



# LeClaire, Iowa Comprehensive Plan Update

“Visioning for The Future”

Visioning and Mapping Public Meeting Session

January 28, 2016



# What is a Community Comprehensive Plan?

- ▶ **Legal** – Declares city purpose and policies
- ▶ **Educational** – Informs city of strengths & weaknesses; needs for improvement
- ▶ **Guidance** - Guides land use decisions and public investments
- ▶ **Coordination** - Provides elements for joint efforts and cooperation among committees/groups
- ▶ **Needs** - Notes areas for further study and planning

# Comprehensive Plan Update Content



## Vision

- What to be?



## Public Input

- Who to ask?



## Data/ Inventory

- Assets?
- Limitations?



## Goals/ Priorities



## Implement- ation Strategies



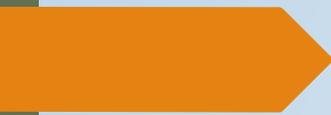
# Successful Comprehensive Plans are...

- ▶ Adaptable to change
- ▶ Solution-oriented
- ▶ Visual
- ▶ Balanced
- ▶ Action-oriented
- ▶ Established benchmarks
- ▶ Easily understood
- ▶ Supported by residents and officials
- ▶ Administratively supported

# Comprehensive Plan Existing Mission

- *The City of LeClaire is envisioned to be a unique, regional attraction noted for its scenic, historical setting on the Mississippi River.*





# Comprehensive Plan Existing Goals

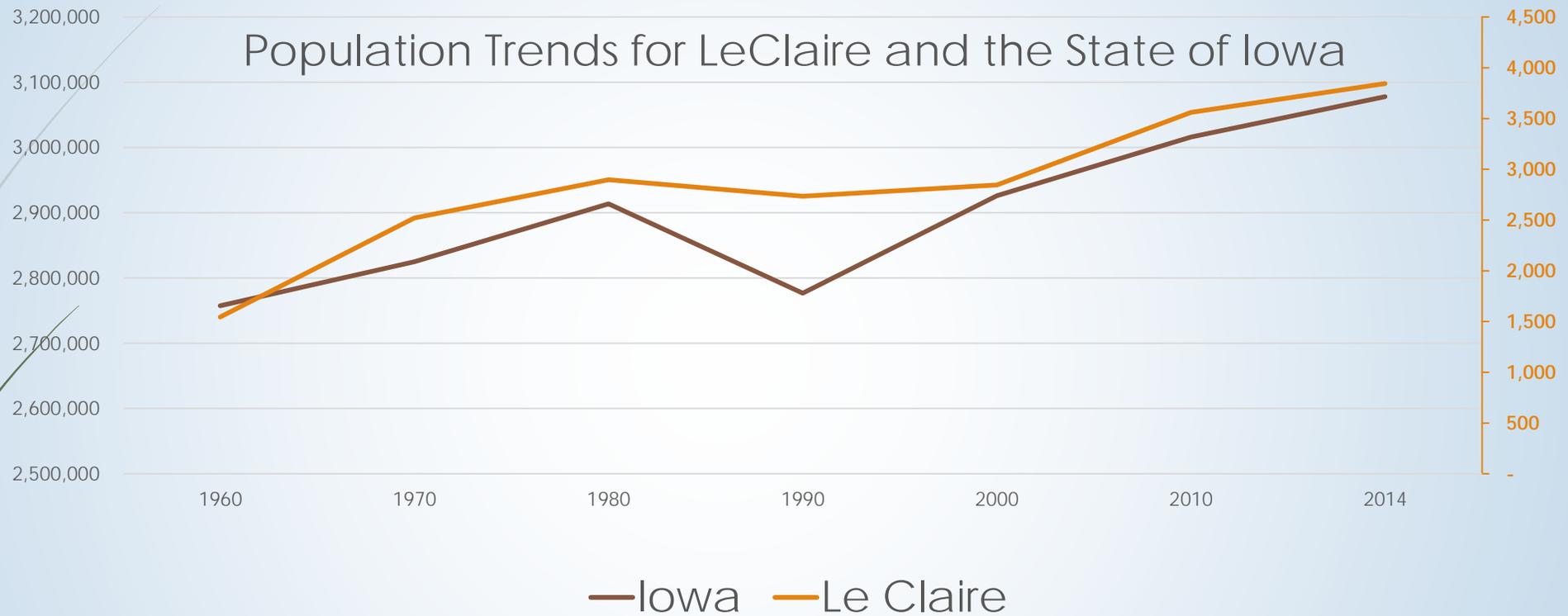
- ▶ Promote a variety of land uses
- ▶ Manage growth to preserve the scenic, historical setting of the community
- ▶ Foster commercial and manufacturing business opportunities within the corporate limits
- ▶ Encourage a range of housing types to serve a variety of residential needs
- ▶ Maintain high quality parks and affordable recreational opportunities
- ▶ Provide quality public infrastructure and services and promote community development
- ▶ Improve interagency, intergovernmental, and intra-city cooperation
- ▶ Present a progressive image – historical context and river setting



# Comprehensive Plan Review

- ▶ Are regulations needed to make a shift based on the public input?
  - ▶ Can existing regulations be modified to mitigate issues?
  - ▶ Is there a better non-regulatory approach, e.g. guidelines, samples of best practices?
  - ▶ Do the strategies reinforce the City Vision and values?
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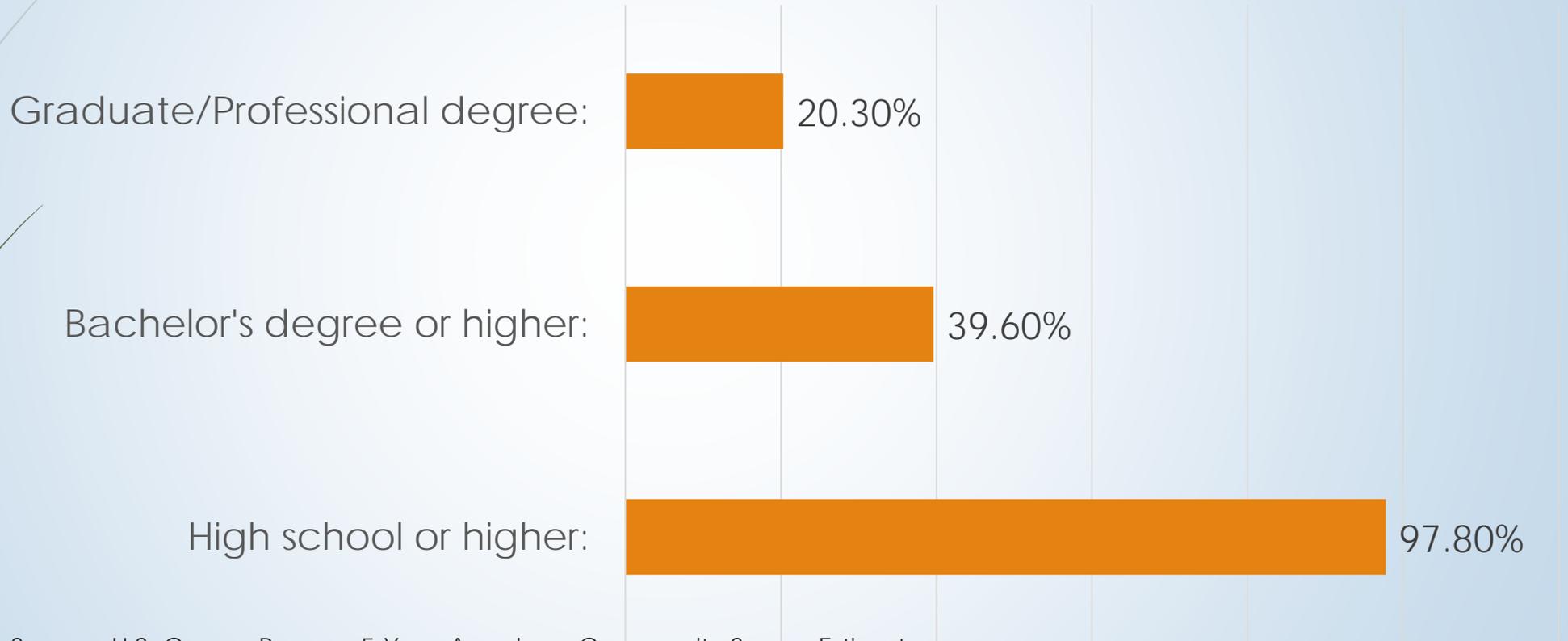
# Population Trends



Source: U.S. Census Bureau

Decline in Le Claire's population mirroring state trends, following by continued growth into the 21<sup>st</sup> century

# 2014 Educational Attainment



Source: U.S. Census Bureau, 5-Year American Community Survey Estimates



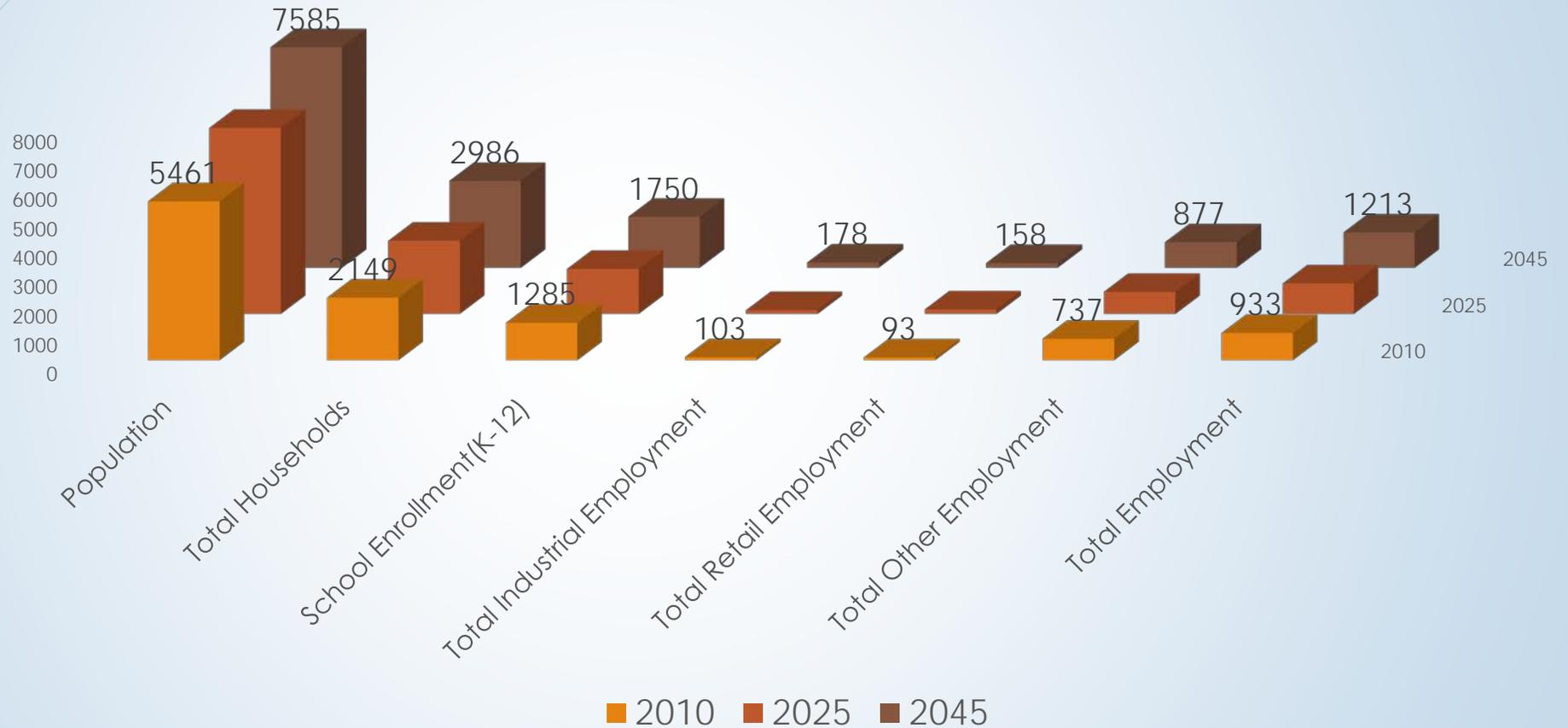
# 2014 Social Demographics

<b><u>Age</u></b>	
Population:	3,846
Median Age:	41.4
<b><u>Gender</u></b>	
Male:	52%
Female:	48%
<b><u>Income</u></b>	
Median Household Income (\$):	76,083
Percent at or below poverty:	4.60%
<b><u>Race and Ethnicity</u></b>	
Caucasian:	97.70%
Black or African American	1.70%
American Indian and Alaska Native	1.40%
Asian	0.40%
Hispanic:	3.10%

Source: U.S. Census Bureau, 5-Year American Community Survey Estimates

# Long Range Projections

2010-2045 Long Range Projections



Source: City of Le Claire, Iowa.

Representing Le Claire's Traffic Analysis Zones (TAZ) #: 1894,1896-1899,1901-1908, 1910, 1918-1923.



# Economic Trends

- ▶ 1990-2000 pop. increase from 2,734 – 2,847 (4.1%)
- ▶ 2000-2010 pop. increase from 2,847 – 3,765 (32.2%)
- ▶ Revitalization in the downtown area (since 2000):
  - ▶ Businesses triple from 14 to more than 50
  - ▶ Restaurants triple from 4 to 12

Source: *"Case Study of Le Claire, Iowa Revitalization Efforts"*  
DR. RICK N. REED, EDD March 5, 2015. 26th Annual Rural Community  
Economic Development Conference Illinois Institute for Rural Affairs

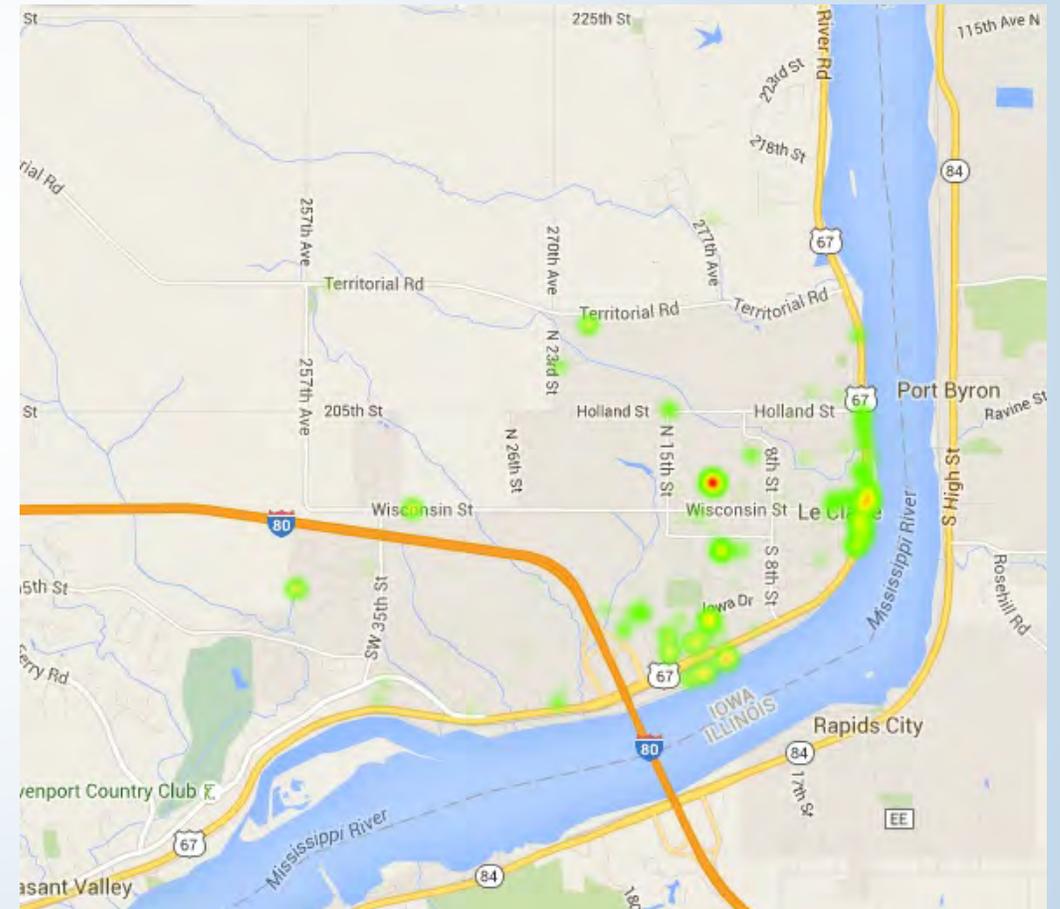
# Employers in LeClaire

Source: Infogroup, Reference USA Gov. Retrieved January 22, 2016.

## Top 15 Employers by Employee Size

Rank	Company Name	Employees	Sales
1	33 Carpenters Construction	70	\$10,753,000
2	Bierstube	50	\$2,030,000
3	Bridgeview Elementary School	50	\$0
4	Choice Home Healthcare	50	\$3,121,000
5	Pleasant Valley Jr High School	50	\$0
6	Cody Elementary School	40	\$0
7	Mc Donald's	37	\$1,502,000
8	Blackhawk Bank & Trust	36	\$16,128,000
9	Cody Concrete Co	30	\$12,329,000
10	Steventon's	25	\$1,015,000
11	Happy Joe's Pizza & Ice Cream	22	\$893,000
12	Sneaky Pete's Woodfire Grille	22	\$893,000
13	Pizza Hut	21	\$852,000
14	Comfort Inn-Riverview	20	\$1,532,000
15	Guardian Family Care Inc	19	\$934,000

## Heat Map of Employees





# Visioning Exercise

- Describe LeClaire in 3 words?
  - List problems/challenges
  - Are there opportunities?
  - In what innovative ways can the riverfront be used?
  - What kinds of business would like to see located here?
  - What development patterns do you envision?
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# Land Use Mapping Exercise

**Land Use**: The purpose or activity for which land is designed, arranged or intended.

- Land Use vs. Zoning
- Land Use Compatibility
- City Boundaries, Extraterritorial Jurisdiction (Up to 2-miles) – Planning for Growth? Preservation?
- Environmental Limitations (Floodplain,...)
- Balancing Needs

# LECLAIRE, IOWA

## VISIONING AND LAND USE INPUT SHEET - COMPREHENSIVE PLAN UPDATE -

### Public Participation Input Form

#### Clarifying a Vision for the Future of LeClaire

Describe Le Claire in 3 words?

What are its strengths?

What problems or challenges are facing LeClaire? Now? Future?

How are City Services/Facilities? Maintain? Expand? Types? Level of Service? Finance?

- Parks/Recreation (active) vs. Open Space (passive)
- Public Works Services (streets, wastewater, storm water, water, garbage, snow removal)
- Protective Services (police, fire, emergency services)
- Other Services (telecommunications, gas & electric)
- City Services (administrative, finance, personnel, public health)

Where would you like to see development?

Encourage/Discourage? Promote-Retail/Industry? Type? Location?

What kind of Housing? Single units (individual homes, manufactured or modular homes)? Multiple units (apartments, condos, townhouses, duplexes, assisted living facilities, etc.)?

Concern for Environment? Water, air, stormwater, slope, waste management, beautification?

What about the City Image/Public Relations? Citizen involvement? Appearance? Marketing/Promotion?

**Suggestions on City Land Use Priorities or Goals** (Existing Goals: Manage growth to preserve the scenic, historical setting of the community; enhance and foster commercial and manufacturing business opportunities within the corporate limits; encourage diverse housing types; provide affordable recreational opportunities through park and open space facilities and programs; and provide quality public infrastructure and services and promote community development through fiscally sound decision-making and investment.)

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**Issues, Concerns and/or Recommendations for the future development of LeClaire:**

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**You may turn this form in at City Hall, by email to [echoate@leclaireiowa.gov](mailto:echoate@leclaireiowa.gov), or mail it to Bi-State Regional Commission, P.O. Box 3368, Rock Island, Illinois 61204-3368. Comments will be accepted throughout the comprehensive planning process but initial input is requested by March 11, 2016. Thank you for your time and participation with this project.**

NOTE: In preparing for its future, the City should examine essential anchors that encourage or attract people to move to or remain in the City. These essential anchors provide stability over time. Successful ways to encourage long-term residency are:

- Retain and encourage small locally owned businesses to locate in the City
- Encourage home ownership and provide a variety of housing options
- Provide a quality school system
- Foster local clubs/associations that promote civic involvement

Each of these factors reinforces civic engagement and personal investment in the City where people call home.

(Adapted from: "How To Build Strong Home Towns", *American Demographics*, February 1997)

## CONTACT INFORMATION (OPTIONAL)

1. Name: \_\_\_\_\_

2. Address, Telephone Number, Email Address:

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