



# PLANDYERSVILLE

## Planning Principles and Goals

The vision for Dyersville evolves from the evaluation of Dyersville today and a public input process involving a variety of stakeholders. To achieve the vision, a statement of development principles and planning goals are used to guide implementation of the plan. These development principles help shape policies and are important for several reasons.

### **A statement of development principles and policy goals:**

- Informs developers and property owners on the principles that will guide public decision making, adding assurance to where certain development can be expected and policies to prevent land use conflicts.
- Provides a framework for local officials to make consistent decisions and regularly evaluate new opportunities and challenges.
- Provides a means for improved communication and coordination between the city, county, and other government and non government bodies.
- Provides a basis to evaluate the costs and benefits of development and public improvements that align with city priorities.
- Provides a general basis for interpreting and applying the comprehensive plan, while maintaining the flexibility to respond to individual situations.
- Ensures the plan and implementation policies represents the public vision for Dyersville.



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## Statement of Principles

- 1. Development should be contiguous and fiscally responsible.** Dyersville will continue to grow and will need to accommodate residential, commercial, and industrial development, both through new development and infill development opportunities. Contiguous and compact development, similar to the city's historic patterns, helps preserve the character of Dyersville as it grows while reducing the cost of extending infrastructure and increasing accessibility for pedestrian and cars.
- 2. Create a safe and connected transportation system for all to walk, bike, or drive in Dyersville.** A network of streets, trails, and pedestrian paths should provide safe, efficient connectivity throughout the community. Transportation systems should accommodate a diverse set of mobility needs and preferences. Although not every street can or will accommodate all modes of transportation, Dyersville residents want to see more bike and pedestrian options.
- 3. Plan for community amenities such as parks, trails, and public spaces.** Parks, open spaces, schools, and other public places should be viewed as neighborhood anchors that promote community activity, personal interaction, and a sense of place. Dyersville's parks and open spaces can serve as an attraction for potential residents, preserve environmentally sensitive areas, and provide public gathering spaces that invite people to connect.
- 4. Create and support balanced neighborhoods with diverse housing choices.** Residents of Dyersville have expressed a clear desire for more diverse housing options at prices people can afford. At the same time, housing needs and preferences are changing. The Baby Boomer and Millennial generations are demonstrating a growing preference for smaller lot homes and multi-family housing, in addition to a continued interest in traditional single-family homes. Dyersville can increase its appeal to potential residents by promoting housing options for an increasingly diverse population.

Diverse housing options are one element of balanced neighborhoods. Balanced neighborhoods also provide access to open space and contain activity centers such as parks, schools, civic centers, or commercial areas that are well connected to surrounding neighborhoods. Appropriate transitions should be made between higher intensity uses, such as industry, and lower intensity uses, such as homes. Commercial services should be easy to access.
- 5. Respect flood plains and promote stormwater management.** Land use decisions have a wide variety of effects on public safety and hazards, particularly related to flooding. A well-connected and multi-modal transportation network is the first step to promote better emergency service and evacuation routes in case of large-scale emergencies. Dyersville's waterways have made connectedness difficult to achieve. Preserving key natural areas can reduce flooding impacts, provide natural stormwater drainage, protect plant and animal habitats, increase property value for nearby development, and enhance and connect the park system.
- 6. Emphasize the character and image of Dyersville.** Residents overwhelmingly see Dyersville's quality of life and tourism potential as its greatest asset. Creating a consistent community image through all developments, downtown, and public areas promotes a positive perception to visitors. Strategically located gateways, wayfinding, marketing, and general curb appeal through upkept streets, sidewalks, and natural areas can attract visitors and retain new residents to the community.
- 7. Use public investment to promote private development.** Dyersville's public investments in streets, water, sewer, parks, downtown, and community character features can be leveraged to promote private actions. When strategically located, a new park or gathering space can inspire private residential development, while targeted infrastructure improvements can be used to attract new industry.
- 8. Make policy and land use decisions in a transparent and collaborative manner.** Land use and environmental decisions should be made through a transparent process, with opportunity for input from all citizens and affected entities, such as the county or the school district. Creation and implementation of land use decisions should be a shared responsibility that promotes the equitable distribution of development benefits and costs.

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## Planning Goals

### Transportation

- Create a transportation network that will provide a safe and efficient means for all users including pedestrians, bicyclists, and drivers.
- Address deficiencies in the existing transportation system, including connectivity of all neighborhoods.
- Establish a transportation system that adequately supports commercial and industrial development.
- Develop new transportation networks that support the long-term development framework of the city.

### Parks and Trails

- Continue to maintain a high quality park system.
- Provide new and expanded park and recreation facilities that are spatially distributed for Dyersville's population today and in the future.
- Encourage neighborhood and community destinations that are family friendly and support strong social networks.
- Connect Dyersville's neighborhoods and community destinations internally and to the region with a trail system that will provide a safe and healthy transportation alternative.

### Community Development

- Market to and provide new households with available and affordable housing to complement the assets of the city.
- Provide a choice of housing environments by providing developable sites and residential types that meet housing needs for households at different stages in the life cycle.
- Initiate public incentives to meet needs that the private market cannot satisfy alone.
- Increase the capacity of the community to meet continuing housing needs.
- Conserve and support the well-being of the existing housing supply while taking advantage of new opportunities.

### Downtown

- Establish downtown Dyersville as one of several regional destinations in the community.
- Create an environment that supports a variety of businesses and uses, including residential.
- Establish programming that keeps downtown "active".
- Provide connections to downtown and public gathering spaces near and within the district.
- Continue to invest and maintain downtown as a community priority



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### Economic Development and Tourism

- Capitalize on the draw of regional destinations to attract business and visitors to the community.
- Market the high quality of life in Dyersville.
- Support local businesses by encouraging a diverse, year-round economy.
- Ensure adequate public services and infrastructure to support new commercial and industrial growth areas.

### Community Character

- Encourage places where Dyersville residents can gather and socialize to build connections.
- Create attractive entryways into the community from all directions to show that Dyersville is a vibrant and cohesive community.
- Continue to support a positive appearance of the community by investing in downtown, parks, recreation, schools, and the streetscape environment.

### Public Facilities and Infrastructure

- Ensure public facilities are maintained and located to best serve all parts of the community for the highest level of emergency response and service.
- Seek opportunities where appropriate to remove critical facilities out of flood areas, or mitigate the effects of flooding, to ensure access during a disaster event.
- Guide the extension of infrastructure, including technology infrastructure, in a way that supports efficient patterns of community and economic development.
- Direct new utilities systems in a way that reduces stress on older systems within the city center.
- Create policies to support and incentivize renewable energy sources to lower long-term costs and increase sustainability of development.

