

**CITY OF NORWALK
REPORT TO THE NORWALK PLANNING COMMISSION**

ITEM: Discussion on Subdivision Regulations update focusing on Parkland Dedication

MEETING DATE: July 11, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

GENERAL DISCUSSION: City staff prepared a memo that was shared with the Planning & Zoning Commission related to updating the City's Subdivision Ordinance. That memo identified the following areas as focus points for the update:

- Review and Approval Procedures for Final Plats
- Complete Streets Policy
- Street Design Standards
- Lot Design Standards
- Drainage
- Parkland Dedication
- Fees

To continue discussion on these topics, staff will be providing additional information and giving presentations relevant to the focal points for the update. The next discussion is regarding complete streets.

ATTACHMENTS & ADDITIONAL INFORMATION: Attachment A: Subdivision Memo
Attachment B: Norwalk Subdivision – Parkland Dedication
Attachment C: 2013 Comprehensive Plan - Parks

Online Resources

Variety of park planning resources and information:

<http://mrsc.org/Home/Explore-Topics/Parks-and-Recreation/Parks,-Open-Space,-and-Trails-Planning/Park-Planning-Design-and-Open-Space.aspx>



MEMO

TO: Planning and Zoning Commission Members

FROM: Luke Parris, City Planner

DATE: April 12, 2016

RE: Subdivision Regulations

The City's Subdivision Regulations are a key piece of city code that guides the type of development in the City. Whereas the Zoning Ordinance specifically deals with allowable uses, the subdivision regulations deal with how land is divided and the criteria to do so. As with all regulations, it is important to revisit the language frequently to ensure that the code is in line with the goals of the City. The current Subdivision Regulations were adopted in October 2006. After recently updating the City's Zoning Ordinance, and with the current work updating the Land Use chapter of the Comprehensive Plan, staff feels it is important to look at the Subdivision Regulations to determine which areas might need updating. Below are a list of sections and some background on why we feel an update may be needed.

Review and Approval Procedures for Final Plats

Review and approval of a final plat is the last stage of the development process before building permits can be pulled. Smooth transition from the platting process to the building permit process is important to land developers. Often times at this stage the land developer has commitments for lots and has a desire to record the final plat so that abstracts can be created and land can be transacted upon. For the City, the final plat is a key step to ensuring that all public infrastructure is built in an acceptable manner. At times the City's interest and the developer interest come into conflict. Having a clear approval process can reduce the conflicts and provide a clear set of expectations to the developer.

The approval process as identified in the Subdivision Regulations is as follows:

1. Developer submits final plat to the City for review
2. Staff coordinates review and provides comments to the developer
3. Planning & Zoning Commission review and referral to Council with a recommendation
4. City Council consideration and approval
 - a. The Council shall not give final approval of the plat until all improvements serving the area of the final plat have been constructed and accepted by the Council.
 - b. The Council can give tentative approval of a final plat to approve the plat's street and lot layout prior to construction of required improvement with the condition the improvements will be completed prior to releasing the plat for recording at the county.
 - c. Approval of the final plat and final acceptance of improvements shall be given by resolution of the Council.
 - d. The Council directs the Mayor and City Clerk to certify the resolution and the plat as approved.

The process as described above has not been precisely followed during the current staff's administration of the code, nor has it been precisely followed when reviewing records of plat approval going back to 2006. The approval process used in practice has been as follows:

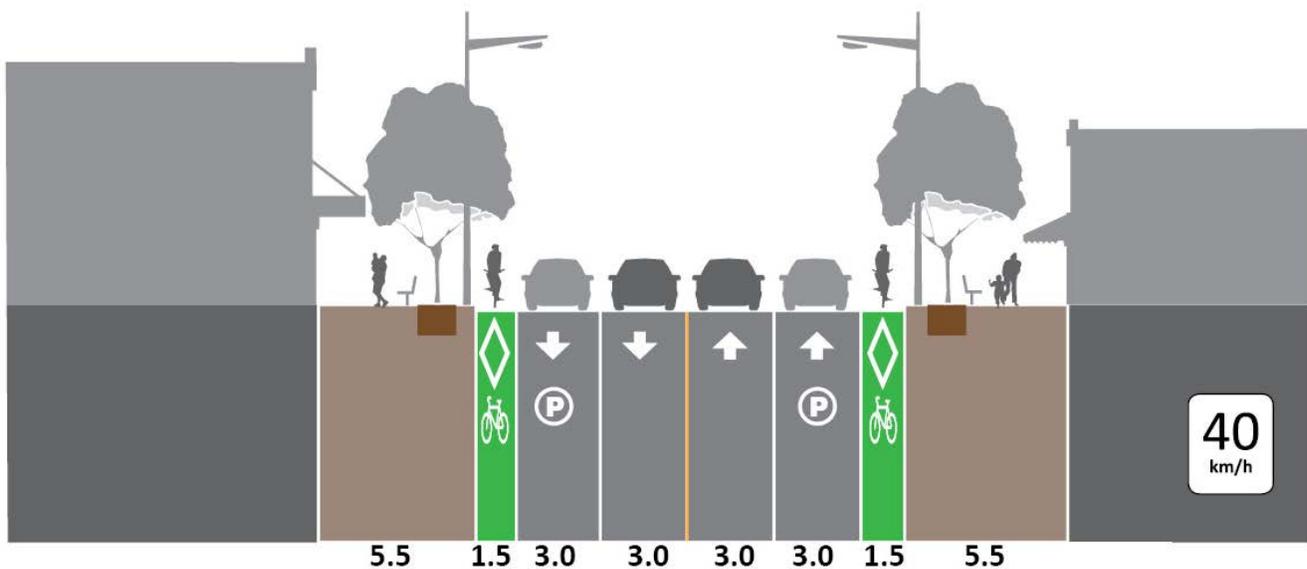
1. Developer submits final plat to the City for review
2. Staff coordinates review and provides comments to the developer
3. Planning & Zoning Commission review and referral to Council with a recommendation

4. City Council consideration and approval
 - a. The Council resolution includes a condition that the developer adheres to all provisions in the Subdivision Regulations. This has allowed staff to obtain Council approval and hold the final plat for recording until the City accepts the public infrastructure.
 - b. The Public Works Department takes the acceptance of the public infrastructure to Council, usually on a separate timeline at a separate meeting.
 - c. The Council resolution includes language allowing for the Planning & Economic Development Director, or his designee, to stamp, sign and release the final plat once all conditions of the Subdivision Ordinance are released.

Recent discussions with local developers have called to issue a concern with the need to wait for the City Council to formally approve the public infrastructure at a separate meeting. The development community contends that approval by Council is a formality as long as the Public Works Department has inspected the infrastructure and is recommending acceptance to the Council. A potential solution would be to allow City staff to release a plat for recording once the Public Works Department has inspected and decided to recommend acceptance to the Council.

Complete Streets Policy

The City of Norwalk was one of the first metro communities to adopt a complete streets policy into its subdivision regulations. The idea of Complete Streets is that a street should be designed to accommodate all users of the public right-of-way, such as bicyclists, pedestrians, automobiles, and transit use. Norwalk's Complete Streets Policy was adopted 10 years ago and large amount of additional research has gone into how Complete Streets should be designed. This section could be bolstered by looking at current examples of Complete Street policies and implementing some of the best practices.



Example cross section of a complete street

Street Design Standards

The Subdivision Regulations includes a long section describing the criteria for the design of streets in the City of Norwalk. The design of our streets has just as much impact on the aesthetic of the community as the Zoning Codes Architectural Standards. The section provides standards for:

- Compatibility with the Comprehensive Plan
- Continuity of Existing Streets or Planned Streets
- Traffic Circulation
- Street Intersection Design
- Block Length
- Cul-de-sac use and length
- Street Names

- Topographic Features
- Alleys
- Access to Major Thoroughfares
- Traffic Impact Studies
- Dedication to the City
- Street Widths
- Rural Cross Section Streets
- Street Grade
- Temporary Turnarounds

This section should be looked at in conjunction with the Complete Streets policy to ensure that the design standards are compatible with Complete Streets. Additionally, the City has adopted the Statewide Urban Designs and Standards (SUDAS) guidelines for public infrastructure. SUDAS is a great resource for general practices on design throughout the state of Iowa; however, with the current street design standards and the adoption of SUDAS, there are many cases of inconsistency between the two.

Lot Design Standards

This section will need a brief review to ensure that any changes made in the Zoning Ordinance update are incorporated into the lot design standards.

Drainage

This section provides details on how the City requires property to be drained. The City has recently started requiring that drainage easement be label as private when they are not leading into a public facility. This language should be formalized in the code. Further review of best practices in storm water management will be reviewed and considered for incorporation.

Parkland Dedication

This section provides details the requirement for dedicating parkland to the city. Developers currently have three options to meet the dedication requirement if they don't provide the parkland space in their development. Those options are:

1. Dedicate land owned elsewhere in the City for use as parks or trails.
2. Construct or install park improvements equal to the fair market value of the park land required.
3. Pay a cash deposit as a performance surety in an amount equal to the fair market value of the park land required.

These three options need to be reviewed to ensure they are still allowed under state law. If the options continue to be used, a definition of the fair market value of the land should be developed.

Fees

This section details the fees for the various development review activities conducted by the City. The fee structure should be reviewed in relation to the fees charged by other communities to determine if any adjustment is needed.

Plan shall be stored on site during construction and available for review by City or Iowa Department of Natural Resources representatives, until all permanent erosion prevention measures including ground cover are fully established.

9. Sidewalks. Sidewalks shall be required in all subdivisions in the city of Norwalk, except along streets within the RE-1, Single-Family Rural Estates zoning district that are classified as local streets and have a forecasted average daily traffic (ADT) of less than 500 trips per day. Sidewalks shall be constructed within the public street right of way along all street frontages where required and have a minimum unobstructed width of four (4) feet, except in commercial and multiple family residential developments where pedestrian traffic is anticipated to be substantial, a minimum unobstructed width of six (6) feet may be required by the City. A sidewalk may be placed within an easement if approved by the City Council and if it is determined by the Council that the topography or other limitations within the public street right of way prevent the placement of sidewalks within the right of way.

The Council may defer installation of public sidewalks where there are no existing public sidewalks within neighboring streets to make a connection. Also, the Council may waive installation of public sidewalks within the street right of way of public streets where off-street walking or biking trails are planned to provide access to properties within the area and the topography or other limitations within the public street right of way prevent the placement of sidewalks within the right of way.

The developer of a subdivision shall construct the sidewalks or may post a performance surety acceptable to the City for the installation of public sidewalks within those subdivisions that are required to have public sidewalks. The developer of a lot with the construction of buildings or other uses shall install public sidewalks fronting the lot if sidewalks have not been installed with the subdivision improvements.

The owner of any vacant lot or land within a subdivision that has not constructed sidewalks along the public street frontage of the vacant lot or land as required by this Title, upon written notification by the City, shall install the required sidewalks fronting their property within 180 days. If such sidewalk is not installed after expiration of the 180 day period, the Council may take any action necessary to install the sidewalk, and assess against the property all cost of installation including but not limited to administration and legal expenses.

10. Trails. The developer of a subdivision or development shall construct trails as part of the public improvements within those subdivisions or development that are planned and required to have trails. Trails shall be designed and constructed in accordance with the Statewide Urban Design Standards for Public Improvements as amended and approved by the City, with a minimum width of eight (8) feet, with trail widths of 10 feet for all trails used as combination bikeways and pedestrian walkways located within linear greenbelt parks and open space trails designated on the Land Use Plan of the City's Comprehensive Plan and City's Comprehensive Park Plan. Open space trails shall have a minimum right of way width of 30 feet and roadside trails a minimum easement or right of way width of 12 feet or four (4) feet greater than the width of the trail, whichever is greater. Trails placed within the right of way of a public street to implement the complete street policy of the City to accommodate pedestrian and bicycle traffic shall be a minimum of eight (8) feet in width and located within the right of way to maintain a minimum separation of seven (7) feet between the trail and street's roadway.

11. Park Land Dedication. The development of land that will house new residents, including families with children, will create additional demand for open space and facilities to provide opportunities for recreation and physical fitness activities at a place safely away from streets. Therefore, to provide for orderly community development with the design of subdivisions and development of land that is consistent with the City's

Comprehensive Plan and Comprehensive Park Plan with the creation of parks and trails for recreation and physical fitness opportunities as well as pedestrian and bicycle trails to promote the health, safety and welfare of the citizens of Norwalk, whenever property is proposed to be developed for residential purposes the developer shall be responsible for contributing to the implementation of the City's neighborhood park systems.

If land planned or proposed for development includes a park or trail as shown on the Land Use Plan of the Comprehensive Plan and the City's Comprehensive Park Plan, the planned park site or trail location, or revised park site or trail location approved by the Park Commission and City Council, shall be included in the neighborhood sketch plan, master plan, preliminary plat, final plat and plat of survey for the development project by the developer and such land area planned for park or trails shall be reserved for incorporation into the City's park and trail system. The developer of land planned for residential dwellings shall dedicate land, facilities and/or improvements for public park land or trail use as planned for the neighborhood park system within the City's Comprehensive Plan and Comprehensive Park Plan and such area shall be adequately graded and prepared as set forth herein.

The neighborhood park system includes a network of active and passive recreational areas including neighborhood parks, mini-parks, linear green belt parks and trails intended to serve neighboring subdivisions and developments, while community parks are public parks established as the center of recreational activities for several neighborhoods or the entire City. The implementation of the neighborhood park system is considered a necessary improvement that directly benefits the residents of a subdivision or development being added to a neighborhood and is therefore considered a required subdivision or development improvement the same as streets, sanitary sewers, water facilities and other required improvements. The City's Comprehensive Plan recommends a standard of 10 acres of park land and trails per 1,000 population as the City grows, of which approximately sixty percent (60%) or six (6) acres per 1,000 population is planned for the neighborhood park system.

The developer shall dedicate land, facilities, equipment and/or improvements to the City to develop an equivalent of six (6) acres of land for development of the neighborhood park system for each 1,000 population estimated to inhabit the area to be developed. Therefore, the dedication of land, facilities, equipment and/or improvements to the City for development of the neighborhood park system shall be the equivalent of 261 square feet per resident or the following area for each of the listed dwelling unit types:

Park Land Dedication Requirements
(Based on 261 square feet of land per person)

Dwelling Unit Type	Population/Unit	Land Dedication Requirement
<u>Single-Family Detached Dwelling:</u>	3.00/Unit	783 Square Feet/Unit
<u>Single-Family Attached Dwelling:</u>	2.00/Unit	522 Square Feet/Unit
Multiple Family (Apartments):	1.60/Unit	418 Square Feet/Unit
<u>Mobile Home:</u>	1.60/Unit	418 Square Feet/Unit

If no park or trail is planned within the City's Comprehensive Plan and Comprehensive Park Plan for the area proposed to be developed or if the amount of land planned for parks and trails within the area to be develop is less than the land area required to be dedicated, the developer shall be required to do one or a combination of the following as determined by the Council:

- A. If the amount of land planned for parks and trails within a development is less than the land dedication requirement, to fulfill the park land dedication requirement the developer may dedicate land owned by the developer that is located outside of the development and where parks or trails are planned within the City's Comprehensive Plan or Comprehensive Park Plan as part of the neighborhood park system, an amount equivalent to the fair market value of the amount of additional land needed to fulfill the park land dedication requirement including the cost of grading and site preparation as required for park land proposed for dedication;
- B. If the amount of land planned for parks and trails within a development is less than the land dedication requirement, to fulfill the park land dedication requirement the developer may improve the existing or proposed neighborhood park system with the construction or installation of park improvements, facilities, equipment or trails as determined by the City at a cost equivalent to the fair market value of the amount of additional land needed to fulfill the park land dedication requirement including the cost of grading and site preparation as required for park land proposed for dedication, or;
- C. If the amount of land planned for parks and trails within a development is less than the land dedication requirement, to fulfill the park land dedication requirement the developer may pay a cash deposit as a performance surety to the City to be held in escrow to implement the neighborhood park system, an amount equal to the fair market value of the amount of additional land needed to fulfill the park land dedication requirement including the cost of grading and site preparation as required for park land proposed for dedication.

The dedication of land shall be by warranty deed at the time of the release of the final plat for recording or final approval and prior to authorization of construction of a site plan development. If the reservation of additional land for public park use is required, the process and timing for acquisition of such land shall be set forth by agreement (See part 13 of this Chapter 16.07, Reservation and Acquisition of Park Land). Such reserved land shall be shown on the final plat. The Park Commission shall recommend to the Council the size and location of land to be reserved for parks or trails as set forth by the City's Comprehensive Plan and Comprehensive Park Plan. If park and open space land reserved to fulfill the requirements of this Title is proposed by the developer to be privately held and maintained, such shall be preserved by easement and made accessible to the general public.

In order to determine whether the dedication of land for parks and trails is required within a development, the Comprehensive Plan and Comprehensive Park Plan shall be used as a guide to determine the general location of parks and trails. The specific location and dimension of parks and trail sites shall be determined in consideration of the topography, geologic features, flood hazard areas, historic and archeological sites, natural areas and the character and recreational needs of the neighborhood where the park or trail is proposed. Access to the subdivision from proposed parks and trails shall be considered in design of the neighborhood plan or master plan for the area. The suitability of the subdivision for parks and trails by reason of location, access, development cost, and maintenance cost shall be determined during the review process.

Where hiking or biking trails are planned on the City's Land Use Plan and Comprehensive Park Plan, the developer shall be required to dedicate land for trails of at least thirty (30) feet in width. The land dedicated, or easements if approved by the City, may serve to help satisfy park land dedication requirements.

12. Park Land Improvements. The developer shall be responsible for park land preparation before dedication to the City including rough grading, construction of drainage improvements and erosion control within drainage ways and park sites in accordance with the following standards and specifications:

- A. When a developer is required to dedicate park land, a minimum of 75% of the area shall be capable of development as an active recreation area sufficiently level and uninterrupted by public or private utilities, streams and drainage ditches to permit the development of court games facilities and athletic fields. The active recreation area shall not have slopes less than 1.5% or greater than 5%, except under special conditions when greater slopes are desired to enhance recreation (i.e., sled hill) as determined by the Park Board. Additionally, floodway areas shall not count for more than twenty-five (25%) of the park land dedication requirement and storm water detention areas shall not count toward the dedication requirement.
- B. The developer will be responsible for providing a park site located adjoining a fully improved street with sidewalks and utilities including sanitary sewer, storm sewer, water and electricity, as required by the City to be accessible and provided at the property line. The site shall have direct access to such fully improved street across at least ten (10) percent of the distance of its perimeter. Any access route shall be at least thirty (30) feet wide for walkways or trails and fifty (50) feet for roadway access. Any access route of less than sixty (60) feet shall be buffered in a manner approved by the Park Commission.
- C. On-site drainage patterns shall be designed and constructed by the developer with approval by the City to insure flow toward designated swales and away from active recreation areas.
- D. The developer shall be responsible for preparing the site to be dedicated in a manner acceptable to the City and in accordance with the following criteria:
 - 1. Rough grading shall be completed at the time of rough grading the contiguous areas of the development.
 - n. Grading shall comply with Park Commission and Council approved plans.
 - iii. Finished grades shall be uniform in slope between points for which elevations have been established.
 - 1v. Top soil shall be spread evenly and lightly compacted to an adequate depth for proper turf growth; be of good quality, friable soil, with good tillage, and shall as practical be without any admixture of subsoil, gravel, stones, refuse, or sand.
 - v. Soils shall not offer any restrictions to proposed recreation and leisure utilization. As required by the City, the

developer shall be responsible for supplying soil test information prepared by a qualified soils engineer.

- vi. All proposed park areas shall be seeded in accordance with standard specifications of the City and a maintainable stand of grass established prior to acceptance by the City.
- vn. Seeding is to be completed during desirable fall and spring planting times, dependent upon recommended planting specifications for seed.
- viii. The developer shall be responsible for making necessary reparations to site caused by erosion. Reparations will be completed prior to acceptance and dedication to the City.

13. Credit for Private Park and Recreation Amenities. A credit of not to exceed 25% of the total park land dedication requirement shall be granted by the City for permanent private park and recreational facilities and amenities in developments wherein said facilities and amenities are available for common use, without rental charge, by residents within the development. The credit against the dedication requirement shall be determined by taking the total value of the privately owned recreational facilities and amenities provided within the development that are for common use, without rental charge, by residents within the development.

Recreational facilities and amenities that may be considered in establishing a credit include, but are not limited to, swimming pools, wading pools, court game facilities, athletic field apparatus and playground equipment, but shall not include the value of any land not directly associated with the facilities and amenities as determined by the Council, or any open recreational spaces. The continuation and maintenance of permanent private park and recreational facilities and amenities shall be assured by written recordable agreement between the City and developer.

14. Reservation and Acquisition of Park Land. When land located within the area of a proposed development is planned as community park land or is planned as part of the neighborhood park system within the Comprehensive Plan and Comprehensive Park Plan, the land shall be reserved for dedication to the City or acquisition by the City. For that land required to be acquired by the City and is not required to be dedicated as part of the neighborhood park system, at the time of the development of land adjoining the proposed park site or prior thereto, the land shall be reserved for acquisition by the City and the City and developer shall enter into a written recordable agreement setting forth the terms and schedule for the acquisition of the park site by the City. The City shall be obligated to purchase the reserved park site as agreed upon between the City and developer, or when development adjoining more than fifty percent (50%) of the boundary of the park is developed.

Land to be acquired by the City for park purposes shall be valued based on the land's current fair market value. If possible, the current fair market value of the land shall be determined by mutual agreement between the City and developer. If an agreement on the fair market value cannot be mutually reached by the parties, such value shall be determined by the parties appointing a real estate appraiser, with the cost of the appraiser being equally shared by the City and the developer.

15. Buffers. A buffer shall be accomplished by anyone, or approved combination of the following methods to screen the rear yards of double frontage lots as required under the provisions of this Title or between conflicting land uses or zoning districts as may be required elsewhere in the City Code:

Community Facilities

State and local governments provide many services to their citizens. The people, buildings, equipment, and land used in the process of providing these goods and services are referred to as public facilities.

Public facilities represent a wide range of buildings, utilities, and services that are built and maintained by the different levels of government. Such facilities are provided to insure the safety, well-being and enjoyment of the residents of Norwalk. These facilities and services provide residents with social, cultural, educational, and recreational opportunities, as well as law enforcement and fire protection services designed to meet area needs.

It is important for all levels of government to anticipate the future demand for their services if they are to remain strong and vital. The analysis of existing facilities and future services is contained in the facilities profile. In some instances, there are a number of services that are not provided by the local or state governmental body and thus are provided by non-governmental private or non-profit organizations for the community as a whole. These organizations are important providers of services and are an integral part of the community.

The facilities profile component of a comprehensive development plan reviews present capacities of all public and private facilities and services.

The facilities profile for Norwalk is divided into the following categories:

- Recreational
- Educational
- Fire and Police Protection
- City Buildings
- Health
- Public Utilities

Recreational Facilities

Norwalk is located in the south central portion of Iowa, within Warren County and the Des Moines Metropolitan Area. The region is heavily influenced by the presence of the metropolitan area and is densely settled. Norwalk enjoys access to several nearby regional and state parks. These facilities along with the local parks add to the overall recreational experience of community residents.

Park Classification System

The National Recreation and Parks Association (NRPA) have developed a classification system to serve as a guide for community park and recreation planning. The system defines and describes several categories of parks, recreation areas, and open spaces that in combination make up a unified municipal park network (Park, Recreation, Open Space and Greenway Guidelines, NRPA, 1995). (One NRPA classification, "Large Urban Park," does not apply to Norwalk and has not been included).

**Table 11.1:
Park Standards – City of Norwalk**

Type of Park	Optimum Size	Service Area	Uses
Mini Parks	.2 to 1 acre	Residential neighborhoods within ¼ mile radius	A walk-to facility that provides play and passive recreation for the immediate vicinity: <ul style="list-style-type: none"> • Playground equipment • Picnic tables and shelters • Open turf • Natural areas
Neighborhood Parks	5 to 10 acres	Residential areas within ½ mile radius	A walk-to facility with amenities that are predominately neighborhood-oriented (not competitive sports): <ul style="list-style-type: none"> • Play areas • Tennis courts • Basketball courts • Open field for casual and multi-use play
Community Parks	20 to 40 acres	½ mile to 3 miles	A drive-to facility that serves multiple neighborhoods and includes both competitive sports and passive recreation facilities that are typically not provided in neighborhood parks: <ul style="list-style-type: none"> • Active sports facilities grouped for efficiency where possible (three to four tennis courts, two or three basketball courts, etc.) • Lighted sports fields with bleachers • Small passive areas for neighborhood park functions • Community center for indoor recreation including kitchen, meeting rooms and large open exercise area • Natural area with trail
District / Regional Parks	40 to 150 acres	5 mile radius	A city-wide drive-to resource primarily for nature-oriented activities and/or major sports facilities: <ul style="list-style-type: none"> • Large children's playground (with theme) • Lighted active sports facilities (tennis, baseball, soccer, etc.) grouped in complexes for efficiency • Significant dedicated natural areas with trails and passive park uses • Community center
Natural Resource Area	based on resource	Entire community	Lands set aside to preserve unique natural resources: <ul style="list-style-type: none"> • Remnant landscapes • Open space • Visual/aesthetics buffering
Greenway (trails and linear parks)	25 ft. width minimum; 200 ft. or more optimal	Based on resource availability and opportunities	Ties park system components together to form a continuous park environment
School – Park	10 to 15 acres minimum	Based on school district's school distribution policies	Combines parks with school spaces
Sports Complex	40 acres or more	Entire community	Consolidates heavily-programmed athletic fields to larger and fewer sites
Special Use	Variable	Variable	Covers a broad range of park and recreation facilities oriented toward a single-purpose use

Source: NRPA

Norwalk Park System

The Norwalk Park System is comprised of five primary parks, a sports center and bike trails in the community. The primary park system includes the developed parks of Billy O. Phillips Park, Brownie Park, McDonald's Woods, Norwalk City Park, and Wildflower Park. In addition to the parks in the community, Norwalk owns and operates Norwalk McAninch Sport Complex and an aquatic center.

Billy O. Phillips Park

Billy O. Phillips Parks is a newly constructed park located on Lexington Drive in the Legacy development. It consists of a Game Time playground, restrooms, a new Cedar Forest shelter house (named after our former mayor, Jerry Starkweather), sidewalks, trees, and a future practice ball diamond. The park is open to all residents.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Brownie Park

Brownie Park has been updated with a KCCI Project Main Street Grant. A white picket fence and arbor greet you as you begin the trail into the park. It leads to a butterfly body-shaped garden right in the center of the trail, with the brightly colored floral wings on either side of the trail completing the butterfly design. A wooden porch-style swing hanging from a matching arbor along with picnic tables makes this a great retreat for a small family picnic or a little get away. There are no restrooms at this park, but enjoy a leisure walk over to the library for facilities and parking.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

McDonald's Woods

This park is nestled in behind town homes on High Road. It is a forest-like setting with trees and picnic tables only. No restroom facilities available.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Norwalk City Park

This park has playground equipment, basketball courts, restroom facilities, an old railroad car, and an open shelter house with picnic tables.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Wildflower Park

This park includes the Norwalk Aquatic Center, playground equipment, a walking path, 12-hole disc golf course, a doublewide basketball court, skateboard park, along with an open shelter house with an enclosed kitchen (refrigerator, microwave, stove, kitchen sink) and restrooms.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)

Norwalk-McAninch Sports Complex

This facility is the hub of the Norwalk youth sports scene. Field space is available to rent for tournaments, league play, scrimmages, practices, etc.

This complex consists of two youth baseball, two youth softball, and two adult softball fields, 23 soccer fields, multi-use green space, and modern concession and restroom areas. Fourth of July Celebration and the High School Cross Country Meet are two of the events held at this facility.

(Source: <http://ci.norwalk.ia.us/Departments/ParksandRecreation/ParksandFacilities.asp>)



Norwalk Community Schools Facilities

The Norwalk Public Schools currently maintains 65 acres of public recreational areas at 11 school district facilities.

Table 11.2.
Park Needs w/ Low Series Population Projection

Facility	Existing Facilities	Recommended Standards		Existing Demand 2010	Total Demand			
					2020	2030	2040	
Neighborhood Parks (Acres)	0	1	Acre per	1,000	8.95	11.62	15.10	19.63
Community Parks (acres)	30	0.65	Acre per	1,000	5.81	7.55	9.82	12.76
Regional Parks (Acres)	10	1.65	Acre per	1,000	14.76	19.18	24.92	32.38
Multi-generational Recreational C	0	0.08	Per	10,000	0.07	0.09	0.12	0.16
Family Aquatic Centers	1	0.15	Per	10,000	0.13	0.17	0.23	0.29
Sports Fields/Complex	1	0.2	Per	10,000	0.18	0.23	0.30	0.39
Special Use Facilities	0	0.56	Per	10,000	0.50	0.65	0.85	1.10

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.2 examines the basic parks and recreational facilities for Norwalk and projects the potential need to 2040. The indicated projections are based upon the Low Series (population projections) becoming reality.

Based on this projection, Norwalk would have sufficient aquatic centers and sports field/complex for the planning period. However, those items that the community would be deficient on are neighborhood and regional parks and multi-generational recreational centers; both of which the community is deficient on at the time of this plan.

The numbers in each decade represent the total number of facilities or acres needed at that point in time. For example, in 2020 Norwalk will need 19.18 acres in regional parks and by 2030 the community will need 24.92 acres; therefore, between 2020 and 2030 the community will need to add 5.73 acres.

TABLE 11.3
PARK NEEDS w/ Medium SERIES POPULATION PROJECTION

Facility	Existing Facilities	Recommended Standards		Existing demand 2010	Total Demand			
					2020	2030	2040	
Neighborhood Parks (Acres)	0	1	Acre per	1,000	8.95	15.93	28.37	50.52
Community Parks (acres)	30	0.65	Acre per	1,000	5.81	10.35	18.44	32.84
Regional Parks (Acres)	10	1.65	Acre per	1,000	14.76	26.28	46.81	83.36
Multi-generational Recreational C	0	0.08	Per	10,000	0.07	0.13	0.23	0.40
Family Aquatic Centers	1	0.15	Per	10,000	0.13	0.24	0.43	0.76
Sports Fields/Complex	1	0.2	Per	10,000	0.18	0.32	0.57	1.01
Special Use Facilities	0	0.56	Per	10,000	0.50	0.89	1.59	2.83

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.3 examines the basic parks and recreational facilities for Norwalk and projects the potential need to 2040. The indicated projections are based upon the Medium Series (population projections) becoming reality.

Based on this projection, Norwalk would have a sufficient number of aquatic centers for the planning period. However, in 2040, the community would be deficient on Sports fields/complex and the community will need increase the number of acres in community parks.

Those items that the community are currently deficient on include neighborhood parks, regional parks and multi-generational recreational centers will continue to be deficient at the end of the planning period.

The numbers in each decade represent the total number of facilities or acres needed at that point in time. For example, in 2020 Norwalk will need 26.28 acres in regional parks and by 2030 the community will need 46.81 acres; therefore, between 2020 and 2030 the community will need to add 20.53 acres.

Table 11.4
Park Needs w/ High Series Population Projection

Facility	Existing Facilities	Recommended Standards	Existing demand 2010	Total Demand			
				2020	2030	2040	
Neighborhood Parks (Acres)	0	1 Acre per	1,000	8.95	19.21	41.24	88.54
Community Parks (acres)	30	0.65 Acre per	1,000	5.81	12.48	26.80	57.55
Regional Parks (Acres)	10	1.65 Acre per	1,000	14.76	31.69	68.04	146.10
Multi-generational Recreational C	0	0.08 Per	10,000	0.07	0.15	0.33	0.71
Family Aquatic Centers	1	0.15 Per	10,000	0.13	0.29	0.62	1.33
Sports Fields/Complex	1	0.2 Per	10,000	0.18	0.38	0.82	1.77
Special Use Facilities	0	0.56 Per	10,000	0.50	1.08	2.31	4.96

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.4 similarly to the previous three tables, examines the basic parks and recreational facilities for Norwalk and projects the potential need to 2040. The indicated projections are based upon the High Series (population projections) becoming reality.

Tables 11.5, 11.6 and 11.7 are similar to Tables 11.2, 11.3, and 11.4 in that each table reviews current supply of recreational facilities in the community. The tables are based upon the three different population projection models and each has an end result of what will be demanded at the end of the planning period. As with the previous tables the demand indicated in each decade to the total needed in the community at that specific year.

Table 11.5
Recreation Needs - Low Series Projection

Facility Type	Existing Facilities	Recommended Standards			Existing Demand 2010	Total Facilities Needed		
						2020	2030	2040
Natural surface trails (mileage)		1.25	per	10,000	1.12	1.45	1.89	2.45
Improved surface trails (mileage)		0.75	per	10,000	0.67	0.87	1.13	1.47
Active Open Space Areas	3	1.8	per	10,000	1.61	2.09	2.72	3.53
Diamond Ball Fields	6	0.7	per	10,000	0.63	0.81	1.06	1.37
Rectangular Sports Fields	23	0.5	per	10,000	0.45	0.58	0.76	0.98
Basketball courts	4	2.1	per	10,000	1.88	2.44	3.17	4.12
Tennis courts		1.5	per	10,000	1.34	1.74	2.27	2.94
Racquetball courts		1.75	per	10,000	1.57	2.03	2.64	3.43
Volleyball courts		1.65	per	10,000	1.48	1.92	2.49	3.24
Splash pad		0.12	per	10,000	0.11	0.14	0.18	0.24
Picnic areas	3	2.52	per	10,000	2.25	2.93	3.81	4.95
Playgrounds	3	3.88	per	10,000	3.47	4.51	5.86	7.61
Skatepark/BMX	1	0.08	per	10,000	0.07	0.09	0.12	0.16
Dog park		0.12	per	10,000	0.11	0.14	0.18	0.24
Restrooms	6	0.84	per	10,000	0.75	0.98	1.27	1.65
Amphitheater		0.12	per	10,000	0.11	0.14	0.18	0.24
Natural aquatic access area		0.08	per	10,000	0.07	0.09	0.12	0.16
Swimming pool (city owned)	1	0.08	per	10,000	0.07	0.09	0.12	0.16
Gardens	1	0.04	per	10,000	0.04	0.05	0.06	0.08
Golf Course: 9 holes	9	0.08	per	10,000	0.07	0.09	0.12	0.16
Indoor Multi-purpose space	3	0.24	per	10,000	0.21	0.28	0.36	0.47
Indoor fitness/recreation space		0.12	per	10,000	0.11	0.14	0.18	0.24

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.6
Recreation Needs -Medium Series Projection

Facility Type	Existing Facilities	Recommended Standards			Existing Demand 2010	Total Facilities Needed		
						2020	2030	2040
Natural surface trails (mileage)		1.25	per	10,000	1.12	1.99	3.55	6.32
Improved surface trails (mileage)		0.75	per	10,000	0.67	1.19	2.13	3.79
Active Open Space Areas	3	1.8	per	10,000	1.61	2.87	5.11	9.09
Diamond Ball Fields	6	0.7	per	10,000	0.63	1.12	1.99	3.54
Rectangular Sports Fields	23	0.5	per	10,000	0.45	0.80	1.42	2.53
Basketball courts	4	2.1	per	10,000	1.88	3.35	5.96	10.61
Tennis courts		1.5	per	10,000	1.34	2.39	4.26	7.58
Racquetball courts		1.75	per	10,000	1.57	2.79	4.96	8.84
Volleyball courts		1.65	per	10,000	1.48	2.63	4.68	8.34
Splash pad		0.12	per	10,000	0.11	0.19	0.34	0.61
Picnic areas	3	2.52	per	10,000	2.25	4.01	7.15	12.73
Playgrounds	3	3.88	per	10,000	3.47	6.18	11.01	19.60
Skatepark/BMX	1	0.08	per	10,000	0.07	0.13	0.23	0.40
Dog park		0.12	per	10,000	0.11	0.19	0.34	0.61
Restrooms	6	0.84	per	10,000	0.75	1.34	2.38	4.24
Amphitheater		0.12	per	10,000	0.11	0.19	0.34	0.61
Natural aquatic access area		0.08	per	10,000	0.07	0.13	0.23	0.40
Swimming pool (city owned)	1	0.08	per	10,000	0.07	0.13	0.23	0.40
Gardens	1	0.04	per	10,000	0.04	0.06	0.11	0.20
Golf Course: 9 holes	9	0.08	per	10,000	0.07	0.13	0.23	0.40
Indoor Multi-purpose space	3	0.24	per	10,000	0.21	0.38	0.68	1.21
Indoor fitness/recreation space		0.12	per	10,000	0.11	0.19	0.34	0.61

Source: Olsson Associates/Marvin Planning Consultants – 2011

Table 11.7
Recreation Needs - High Series Projection

Facility Type	Existing Facilities	Recommended Standards			Existing Demand 2010	Total Facilities Needed		
						2020	2030	2040
Natural surface trails (mileage)		1.25	per	10,000	1.12	2.40	5.15	11.07
Improved surface trails (mileage)		0.75	per	10,000	0.67	1.44	3.09	6.64
Active Open Space Areas	3	1.8	per	10,000	1.61	3.46	7.42	15.94
Diamond Ball Fields	6	0.7	per	10,000	0.63	1.34	2.89	6.20
Rectangular Sports Fields	23	0.5	per	10,000	0.45	0.96	2.06	4.43
Basketball courts	4	2.1	per	10,000	1.88	4.03	8.66	18.59
Tennis courts		1.5	per	10,000	1.34	2.88	6.19	13.28
Racquetball courts		1.75	per	10,000	1.57	3.36	7.22	15.50
Volleyball courts		1.65	per	10,000	1.48	3.17	6.80	14.61
Splash pad		0.12	per	10,000	0.11	0.23	0.49	1.06
Picnic areas	3	2.52	per	10,000	2.25	4.84	10.39	22.31
Playgrounds	3	3.88	per	10,000	3.47	7.45	16.00	34.36
Skatepark/BMX	1	0.08	per	10,000	0.07	0.15	0.33	0.71
Dog park		0.12	per	10,000	0.11	0.23	0.49	1.06
Restrooms	6	0.84	per	10,000	0.75	1.61	3.46	7.44
Amphitheater		0.12	per	10,000	0.11	0.23	0.49	1.06
Natural aquatic access area		0.08	per	10,000	0.07	0.15	0.33	0.71
Swimming pool (city owned)	1	0.08	per	10,000	0.07	0.15	0.33	0.71
Gardens	1	0.04	per	10,000	0.04	0.08	0.16	0.35
Golf Course: 9 holes	9	0.08	per	10,000	0.07	0.15	0.33	0.71

Source: Olsson Associates/Marvin Planning Consultants – 2011

Golf Courses

The following is a brief description of the local golf courses in Norwalk.

Echo Valley Country Club

Echo Valley Country Club is divided into three different 9-hole courses, Vale Course, Creek Course, and Ridge Course for a total of 27 holes. The total yardage of the three courses is 10,495 yards. Echo Valley is a private/non-equity club.

The facility also has an Olympic-size pool including a diving area, a children's pool, as well as a concession stand and lockers. In addition, the facility is supplemented by a fitness center.

Rolling Hills Golf Course – Par 3 Course

Rolling Hills Golf Course has two separate facilities: a par-3 course and a par-4 course. The par 3 course has a total distance of 1,713 yards. The par 4 course has a total distance of 2,800 yards. Both courses are public courses.

The Legacy Golf Club

The Legacy Golf Club is an 18-hole, par-72 course. The course has a total distance of 7,199 yards. The course is a public course. The course was completed in 2002 and is considered a championship public golf course.

Countryside Golf Course

Countryside Golf Course is an 18-hole, par 72 course that lists at 6,366 yards. Countryside Golf Course is a public course. The course opened in 2000.



Other golf courses serving the Norwalk area include:

Course	Community
Willow Creek Golf Course	West Des Moines
A.H. Blank Municipal Course	Des Moines
Wakonda Club	Des Moines
Glen Oaks Country Club	West Des Moines
Indianola Golf and Country Club	Indianola
Deer Run Golf Club	Indianola
Waveland Golf Course	Des Moines
Des Moines Golf and Country Club	Des Moines
Sleepy Hollow Sports Park	Des Moines
Urbandale Golf and Country Club	Urbandale
Grand View Golf Course	Des Moines
Toad Valley Public Golf Course	Des Moines
Copper Creek Golf Course	Pleasant Hill
Shady Oaks Golf Course	Ackworth
Sugar Creek Golf Course	Waukee
Woodland Hills	Des Moines
Hyperion Field Club	Johnston
Terrace Hills Golf Course	Altoona
Beaver Creek Golf Course	Grimes
Otter Creek Golf Course	Ankeny
Brairwood Golf Course	Ankeny
Jester Park Golf Course	Granger
Terrace Hills Golf Course	Altoona
Tournament Club of Iowa	Polk City

Educational

Public Schools

Norwalk Community Schools maintains five facilities; these include:

- Don Oviatt Elementary (PreK-2nd Grade)
- Lakewood (3rd – 5th Grade)
- Norwalk Middle School (6th – 7th Grade)
- Eastview 8-9 (8th – 9th Grade)
- Norwalk High School (10th – 12th Grade)

The map to the right shows the area that is covered by the Norwalk Community Schools.

