

*Chapter 8*

*Implementation Strategy*

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## CREATING AN EFFECTIVE PLAN

To be effective, a plan must be adopted, implemented, constantly under review, and updated on an as-needed basis. This document will be utilized as a guide and educational tool for the citizens of Huxley, landowners, business owners and developers. This Comprehensive Plan will also be used by the decision-makers as they review the ongoing changes of the corporate limits, ordinances, and/or zoning. Some of the key actions that have been completed or are being implemented are:

- The City completed pursuing the annexation of Area #1, portions of Area #2 and #4 as illustrated in Chapter 3 of the 2007 Comprehensive Plan.
- The City has completed the Prairie Ridge redevelopment project, providing more choice in affordable housing in Huxley.
- The green space Ordinance was amended to be more up to date with current standards.
- The City has installed two traffic control signals and safer pedestrian cross walks on US 69, the first at Oak/Main and a second Centennial Drive. A third traffic signal will be constructed at E. First Street.
- The street and right-of-way widths for the different classifications of streets were updated by Ordinance.
- The City should continue to partner with the Huxley Development Corporation and the Ballard Business Association and the Ames Economic Development Commission to promote Huxley to outside businesses.
- The City continues to encourage and solicit volunteers to complete smaller type projects throughout the community. The result is typically a savings in cost and builds teamwork and camaraderie amongst the citizens.

## IMPLEMENTATION PLAN

Implementation of a Comprehensive Plan is a process that occurs over time, but is one of the most important components of the planning document. The table on the following pages presents a summary of most of the recommendations of this Comprehensive Plan. Also included are the still-relevant recommendations from the strategic planning efforts included in the 2007 Comprehensive Plan.

These recommendations include various types of efforts, as follows:

- Policies (P) which indicate continuing efforts over a period of time to implement the plan. In some cases, policies include specific regulatory or administrative actions including but not limited to Ordinances and Policy Statements.
- Action items (A) which require specific efforts or accomplishments by the community, elected officials, appointed officials, and/or staff.
- Capital Improvements Program (CIP) projects which require public investment and/or funding.

In addition, a recommended time frame has been indicated for implementing each of the recommendations. Short-term indicates implementation should occur within five years, medium-term within five to ten years, and long-term within ten to twenty years. In some cases, the recommendations are on-going over the planning period.

COMPREHENSIVE PLAN RECOMMENDATIONS					
Item	Type	On-going	Short Term	Medium Term	Long Term
<b>FISCAL &amp; ADMINISTRATIVE</b>					
Formally adopt the 2013 Comprehensive Plan Update following Public Hearing and appropriate revision.	P		•		
Adopt a 5-Year a Capital Improvements Program (CIP) for the betterment of both new and older areas of Huxley.	P	•			
Include the financing for priority CIP projects in annual budget; maximizing outside funding sources to help facilitate the successful completion of the program.	P	•			
Designate Capital Improvements Program funds for designated existing and future park improvement projects.	P	•			
Establish a plan for pursuing outside sources of funding for some of the capital improvement projects by working closely with the City Engineer, Financial Consultant and Bond Counsel.	A		•		
Continue to focus on bringing industry and commercial development to Huxley to help offset the perceived high user rates passed on to the citizens for basic services.	P		•		
Continue to utilize TIF and/or Tax Abatement incentives to promote retail, commercial, and light industrial developments.	P		•		
Develop a revitalization plan for Main Street businesses, such as developing and implementing a financial and marketing plan.	A			•	
Encourage, promote and harness economic development partnerships between local entities and private companies to assist existing and expanding business enterprises and to attract new businesses, particularly to the industrial park.	P	•			
<b>GROWTH MANAGEMENT &amp; LAND USE</b>					
Review and update the city’s development regulations to meet the city’s objectives for sustainable development and to offer opportunities for innovative approaches to development.	A		•		

Item	Type	On-going	Short Term	Medium Term	Long Term
Create new zoning districts, including mixed use district, neighborhood commercial district and office park district, in accordance with Future Land Use Plan.	P		•		
Direct growth to prioritized growth areas and encourage in development areas that are cost efficiently served by the sanitary sewer system.	P	•			
Encourage a variety of land uses and living environments in order to maintain the City’s tax base, provide ample development opportunities and provide for the established and future needs of the citizens.	A	•			
Approve rezonings and subdivisions only if they are consistent with the Comprehensive Plan; amendments must consider far-reaching ramifications to the plan.	A	•			
Encourage redevelopment of vacant sites within the city to utilize existing infrastructure and/or maximize use of existing service areas.	A		•		
Require new developments to design subdivisions in an environmentally sensitive manner, including protection of wetlands and areas of severe slopes.	A		•		
Require open space, park land and trail easements to be dedicated to the City as development occurs.	A			•	
Require sound planning principals for buffering incompatible land uses such as highway commercial and single-family residential; and particularly between industrial and residential uses.	A		•		
Require new developments to assume a share the burden of improved and/or extended regional infrastructure including neighborhood parks.	A		•		
<b>INFRASTRUCTURE &amp; TRANSPORTATION</b>					
Encourage regional detention to serve multiple, larger commercial and industrial areas.	P		•		
Require Waiver of Separation for developments within 1000’ of Wastewater Treatment Facility.	A	•			
Make transportation-related decisions in consideration of land use impacts including, but not limited to, access management, adjacent existing and future land use patterns, and designated uses and densities	P	•			
Preserve and develop transportation corridors, including the parkway, as development occurs and establish design guidelines for parkways.	A	•			

Item	Type	On-going	Short Term	Medium Term	Long Term
Continue to work with the Iowa DOT, CIRTPA, and Story County on long-range transportation plan as three highways pass through or along Huxley’s borders.	P	•			
Develop an access management plan for arterial, collector streets, including parkways.	A		•		
Develop “Parkway” design standards, including street trees, trails/sidewalks, furnishings, signage, and berms.	A			•	
Actively consider improvements to specific gravel roads to open up new development areas that are located within existing service areas.	CIP				•
Implement a prioritized, multi-phased sidewalk infill and repair project throughout the entire community.	CIP		•		
Develop a long range improvements plan for U.S. 69, potentially including additional lanes, turning lanes, and an 8-foot wide recreational trail.	A				•
<b>PARKS &amp; RECREATION:</b>					
Consider negotiating with local rural property owners to acquire land for potential “bank” park sites to develop Parks consistent with Parks & Trails Map.	P				•
Work on effectively expanding adult and youth recreation programs in order to enhance the “community” atmosphere. The City may need to evaluate the viability of current programs.	P	•			
Centennial Park Phase I Improvements: Replace restrooms and concession building, replace existing playground, existing ball field improvements, including fence repairs, irrigation.	CIP		•		
Centennial Park Phase II Improvements: Add additional ball fields and field lighting, and parking lot.	CIP		•		
Centennial Park Phase III Improvements: Add additional playground, restroom storage building and replace tennis and basketball courts.	CIP		•		
Nord-Kalsem Phase I Improvements: Repair existing ball fields, replace existing basketball hoops, remove existing swings and replace existing playground.	CIP		•		
Nord-Kalsem Phase II Improvements: Add splash ground facility to park.	CIP		•		
Larson Family Sports Complex Phase I Improvements: Repair existing turf conditions.	CIP		•		