AGENDA

WELCOME

SCHEDULE OVERVIEW

RECAP PROJECT TO DATE

LAND USE PLAN COMPARISONS

DRAFT PROPOSED LAND USE PLAN

NEXT STEPS

EASEL DISCUSSION
WHERE HAVE WE BEEN?
WHERE ARE WE NOW?
WHERE ARE WE GOING?
# SCHEDULE OVERVIEW

## WEST LAND USE AREA MASTER PLAN AND DESIGN GUIDELINES TIMELINE

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<td>Project Initiation - Data Collection, Site Analysis, Base Mapping and Community Visioning</td>
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<td>Phase 2</td>
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<td>Phase 3</td>
<td>Design Guidelines and Standards + Zoning Overlay</td>
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<td>Phase 4</td>
<td>Sanitary, Sewer, and Water Infrastructure Analysis, Stormwater Management Concept</td>
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**You are here:**

** Communities Workshop

** City Work Session

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**Coralville West Land Use Area Planning - Timeline**

Coralville, Iowa

January 2015
COMPLETED TO DATE

PHASE ONE: PROJECT INITIATION

- DATA GATHERING
- MARKET STUDY AND PROJECTIONS
- PUBLIC OPEN HOUSE AND INPUT
- STAKEHOLDER INPUT
- CITY REVIEW AND INPUT
SCHEDULE OVERVIEW

COMPLETED TO DATE

PHASE TWO: MASTER PLANNING

- BUS TOUR
- DRAFT PROPOSED LAND USE PLAN
- DRAFT PROPOSED DETAILED MASTER PLAN
SCHEDULE OVERVIEW

COMPLETED TO DATE

PHASE THREE AND FOUR: DESIGN GUIDELINES AND STANDARDS

- INFRASTRUCTURE ANALYSIS/STORMWATER MANAGEMENT EVALUATION – WATER, SANITARY, STORM
- DRAFT ARCHITECTURAL DESIGN GUIDELINES
- DRAFT DESIGN GUIDELINES
- DRAFT ZONING OVERLAY
CURRENT LAND USE PLAN

LOW DENSITY RESIDENTIAL – 0-6+ du/ac
MEDIUM DENSITY RESIDENTIAL – 6-16 du/ac
HIGH DENSITY RESIDENTIAL – 16+ du/ac
NEIGHBORHOOD COMMERCIAL
CORRIDOR COMMERCIAL
REGIONAL COMMERCIAL
MIXED USE
RESEARCH PARK
CORPORATE CAMPUS / PROFESSIONAL OFFICE
INDUSTRIAL
PUBLIC/SEMI-PUBLIC
PARKS
OPEN SPACE
GENERAL LAND USE ACREAGE COMPARISON

DRAFT PROPOSED LAND USE PLAN

<table>
<thead>
<tr>
<th>Category</th>
<th>Current Plan</th>
<th>Draft Proposed Plan</th>
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<tbody>
<tr>
<td>Open Space</td>
<td>74</td>
<td>289</td>
</tr>
<tr>
<td>Public/Semi-public</td>
<td>96</td>
<td>289</td>
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<tr>
<td>Industrial (Existing)</td>
<td>102</td>
<td>102</td>
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<tr>
<td>Corporate Campus/Professional Office</td>
<td>147</td>
<td>203</td>
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<tr>
<td>Mixed Use</td>
<td>101</td>
<td>101</td>
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<tr>
<td>Regional Commercial</td>
<td>211</td>
<td>250</td>
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<td>Corridor Commercial</td>
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<td>Neighborhood Commercial</td>
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<td>345</td>
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<td>High Density Residential</td>
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<td>0</td>
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<tr>
<td>Medium Density Residential</td>
<td>188</td>
<td>298</td>
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<tr>
<td>Low Density Residential</td>
<td>96</td>
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Legend: ▫️ Current Plan   🔴 Draft Proposed Plan
# Draft Proposed Land Use Plan

## General Land Use Percentage Comparison

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Current Plan</th>
<th>Draft Proposed Plan</th>
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<tbody>
<tr>
<td>Residential</td>
<td>28%</td>
<td>33%</td>
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<tr>
<td>Commercial</td>
<td>19%</td>
<td>21%</td>
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<tr>
<td>Corporate Office</td>
<td>16%</td>
<td>12%</td>
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<tr>
<td>Industrial</td>
<td>6%</td>
<td>6%</td>
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<tr>
<td>Mixed Use</td>
<td>8%</td>
<td>2%</td>
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<tr>
<td>Open Space</td>
<td>22%</td>
<td>25%</td>
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DRAFT PROPOSED MASTER PLAN

RENDERED PLAN
DRAFT PROPOSED MASTER PLAN

RENDERED PLAN
DRAFT PROPOSED MASTER PLAN

RENDERED PLAN
DRAFT PROPOSED MASTER PLAN

RENDERED PLAN
DESIGN GUIDELINES

CONTENT

• OVERLAY ZONING
• CIRCULATION GUIDELINES
• LANDSCAPE, OPEN SPACE BUFFERING, AND SCREENING GUIDELINES
• ARCHITECTURAL DESIGN GUIDELINES
• SUSTAINABLE DESIGN AND STORMWATER BEST MANAGEMENT PRACTICES
• SIGNAGE DESIGN GUIDELINES
NEXT STEPS

• RECEIVE PUBLIC INPUT
  • THIS EVENING
  • ONLINE
• FINALIZE DETAILED MASTER PLAN
• FINALIZE DESIGN GUIDELINES
• FINALIZE STORMWATER AND UTILITY
EASEL DISCUSSION

• PLEASE JOIN US IN THE LOBBY FOR DISCUSSION AND INPUT
THANK YOU!