.A.

Action ED.16.E: Work with community partners to promote economic development in the specifically targeted areas.

Action ED.16.F: Support in efforts to ensure businesses will be able to successfully staff existing and new positions with employees capable to meet the need of businesses will be a consideration in City policies, actions, and projects.

Project ED.16.A: Infrastructure improvement necessary to develop the plans developed under action ED.16.A.

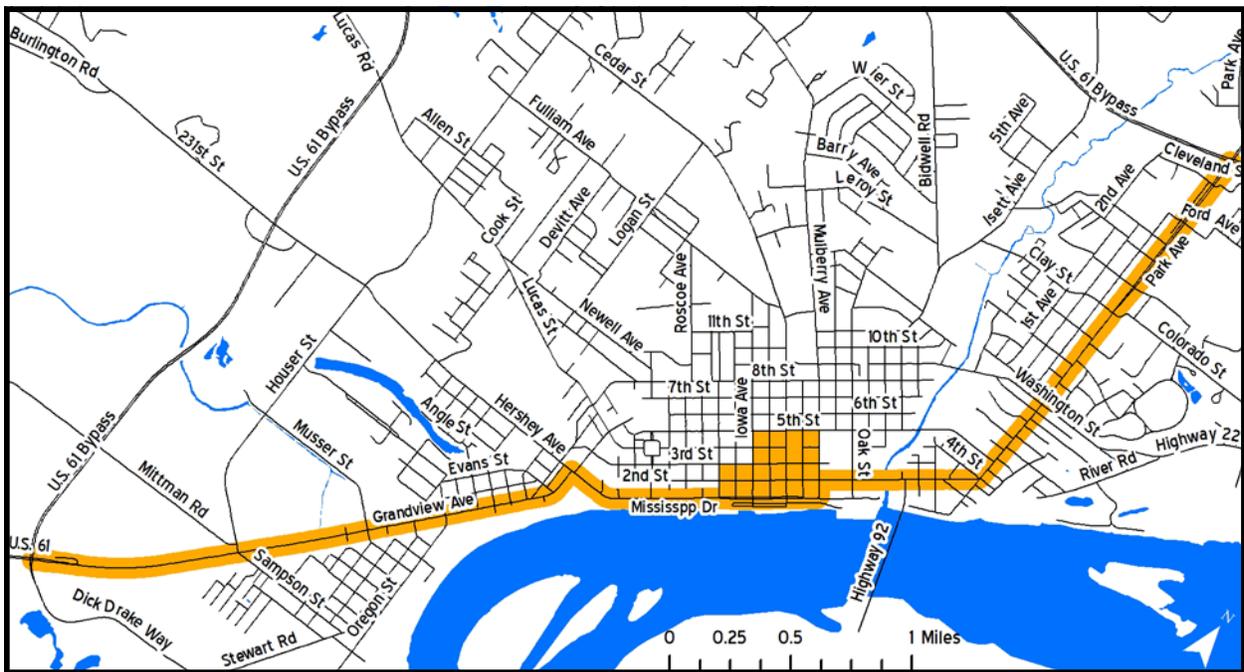


Figure 15: Area Targeted by Goal ED.16

Housing—Chapter 9

Goal H.1: Housing Quality: A high-quality living environment in all neighborhoods, the preservation of stable residential neighborhoods, and where necessary, improvement of the condition of existing housing stock in Muscatine.

Policy H.1.A: Promote upgrading and remodeling of residential structures, rather than demolition and new construction.

Policy H.1.B: The City of Muscatine will work to ensure that there is desirable housing stock available to all segments of the Muscatine workforce.

Policy H.1.C: Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while also recognizing the need for flexibility that comes with rehabilitating existing buildings



Action H.1.D: Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.

Action H.1.E: Implement a tax abatement program to support the revitalization of established neighborhoods, particularly blighted areas, by incentivizing renovation of existing homes.

Action H.1.F: Implement a tax abatement program to support the renovation in a manner that preserves their historic character of structures in designated historic districts.

Action H.1.G: Promote the use of local, state and federal programs that are intended to foster reinvestment and redevelopment of polluted, blighted and abandoned properties.

Action H.1.H: Land use regulations, including the zoning ordinance, will be revised to more effectively implement Goal H.1.

Action H.1.I: Perform, on a regular basis, an analysis of the existing housing stock in the Muscatine area to determine if there are gaps in the existing housing stock that is causing some of those working in Muscatine to choose to reside outside of Muscatine.

Goal H.2: Code Enforcement

A high-quality living environment and the implementation of the vision of the desired Muscatine contained within the Comprehensive Plan through effective code enforcement.

Policy H.2.A: The City will continue to enforce applicable property maintenance, building, and zoning codes to minimize the physical deterioration of properties.

Action H.2.B: The City will work with neighborhood and community groups to educate residents about their responsibility under City Code.

Action H.2.C: Promote and expand community-based neighborhood cleanup programs.

Action H.2.D: Increase amount of City resources dedicated to code enforcement.

Goal H.3: Revitalization

The revitalization of established neighborhoods, particularly blighted areas by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas

Policy H.3.A: Promote upgrading and remodeling of residential structures, rather than demolition and new construction.

Policy H.3.B: Building code requirements for the rehabilitation of existing buildings should protect the safety of building occupants, while also recognizing the need for flexibility that comes with rehabilitating existing buildings.



Action H.3.C: Encourage rehabilitation and improvement programs to conserve and upgrade existing properties and buildings.

Action H.3.D: Implement a tax abatement program to support the renovation in a manner that preserves their historic character of structures in designated historic districts.

Action H.3.E: Promote the use of local, state and federal programs that are intended to foster reinvestment and redevelopment of polluted, blighted and abandoned properties.

Goal H.4: Infill

Increase new residential development on vacant lots in portions of the City already served by public infrastructure.

Policy H.4.A City policies, regulations, and projects should promote residential infill development.

Policy H.4.B: Ensure that residential infill projects are well-designed and compatible with surrounding uses and building types. Residential infill should be of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.

Policy H.4.C: Recognize that residential infill development is not inherently “good” simply because it is infill, or a higher density because it is higher density. Where increased density is recommended the benefits of infill must be balance among many community and neighborhood goals.

Action H.4.D: Take advantage of already existing investments in infrastructure extension and improvement, by implementing a tax abatement to promote development on vacant parcels in currently existing subdivisions which are not yet built out.

Goal H.5: Downtown Housing

A strong residential component to Downtown which provides residents an attractive lifestyle that includes the opportunity to bike or walk to meet their daily needs and carry out other activities. This lifestyle is attractive to people of all ages and incomes and facilitates a vibrant Downtown environment.

Policy H.5.A: City policies and programs should be designed in a manner to ensure that there are attractive and available housing opportunities in Downtown, serving all segments of the Downtown area workforce.

Action H.5.B: Evaluate zoning and land use regulations to ensure policies allow for and encourage Downtown housing through rehabilitation and preservation of existing buildings, infill development and new construction.

Action H.5.C: Evaluate zoning and land use regulations to ensure that they are assisting in ensuring that all segments of the demand for Downtown housing are being met.



Goal H.6: Historic Districts

Increased investment and revitalization of housing within designated historic districts

Policy H.6.A: Maintain the historic character of housing in historic districts.

Action H.6.B: Implement a tax abatement program to support structural renovation in a manner that preserves their historic character of homes in designated historic districts.

Goal H.7: Affordability

Increase housing affordability without sacrificing long-term quality of life.

Policy H.7.A: Affordable housing, defined as housing that costs no more than 30% of a household's annual income, should be available to as many Muscatine households as possible.

Policy H.7.B: When addressing affordable housing issues both rental and owner occupied housing will be considered.

Policy H.7.C: Ensuring an adequate supply of affordable housing will be a consideration in City policies, actions, and projects.

Policy H.7.D: Disperse affordable housing opportunities throughout Muscatine

Policy H.7.E: Promote greater densities or use of land for housing in a manner that helps to reduce development and future operating costs for housing. Infill, redevelopment, cluster development, mixed-use buildings, and life-cycle cost analysis, and location-efficient mortgage financing tend to efficiently provide opportunities to minimize the costs of housing.

Action H.7.F: Promote the continued production and preservation of low-income housing through incentive zoning mechanisms.

Action H.7.G: To the extent possible, promote a variety of ownership programs to reinforce stability of housing for some income groups.

Action H.7.H: Address the portion of housing costs that are comprised of energy usage, by fostering and promoting energy conservation programs and provide model prototypes and information through pilot programs or the City's own modeling of long term savings.



Future Land Use Plan

The Future Land Use Plan presents Muscatine’s preferred future land use scenario in map format. It guides land use decisions and policies related to land use by depicting the desired future land use for any given location. The Future Land Use Plan should not be confused with a zoning district map, which is a regulatory tool that depicts what development and activities are currently legally permitted on any given parcel of land. The land use categories that comprise the Future Land Use Plan are intended to represent preferred future land uses and reflect the unique opportunities and assets associated with neighborhoods, natural resources, and public infrastructure. The land use categories reflect a general mix of desired land uses, not specific design for development or preservation. Each land use category is described on the following pages 1-66 through 1-71 including the preferred primary and secondary land uses and approximate mix of uses that could be found within the district; the approximate or typical density and intensity; and the relationship to transportation infrastructure.

The Future Land Use Plan summarizes the Muscatine community’s vision of how and where development, preservation, and public realm investment should occur. It is intended to be used in conjunction with all the goals and implementation strategies contained within the entire Comprehensive Plan to make the community’s vision of the desired future Muscatine a reality. The maps show the geographic layout of Muscatine’s preferred future land uses, however does not capture the full detail of the Comprehensive Plan goals, identify the full range of recommended implementation strategies, or present any staging of development priorities.



Single Family Residential-Low Density

		<p>Description</p> <p>Single family homes on lots of over an acre. Limits the extension of municipal utilities for new development. In less urban area development is rural style, often with each home being served by an individual well and a septic tank. In more urbanized areas development in this category takes the form of estate style residential development served by all municipal utilities.</p>	<p>Density/Intensity/Design</p> <ul style="list-style-type: none"> No more than one unit per acre Single family homes Most likely served by septic tanks <p>Undeveloped areas of large lots are used to complement open space patterns (viewsheds, buffers)</p>
<p>SL</p> <p>Code</p>	 <p>Map Symbol</p>		

Single Family Residential-Medium Density

		<p>Description</p> <p>Single family homes with urban services, located on larger lot of at least 15,000 square feet. Typified by curvilinear streets and attached garages. Many existing homes in this category are located on long narrow lots that contain steep wooded terrain in the rear.</p>	<p>Density/Intensity/Design</p> <ul style="list-style-type: none"> 2-3 units/acre Single family homes Full City services
<p>SM</p> <p>Code</p>	 <p>Map Symbol</p>		

Single Family Residential-High Density

		<p>Description</p> <p>Single family homes with urban services, located on lots between 15,000 and 5,000 square feet. typified by curvilinear streets or a traditional grid and alley street pattern.</p>	<p>Density/Intensity/Design</p> <ul style="list-style-type: none"> 3 to 8 units/acre Single family homes Full City services
<p>SH</p> <p>Code</p>	 <p>Map Symbol</p>		

Multi-Family Residential

	Description	Density/Intensity/Design
	<p>Areas with the highest residential density. Includes such things as duplexes, apartment complexes, row homes, condominiums, mobile home parks.</p>	<ul style="list-style-type: none"> • 8 units/acre and up • Complexes of duplexes or apartments.
MR Code	 Map Symbol	

Mixed Density Residential

	Description	Density/Intensity/Design
	<p>Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Contains a mix of single family homes, duplexes, and small multifamily homes. Duplex and multi-family homes are not contained in complex but rather are mixed in with single family homes. Located in area designated as historic district or eligible to be designated a historic district.</p>	<ul style="list-style-type: none"> • Density to be preserved at current levels • Form standards is an option • Mix of housing densities on any given block
XR Code	 Map Symbol	

Neighborhood Mixed Use

	Description	Density/Intensity/Design
	<p>A transitional use between more intensive commercial uses and purely residential neighborhoods. Includes conversions of houses to office or live-work spaces. May include limited commercial-only space oriented to neighborhood or specialty retail markets.</p>	<ul style="list-style-type: none"> • Site design should maintain a largely residential building character • Commercial-only uses should be adjacent to non-residential or other mixed use areas
NM Code	 Map Symbol	

Business Park



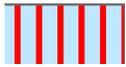
Description

Primarily office and light industrial areas developed in a unified manner, with standards for site design and circulation patterns, signage, landscaping and building design.

Density/Intensity/Design

- Larger parcels
- Variable densities

BP



Code

Map Symbol

Downtown



Description

Encompasses a broad range of uses and intensities:

- Governmental campus
- Significant retail
- Entertainment and lodging
- Opportunities for high-density housing
- Central plaza, public/open space
- Public parking facilities

Density/Intensity/Design

- High height and density limits
- Recognition of historic buildings or building groups
- Form-based guidelines
- Pedestrian-oriented design
- No off-street parking required, but loading required

D



Code

Map Symbol

Neighborhood Commercial



Description

Small to moderate scale commercial, serving primarily the adjacent neighborhood(s). May include specialty retail; community gathering businesses such as coffee shops or lower intensity entertainment; offices; studios or housing above retail (storefront retail with vertical mixed use). Typically situated in or adjacent to residential neighborhoods. May transition to neighborhood mixed use.

Density/Intensity/Design

- Building footprints generally > 20,000 sq. ft.,
- Can be directly adjacent to residential uses.
- Parking is less prominent than pedestrian or bicycle features
- Generally a 'node' rather than strictly a corridor
- Edge or buffer standards along residential areas

NC



Code

Map Symbol

Medium Scale Commercial

		<p>Description</p> <p>Commercial and office development focused primarily on needs and convenience of the motorist, without losing pedestrian access and connection. No residential uses. Situated along arterial roads. Can include a mix of auto- and neighborhood-oriented commercial uses or transition into neighborhood commercial.</p>	<p>Density/Intensity/Design</p> <ul style="list-style-type: none"> • Building footprints less than 50,000 sq. ft. • Located along highly trafficked streets. • Can be located near but not adjacent to residential uses
		<p>MC</p> <p>Code</p>	 <p>Map Symbol</p>

Large Scale Commercial

		<p>Description</p> <p>Mall, shopping center and big box retail development, with associated surrounding retail and service uses, but only ancillary office uses and no residential uses. Oriented primarily to the motorist, with planned internal circulation patterns while still accommodating pedestrian movement.</p>	<p>Density/Intensity/Design</p> <ul style="list-style-type: none"> • Building footprints exceed 50,000 sq. ft. • Site design includes generous landscaping of parking areas; • Buffering of adjacent residential, improved pedestrian connections to and through sites
		<p>LC</p> <p>Code</p>	 <p>Map Symbol</p>

General Mixed Use

		<p>Description</p> <p>The broadest mix of uses, including light industrial, office, commercial, and residential use, with performance standards to ensure compatibility. General or heavy industrial can be included when a large site is master planned to allow appropriate separation of uses.</p>	<p>Density/Intensity/Design</p> <ul style="list-style-type: none"> • Pedestrian circulation and open space amenities should be provided for larger sites • Master planning for large sites.
		<p>GM</p> <p>Code</p>	 <p>Map Symbol</p>



Light Industrial

		<i>Description</i>	<i>Density/Intensity/Design</i>
		<p>Areas for manufacturing, warehousing and distribution; uses that have few outside impacts, and can be located in relative proximity to non-industrial uses.</p>	<ul style="list-style-type: none"> • Variable densities • Performance standards
LI			
Code	Map Symbol		

General Industrial

		<i>Description</i>	<i>Density/Intensity/Design</i>
		<p>Areas for manufacturing, processing and other activities that may have off-site impacts and are generally isolated from other uses or buffered from them. Sites should have direct access to major regional transportation facilities and other infrastructure.</p>	<ul style="list-style-type: none"> • Larger parcels • Variable densities • Performance standards for environmental effects and nuisance mitigation
GI			
Code	Map Symbol		

Community Facility

		<i>Description</i>	<i>Density/Intensity/Design</i>
		<p>Applicable to university and college and public school campuses, large religious facilities or governmental campuses, cemeteries, hospital, etc.</p>	<ul style="list-style-type: none"> • Relationship to institutional master plans for larger community facilities, which should guide expansions of existing faculty. • Buffer and transition between surrounding land use of differing nature
CF			
Code	Map Symbol		



Parks & Open Space



Description

Active and passive public parks and open space corridors with public access; also include FEMA designated floodplain, designated wetlands, drainage areas and any other lands reserved for open space purposes.

Density/Intensity/Design

- Public and private parks
- Trails
- Greenways
- Golf Courses

PO



Code

Map Symbol

Agriculture



Description

Areas principally devoted to agricultural production.

Density/Intensity/Design

- Agricultural production
- Limited residential and commercial development that directly support the primary agricultural use.

AG



Code

Map Symbol



City of Muscatine, Iowa—Comprehensive Plan

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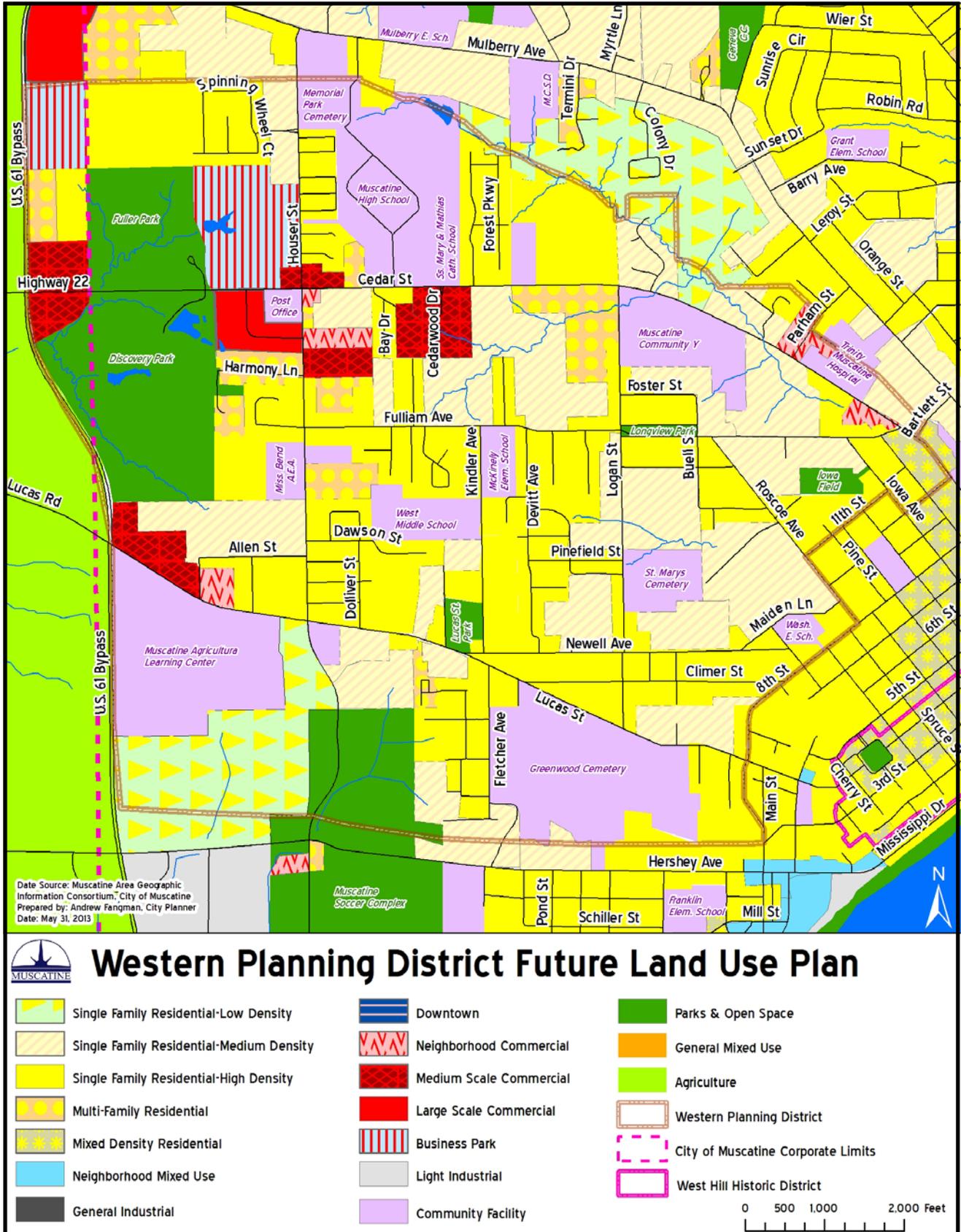
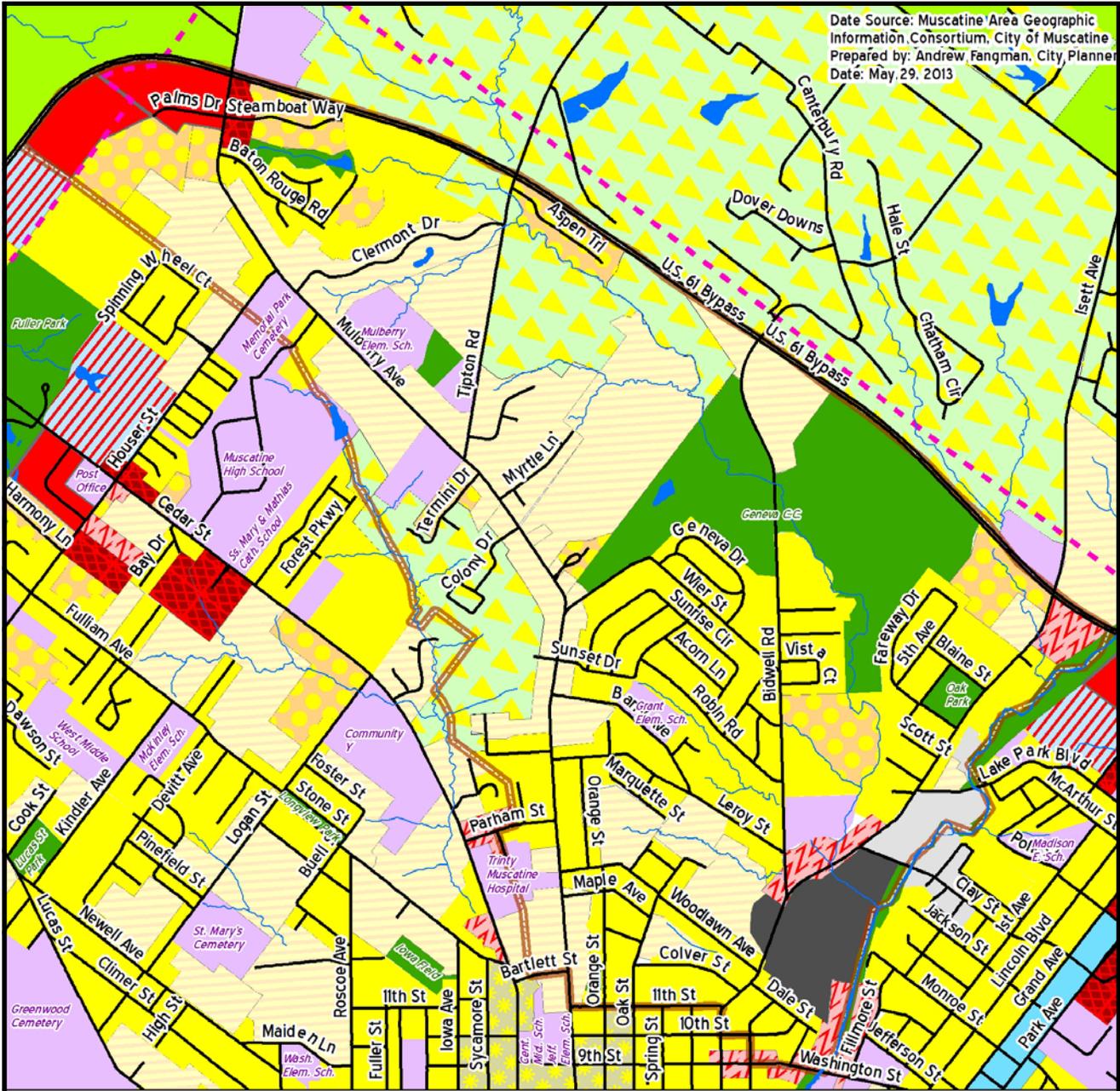


Figure 16: Western Planning District Future Land Use Plan Map



Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: May 29, 2013



Mulberry Planning District Future Land Use Plan

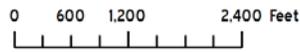
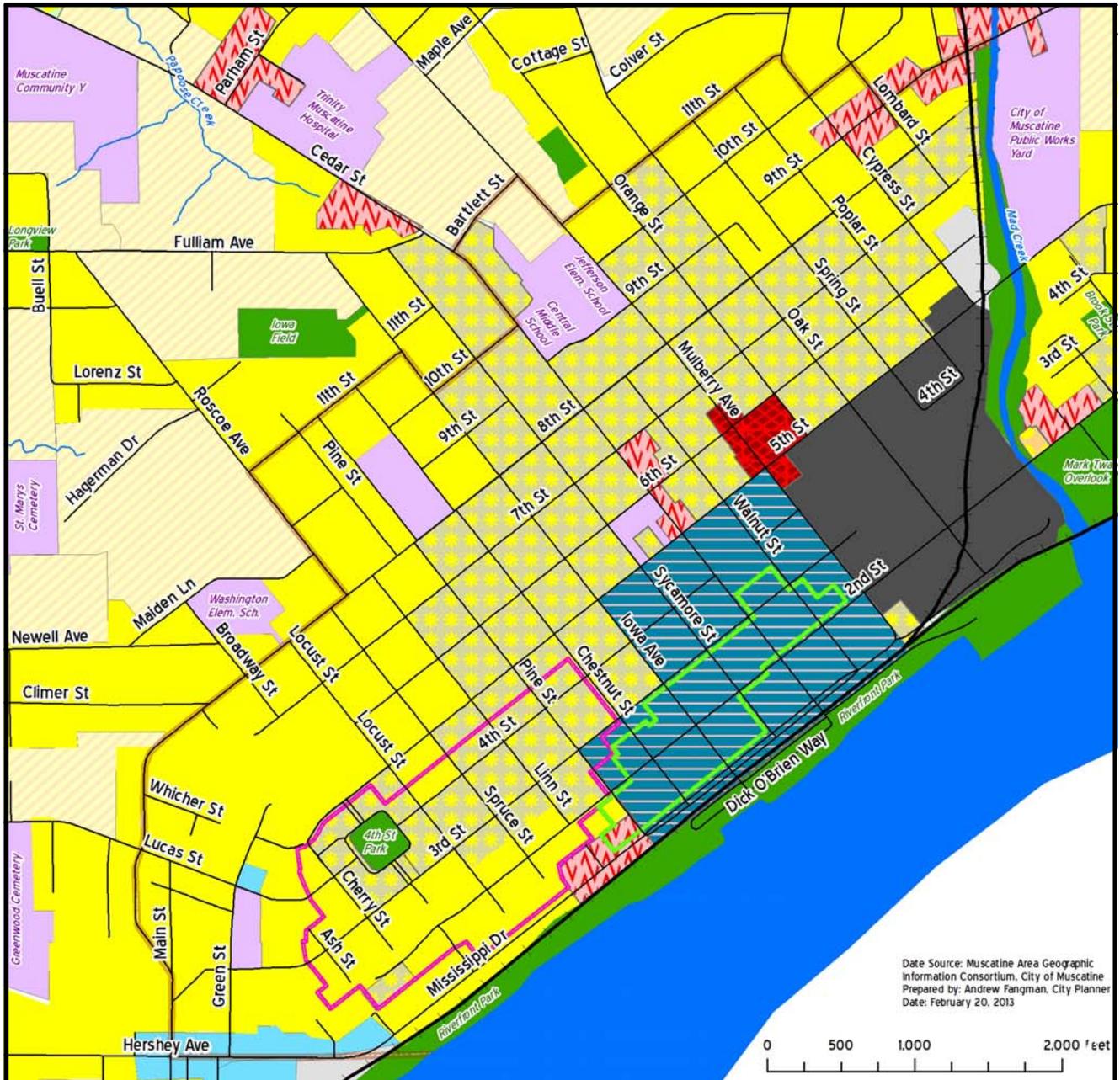


Figure 17: Mulberry Planning District Future Land Use Plan Map

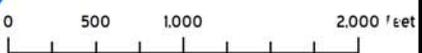


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Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: February 20, 2013



River Center Planning District Future Land Use Plan

Single Family Residential-Low Density	Downtown	Parks & Open Space
Single Family Residential-Medium Density	Neighborhood Commercial	River Center Planning District
Single Family Residential-High Density	Medium Scale Commercial	City of Muscatine Corporate Limits
Multi-Family Residential	Large Scale Commercial	Downtown Commercial Historic District
Mixed Density Residential	Business Park	West Hill Historic District
Neighborhood Mixed Use	Light Industrial	
General Industrial	Community Facility	

Figure 18: River Center Planning District Future Land Use Plan Map

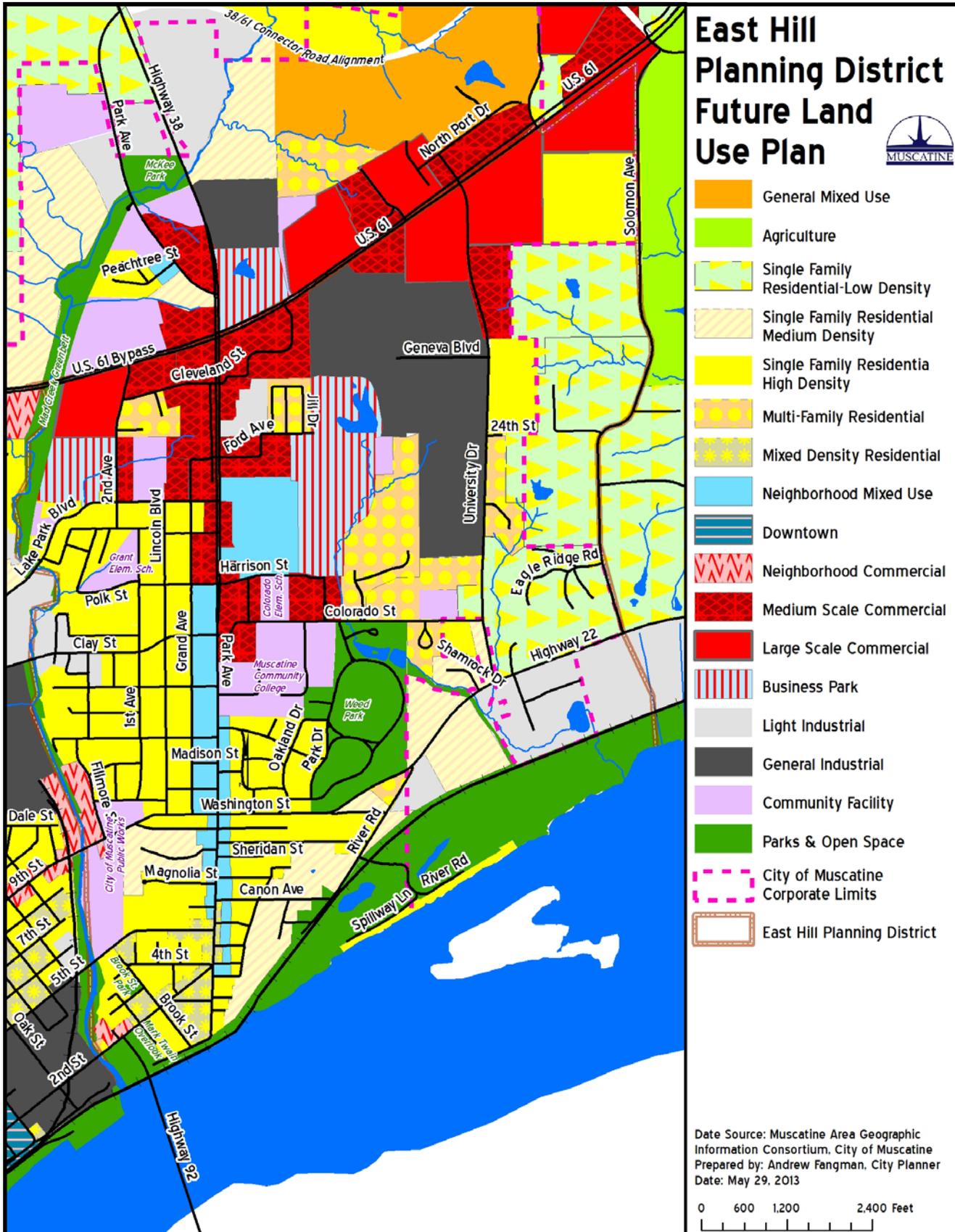
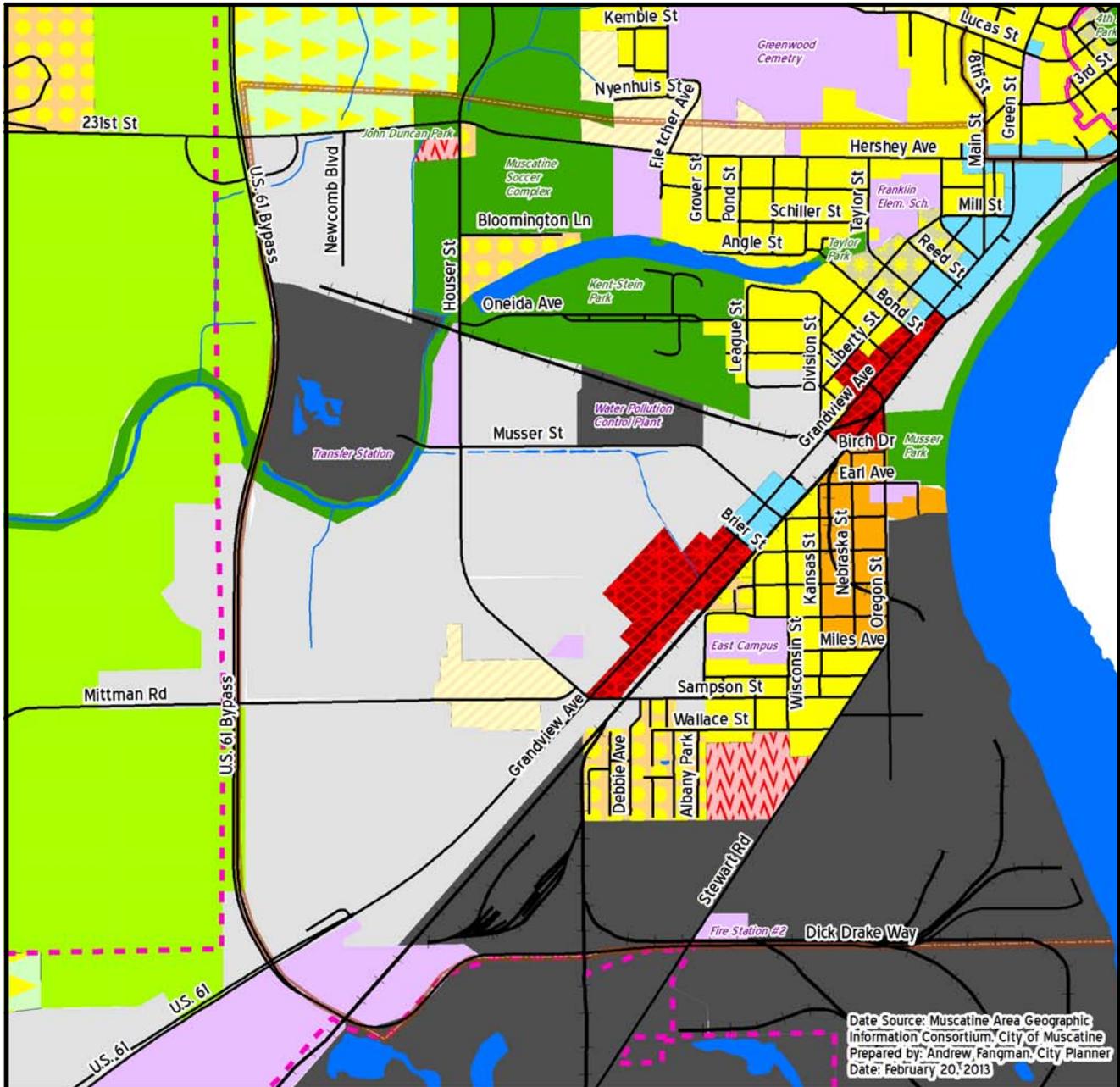


Figure 19: East Hill Planning District Future Land Use Plan Map



City of Muscatine, Iowa—Comprehensive Plan

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Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: February 20, 2013



South End Planning District Future Land Use Plan



Figure 20: South End Planning District Future Land Use Plan Map



City of Muscatine, Iowa—Comprehensive Plan

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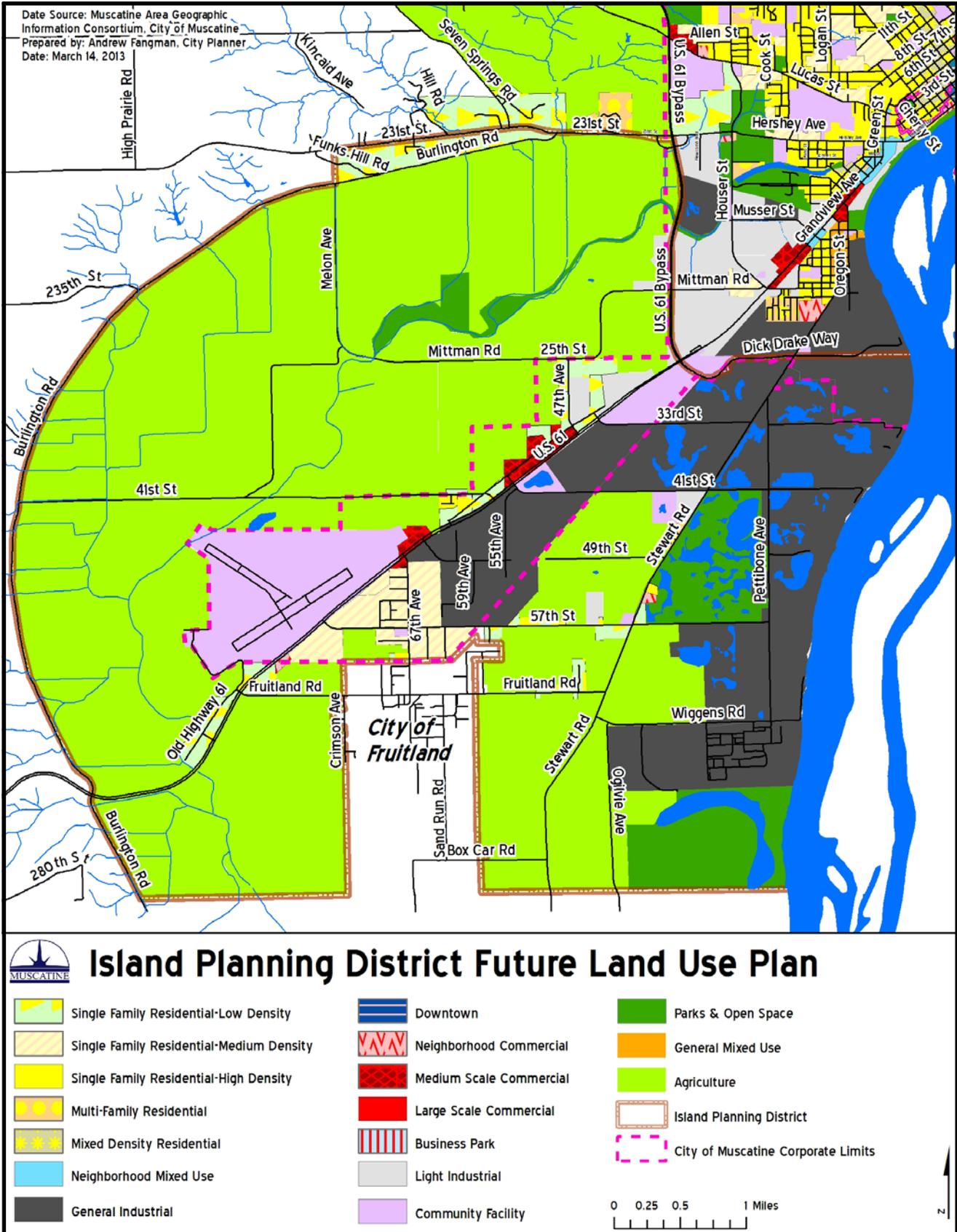


Figure 21: Island Planning District Future Land Use Plan Map

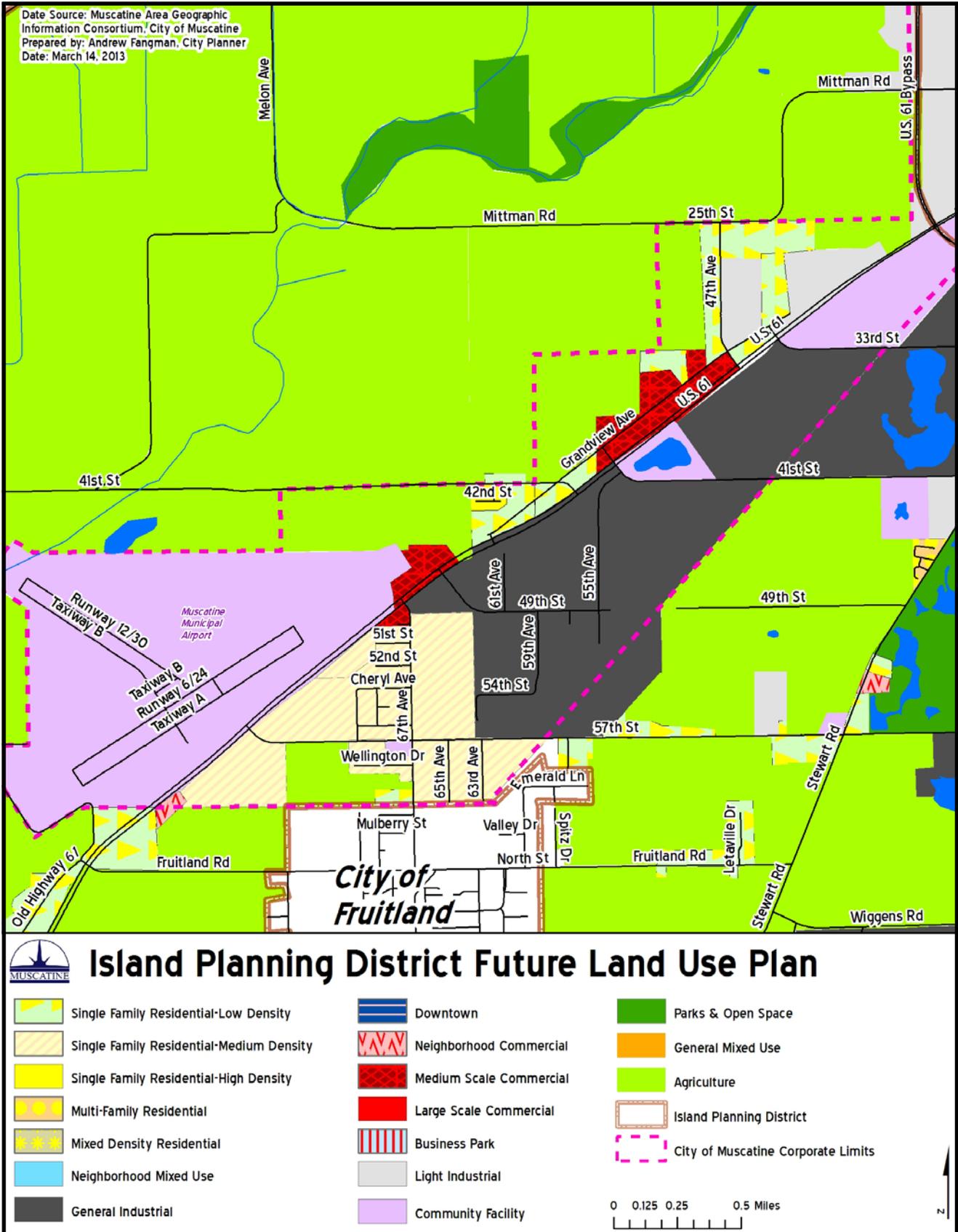


Figure 22: Island Planning District Future Land Use Plan Map (Incorporated Portion)

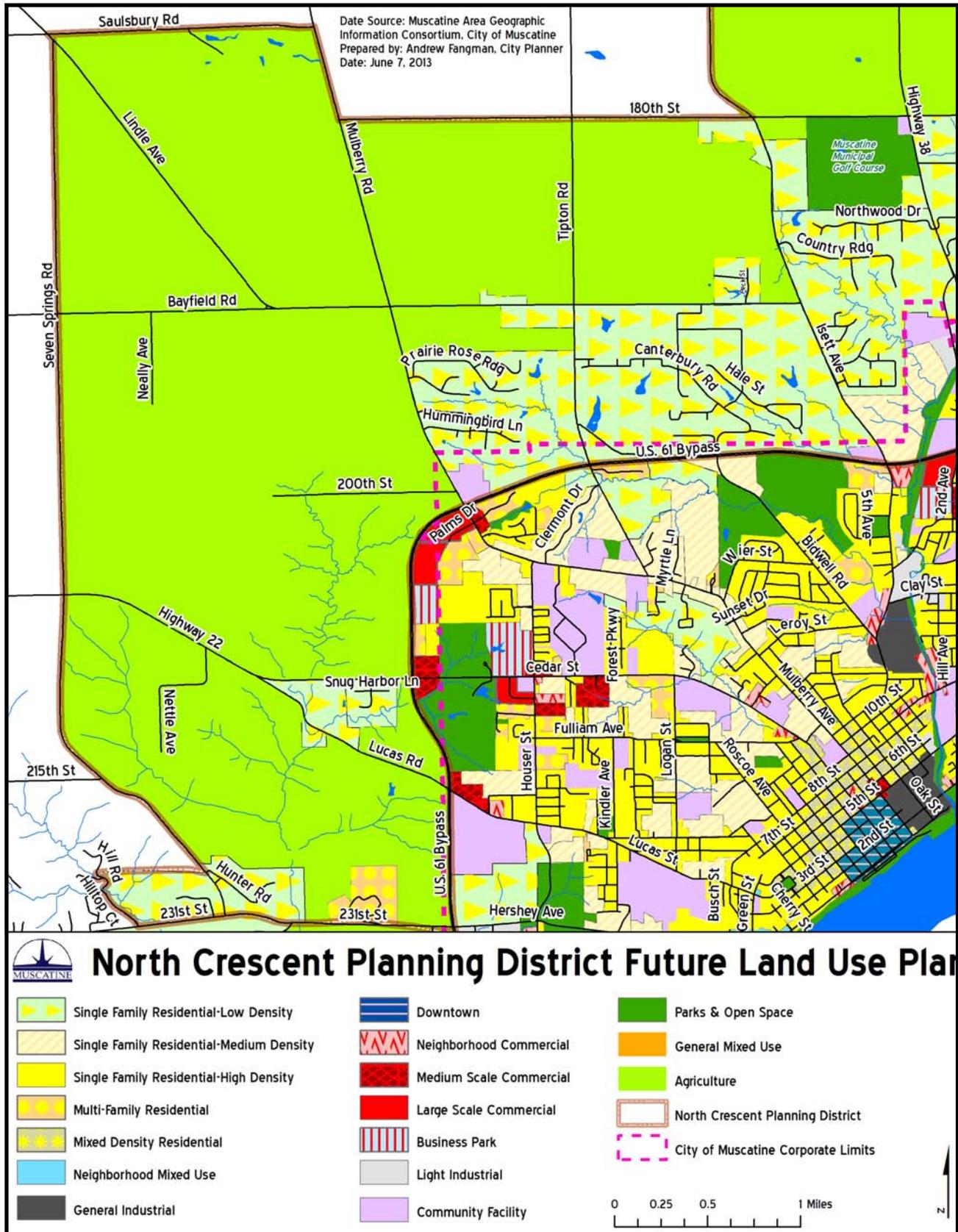


Figure 23: North Crescent Planning District Future Land Use Plan Map (Western Portion)



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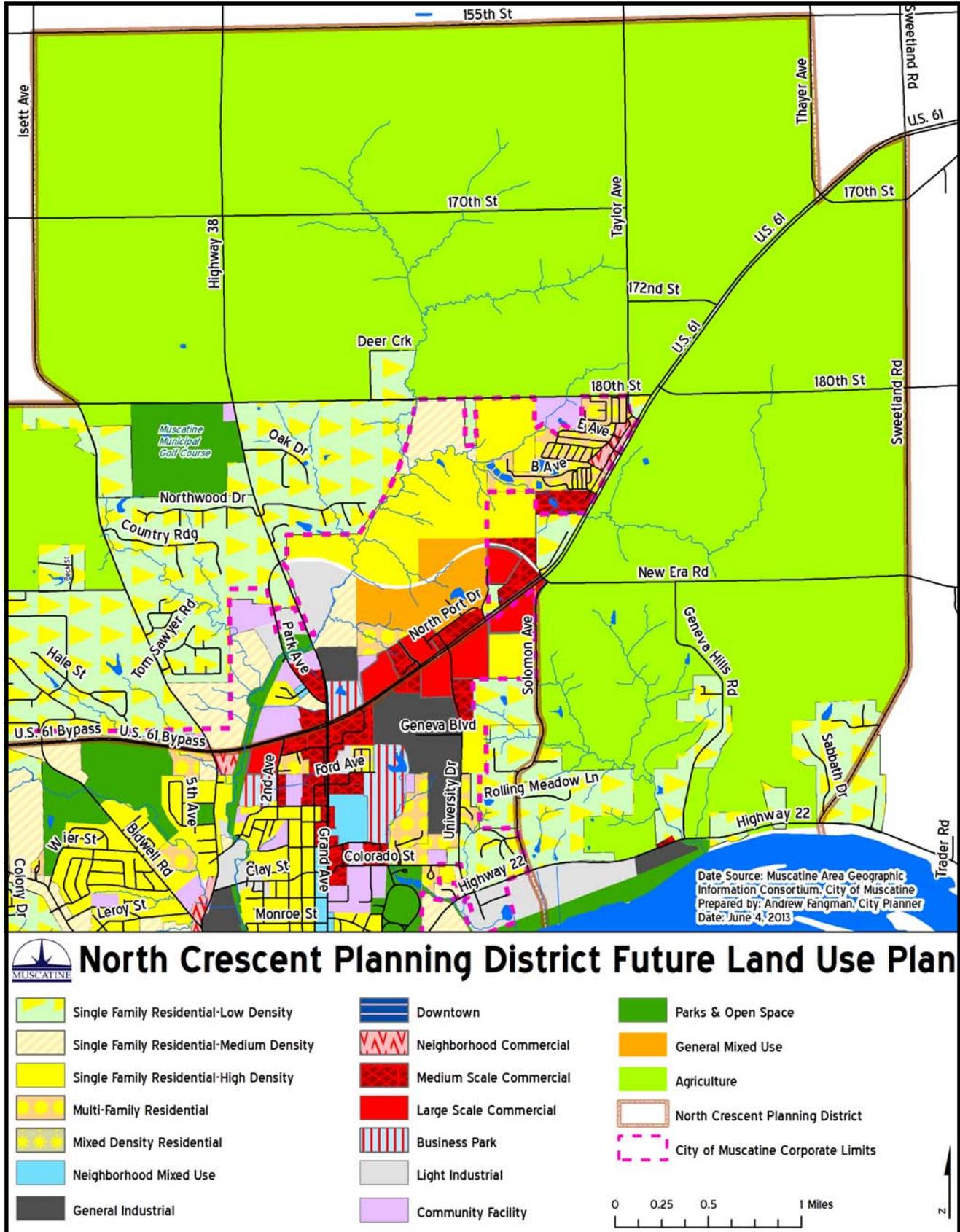


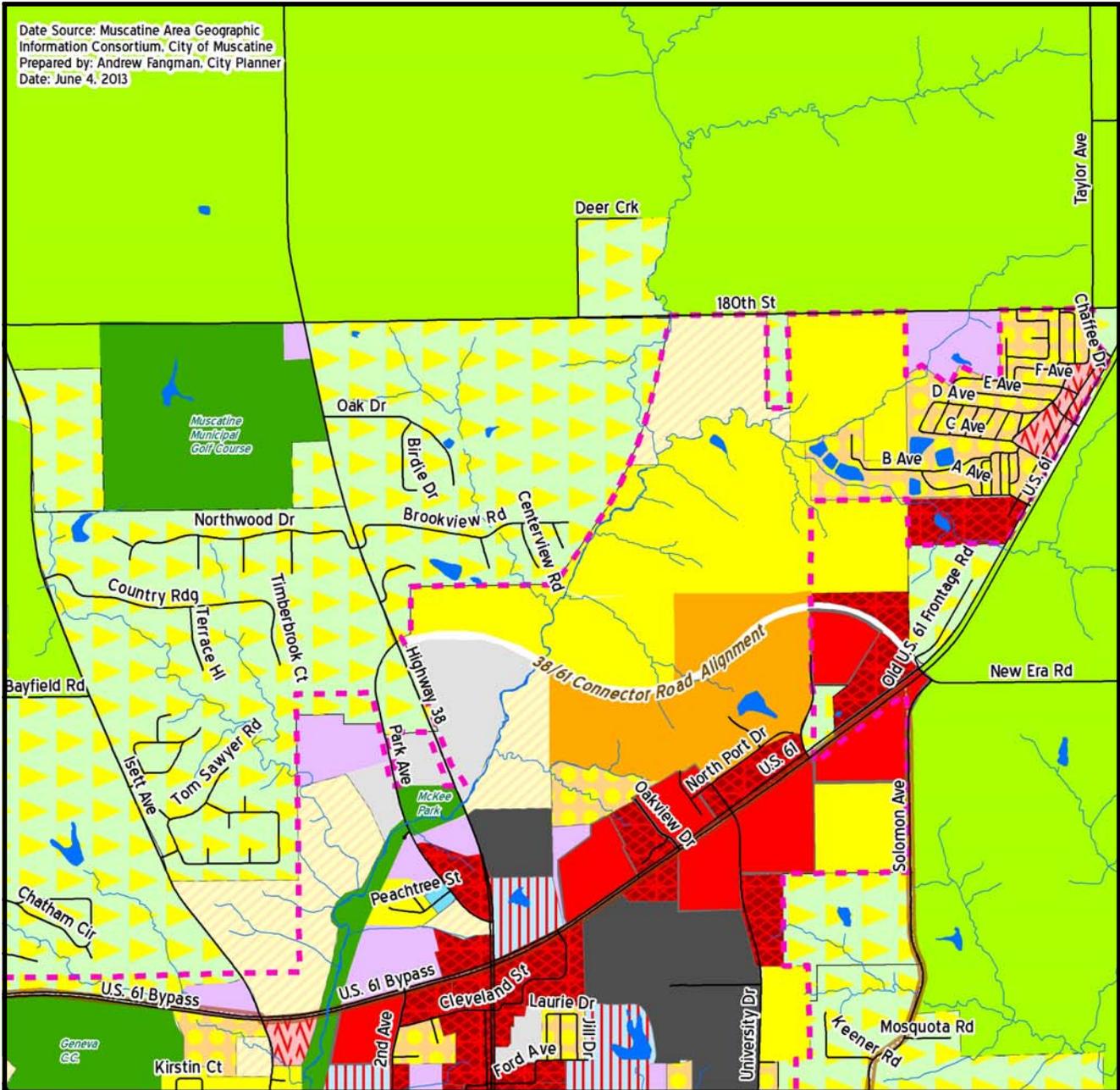
Figure 24: North Crescent Planning District Future Land Use Plan Map (Eastern Portion)



City of Muscatine, Iowa—Comprehensive Plan

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Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: June 4, 2013



North Crescent Planning District Future Land Use Plan



Figure 25: North Crescent Planning District Future Land Use Plan Map (Incorporated Portion)