

WEST BRANCH COMPREHENSIVE PLAN

Chapter 10: Hazards

Hazard Mitigation is critical to the comprehensive planning process, and hazard concerns are integrated throughout this document. In order to facilitate review of the West Branch plan for compliance with Iowa's smart planning grant parameters, this section uses the "safe growth audit questions" from the FEMA publication Hazard Mitigation: Integrating Best Practices into Planning as a framework to collect and present the hazard mitigation elements of this plan. The West Branch comprehensive plan focuses primarily on flooding issues for its hazard mitigation recommendations, as this is the hazard most likely to be affected by the decisions of the comprehensive plan (Namely, land use and environmental decisions.)

The efforts to minimize the impact of hazards in West Branch should be evaluated annually and be considered an on-going effort. The questions below will help the City of West Branch address and identify ways to minimize devastation from hazards.

Land Use

Does the future land-use map clearly identify natural-hazard areas?

Map 10.1 shows the planned future land use with the current floodplain. Development should be discouraged in the floodplain.

Do the land-use policies discourage development or redevelopment within natural-hazard areas?

Yes, as described above, existing structures in the floodplain areas are noted and mitigation continues to be processed through an ongoing cost-benefit analysis.

Does the plan provide adequate space for expected future growth in areas located outside of natural-hazard areas?

Map 10.2 shows the planned future land use for the City of West Branch. With redevelopment of existing sites and looking at infill lots as the first priority of development there is adequate land outside of natural-hazard areas for development

Transportation

Does the transportation plan limit access to hazard areas?

Yes. The transportation plan does not encourage access to hazardous area. For example, any new roads and streets proposed for growth areas would be discouraged not to enter the floodplain, but rather would access higher ground.

Is transportation policy used to guide growth to safe locations?

Yes. Proposed new roads would connect to areas of town that have areas of non-hazard land available for development. Providing access to these areas will encourage development in safe areas. The West Branch floodplain ordinance stipulated that subdivisions should have means of access during flood.

Are movement systems designed to function under disaster conditions (e.g., evacuation)?

Yes. One of the primary features of the set of proposed transportation changes (Chapter 10) is the provision of multiple access routes to all developed areas, and accommodation of multiple modes of transportation, including auto, bike, and pedestrian. By limiting single access

WEST BRANCH COMPREHENSIVE PLAN

developments (such as dead-end cul-de-sacs), the proposed system allows for greater evacuation possibilities. Most new growth areas have multiple street outlets and all new growth areas have at least one proposed street connection to the existing street network that does not cross a floodplain. A more connected street system also makes safety services such as ambulance/fire service more efficient. Providing multiple mode choices improves safety by allowing options for evacuation and mobility during disaster conditions, particularly for those without vehicles. Proposed street extensions also reduce the load on existing streets, which increases mobility for safety purposes such as ambulance/fire service and other emergency services.

Environmental Management

Are environmental systems that protect development from hazards identified and mapped?

Yes. 10.1 shows floodplains and wetlands. These areas contribute to the natural drainage system that can help prevent flooding in developed areas by moving and dispersing storm water properly.

Do environmental policies provide incentives to development that is located outside of protective ecosystems?

Yes. The future land use map (Map 10.2) located new development in areas outside of protective ecosystems and shows areas inside those eco systems as non-developable (greenways). This map is presented as a guide for the planning and zoning commission and city council in deciding where new development should be allowed. Additionally, the City of West Branch floodplain ordinance places restriction on development in the floodplain.

Public Safety

Are the goals and politics of the comprehensive plan related to those of the FEMA Hazard Mitigation Plan?

Yes. The goals and policies of the comprehensive plan are in agreement with the 2011 Cedar County, Iowa Multi-Jurisdictional Hazard Mitigation Plan (HIMP). The comprehensive plan primarily addresses floodplain issues, as this is the hazard most likely to be affected by the decisions of the comprehensive plan (namely, land use and environmental decisions). The land use plan and storm-water plans in this document correlate directly to several mitigation actions identified in the Cedar County HMP that are fully outlined on the following page. Cedar County in general, has had significant issues with flooding in the past decade and many of the County's mitigation goals are related to flooding, which in turn become crucial to this comprehensive plan in terms of zoning, construction, roads and watershed preservation and restoration. Other factors that correlate from the HMP to the comprehensive plan are in terms of necessary safety systems that relate to mitigation, such as fire and safety personnel, systems and equipment.

Is safety explicitly included in the plan's growth and development policies?

Yes. Public Safety facility development is covered in chapter 13, while safety concerns regarding natural hazards are referenced as part of the "Comprehensive Planning Principles" and "preservation of Natural Areas" in chapter 5.

Does the monitoring and implementation section of the plan cover safe-growth objectives?

Yes. Chapter 14 outlines a plan and broad timeline for implementation of the safe-growth objectives, including: new residential developments con-

WEST BRANCH COMPREHENSIVE PLAN

nect well to existing neighborhoods, and guide growth to non-hazard areas of the city. Chapter 14 also provides possible funding sources to help the City of West Branch accomplish these goals.

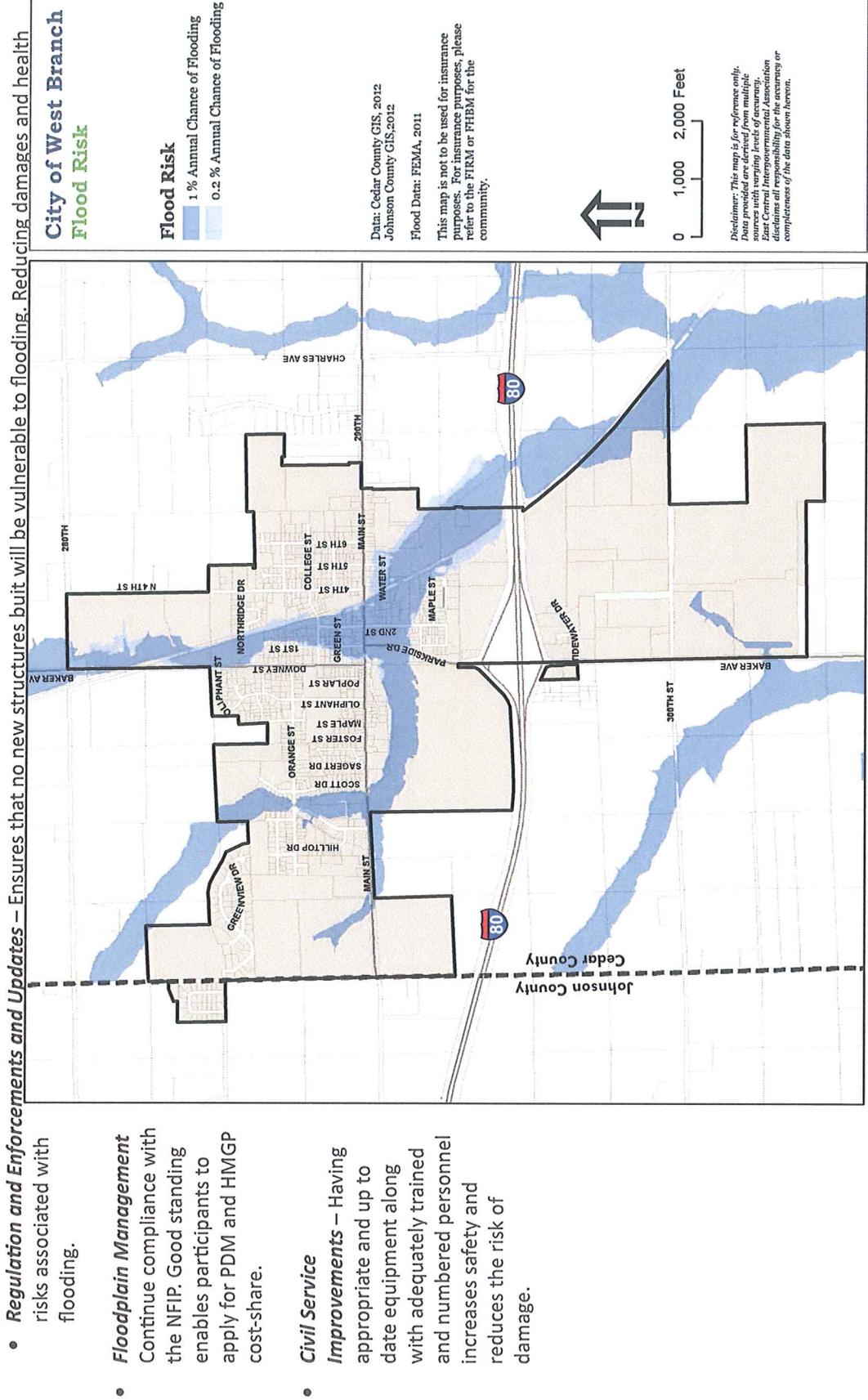
Other Hazards

While avoiding floodplain development is one of the biggest hazard prevention the City of West Branch can do, being aware of other hazards is important too. Even though there is little the City of West Branch can do to prevent natural disasters caused from tornadoes, windstorms, hailstorms, and thunder and lightning being aware of the these hazards and have a storm preparedness plan in place can reduce the chaos if such a storm strikes the City of West Branch. The City should as be aware of manmade hazards from brownfields, and interstate highway for example. Having an understanding of these potential hazards and having a response plan in place if such a hazard occurs can limit the destruction caused by these manmade hazards. An investigation of possible brownfield sites in the City could be done so the City has a better understanding of where these potential hazards are. For a comprehensive look at all the potential hazards the City of West Branch could be exposed to please refer to the Cedar County, Iowa Multi-Jurisdictional Hazard Mitigation Plan January 2011.

SPECIFIC ACTION STEPS FOR HAZARD MITIGATION FROM THE CEDAR COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN INCLUDED IN THE COMPREHENSIVE PLAN

- **Storm Water System and Drainage Improvements** – these improvements can serve to more effectively convey runoff within cities and towns, preventing interior localized flooding. May also reduce the risk of illness/disease by eliminating standing water.
- **Stream Bank Stabilization/Grade Control Structures/Channel Improvements** – which can serve to more effectively protect structures, increase conveyance, prevent down cutting, and provide flooding benefits.
- **Drainage Study/Storm Water Master Plan** – Protective steps to identify all potential problems/issues can lead to effectively addressing improvements and prioritizing the projects to improve conditions. These improvements can serve to more effectively convey runoff within jurisdictions, preventing interior localized flooding resulting in damages. This ensures that the most beneficial projects are done first and could possibly eliminate the need for others.
- **Flood-prone Property Acquisition** – Voluntary acquisition and demolition of properties prone to flooding will reduce the general threat of flooding for communities. Additionally, this can provide flood insurance benefits to those communities within the NFIP.
- **Drainage Districts** – Improve land for agricultural and sanitary purposes on a regional basis.

WEST BRANCH COMPREHENSIVE PLAN



WEST BRANCH COMPREHENSIVE PLAN

Chapter 11: Parks, Recreational Facilities and Programs

Parks, recreational facilities and programs are vital components to a community's quality of life. Active living or the integration of physical activity into daily life is becoming increasingly popular. Walking, bicycling and hiking are the most popular ways to participate in active living. Providing facilities that support an active living have a variety of social, health, economic, and environmental benefits. These benefits include: improved quality of life, improved livability (which is a positive factor in attracting new residents, businesses and workers), and reduced energy consumption.

Community Input

The initial public input meeting held received the following public responses:

Parks:

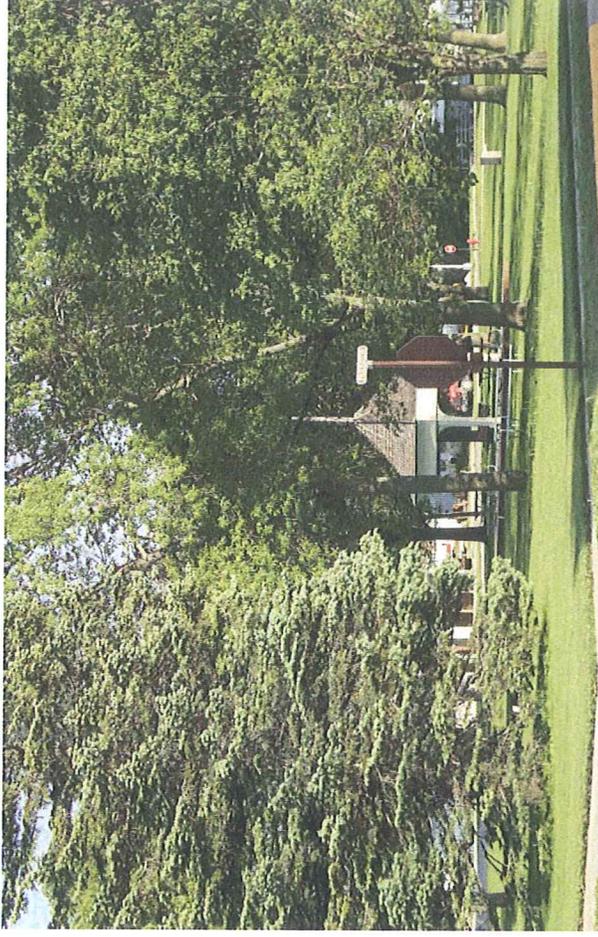
- Not a very bicycle/pedestrian friendly community
- Existing parks need to be upgraded
- More amenities at parks
- More green space
- Overall good diversity in parks
- Existing parks are well cared for

Recreation:

- More outdoor recreational opportunities needed
- Need a recreational center
- Water activities needed
- Overall excellent variety of recreational opportunities present

Trail System:

- More trails needed
- Connectivity between existing trails needed
- Existing system provides nice trails and plenty of places to bicycle and walk



WEST BRANCH COMPREHENSIVE PLAN

Facility Analysis

This chapter examines the City of West Branch's existing park and recreational system, including all city-owned and operated recreation areas and other parks with public access. The following components are looked at:

- Current levels of service in the existing park system
- Gaps in service coverage
- An inventory of existing parks

Park facilities are evaluated according to the following standards:

- **Park Classification:** Facilities are classified according to size of the area they serve.
- **Geographic Distribution:** The service radius of each park is analyzed to determine if gaps in service area exist.
- **Population Service Standards (NRPA):** The existing system is analyzed according to the National Recreation and Park Association (NRPA) standards for park and recreational facilities.



WEST BRANCH COMPREHENSIVE PLAN

Existing Park System Overview:

The City currently has three existing parks: Beranek Park, New Park (to be named) and Lions Field along with the Hoover Trail. Table 11.1 lists West Branch's park facilities by NRPA category and map 11.1 shows the location of the three existing parks. Here is an overview of the existing park system:

- 10.15 acres of parkland in West Branch (excluding West Branch Community Schools facilities)
- # acres including the West Branch Community School facilities
- Approximately 4.37 acres of parkland per 1,000 residents (excluding West Branch Community Schools facilities)

Park Classifications:

A uniform classification system is used to examine the existing parks and future park needs. The plan uses standards for mini parks, neighborhood parks and community parks to assess the adequacy of both existing and future facilities. The following is a summary of each park category.

Mini Parks

Description: Fulfill opens space needs or provide niche recreation opportunities.

Location criteria: A service radius size of less than ¼ mile

Size criteria: Less than 1 acre

Neighborhood Parks

Description: The basic unit of the park system that serves as the recreational focus of the neighborhood. Focus of neighborhood parks is on informal active and passive recreations.

Location criteria: ¼ to ½ mile distance and uninterrupted by non-residential roads and other physical barriers.

Size criteria: Between 6 to 8 acres for cities 1,000 to 25,000 in population

Standard: 5 acres per 1,000 people

NRPA standard: Is 2.0 acres per 1,000 people. With 8.45 acres of neighborhood parks West Branch meets this standard at 3.64 acres of parkland per 1,000 people.

School Parks

Description: Combining parks with school sites can fulfill space requirements for other classes of parks such as neighborhood, community, sport complex and special use.

Location criteria: Determined by the location of the school.

Size criteria: Variable

Table 11.1 Park System Analysis

Facility	Location	Total Acres	Playground Areas	Playing Fields	Courts	Amenities
Mini Parks						
No Name Park	2 nd Street	1.7	Yes	No	No	Shelter, Bathroom and Water Play Feature
Neighborhood Parks						
Beranek Park		5.05	Yes	No	Basketball Court, 2 Sand Volleyball Courts	Bathroom and Shelter
Lions Field	Pedersen Street	3.4	Yes	Soccer Field	No	Bathroom, Water Fountain
Greenways and Linear Trail Connections						
Hoover Trail		1 mile				

WEST BRANCH COMPREHENSIVE PLAN

Community Parks/Sports Complex

Description: Serves a broader purpose than neighborhood parks. The focus is on meeting community-based recreational needs as well as preserving unique open space. Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites.

Location criteria: Determined by the quantity and usability of the site.

Size criteria: Between 30 to 80 acres

Standard: 5 acres per 1,000 people

NRPA standard: Is 5 to 8 acres per 1,000 people. At this time the City of West Branch does not have any parks in this category.

Natural Resource Areas

Description: Land that is set aside for preservation of significant natural resources, remnant landscape, open space and visual aesthetics.

Location criteria: Depends on the resource availability and opportunity.

Size Criteria: Variable

Greenways and Linear Trail Connections

Description: Land used to effectively tie park system components together to form a continuous park environment.

Location Criteria: Depends on resource and availability and opportunity

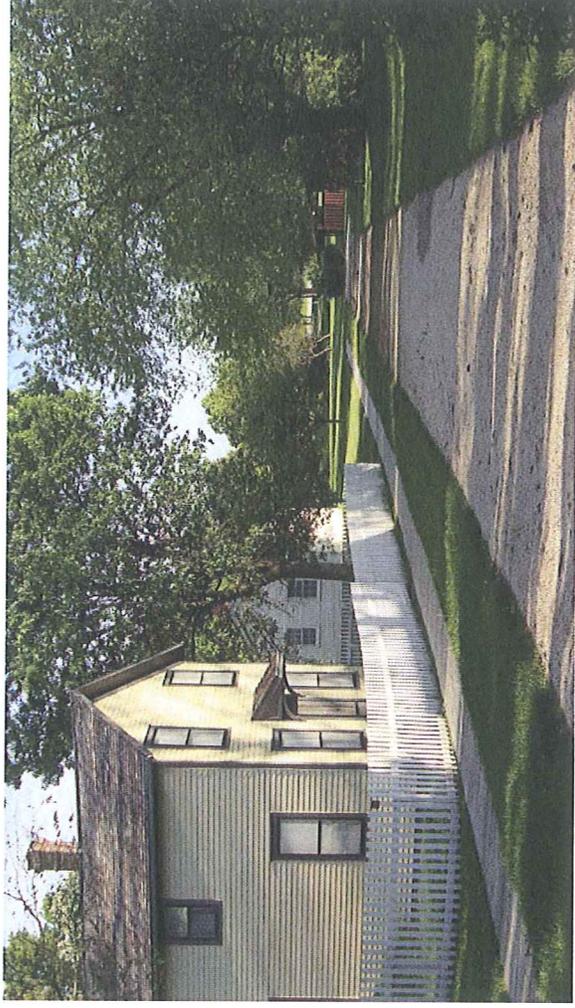
Size criteria: Variable

Private Park and Recreation Facilities

Description: Parks and recreation facilities that are privately owned yet contribute to the public park system. Private facilities can offer either indoor or outdoor recreation opportunities, usually on a membership or fee basis.

Location criteria: Variable, depends on specific use.

Size criteria: Variable



WEST BRANCH COMPREHENSIVE PLAN

Indoor Park/Recreation Facility

Description: Indoor recreational facility that is open to the general public and operated by a public entity.

Location criteria: Located on sites with convenient transportation access.

Size criteria: Variable

Level of Service

Recreational opportunities are becoming increasing important factors in keeping existing residents as well as attracting new residents and businesses to the community. The projected 2030 population for the City of West Branch is 2,374. Table 11.2 identifies additional park and recreational space needed to accommodate this increased population. The park and recreational needs for the City of West Branch for 2032 are as follows:

- If the population stays as projected the City should have sufficient neighborhood parks to accommodate the population of 2,374.
- A community park/sports complex should be added to comply with the NRPA standard. This is also supported by the community wide survey where 185 survey participants stated more park space and facilities are needed.

Several factors must be considered when determining a community's future park land needs, including gaps in service coverage and new community demands. Please note that this analysis does not cover physical factors such as geographic location of parks, accessibility, service area and park facilities.

Geographic Distribution

Park and recreational facilities should be equally distributed throughout the City to provide accessibility by all residents. Map 11.2 shows the location of West Branch's park locations along with the service radius of each park. West Branch currently only has mini and neighborhood parks. A mini park has a service area of ¼ mile while a neighborhood park's service area ranges from ¼ mile to ½ mile.

Table 11.2 Future Park Systems Needs

Park Type	Existing	Acres per 1,000 Residents	2030 Need* (Existing Level of Service)	Additional Parkland Needed
Neighborhood Parks	8.45	3.64	3.55	0
Community Parks	0	11.6 to 18.6	11.9 to 19.0	11.9
Mini Parks	1.7	0.7	0.7	0
Total Park and Recreation Area	10.15	4.34	16.15	11.9
*2030 West Branch Population Projection of 2,374				

WEST BRANCH COMPREHENSIVE PLAN

Population Service Standards

The National Recreation and Park Association (NRPA) establishes standards for park and recreational facilities based on population. Table 11.3 provides a summary of park facilities based on these standards. Projections of future park facility needs based on 2030 population projection are included in the evaluation. Major findings include:

- West Branch has a higher than average supply of playground equipment and picnic shelters.

Park Site Assessment

Beraneq Park

Overall condition: good
Proposed Improvements:

Lions Field

Overall condition: good
Proposed Improvements:

New Park

Overall condition:
Proposed Improvements:

Trails:

Existing system: good
Proposed Improvements: Please refer to the West Branch Community Trails Plan located in appendix #.

Table 11.3 Park and Recreation Service in Relation to Population

Facility Type	NRPA Standard	Existing Quantity	Present Need	2010 Surplus (Deficit)	2030 Need	2030 Surplus (Deficit)
Baseball Fields	1 per 3,000		0	0		
Softball Fields	1 per 3,000		0	0		
Basketball Courts	1 per 5,000	1	0	1	0	0
Football Fields	1 per 20,000					
Soccer Fields	1 per 10,000	1	0	0	0	0
Golf Course	9 hole 1 per 25,000					
Picnic Shelters	1 per 2,000	3	0	1	0	0
Playgrounds	1 per 2,000	3	0	1	0	0
Running Track	1 per 20,000					
Swimming Pools	1 per 20,000	0	0	0	0	0
Tennis Courts	1 per 2,000					
Sand Volleyball Courts	1 per 5,000	1	0	1	0	0

Chapter 12: Public and Community Facilities and Finance

The City of West Branch provides a wide variety of services to their citizens. An inventory and evaluation of the public and community facilities has been conducted and presented below.

West Branch City Hall	
Location	110 N Poplar Street
Functions	City Hall
Age	
Size	
Features	
Facility Condition	Good
Challenges	
Short-Term Needs	
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

West Branch Fire Station	
Location	105 South Second Street
Functions	Fire Station and Police Department
Age	49 years, constructed in 1963
Size	12,000 square feet, plus meeting rooms and police department offices
Features	Open bays to house seven fire department vehicles, meeting rooms, and police department offices
Facility Condition	Good
Challenges	N/A
Short-Term Needs	Exterior painting and back-up generator
Medium-Term Needs	Maintenance
Long-Term Needs	Maintenance

West Branch Library	
Location	300 Downey Street
Functions	Public library
Age	19 years, first opened in 1993
Size	5,000 square feet
Features	Community use room and library offices
Facility Condition	Good
Challenges	Facility is constrained by properties and landscape on each side. Facility is built on fill from two former schools and content of the land under the building is unknown - depressions have formed on the west side of the building on two occasions. Approach on

	east side is steep and somewhat inaccessible.
Short-Term Needs	Replacement of building mechanicals, interior and exterior paint and replacement of interior carpeting
Medium-Term Needs	Replacement and/or repair of broken steps and handrails on eastside of building
Long-Term Needs	Per library study larger library facility

West Branch Town Hall	
Location	
Functions	
Age	
Size	
Features	
Facility Condition	
Challenges	
Short-Term Needs	
Medium-Term Needs	
Long-Term Needs	

Finance

Financial resources will be needed to continue existing programs and services as well implement many of strategies outlined in the comprehensive plan. Within the City of West Branch's fiscal year 2013 budget, the major budget categories included:

- Public safety
- Public works
- Health and social services
- Culture and recreation
- Community and economic development
- General government

The total expenditures budgeted for FY2013 (July 1, 2012 to June 30, 2013) was \$2,973,008. Revenue sources for fiscal FY2013 are property taxes, tif, other city taxes, licenses and permits, use of money and property, grants, charges for fees and services, special assessments and other funding sources. The total revenue for FY2013 for the City of West Branch was \$5,178,123.

As identified above the City of West Branch has a number of existing financial commitments in order to conduct its daily operations and maintenance. The planned and proposed projects for improved and new facilities outlined in the comprehensive plan can be sizable and costly to implement. The City should continue with its capital improvement program to continue to priorities projects for implementation. West Branch should annually conduct a goals setting session and develop an equipment replacement schedule. These activities can expand over several years for project prioritization. A list of potential funding sources is included in Chapter 14.

Chapter 13: Intergovernmental Relations/Collaboration and Image

As the City of West Branch continues to develop and grow community leaders are encouraged to improve interagency, intergovernmental cooperation and coordination between local groups, organizations, state, and federal agencies and governments. The City of West Branch should periodically review existing and potential intergovernmental agreements to provide more efficient cost-effective public services. It suggested that the City of West Branch maintain communication with the cities located within the Cedar and Johnson Counties as well as the counties. Communication should also be maintained with local, state and federal governments, organizations through conversations, meetings, associations, membership, and other forms that promote cooperation and further community goals.

The City of West Branch participates in a variety of intergovernmental activities including by not limited to:

- West Branch Community School District
- Cedar County Economic Development Commission
- East Central Intergovernmental Association
- Main Street West Branch Iowa
- Iowa City Area Development

The need for intergovernmental collaboration opportunities are increasing as local funding is stretched further and further and state and federal funding becomes more and more competitive. One area that should be explored is the development is joint purchasing. Communities could go out to bid together on items, which will save money with bulk pricing and with bid specification development. Items that may be eligible for joint purchasing could be, but are not limited to office supplies, road maintenance supplies such as salt or sand.

Image

The vision statement is a description of the image residents wish to protect regarding the City of West Branch. As mentioned in chapter 2 the vision for West Branch is building upon our heritage as a means to success. West Branch will succeed in this endeavor through strategic new development and through the protection of viable cultural resources. Through the public input survey many of the participants agreed that the community's appearance was adequate. Being a sustainable or "green" community was important. When asked why you choose to live in the City of West Branch the number one response was because of the small town atmosphere. Therefore the City should concentrate on maintaining the small town atmosphere as it grows and built on existing sustainability efforts as a means to the City's future success.

Marketing

A community marketing strategy or public relations plan is suggested to communicate the visions of West Branch. Updating of the existing city website should be considered to include steps on how the City of West Branch is planning on attaining the community's vision. This would provide a 24/7 public information forum for the city.

Controls

Community image and its appearance can be enhanced through a review of existing municipal ordinances. While the majority of survey participants agreed that City's current building and zoning

codes are adequate to maintain the character of the community, many written comments expressed a concern that they needed to be enforced. Another area that can help with maintaining the community's character and image would be to implement a building and residential revitalization or rehabilitation program.

Chapter 14: Issues and Opportunities and Strategies and Mechanisms for Plan Implementation

The West Branch Comprehensive Plan is a road map of what it is that the City of West Branch will need over the next 20 years. The implementation of the visions and actions presented in the previous thirteen chapters should be completed through a realistic program that is compatible with the available resources. This section will address the issues and opportunities of implementing the goals and objectives and address scheduling, potential funding sources and plan maintenance and support.

Issues and Opportunities

Before the goals can be achieved it is best to evaluate the issues or hurdles and the opportunities or benefits of implementation. By doing this decision makers will have a clear understanding of the undertaking they will have to implement the goals. Table 14.1 list goals and issues and opportunities associated with each goal.

Table 14.1 Issues and Opportunities		
Goal	Issues	Opportunities
Concentrate on retaining and expanding local businesses	<ul style="list-style-type: none"> • Access to employees • Aging population 	<ul style="list-style-type: none"> • Economic stability
Increase number of small firms by fostering local entrepreneurship	<ul style="list-style-type: none"> • Finding office space • Marketing 	<ul style="list-style-type: none"> • Partnerships –Kirkwood, UI, ISU, etc. • Bring more people to West Branch
Promote vacant, development-ready land for industrial use.	<ul style="list-style-type: none"> • Land • Funding 	<ul style="list-style-type: none"> • Diversification of industry • Bring more development to West Branch
Provide, maintain, and improve solid waste collection and disposal infrastructure and services	<ul style="list-style-type: none"> • Funding • Changing rules and regulations 	<ul style="list-style-type: none"> • Recycling • Sustainable community • Quality of life
Provide, maintain, and improve a cost-effective, safe and functional surface transportation system	<ul style="list-style-type: none"> • Funding • Development of a maintenance program 	<ul style="list-style-type: none"> • Better streets • Reduced accidents
Provide, maintain and improve a safe and functional storm sewer system.	<ul style="list-style-type: none"> • Funding • 	
Provide, maintain and improve cost-effective, functional and self-supporting sanitary sewer and water pollution control systems.	<ul style="list-style-type: none"> • Funding • Changing rules and regulations 	<ul style="list-style-type: none"> • Quality of life • Sustainable community
Provide, maintain and improve a cost-effective, functional and self-supporting	<ul style="list-style-type: none"> • Funding • Changing rules and regulations 	<ul style="list-style-type: none"> • Quality of life • Sustainable community

water system.		
Promote the creation and adoption of a complete streets policy.	<ul style="list-style-type: none"> •Funding •A change in mindset 	<ul style="list-style-type: none"> •Quality of life •Sustainable Community •Enhanced transportation system
Promote cost-effective emergency services and facilities that enhance and protect the lives of residents	<ul style="list-style-type: none"> •Funding •Availability of trained staff •Changing regulations 	<ul style="list-style-type: none"> •Quality of life •Safe community
Provide public facilities and services at levels which support a “desirable quality of life” for current and future residents.	<ul style="list-style-type: none"> •Funding •Changing Rules and Regulations 	<ul style="list-style-type: none"> •Tourism •Stabilize /increase in population
Promote the fiscal soundness and viability of City government operations.	<ul style="list-style-type: none"> •Property tax rates •Funding 	<ul style="list-style-type: none"> •Balanced budget •City savings
Operate municipal facilities and services in an accountable manner and encourage positive public relations with residents and others.	<ul style="list-style-type: none"> •Education 	<ul style="list-style-type: none"> •Sustainable community •Community understanding •Quality of life
Provide adequate developed park areas and continue to develop a pedestrian/bicycle trail system that links the parks, historical, and natural resources of the City while providing opportunities for recreational activities.	<ul style="list-style-type: none"> •Initial funding •Ongoing funding 	<ul style="list-style-type: none"> •Tourism •Quality of life •Increased population
Determine future location of library.	<ul style="list-style-type: none"> •Needs analysis study 	<ul style="list-style-type: none"> •Better facility •Quality of life
Achieve funding for library renovation or construction.	<ul style="list-style-type: none"> •Funding 	<ul style="list-style-type: none"> •Useable facility
Carry out renovation or construction of library.	<ul style="list-style-type: none"> •Funding 	<ul style="list-style-type: none"> •Better facility •Quality of life
Encourage cooperative effort between the City of West Branch, Cedar County and Johnson County and any other bodies or agencies involved with planning, administration or enforcement of plans, codes, ordinances,	<ul style="list-style-type: none"> •Coordination •Change in mindset 	<ul style="list-style-type: none"> •Partnerships •Reduce City expenses

regulations, etc. that are in effect in the West Branch area.		
---	--	--

Achieving the goals

To achieve the goals outlined in this plan West Branch should look to the objectives as action steps to realizing the goals of the plan. The previous chapters provide a detailed analysis of the chapter subject area and what specific items or action steps are needed to achieve the goals of the plan. This chapter addresses the scheduling of the action steps outline in previous chapters, plan maintenance and plan support.

Plan Scheduling: summarizes the policies and actions proposed in previous chapters and presents projected time frames for the implementation of these recommendations.

Plan Maintenance: outlines the process for maintaining the plan and evaluating the progress in meeting the plan’s goals.

Plan Support: identifies potential funding sources that can assist in the implementation of the objectives and action steps.

Plan Scheduling:

Throughout the planning process goal, objectives and action steps to achieve the goals and objectives were identified. Table 14.2 provides a timeline on when items needs to be addressed.

Recommendations are classified into the following categories: on-going, short-term, medium-term and long-term. Short-term indicates that implementation should occur within the next five years, while medium-term is five to ten years and long-term is ten to twenty years.

Table 14.2 Schedule				
Economic Development				
Goal: Concentrate on retaining and expanding local business.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Build partnerships: Cooperate with business, education institutions, community organizations, and government to provide information to local businesses.	X – keeping the partnerships	X – establishing the partnerships		
Develop business license program, which includes information packet, in conjunction with Main Street West Branch.		X		
Develop “Welcome West Branch” brochure for distribution to residents and visitors highlighting businesses in West Branch, in conjunction with Main Street West Branch.		X		

Development sites: Promote assistance to local firms in finding appropriate development sites for expansion.	X			
Develop "Welcome West Branch" brochure for distribution to residents and visitors highlighting businesses in West Branch, in conjunction with Main Street West Branch.		X		
Work with Main Street West Branch to utilize revolving loan fund to benefit local business expansion.	X			
Facilitation: Promote retaining existing manufacturing firms and facilitate their expansion.	X			
Mayor, Council, Administration and Main Street West Branch to engage with existing manufacturing firms to encourage growth.	X			
Mayor, Council, Administration and Main Street West Branch to engage with ICAD to encourage growth of existing manufacturing firms.	X			
Revitalization: Encourage downtown revitalization and business development	X			
Provide community policing services in the downtown district, to include officers on foot, receiving feedback from business owners.	X			
Work with Main Street West Branch and business owners to repair sidewalks in the Main Street business district.	X			
Repave Downy Street from Wetherell to Main Street		X		
Work with the Historic Preservation Commission on	X			

enhancing the appearance of Heritage Square and other public downtown areas.				
Work with Main Street West Branch to obtain new way finding signage.		X		
Work with business owners, the National Historic Site and Main Street West Branch to identify parking solutions that will provide both residents and commercial activity.	X			
Diversification: Encourage diversified retail shopping.	X			
Work with Main Street West Branch to bring in diversified services or retail establishments, including a pharmacy, hardware store, a recreation/community center, an assisted living center, a grocery store, Laundromat and a family restaurant.		X		
Park and recreation department to expand activities for youth and teens.		X		
Investigate the viability of a movie theater, pool, community-recreation-senior center, splash pool, adult education programs, shuttle service to Iowa City, and expanded trails.		X		
Goal: Increase the number of firms by foster local entrepreneurship.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Partnerships: Cooperate with other agencies and institutions to identify programs and services to assist in the creation of new small business.		X		
Examine a potential renewed partnership with Cedar County Economic Development Corporation (CCEDCO) and make a decision within the next two		X		

years on whether or not reengagement with CCEDCO would benefit West Branch.				
Mayor, Council, Administration and Main Street West Branch to engage with ICAD to encourage industrial park growth.	X			
Financial & Technical Assistance: Promote support for start-up businesses with both financial and technical assistance.		X		
Support start-up businesses with both financial and technical assistance.	X			
Work with Main Street West Branch and/or possible CCEDCO to provide training for start-up businesses.	X			
Work with Main Street West Branch to utilize revolving loan fund to benefit of start-up businesses.	X			
Promote vacant, development-ready land for industrial use.	X			
Market development-ready sites.	X			
Evaluate potential future industrial sites.	X			
Redevelop existing vacant, underutilized and brownfield properties for industrial development.	X			
Goal: Promote the preservation, rehabilitation, and investment in the housing stock and neighborhoods				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Encourage a range of affordable, accessible, and decent, safe and sanitary rental housing options throughout the city.	X			
Work with ECIA on housing assistance programs appropriate for West Branch.	X			
Provide a variety of housing	X			

types, costs and locations.				
Become more aggressive in attracting new residents to live in West Branch.	X			
Work with Main Street West Branch to bring in diversified services or retail establishments, including a pharmacy, hardware store, a recreation/community center, an assisted living center, a grocery store, Laundromat and a family restaurant.	X			
Park and recreation department to expand activities for youth and teens.		X		
Investigate the viability of a movie theater, pool, community-recreation-senior center, splash pool, adult education programs, shuttle service to Iowa City, and expanded trails.		X		
Goal: Provide, maintain, and improve solid waste collection and disposal infrastructure and services.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Strive to maintain efficient and effectiveness of solid waste collection system.	X			
Examine new solid waste provisions contract at the end of the current contract which runs through June of 2015.		X		
Increase solid waste rates so that the service is self-supporting.	X			
Goal: Provide, maintain, and improve a cost-effective, safe and functional surface transportation system.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support ongoing street reconstruction, rehabilitation, and maintenance programs, ensuring the timely maintenance, repair and reconstruction of the city's streets and bridges.	X			
Develop comprehensive CIP Plan to include street		X		

reconstruction and repair.				
Increase property tax levy to fund these improvements.		X		
Seek alternative funding sources for construction and maintenance.	X			
Consider use of local option sales tax for future projects.		X		
Consider use of TIF for future projects in the industrial park.		X		
Consider increasing property tax levy to fund future projects.		X		
Support extending the life and improving the quality of the city street system through preventative maintenance programs.	X			
Continue seal coating.	X			
Fix failing streets.	X			
In-house (Public Works Staff) work to repair portion of streets where appropriate.	X			
Goal: Provide, maintain and improve a safe and functional storm sewer system.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support maintaining the integrity of the storm sewer system.	X			
Complete life station.		X		
Complete I and I phase I repairs.		X		
Complete I and I studies on the remainder of the sewer system.		X		
Complete I and I repairs identified in future studies on an ongoing basis.	X			
Complete wastewater treatment facilities plan that would meet increased contaminant requirements.		X		
Complete sump pump inspections.		X		
Meet all local, state and federal regulations.	X			
Identify existing and potential flood prone problem areas,	X			

and alleviate with appropriate mitigation strategies, where possible.				
Goal: Provide, maintain and improve a cost-effective, functional and self-supporting water system.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Support maintaining the integrity of the water system.	X			
Replacing aging water mains and water mains smaller than 6 inches.		X		
Make improvements to water plant, including fencing around existing plant.		X		
Encourage efficient operation of water system.	X			
Investigate the need for abandoning or developing new wells.		X		
Meet all local, state and federal water quality standards.	X			
Goal: Promote the creation and adoption of a complete streets policy.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Adoption of a complete streets policy.		X		
Goal: Promote cost-effective emergency services and facilities that enhance and protect the lives of residents.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Promote cooperation and coordination among emergency services agencies.	X			
Continue to develop positive partnerships between police and fire.	X			
Increase the partnership with the National Park law enforcement.	X			
Support provisions of responsive, high quality emergency services.	X			
Hire additional full-time police officer.		X		
Increase the salaries of full-time police officers by 20%.		X		
Fully fund the fire department's capital improvement plan.	X			

Goal: Provide public facilities and services at levels which support a “desirable quality of life” for current and future residents.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Provide facilities and services in locations compatible with planned uses, population and needs.	X			
Goal: Promote the fiscal soundness and viability of City government operations.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Continue using nonrecurring revenues only to fund nonrecurring expenditures.	X			
Monitor changing conditions, trends and legislation appropriate to the City’s fiscal position and promote the City’s sound fiscal condition.	X			
Minimize program costs by using sound purchasing practices.	X			
Maintain adequate reserves to positively impact the City bond rating and provide flexibility to implement projects as opportunities occur.	X			
Use City Council goals and priorities to guide the budgeting process.	X			
Operate municipal facilities and services in an accountable manner and encourage positive public relations with residents and others.	X			
Maintain and review administrative, management and personnel capacity for effective support and implementation of municipal services.	X			
Pursue a variety of revenue sources to offset flat-line budget as well as examine ways to reduce costs and increase fund balances for municipal facilities and	X			

services.				
Provide adequately developed park areas and continue to develop a pedestrian/bicycle trail system that links the parks, historical and natural resources of the City while providing opportunities for recreational activities.	X			

Goal: Determine future location of the library.

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Work with FEH Associates and George Lawson Consulting to evaluate sites in West Branch and surround area.		X		
Select site and acquire the property and achieve funding for library renovation or construction.		X		

Goal: Achieve funding for library renovation or construction.

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Work with FEH Associates to construct designs for future library.		X		
Promote library project among local social groups and community.		X		
Work with the Friends of the Library to conduct fundraising events.		X		
Acquire grants and donations for building construction.		X		
Hire a professional fundraiser to assist in fundraising efforts (if needed).		X		
Work to pass a bond referendum (if needed).		X		

Goal: Carry out renovation or construction.

Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Work with FEH Associates to create site construction plans.			X	
Conduct bidding process to select the building contractor.			X	
Hire contractor to conduct the library renovation or construction.			X	
Work with FEH Associates and			X	

selected contractors to conduct the building renovation.				
Goal: Encourage redevelopment opportunities to revitalize unused property.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites.	X			
Promote infill development.	X			
Promote affordable commercial space for small start-up, new or growing businesses.	X			
Encourage reinvestment in our existing neighborhood (i.e., smart growth)	X			
Consider incentives for smart growth.	X			
Goal: Encourage cooperative effort between the City of West Branch, Cedar County, Johnson County and any other bodies or agencies involved with the planning, administration or enforcement of plans, codes, ordinances, regulations, etc., that are in effect in the West Branch area.				
Action Item	On-Going	Short-Term	Medium-Term	Long-Term
Establish partnerships	X			

Plan Maintenance

The West Branch Comprehensive Plan is designed to be a long-range plan and many of the recommendations will require funding and continuous support. The City of West Branch should refer to the comprehensive plan to develop annual improvement programs, and budgets. An annual evaluation of the plan should be conducted. Land use developments, plan implementations and changes that should be made to the comprehensive plan should be reviewed and reported back to elected officials annually.

Potential Funding Sources

Many of the goals, objectives and action steps identified will require outside funding sources to make them a reality. Table 14.3 contains a listing of potential funding sources available. Since funding sources change this list should not be viewed as the ultimate listing and should be reviewed and modified each fiscal year.

Source	Administrator	Description	Deadline	Funding	Match Requirement
Community Attraction and Tourism Program	Iowa Economic Development Authority	Projects that promote recreational, cultural,	January 15 April 15 July 15 October 15	\$5 million	Encouraged

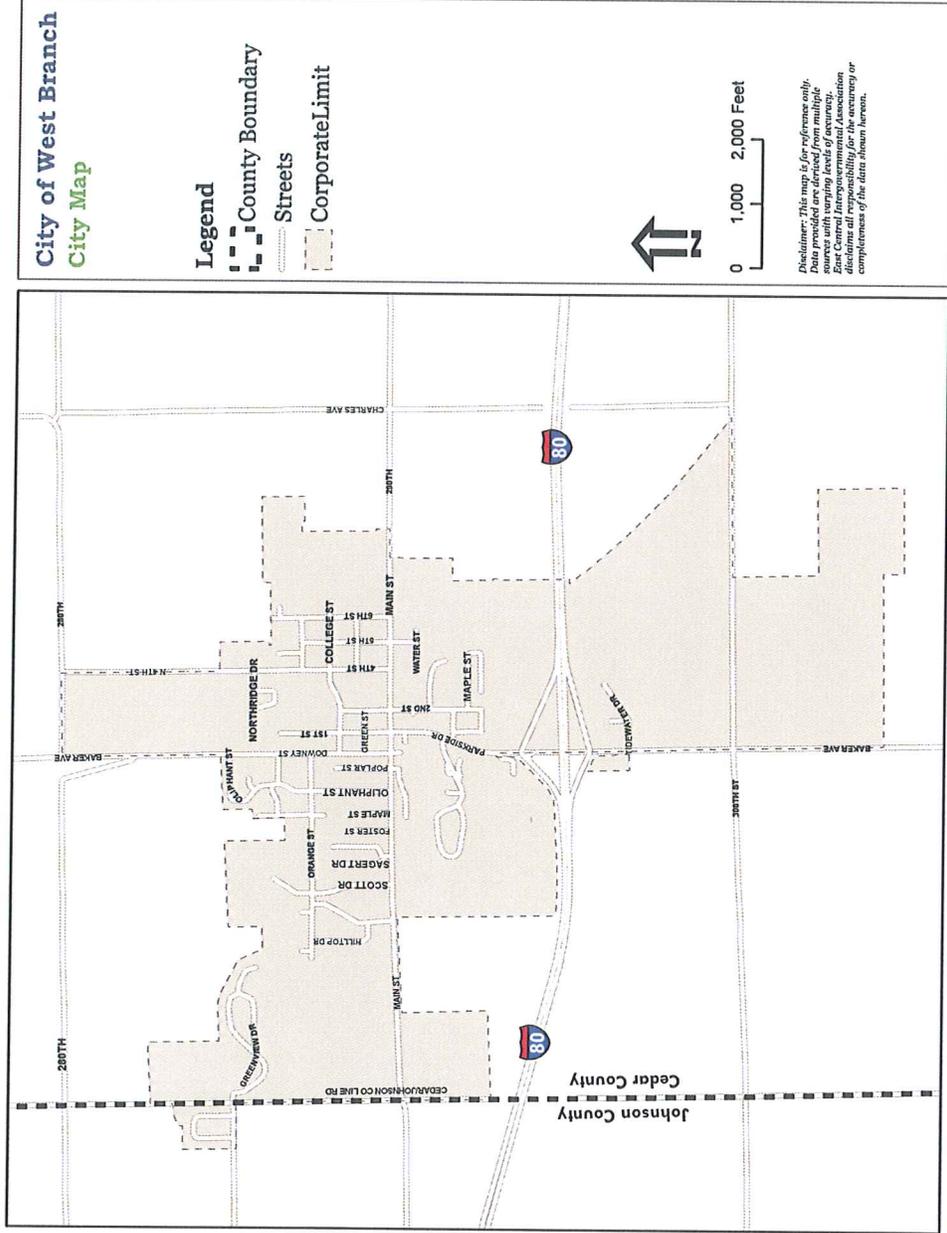
		educational or entertainment attractions			
Community Attraction and Tourism Program Marketing	Iowa Economic Development Authority	Marketing of Vision Iowa CAT and RECAT Projects	November 4	\$100,000, maximum grant \$15,000	50%
River Enhancement Community Attraction and Tourism Program	Iowa Economic Development Authority	Help with projects that create recreational and entertainment attractions that connect with and enhance a river, lake or river corridor	October 15	Varies	25%
Community Development Block Grant	Iowa Economic Development Authority	Public Facilities, Housing and Community Facilities Projects	November December January	Varies	Encouraged
DOT					
Enhancement Program	Iowa Department of Transportation	Projects must meet at least 1 of the 10 categories	October 1	\$4,500,000 Minimum project \$10,000	30%
Federal Recreational Trails Program	Iowa Department of Transportation	Recreational Trails	October 1	\$1.25 million	20%
State Recreational Trails Program	Iowa Department of Transportation	Recreational Trails	July 1	\$2 million	25%
Highway Bridge Program	Iowa Department of Transportation	Replacement or rehabilitation of structurally deficient or functionally obsolete bridges	October 1	\$1 million	20%
Home Fund	Iowa Finance Authority	Provide decent affordable housing to lower-income households	Varies	\$15 million	25%
Iowa Clean Air Attainment Program	Iowa Department of Transportation	Projects that will help meet national ambient air quality	October 1	\$4.5 million, minimum \$20,000 per project	20%

		standards			
Land & Water Conservation Fund	Iowa Department of Natural Resources	Outdoor recreation area development and acquisition	March 15		50%
Living Roadway Trust Fund	Iowa Department of Transportation	Roadside vegetation management programs	June 1		20%
Pedestrian Curb Ramp Construction	Iowa Department of Transportation	Assists City's with complying with the Americans with Disabilities Act on primary roads	Accepted year round	Maximum of \$250,000 per city per year	45%
Public Facilities Set-Aside Program	Iowa Economic Development Authority	Sanitary sewer system, water system, streets, storm sewers, rail lines and airport improvements for Cities under 50,000 population, 51% of the persons benefiting must be low or moderate income	Accepted year round		50%
Resource Enhancement and Protection	Iowa Department of Natural Resources	Enhancement and protection of the state's natural and cultural resources	Varies	\$12.45 million	Varies by grant category
Revitalize Iowa's Sound Economy	Iowa Department of Transportation	Economic development projects through construction or improvements of Iowa roads	February 1 September 1 Immediate opportunities accepted all year	\$11 million for cities and \$5.5 million for counties	Local: 50% Immediate: 20%
Safe Routes to School	Iowa Department of Transportation	Education or construction projects that help promote walking or bicycling to school	October 1	\$1.5 million	Encouraged
Section 42 Low Income	HUD	Multi-family housing	NA	NA	NA

Housing Tax Credit		development for low and moderate-income families			
Surface Transportation Program	Iowa Department of Transportation	Road, bridge, transit, bicycle/pedestrian projects and planning activities	Counties are notified by DOT, Cities need to submit a letter by October 1	\$2,100,000	20%
Tax Increment Financing	Reduction or elimination of property taxes for a set period of time on new improvements to property	Available for commercial, industrial or residential developments	NA	NA	NA
Traffic Safety Improvement Program	Iowa Department of Transportation	Traffic safety improvement projects or studies	June 15	\$5.4 million \$500,000 per project maximum	
Urban-State Traffic Engineering Program (U-Step)	Iowa Department of Transportation	Solve traffic operation and safety problems on primary roads	Accepted year round	\$200,000 for spot improvements \$400,000 for linear improvements	45%

WEST BRANCH COMPREHENSIVE PLAN

Map 1.1

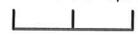
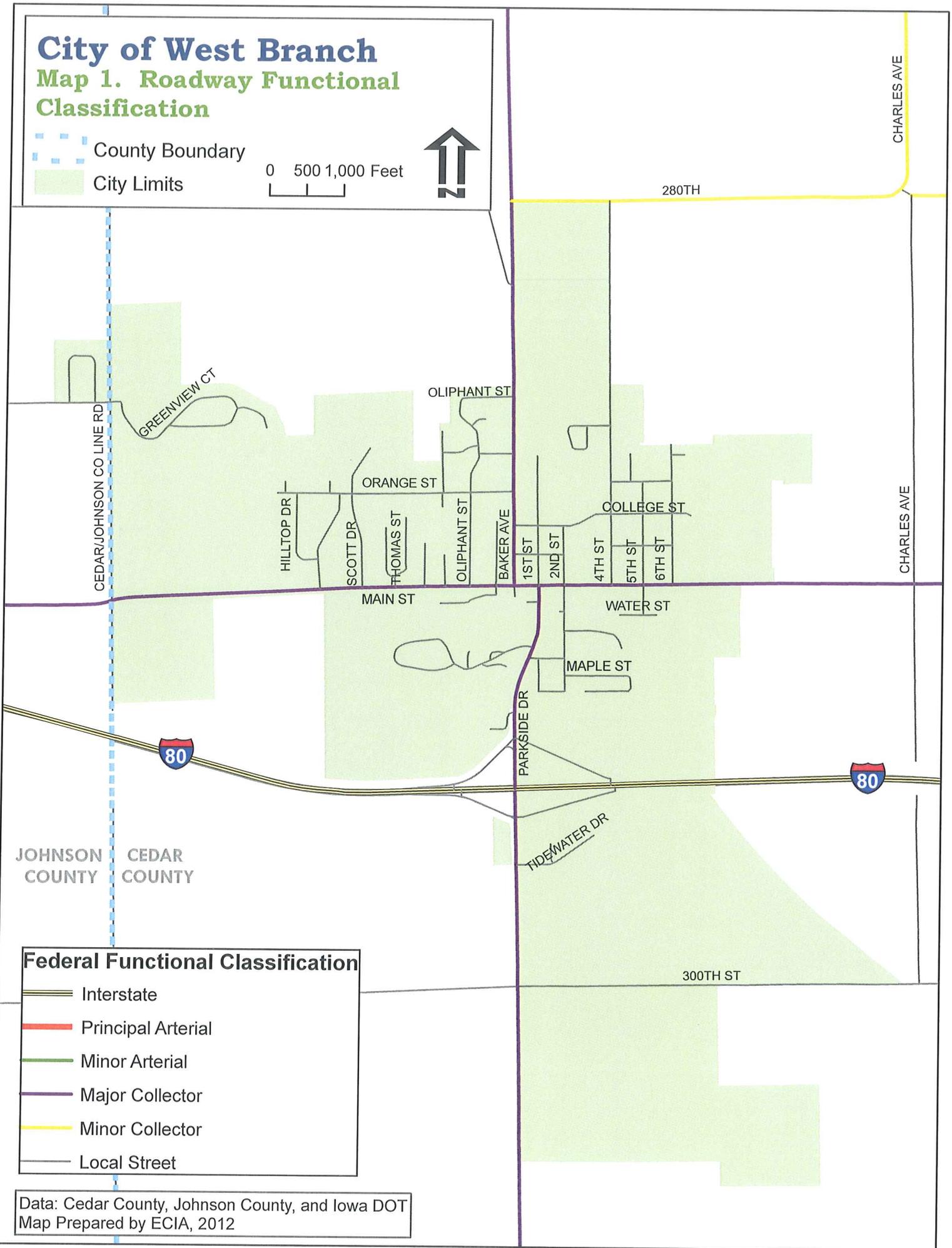


City of West Branch

Map 1. Roadway Functional Classification

-  County Boundary
-  City Limits

0 500 1,000 Feet

JOHNSON COUNTY CEDAR COUNTY

Federal Functional Classification

-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Local Street

Data: Cedar County, Johnson County, and Iowa DOT
 Map Prepared by ECIA, 2012

City of West Branch

Map 2. Traffic Volume

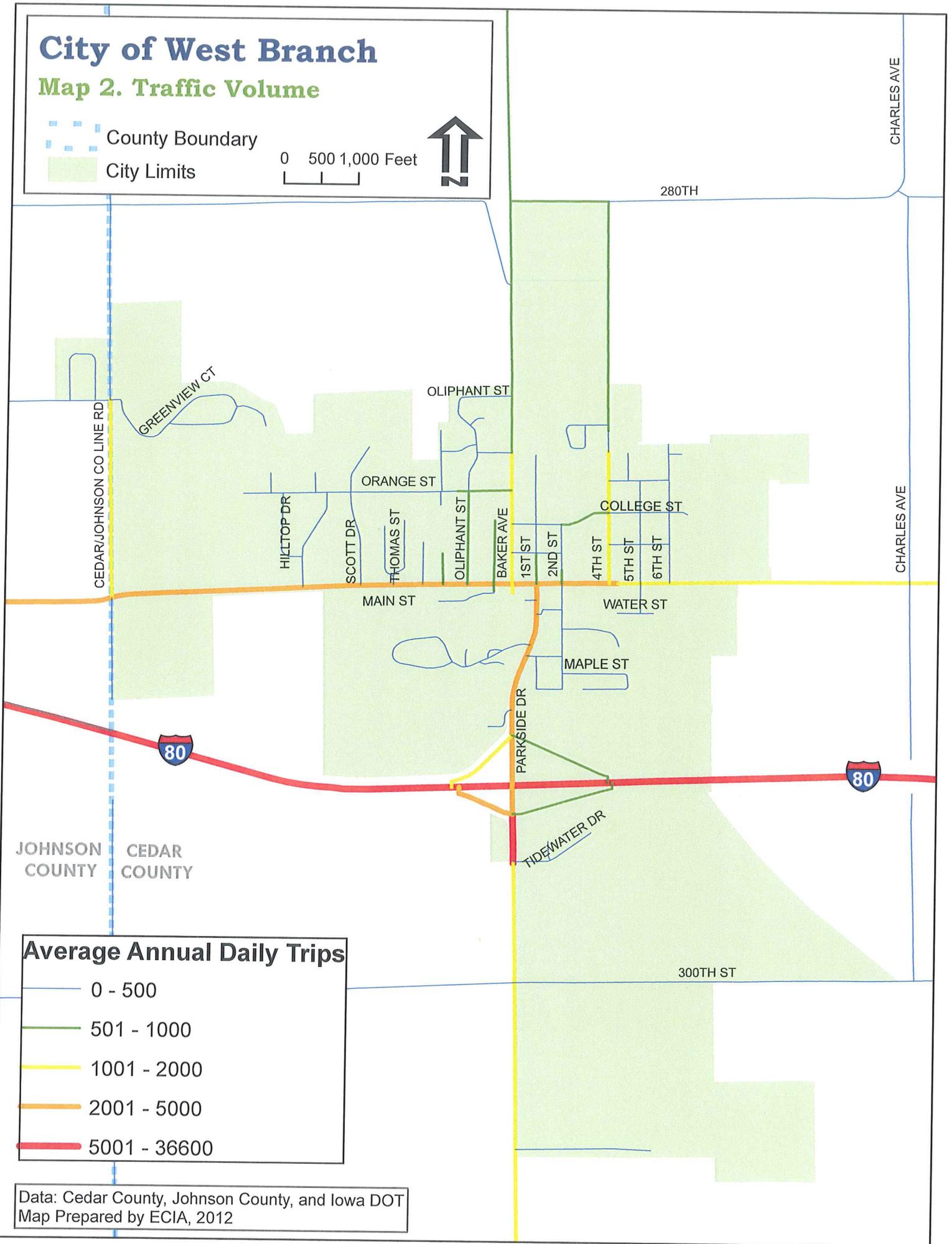


County Boundary



City Limits

0 500 1,000 Feet



JOHNSON COUNTY CEDAR COUNTY

Average Annual Daily Trips

- 0 - 500
- 501 - 1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 36600

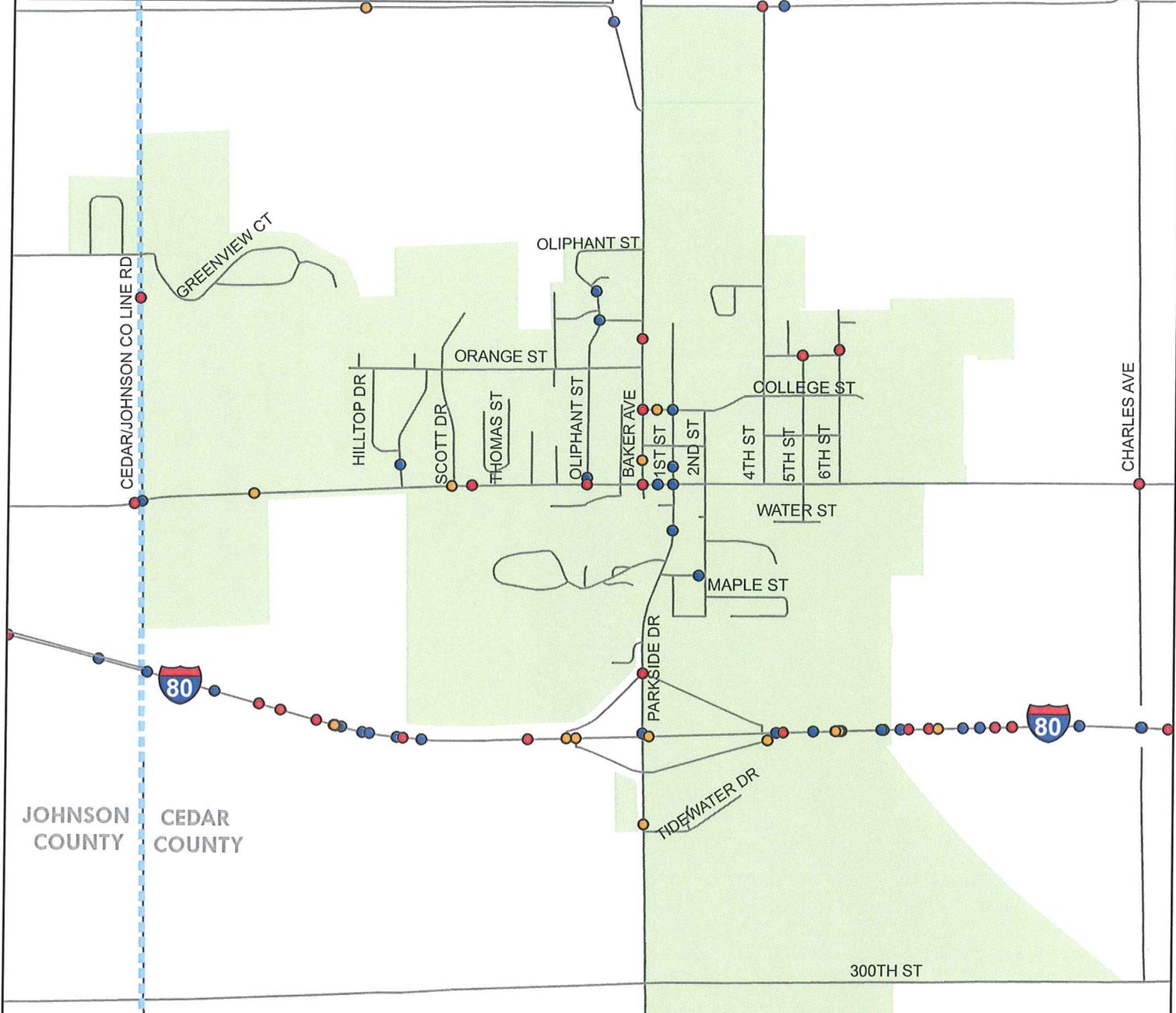
Data: Cedar County, Johnson County, and Iowa DOT
Map Prepared by ECIA, 2012

City of West Branch

Map 3. Vehicle Crashes

County Boundary
City Limits

0 500 1,000 Feet



Vehicle Crashes 2008-2010

- Crashes 2010
- Crashes 2009
- Crashes 2008

Data: Cedar County, Johnson County, and Iowa DOT
Map Prepared by ECIA, 2012

West Branch Comprehensive Plan Public Input Survey Results – 401 surveys submitted

I am a West Branch resident: 336

I am not a West Branch resident: 65

1). What are your opinions about the current appearance of the West Branch community?

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
a. The City's appearance through tree plantings, flowers and landscaping is adequate.	35	218	30	102	12
b. The City's signage and Main Street façades are adequate.	40	231	39	74	10
c. The City's efforts to preserve and enhance historic preservation are adequate.	64	229	38	54	10
d. The City's building and zoning codes to maintain the character of the community are adequate.	33	163	109	61	27

Comments: enforce codes, area around Interstate 80 needs improvement, revitalize and rehabilitate buildings and houses

2. How do each of the following affect your quality of life in West Branch?

	Very Important	Important	Unimportant	No Opinion
Many Diverse Shopping Opportunities	68	169	135	15
Vibrant and Active Downtown Area	112	214	57	8
Incentives for Small Businesses to Improve their Buildings/Properties	123	200	49	18
Sustainable or "Green" Community	91	183	93	20
Sidewalks	193	161	38	2
Bicycle Paths/Bikeways	196	143	42	10
Road Repair and Maintenance	240	143	8	2
Sewer and Water	225	147	9	10

Comments: incentives for businesses, water quality, sidewalks, need more businesses

3. How would you prefer the City of West Branch spend public funds for transportation improvements over the next 10 – 20 years?

	High Priority	Moderate Priority	Low Priority	No Opinion
Sidewalks	208	124	55	5
Trails	76	135	164	13
Streets	232	130	20	7
Other: college street, intersection of Johnson and Cedar, school bus, shuttle service to Iowa City	9	14	0	1

4. What types of services or retail establishments would you like to be located closer to your home or elsewhere in the City of West Branch?

	Closer to Home	In the City		Closer to Home	In the City
Pharmacy	68	202	Clothing Store	67	81
Assisted Living Center	63	170	Florist	48	143
Convenience Store/Gas Station	65	137	Recreation/Community Center	71	189
Book Store	63	94	Bakery	58	143
Hotel	59	122	Deli	53	118
Hardware Store	68	194	Laundromat	57	153
Grocery Store	59	169	Dry Cleaner	55	93
Health Club/Fitness Center	68	134	Restaurant, if yes what kind: family restaurant	38	151
Entertainment	63	135	Bank	45	116
Specialty Stores	55	100	Big Box Store	65	68
Other: banquet hall, in city food delivery, feed store, movie theater, dollar store	61	115	Other: _____		

5. Do you agree that the following services adequately meet the needs of the residents?

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Police Protection	165	183	18	19	4
Fire Protection	235	128	11	9	1
Services provided at City Office (water bills, pet licensing, building permits, etc.)	115	202	48	9	6
Snow Removal	146	189	19	10	6
Street Sweeping	85	201	52	32	7
Street Repair and Maintenance	39	181	39	87	25
Activities for Senior Citizens	8	50	190	98	29
Activities for Adults	10	69	127	126	37
Activities for Teenagers	9	49	113	125	77
Activities for Youth	25	92	91	98	64
Library Services	121	193	41	25	3
Parks (Lion's Field, Baranek Park)	58	182	68	54	9
Park and Recreation Programs	38	151	90	68	25
Trails	39	131	90	76	23

6. Please list new services, or improvements to existing services, that you think should be provided for residents?
Sidewalks, shuttle service to Iowa City, trails, community-recreation-senior center

7. What kinds of municipal, social, or educational facilities are not currently located in Town, but should be?
More activities for youth and teens, pool, movie theater, community-recreation-senior center, splash pool and adult education programs

8. Based on your observations of the City of West Branch as it is now, what is your opinion of the amount of land devoted to each of the following types of uses?

	Too Much	About Right	Need More	No Opinion	I Don't Know
Single Family Residential Homes	5	234	69	34	19
Condominium Residences	60	175	53	56	18
Commercial Uses (shopping, services, food/beverage establishments, offices)	3	122	200	31	9
Mixed Use Development (commercial and residential uses)	11	134	93	92	22
Hotel and Motel Units	7	125	135	88	12
Natural Areas, Open Space and Wildlife Habitat	23	180	109	45	9
Apartment Buildings	34	155	92	105	20
Civic Spaces (parks, pedestrian plazas, outdoor entertainment)	16	141	174	34	7
Elderly/Assisted Living Facilities	9	114	143	57	24

9. Should the City enhance its code and other ordinances? Yes (97) or No (160)

If yes what area(s): Sidewalks, enforce existing codes, review and update existing codes, less restrictive codes, property maintenance

10. What are your opinions about the park and recreational services in the City?

	Agree	Disagree	I Don't Know
There are enough recreational facilities for families	108	209	45
There are enough programs and services for teens and children	74	214	77
There are enough programs and services for senior citizens	48	167	148
There are enough organized activities for singles and adults	59	196	105
The facilities are adequately maintained	189	86	80
More park space and facilities are needed	185	130	46
The existing trail system is adequate	186	130	50
The existing trail system is adequately maintained	211	75	78
More trails are needed	151	147	64

11. Is there a specific area in the City where safety should be improved for pedestrians? Yes (210) or No (92)

If yes, where: College Street Bridge, College Street, Poplar & Oliphant, add sidewalks where they are missing, Downtown, Cedar Street, Johnson Street, steps

12. What are the most important housing problems in the City? (Please indicate a maximum of three reasons, ranking them from 1 to 3, with 1 being the most important)

	1	2	3
Not enough rental	45	51	48
Property maintenance	94	65	32
High purchase prices	56	68	39
Not enough housing for single people	35	45	46
Not enough housing for young couples/families	43	63	45
Not enough senior housing	76	39	57
Not enough choice in moderate price ranges	51	97	53
Not enough affordable housing	55	58	51
Other:	7	7	13

13. Why do you choose to live in the City of West Branch? (Please indicate a maximum of three reasons, ranking them from 1 to 3, with 1 being the most important)

	1	2	3		1	2	3
Lived here all my life	57	16	49	Small town atmosphere	99	74	61
Family and friends nearby	77	36	37	Scenic beauty	19	39	36
Convenience of services	10	31	43	Proximity to Iowa City	92	81	43
Close to work	64	38	56	Housing availability or cost	29	49	47
Quality of schools	69	59	33	Hoover Library and National Park	13	21	63
Other:	31	30	39				

14. Would you support extending the 1% local option sales tax to pay (or help pay) for the following projects?

	Strongly Support	Support	No Opinion	Oppose	Strongly Oppose
Replacement of College Street Bridge	94	122	49	49	45
Paving Project on 4 th Street	49	83	116	65	45
Paving Project on County Line Road	33	79	118	70	49
Purchase of a New Street sweeper or Snowplow	32	78	108	89	53
Other Street Repair and Maintenance	57	156	70	42	31
Main Street Landscaping	40	103	67	87	52
Library Expansion	70	117	51	68	51
New Community Center	102	97	39	44	53
Trail Improvements	59	80	75	78	62
Capital improvements in our Parks	40	106	93	64	52

15. Would you support the city borrowing funds to pay for the following projects?

	Strongly Support	Support	No Opinion	Oppose	Strongly Oppose
Replacement of College Street Bridge	67	126	51	67	49
Paving Project on 4 th Street	29	80	119	91	43
Paving Project on County Line Road	22	77	110	92	47
Purchase of a New Street sweeper or Snowplow	19	79	89	108	54
Other Street Repair and Maintenance	40	134	76	69	30
Main Street Landscaping	30	60	71	107	92
Library Expansion	57	97	62	80	54
New Community Center	110	88	42	59	53
Trail Improvements	36	102	67	115	70
Capital Improvements in our Parks	21	67	75	103	59

16. Do you think the city should establish a road between Pederson Valley and Greenview (from Greenview Drive in Pedersen Valley to Greenview Circle)? Yes (207) or No (112)

Why: Developers responsibility, safety traffic concerns, or need walk/bike path