Public Workshop
Adel Comprehensive Plan Update
February 26, 2019
Agenda

- Introductions
- Project Schedule
- Comprehensive Plan Defined
- Preliminary Data
- Visual Preference Exercises
- Next Steps
- Small Group Mapping Exercise
The comprehensive plan, also known as a general plan, master plan or land use plan; is a document designed to guide the future actions of a community. It presents a vision for the future; with long-range goals and objectives for all activities that affects the local government.

-Gary D. Taylor, Iowa State University
Purpose of a Comprehensive Plan

1. Focus Future Development & Public Investment
2. Encourage Strong Economic Base
3. Serve as Information Management Tool
4. Analyze Existing Conditions
5. Evolve as Community Changes
6. Establish Goals
7. Guide and Recommend
8. Encourage Community Engagement
9. Identify and Build upon Community Character
Relationship to Zoning

Zoning Intent

- Prevent overcrowding of land
- Adequate provision of public services
- Avoid concentration of population
- Secure safety from fire, panic, other dangers
- Lessen Congestion
- Promote health and general welfare
- Preserve features of historical significance
- Provide for adequate light and air
- Lessen Congestion
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Comprehensive Plan Chapters/Elements

- Community Vision
- Community Profile, Demographics, Projections, Economic Development
- Public Participation
- Natural Resources and Parks and Recreation
- Community Public Facilities and Infrastructure
- Community Character
- Land Use, Housing, Planning Boundary, and Annexation
- Transportation + Mobility
- Implementation (Goals, Policies and Action Items)
- Appendix
Phase 1: Project Kick-Off, Research, + Analysis

Establish roles/responsibilities, data collection and analysis, transportation and utilities analysis

Phase 2: Vision, Input + Direction

Public engagement via survey, open house, interviews, box city youth workshop, input and goals review

Phase 3: Draft Plan + Evaluation

Draft full comprehensive plan, chapter reviews

Phase 4: Final Draft Plan + Adoption

Final draft, public hearing with plan & zoning and City Council
## Project Schedule

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### Legend
- **Task Progress**
- **Key Meetings**
# Project Schedule

## TASK 3 | DRAFT PLAN + EVALUATION

- Draft Plan Presentation with Advisory Committee (CPAC Meeting #3)
- Joint City Council and P&Z Commission Draft Plan Review Workshop (Joint Workshop #1)

## TASK 4 | FINAL DRAFT PLAN

- Final Draft Plan Review with Advisory Committee (CPAC Meeting #4)
- Planning and Zoning Commission Public Meeting (Public Meeting #4)
- City Council Public Hearing (Public Meeting #5)

## LEGEND

- **TASK PROGRESS**
- **KEY MEETINGS**
Dear Friend/Family,
It is the year 2030 and you should visit me here in Adel because...
Median Age

Adel, Iowa
Age by Sex (2017)

Dallas County, Iowa
Age by Sex (2017)

State of Iowa
Age by Sex (2017)

United States
Age by Sex (2017)

Median Age 38.1

Source: U.S. Census Bureau, 2014-2017 ACS Survey 5-Year Estimates
Average Household Size: 2.39

Source: U.S. Census Bureau, 2014-2017 ACS Survey 5-Year Estimates
Initial Demographic Overview  |  Incomes

Adel, Dallas County, + USA
Percent of Households by Income Bracket (2017)

Source: U.S. Census Bureau, 2014-2017 ACS Survey 5-Year Estimates
Adel, Iowa
Housing Tenure (2017)

- Owner-occupied: 76.9%
- Renter-occupied: 23.1%

Source: U.S. Census Bureau, 2014-2017 ACS Survey 5-Year Estimates
Top Industries by Employment (2015):

- Public Administration
- Educational Services
- Health Care & Social Assistance
- Finance & Industry*
- Retail Trade
- Manufacturing

Source: U.S. Census Bureau LEHD, Confluence
Initial Demographic Overview  | In / Out Commuting

**2015**
- **1,735** Work in Adel but live outside
- **1,804** Live in Adel but work outside
- **314** Live + Work in Adel

**2010**
- **1,335** Work in Adel but live outside
- **1,665** Live in Adel but work outside
- **370** Live + Work in Adel

Source: US Census LEHD, Confluence
Initial Demographic Overview | Wages

Adel Jobs vs. Adel Residents
Monthly Wages (2015 est.)

- $1,250 per month or less: 28.1% (Work in Adel), 24.8% (Live in Adel)
- $1,250 to $3,333 per month: 35.3% (Work in Adel), 26.7% (Live in Adel)
- More than $3,333 per month: 36.7% (Work in Adel), 48.5% (Live in Adel)

Initial Demographic Overview | Employment Mapping

Jobs by Census Block
- 1-16
- 16-48
- 48-113
- 113-204
- 204-342

Source: Bureau of Labor Statistics, Confluence
Initial Demographic Overview  I Employment Mapping

Source: Bureau of Labor Statistics, Confluence
Retail Leakage / Surplus (X 1,000,000)
Adel, Iowa (2017 est.)

- Clothing & Clothing Accessories Stores: 100
- Nonstore Retailers: 100
- General Merchandise Stores: 85.3
- Miscellaneous Store Retailers: 74.7
- Bldg Materials, Garden Equip., & Supply Stores: 60.4
- Health & Personal Care Stores: 45.2
- Food Service & Drinking Places: 44.0
- Furniture & Home Furnishings Stores: 37.7
- Motor Vehicle & Parts Dealers: 23.7
- Food & Beverage Stores: 23.7
- Sporting Goods, Hobby, Book, & Music Stores: 15.4
- Electronics & Appliances Stores: 15.1
- Gasoline Stations: -1.6

Source: Esri, Confluence
Recent Population Trends 1990-2017

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<tr>
<th>Years</th>
<th>Percent Change</th>
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<tr>
<td>1990-2017</td>
<td>28.4%</td>
</tr>
<tr>
<td>2000-2017</td>
<td>26.9%</td>
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<tr>
<td>2000-2010</td>
<td>7.8%</td>
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<tr>
<td>2010-2015</td>
<td>6.6%</td>
</tr>
<tr>
<td>2015-2017</td>
<td>10.4%</td>
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<tr>
<td>2010-2017 Avg Annual</td>
<td>2.4%</td>
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<tr>
<td>2010-2011</td>
<td>2.3%</td>
</tr>
<tr>
<td>2011-2012</td>
<td>1.9%</td>
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<tr>
<td>2012-2013</td>
<td>2.2%</td>
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<tr>
<td>2013-2014</td>
<td>1.6%</td>
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<tr>
<td>2014-2015</td>
<td>-1.5%</td>
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<tr>
<td>2015-2016</td>
<td>5.7%</td>
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<tr>
<td>2016-2017</td>
<td>4.5%</td>
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Initial Trend Line Population Projections 2020-2040

- Average: 7,556
- 2020: 5,867
- 2021: 4,675
Visioning Exercise

What are the biggest opportunities for Adel?
Visioning Exercise

What are the biggest challenges for Adel?
Visioning Exercise

What is your one big dream for Adel?
Visioning Exercise

What is your one big fear for Adel?
Visioning Exercise
Visioning Exercise

What do you LOVE about Adel...

Adel NEEDS more...
Puzzle Mapping Exercise
请完成社区调查表，网址为：https://www.surveymonkey.com/r/EnvisionAdel2040

### Next Steps…

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