

# Norwalk Community Development July 2016 Monthly Report



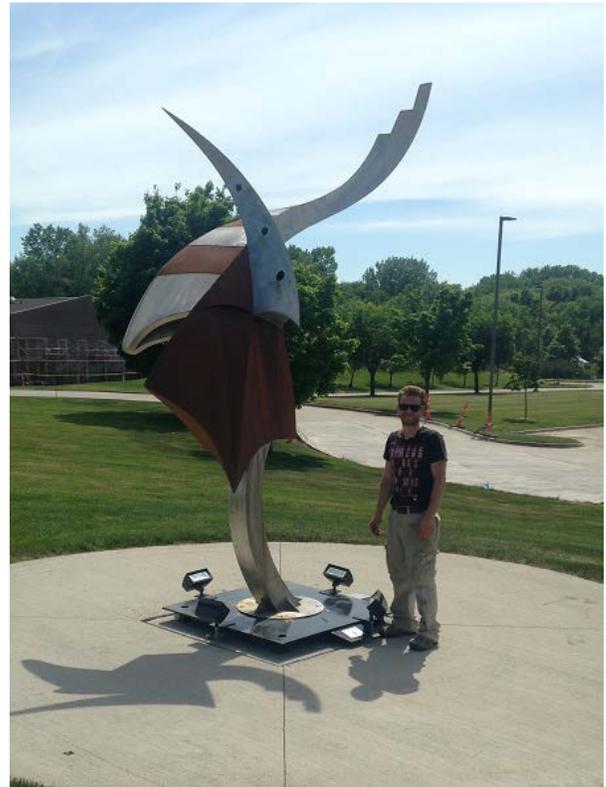
## Economic Development:

The City continues to explore ways to make our community even more attractive and a place where businesses and home buyers would choose to locate.

Those efforts include discussing the next steps to beautify our historic downtown (City State Bank intersection), and the North Avenue corridor between the High School and Highway 28. The City has also explored a changeable art program, and creating a new City seal via an art contest.



The intent of this program would be to create opportunities for the placement of public art in the City of Norwalk. This program would be modeled off of successful programs run by the City of Ames, City of Clive, and City of Urbandale. The program is highly modifiable and can be scaled to the desires of the community. The program would consist of the following:



Identification of pad sites – 1 to 3 pad sites for sculptures would be ideal, with the opportunity to add more in the future if desired. Consolidation of pad sites in one, highly visible location is recommended. Potentially City Hall or Public Safety. Pads would require footings, paving, and steel installation plats. One time cost that would depend on size of the pads. \$2,000-\$4,000 per pad.

Annual Stipend – artists would be solicited annually to submit sculptures that would be located on the pad sites. Artists would be paid a \$1,200 stipend to display the art. Artist would be required to perform installation and removal. The City would need to insure the sculptures for the time they are installed on City property (cost unknown). Recurring cost of insurance and \$1,200 stipend per pad site.

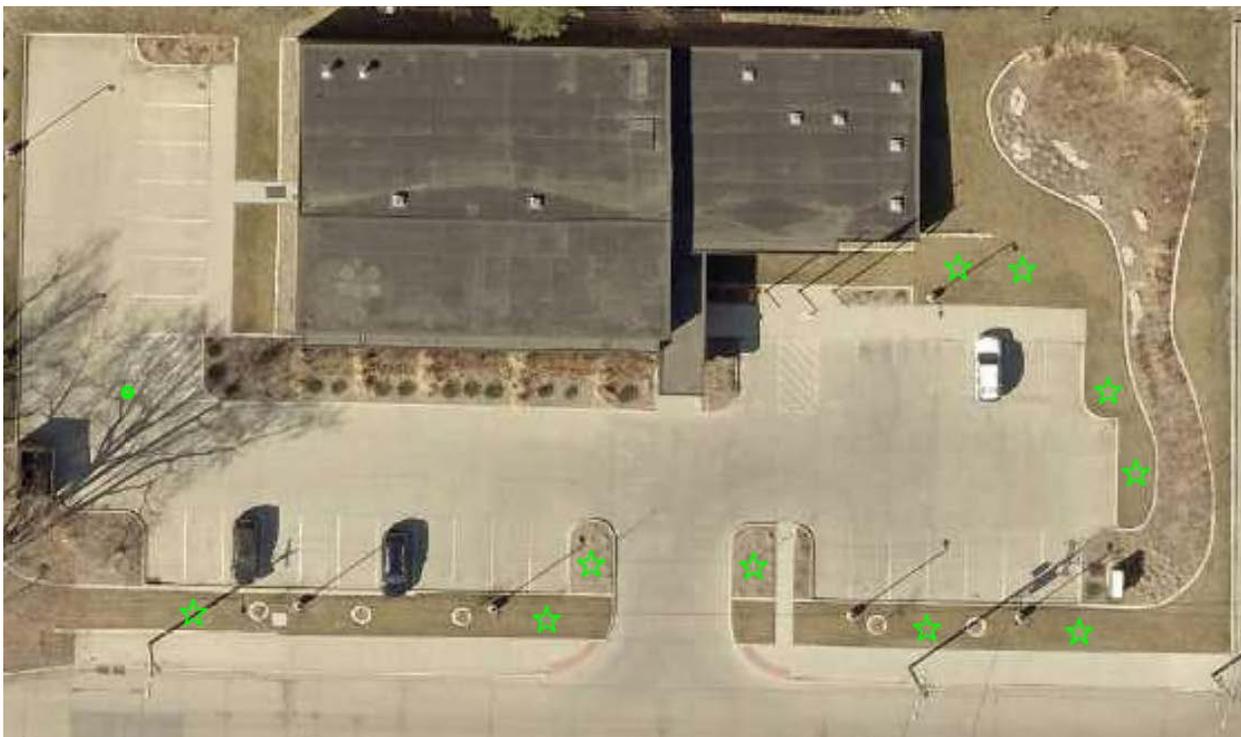
Selling and Purchasing of artwork – each piece of art displayed would have a predetermined sales price. If a piece of artwork sold during the exhibition, the artwork would remain displayed

through the exhibition period and the City would retain a 25% commission for the sale. If the City wished to purchase a piece for permanent display in the City, then the City would receive a 25% discount off the purchase price.

Selection of Artwork – a group to select the artwork for the exhibition would need to be formed. Ames, Clive, and Urbandale all have separate Public Art Committees that meet monthly and make recommendations to the City Council on the selection of pieces to display. For Norwalk, this might not be a formal group that meets monthly, but could be setup to hold meetings during the selection process. This group could evolve into a formal public art committee if the City wished to be more active in providing public art for the community.

#### Staff Recommendation

Recommendation would be for at least two pad sites located at City Hall. Potential pad sites are shown on the map below.



Initial cost for construction of two pad sites could be \$4,000 to \$8,000 depending on size and amenities such as lighting. Once constructed, the program would have an annual cost of \$2,400 plus insurance of the artwork. If successful, future pad sites and stipends could be considered to expand the program. The City would also have the opportunity to purchase artwork for permanent display if desired.

If implemented, pad sites could be chosen, designed, and installed this summer/fall. The City could solicit artwork in November and December, chose artwork in January with expected installation of artwork in May 2017. The artwork would remain on exhibit through April 2018 with new artwork replacing it in May 2018.



The City of Norwalk is conducting an art contest to design the Official City Seal. **City seals should be circular, in color, and tell the history of Norwalk.** Please see the back of this page for examples. Winners of the four ages groups will get \$50, \$25 for second, \$10 for third, with and \$100 for the overall winner.

The winning design will also be place on the City Hall Building in the location below and appear on all City bonds, contracts, and proclamations.

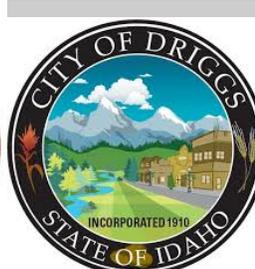
# Potential RULES

- Seal shall be circular, submitted on 8.5 x 11 paper
- Outer Circle shall have the words City of Norwalk, Iowa. Incorporated 1900
- Four categories (Elementary, Middle School, High School, Adult)
- Any of the four age groups are eligible to be the overall winner
- Must be a resident of the City of Norwalk or a Student at Norwalk Schools.
- Deadline for adult entries is \_\_\_\_\_.
- Submit applications to Wade Wagoner, 705 North Avenue, Norwalk, Iowa
- 5-10 Finalist in each class will be determined at (Planning Commission, Park Board, Arts CIAC, meeting on \_\_\_\_\_)
- Final judging will occur at \_\_\_\_\_ City Council meeting

The finalists will be invited to appear before the City of Norwalk's City Council for the final verdict on the winning design. The winner's design will appear as shown below (good luck!)



The winning design could be place on City Hall as shown above



This can be a wonderful civic engagement activity. Below are grade school winners from another community in Iowa.



Elementary 1<sup>st</sup> Place  
Abby Banner



Elementary 2<sup>nd</sup> Place  
Kelly Luitjens



Elementary 2<sup>nd</sup> Place (tie)  
Hannah Harmon



Middle School 1<sup>st</sup> Place  
Maddie Norman



Middle School 2<sup>nd</sup> Place  
Peyton Christenson



Middle School 2<sup>nd</sup> Place (tie)  
Juan Ayala

The preconstruction meeting for phase two of Elizabeth Holland Park was held. Progress is being made.

The City is in the process of putting together business attraction and retention plans. These plans will set the parameters for the use of City's economic development tools such as tax abatement, TIF, and other incentives we can use to attract underserved sectors of our commercial base. An important part in this process is understand how the City has crafted past development agreements. Attached is a map showing the location of past agreements. The number on the map corresponds with the summary of the agreement on the back side.

## Planning and Zoning Commission

The Planning Commission met on July 11<sup>th</sup> and considered the following items:

1. Public hearing and consideration of a request from Norwalk Land Co to amend the master plan and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development
2. Public hearing and consideration of a request from Hubbell Realty Co. to amend the Parcel 10 of the Legacy PUD to designate the site for an assisted living facility.
3. Request from Kruse Construction, LLC to approve the Final Plat of the Timber View Plat 1
4. Request from Savannah Homes to approve the Final Plat of the Old School Plat 2
5. Discussion on Subdivision Regulations update focusing on Parkland Dedication
6. Discussion on the Chapters 2-6 of Suburban Nation

City staff asked the Planning Commission to read and provide feedback from chapter 2 through 6 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk. As we move forward on the Subdivision Regulation update, we feel the takeaways from Chapter 4 are particularly important.

The following are key takeaways identified from City Staff after reading and review of the second chapter of *Suburban Nation*:

- Identifying why there are more traffic congestions in the suburbs than in the city (everyone is forced to drive)
- Creating a distinction between adjacency & accessibility.
- Visualizing structures in a different light: the convenience store as the corner store, the shopping center as the main street, and the office park included on main street.
- Rethinking how we use open space in the suburbs.
- Reevaluate the need to have curving streets and cul-de-sacs.
- Traffic Calming

The following are key takeaways identified from City Staff after reading and review of the third chapter of *Suburban Nation*:

- Considering why housing trends help support the spread of sprawl. "Isolation en masse"
- An examination of differences between the private and public realm of the 'McMansions' and subdivisions.
- Why suburbs fuel segregation by how much you earn.
- Cookie cutter housing and the value of diverse housing styles
- The two types of affordable housing that are illegal: The home above the store and the outbuilding.
- The two forgotten rules of affordable housing: affordable housing should not look different from market rate housing and that affordable housing shouldn't be concentrated in large quantities.
- The middle class housing crisis.

The following are key takeaways identified from City Staff after reading and review of the fourth chapter of *Suburban Nation*:

- Identifying the increasingly reluctance to participate in civic life: family, community, the public realm, the motorist.
- The relationship between drivers and pedestrians.

Prerequisites for street life: meaningful destinations, safe streets, comfortable streets, and interesting streets.



A small curb radius slows down vehicles and shortens crossing distance. Meanwhile, highway geometry applied to local streets encourage speeding and increases crossing distance



Poor street design severs walking connections and precludes pedestrian life. Proper design can create a street that is a sociable space with many purposes.

The following are key takeaways identified from City Staff after reading and review of the fifth chapter of *Suburban Nation*:

- Examining the impacts of the national transportation policy of the United States and how it effects municipal planning.
- Exploring the phrase "the highwayless town and the townless highway".
- Visualizing why adding lanes makes traffic worse for communities.
- Breaking down why automobile users receive a subsidy.

The following are key takeaways identified from City Staff after reading and review of the sixth chapter of *Suburban Nation*:

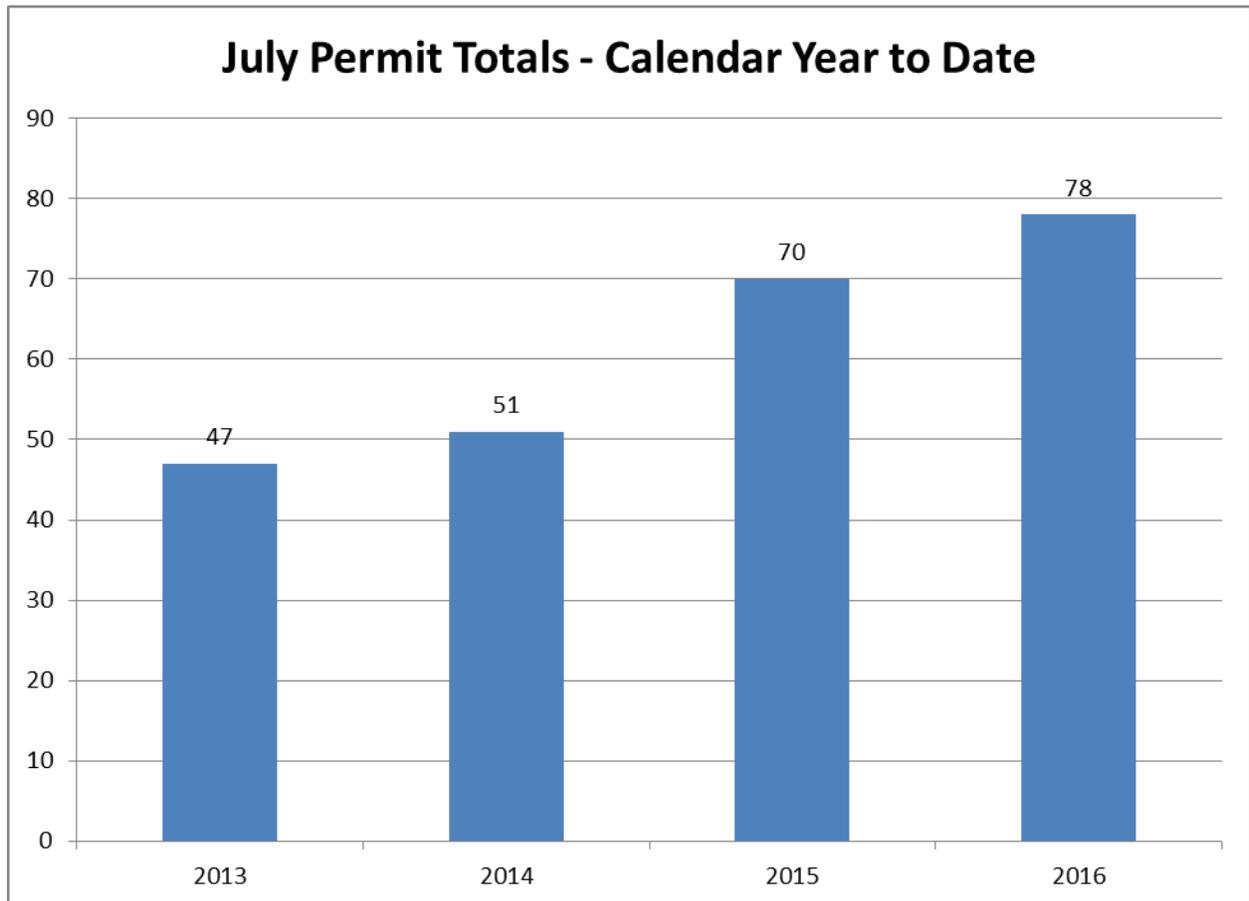
- Analyzing the history of the American developer.
- Reconsidering the advice from 'market experts'.
- Going back to using conventional wisdom when thinking about development.
- Studying the shifts in home builder behaviors.
- A tour of a National Association Homebuilders convention.

**Board of Adjustment** The Board of Adjustment did not meet in July.

**Code Enforcement** We are still waiting to hear the judges decision regarding the motorcycles on Beardsley.

## Building Department - Permit Information:

| City of Norwalk - July New Construction Building Permits |               |               |          |              |              |             |            |             |  |
|--|---------------|---------------|----------|--------------|--------------|-------------|------------|-------------|--|
| BP Issued  | Single Family | Value         | Townhome | Value        | Multi-Family | Value       | Commercial | Value       |  |
| 2016   |               |               |          |              |              |             |            |             |  |
| This month   | 15            | \$ 4,460,377  | 0        | \$ -         | 0            | \$ -        | 1          | \$ 319,985  |  |
| YTD  | 78            | \$ 20,783,792 | 7        | \$ 1,371,266 | 0            | \$ -        | 4          | \$ 902,721  |  |
| FYD  | 15            | \$ 4,460,377  | 0        | \$ -         | 0            | \$ -        | 1          | \$ 319,985  |  |
| 2015   |               |               |          |              |              |             |            |             |  |
| This month   | 14            | \$4,254,132   | 9        | \$1,756,034  | 0            | \$-         | 0          | \$-         |  |
| YTD  | 70            | \$22,034,883  | 34       | \$6,913,290  | 0            | \$-         | 0          | \$-         |  |
| FYD  | 14            | \$4,254,132   | 9        | \$1,756,034  | 0            | \$-         | 0          | \$-         |  |
| 2014   |               |               |          |              |              |             |            |             |  |
| This month   | 7             | \$2,221,927   | 0        | \$-          | 0            | \$-         | 0          | \$-         |  |
| YTD  | 51            | \$15,912,740  | 2        | \$621,822    | 2            | \$6,945,179 | 1          | \$4,072,969 |  |
| FYD  | 7             | \$2,221,927   | 0        | \$-          | 0            | \$-         | 0          | \$-         |  |
| 2013   |               |               |          |              |              |             |            |             |  |
| This month   | 7             | \$1,797,654   | 6        | \$1,382,415  | 0            | \$-         | 0          | \$-         |  |
| YTD  | 47            | \$11,847,613  | 6        | \$1,382,415  | 0            | \$-         | 1          | \$1,471,204 |  |
| FYD  | 7             | \$1,797,654   | 6        | \$1,382,415  | 0            | \$-         | 0          | \$-         |  |



| Building Permit Revenue Report |               |                     |                     |
|--------------------------------|---------------|---------------------|---------------------|
| PERMIT TYPE                    | MONTHLY TOTAL | JULY REVENUE        | FYD REVENUE         |
| Apartment Building             | 0             | \$ -                | \$ -                |
| Commercial Addition            | 0             | \$ -                | \$ -                |
| Commercial Building            | 1             | \$ 1,713.92         | \$ 1,713.92         |
| Commercial Remodel             | 0             | \$ -                | \$ -                |
| Deck                           | 8             | \$ 211.07           | \$ 211.07           |
| Demolition                     | 0             | \$ -                | \$ -                |
| Driveway                       | 6             | \$ 150.00           | \$ 150.00           |
| Electrical                     | 14            | \$ 920.00           | \$ 920.00           |
| Fence                          | 11            | \$ 275.00           | \$ 275.00           |
| Garage                         | 1             | \$ 64.38            | \$ 64.38            |
| Misc                           | 3             | \$ 75.00            | \$ 75.00            |
| Mechanical                     | 2             | \$ 70.00            | \$ 70.00            |
| Plumbing                       | 10            | \$ 665.00           | \$ 665.00           |
| Porch                          | 3             | \$ 50.00            | \$ 50.00            |
| Pool                           | 2             | \$ 65.00            | \$ 65.00            |
| Residential (Single Family)    | 15            | \$ 39,746.27        | \$ 39,746.27        |
| Residential Addition           | 0             | \$ -                | \$ -                |
| Residential Remodel            | 0             | \$ -                | \$ -                |
| Shed                           | 0             | \$ -                | \$ -                |
| Sidewalk                       | 0             | \$ -                | \$ -                |
| Sign                           | 2             | \$ 167.97           | \$ 167.97           |
| Townhome                       | 0             | \$ -                | \$ -                |
|                                |               |                     |                     |
|                                | <b>78</b>     | <b>\$ 44,173.61</b> | <b>\$ 44,173.61</b> |

Together Tony and Chris averaged over 10 inspections a day during the 20 working days in July.

**July Storm Water/Nuisance Inspections:**

- 19 Nuisance Inspections
- 12 City Project Weekly Storm Water Inspections
- 54 Storm Water Inspections

**JULY BUILDING INSPECTIONS**

|                          |            |
|--------------------------|------------|
| Deck                     | 12         |
| Electrical               | 12         |
| Final                    | 28         |
| Footing                  | 16         |
| Foundation Drain         | 1          |
| Foundation Wall          | 14         |
| Framing                  | 8          |
| Mechanical               | 9          |
| Plumbing                 | 60         |
| Sheer Wall               | 16         |
| Sidewalk/Approach        | 23         |
| Tar/Tile/Gravel          | 11         |
|                          |            |
| <b>TOTAL INSPECTIONS</b> | <b>210</b> |

|                 |                       |
|-----------------|-----------------------|
| FY 15-16 Budget | <b>BALANCE</b>        |
| \$120,000       | <b>\$ (75,826.39)</b> |

**Construction Board of Appeals**

The Construction Board of Appeals did not meet in July.

