



Redfield, IA Comprehensive Plan

CITY OF REDFIELD, IA COMPREHENSIVE PLAN
CHAPTER 1: Community Character

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Introduction and Overview

Comprehensive Plan & Legal Foundation

Shaping a Better Redfield

Comprehensive Plans serve as a cohesive and forward-looking roadmap, guiding the future development of a city and providing a strategic framework for resource allocation over a span of 10 to 20 years. It is worth noting that the currently adopted Comprehensive Plan for the City of Redfield dates back to 1997, which is more than 26 years ago. It is worth reflecting on notable events that took place in 1997 to understand how much things have changed: In 1997, Bill Clinton was President, Hong Kong went from British to Chinese rule, the iconic film "Titanic" was released and golfer, Tiger Woods, won the Mercedes Championships. These events underscore the passage of time and the need to reassess the Comprehensive Plan to better address the changes and challenges that have emerged since its adoption as well as the evolving needs and priorities of the community.

By undertaking this update, the City of Redfield can ensure that its Comprehensive Plan reflects the realities of the present day and aligns with the community's aspirations for the future. This process will enable the city to address pressing issues, capitalize on new opportunities, and provide a robust framework for sustainable growth and development in the years to come.

Under state statute, Iowa communities are given authority to adopt these plans as components of promoting their community's "public health, safety, and general welfare". Once the plan is adopted, the decisions a City makes must be consistent with their adopted Comprehensive Plan, ensuring decision making is not arbitrary but follows a reasonable and accepted understanding of how land and city resources should be used. The state of Iowa does not provide a specific statutory definition of a comprehensive land use plan. However, the Iowa Code addresses comprehensive planning in Chapter 335 and 441 which establishes the authority and requirements for comprehensive planning and land use regulations in the state. The Iowa State Statutes provide guidance and requirements for comprehensive planning in the state. Specifically, Chapter 414 of the Iowa Code addresses comprehensive planning and land use regulations. Some key provisions within this chapter include:

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Authority and Purpose: The Iowa Code empowers cities and counties to engage in comprehensive planning to promote orderly development, protect public health, safety, and welfare, and conserve natural resources.

Comprehensive Plans: Cities and counties are encouraged to prepare and adopt comprehensive plans that outline future development goals, policies, and strategies. These plans should address various aspects, such as land use, transportation, housing, infrastructure, economic development, and environmental protection.

Plan Adoption: The adoption of a comprehensive plan generally requires a public hearing and formal approval by the local governing body, such as the city council or county board of supervisors.

Plan Updates: Comprehensive plans should be periodically reviewed and updated to reflect changing needs, priorities, and conditions within the community. The Iowa Code suggests conducting reviews at least once every ten years.

Coordination with Zoning and Subdivision Regulations: Comprehensive plans should align with zoning and subdivision regulations to ensure consistency and effective implementation.

Public Participation: The Iowa Code emphasizes the importance of public participation in the comprehensive planning process. It encourages cities and counties to engage the community, solicit public input, and consider citizen perspectives when developing and updating comprehensive plans.

It is important to note that specific requirements and processes may vary within different jurisdictions in Iowa. Municipalities and counties may adopt additional regulations or guidelines to supplement the state statutes. Therefore, it is recommended to consult the relevant local ordinances and planning departments for specific details and requirements pertaining to comprehensive planning in a particular area of Iowa.

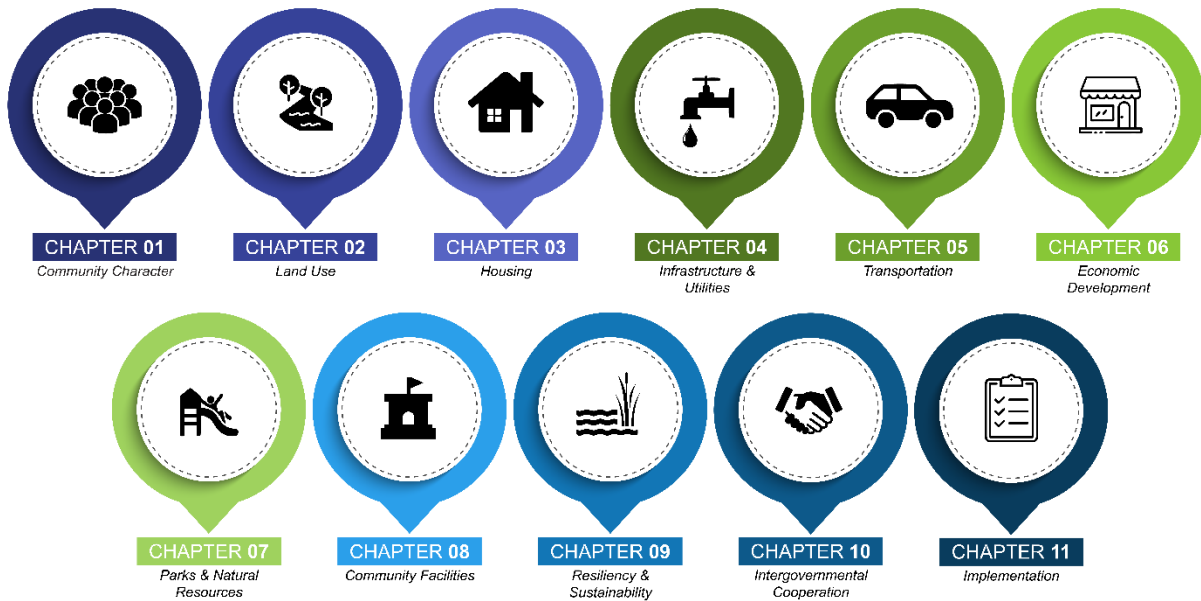
Purpose & Use

The purpose of Redfield 2040 is to provide a consistent and aligned vision and development for City functions towards improving the physical, social, and economic aspects of the City of Redfield. The Redfield 2040 Comprehensive Plan:

- Outlines collectively established city-wide goals.
- Provides a unified vision for all city departments and the public.
- Establishes a mindset of long-range planning while developing an evaluation framework for short-term decision making.
- Ensures political decisions incorporate professional and technical considerations regarding the future of the City.
- Enables Redfield's City Council to make decisions and policies with the legal guidance of consensus-driven short-, medium-, and long-range goals.

Organization

Redfield 2040 is organized in a way that places the 11 core subject elements within the body of the plan with supportive information located in companion appendices. The plan concludes with a chapter outlining implementation actions that offer high-level City and public guidance towards realizing Redfield 2040 goals.



Process

The project timeline was decided upon to go through the planning process and creation of the comprehensive plan in a timely manner to begin implementing the information and findings of the plan.



Feedback from each session/meeting was used to inform Plan goals and long-term visions. Summaries of major meetings and engagement activities are included in the Appendix.

What we heard:



History

Redfield has a rich history that dates back to the mid-19th century.

Settlement and Early Years:

Redfield was founded in 1855 by a group of settlers led by Daniel Coon. The city was named after Colonel James Redfield, an influential early settler in the area. The first buildings in Redfield were constructed from logs, and the settlement grew slowly in its early years.

Railroad Expansion:

The growth of Redfield accelerated in the late 1800s when the Chicago, Milwaukee, and St. Paul Railway (Milwaukee Road) reached the area. The railroad brought increased trade and transportation opportunities, leading to the development of the town as a commercial center. In 1883, the town was officially incorporated.



Figure 1: Redfield, IA Historical Street Scape

Source: Perry News

Economic Development:

Redfield's economy thrived in the late 19th and early 20th centuries. It became known as an important shipping point for agricultural products, including grains and livestock. The town boasted several businesses, including grain elevators, banks, general stores, and a newspaper. The arrival of the railroad also brought new industries, such as a brickyard and a tile factory.

Community Development:

Over the years, Redfield developed into a close-knit community with various amenities and services. It had schools, churches, a library, and social organizations that played a significant role in the lives of its residents. The city also had a strong agricultural focus, with many farms surrounding the area.

Challenges and Resilience:

Like many small towns in the Midwest, Redfield faced challenges during the 20th century, including economic downturns and population decline. However, the community remained resilient, adapting to changing circumstances and finding new opportunities for growth.

While the city has experienced some decline in recent decades, efforts have been made to revitalize the community and attract new businesses and residents.

Redfield's history reflects the story of many small towns in the United States, with periods of growth, challenges, and resilience. The community's rich heritage and strong sense of community continue to shape its identity and provide a foundation for its future.

Context

Redfield is situated in the center of Iowa, approximately 30 miles west of the state capital, Des Moines. Redfield is one of two incorporated settlements in the Union Township, Dallas County, Iowa, along the Middle Raccoon River. It is part of the Des Moines–West Des Moines Metropolitan Statistical Area.

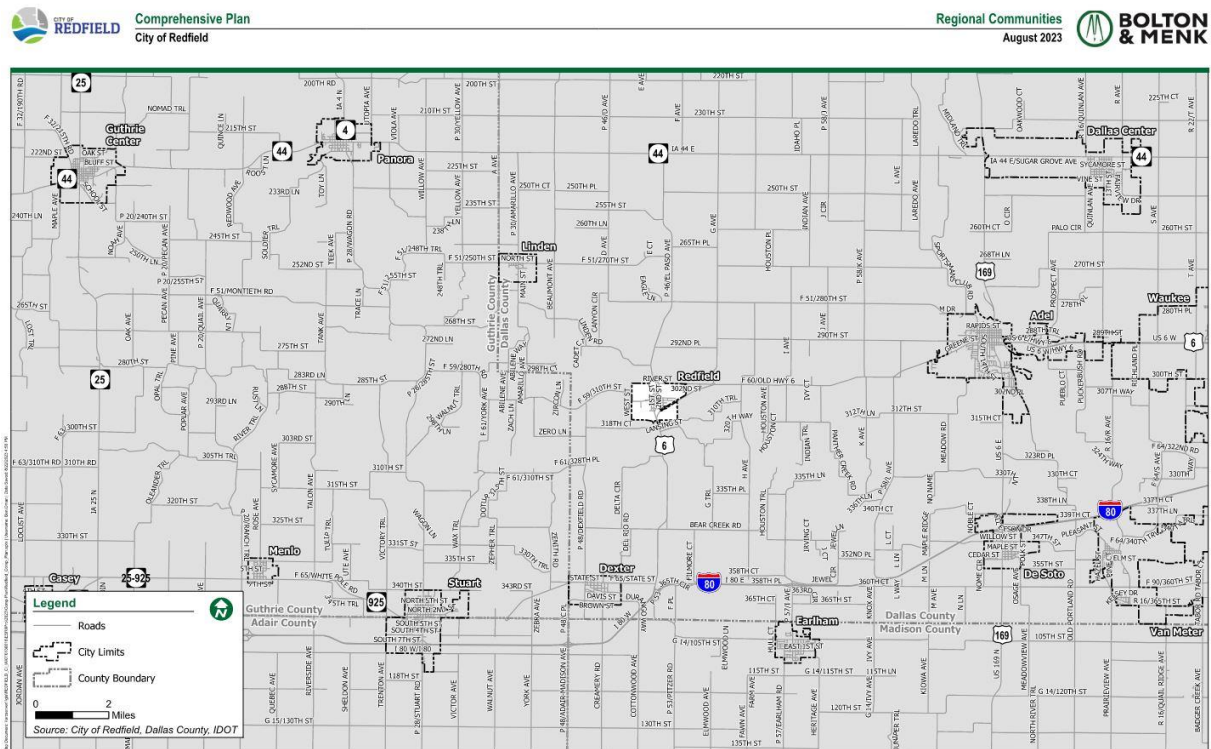


Figure 2: Regional Communities Around Redfield, IA

The topography of Redfield and its surrounding area is characterized by gently rolling hills, typical of the Midwestern region. The land is primarily used for agriculture, with vast stretches of farmland surrounding the city. Redfield is located near the Middle Raccoon River, which flows to the east of the city. The river has historically played a role in the transportation and agricultural activities of the region.

The nearest cities to Redfield include Dexter to the southwest, Adel to the east, Stuart to the southwest, and Perry to the northeast. These cities are within a short driving distance and contribute to the regional economy and social connections. Redfield is well-connected to the surrounding areas via transportation routes. Iowa County Road – F60 (Old Highway 6) passes through the city, providing access to other towns and cities in the region. The proximity of Redfield to Des Moines also allows residents to access a broader range of transportation options, including the Des Moines International Airport.

Redfield experiences a humid continental climate, characterized by hot summers and cold winters. Average temperatures range from the mid-80s Fahrenheit (around 29°C) in the summer to the mid-20s Fahrenheit (around -4°C) in the winter. Precipitation is evenly distributed throughout the year, with snowfall occurring in the winter months.

The geographic context of Redfield places it in the heart of the Iowa countryside, surrounded by agricultural land and characterized by the natural beauty of the rolling hills and nearby waterways.

Demographics

Redfield has 333 households with 232 families with an average size of 2.26 people per home and a median household income of \$76,327.

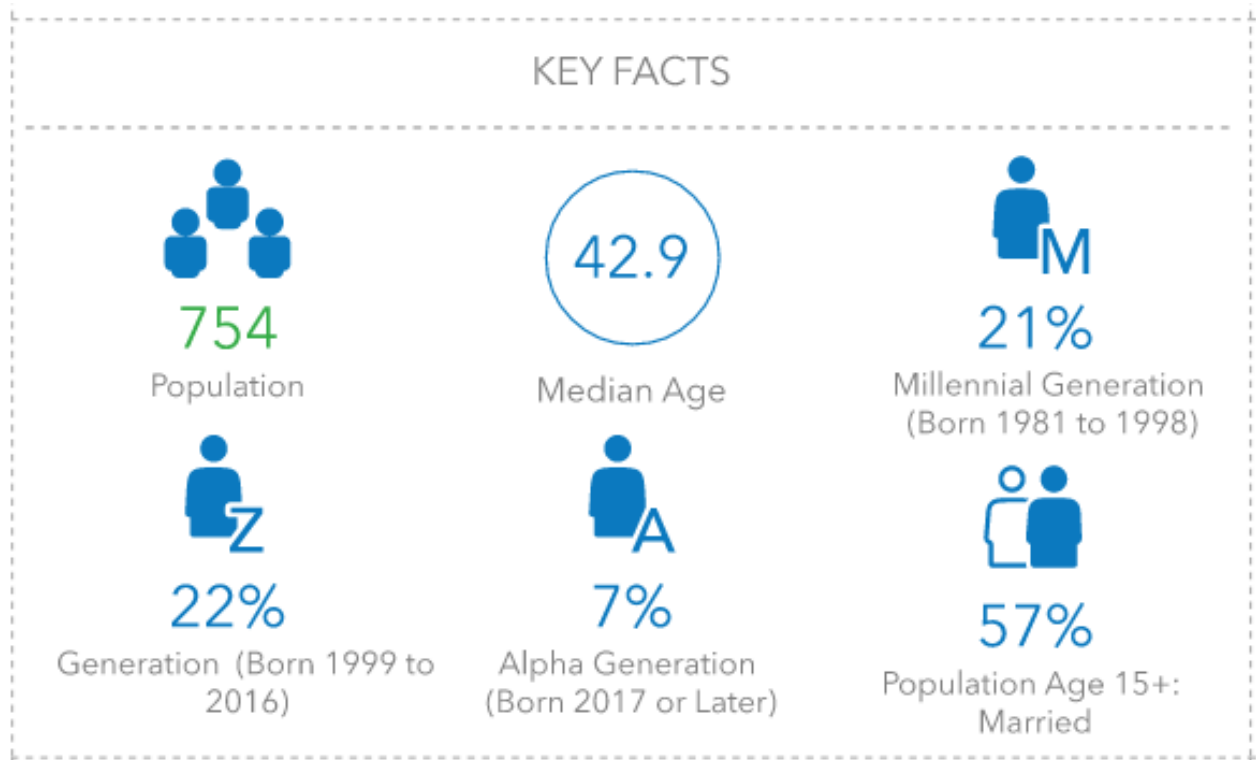


Figure 3: Key Facts About Redfield, IA from ESRI

Population and Age Distribution:

Redfield is a small city with a relatively small population of under 800 residents with more than half of its population being married and mid-career members. The age distribution in Redfield has a higher proportion of residents over the age of 60 as well as a third of the population in their 30's.

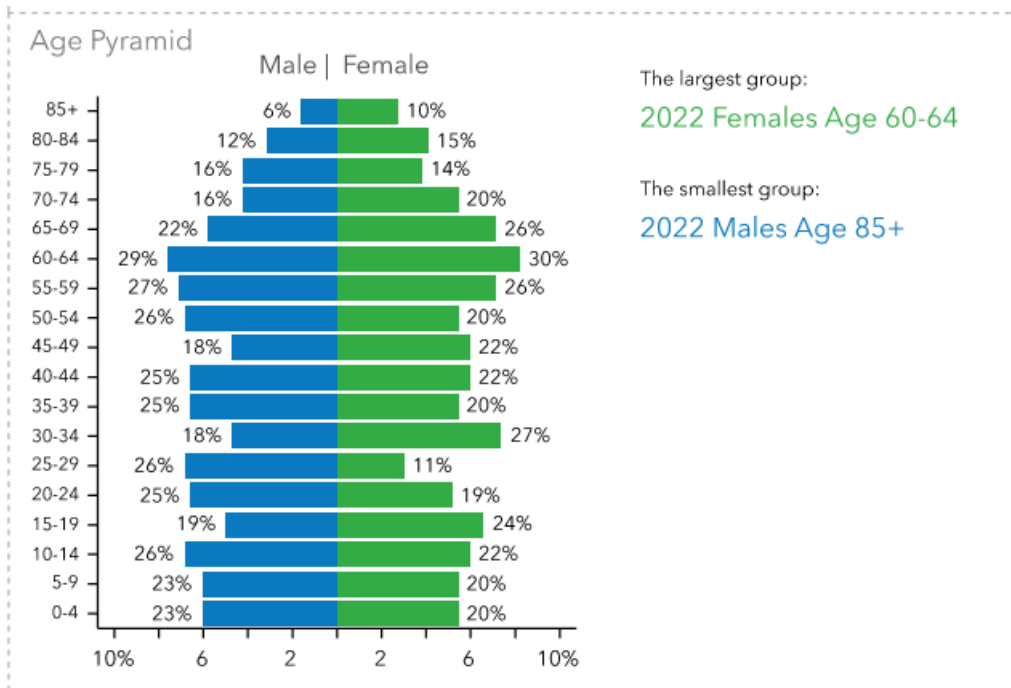


Figure 4: Age Pyramid and Cohorts Redfield, IA

Racial and Ethnic Composition:

Redfield has a predominantly White population. The majority of residents identify as non-Hispanic Whites. The presence of other racial and ethnic groups is relatively small.

Race and Ethnicity

The largest group: White Alone (93.38)

The smallest group: American Indian/Alaska Native Alone (0.00)

Indicator ▲	Value	Diff
White Alone	93.38	+10.21
Black Alone	0.40	-2.29
American Indian/Alaska Native Alone	0.00	-0.24
Asian Alone	0.26	-4.74
Pacific Islander Alone	0.00	-0.04
Other Race	1.85	-0.95
Two or More Races	4.11	-1.94
Hispanic Origin (Any Race)	3.71	-3.36

Bars show deviation from Dallas County

Figure 5: Racial and Ethnicity Composition Redfield, IA

Education:

Redfield has a very low % of graduates without a high school diploma, and half of the population has a college or some college education. While Redfield has its own school district, there are no higher education institutions within the city with many options offered close by in Des Moines.

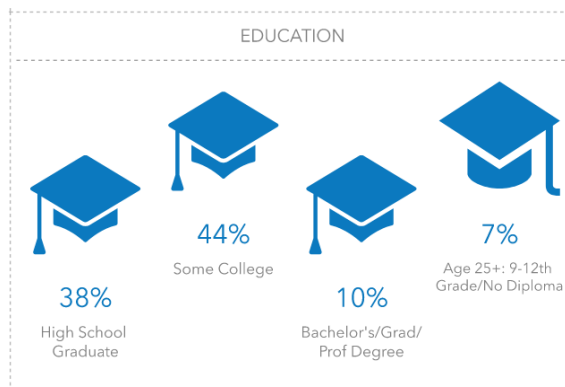


Figure 6: Education in Redfield, IA

Forecasts:

Redfield has grown at a rate of 1.42% since 2010 which is higher than the state (0.19%) and national (0.25%) average (0.25%). The 2027 forecast confirms that the city of Redfield will continue to grow and approach 810 people with 358 households and 232 families. Diversity is predicted to shrink by 0.5% by 2027. It is anticipated that there will be a reduction in age groups from 20-24 and 55-64 by more than 1% and an increase of 2.5% in cohort of 54-74 age group.

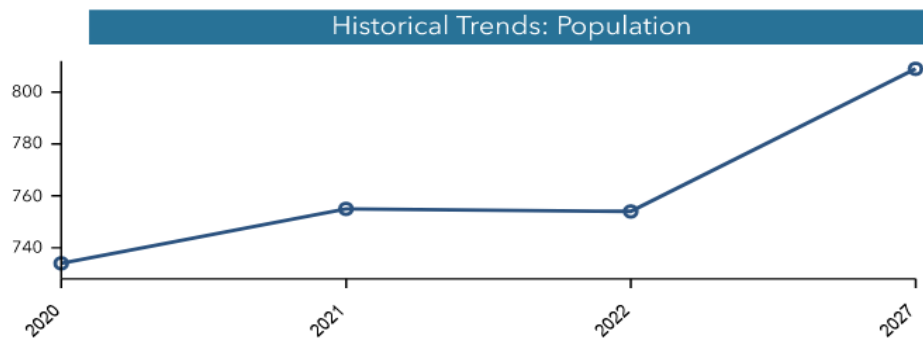
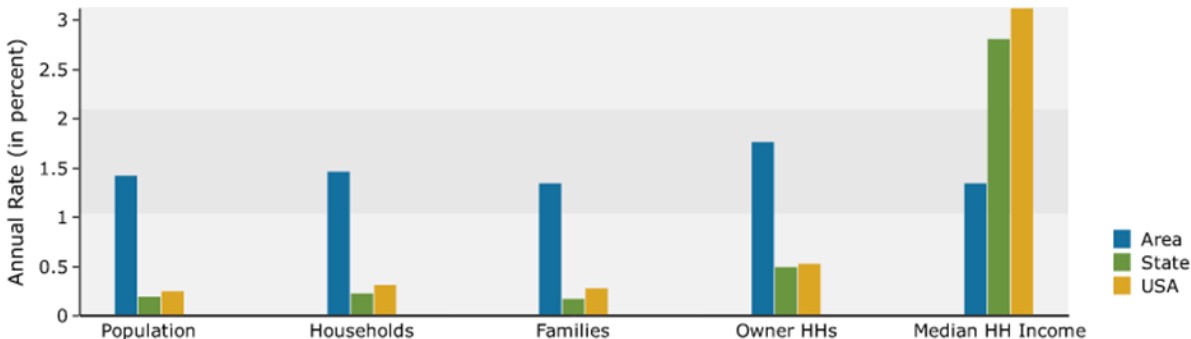


Figure 7: Historical Population Trends Redfield, IA

Trends 2022-2027



Population by Age

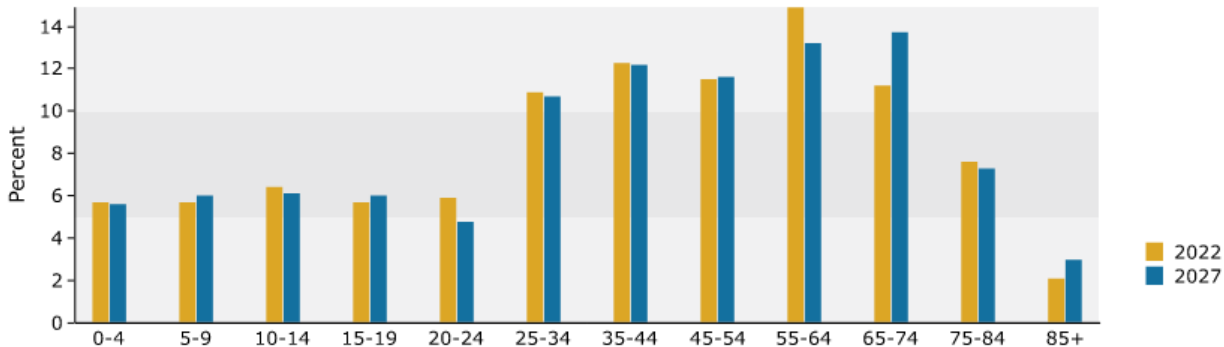


Figure 8: Trends and Population by Age Percentage within Redfield, IA

Data indicates a future trend of population growth with more families and greater home ownership while household incomes remain substantially depressed compared to state and national levels.

Existing Conditions

Taking note of the existing conditions of the community can be beneficial in understanding the future needs, current struggles, and possible opportunities for growth. Within Redfield, there are many forms of businesses and services available to the residents and visitors. Collected from ESRI Business Analyst about the existing conditions of the community, the graphic below shows different aspects of the community that Redfield has businesses, amenities, structures, and features for.



Figure 9: “What’s In My Community?” for Redfield, IA by ESRI

Issues and Opportunities

Going through the Comprehensive Planning process identifies both the issues within the community as well as the opportunities that are available or arise to address visible issues. Identifying the issues and opportunities within Redfield is an important step in preparing for the future growth and development of the community. Focusing on addressing the issues and capitalizing on opportunities that are available within the community will create a larger job market while increasing the workforce, increase availability of services and amenities, and establish a higher quality of living for all residents.

Key Themes and Ideas

As the City Staff, Steering Committee, and Public Input developed and shared ideas on the issues that the community faced along with opportunities that are available, there were several topic areas and focal points discussed. Through exercises like the Strength, Weakness, Opportunity, and Threats analysis (SWOT), several questions were asked, and topics brought up about Redfield as a community. These

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topics ranged from planning elements like Housing, Transportation, and Economic Development to elements that reside in multiple planning areas such as Community Image and Care for the Community.

Some common themes and ideas that appeared throughout the engagement process of staff, the steering committee, and public spanned several topic areas. Even so, there were topic areas that were continually discussed and brought up. These key themes and ideas were:

- Housing Availability, Stability, and Care
- Economic Growth and building opportunities within the Community
- Small town, welcoming feel, and close-knit community and not losing that to growth
- Capitalize on what we do have (Parks, Amenities, Trails, etc.)

These common themes show that Redfield is looking to the future for growth and positive change while also protecting that character it has built upon being a small, welcoming, rural Iowa community. During these discussions and subsequent creation of the list above, residents of Redfield show immense pride in their community and care for the small businesses, parks, trails, and amenities they have. The community also has the West Central Valley Middle School located in the northeast corner of town, which is an integral part of the community and an aspect the community wants to remain within the community.

All the key themes and ideas identified build upon the most important aspects that already exist within Redfield along with aspects that need more work to be achieved in the manner the community wants. This process is the beginning of the planning process to establish what Redfield wants to become and will become in the near and far future. Redfield has the opportunity to achieve everything it wants to through this Comprehensive Plan and identify how they want to be a unique, small town, and exceptional community near the Des Moines Metropolitan Area.

Identified Issues, Weaknesses, and Threats

During the previously mentioned Strength, Weakness, Opportunity, and Threat (SWOT) analysis and public engagement, there were identified issues, weaknesses, and threats that are either apparent or could become detrimental to the growth of Redfield. Groups such as the steering committee went through and identified what they believe are the current weaknesses that the community has that don't allow for growth in population, businesses, and amenities in Redfield. These weaknesses spanned between poor care for the current housing stock to job availability for all ages. Threats to the community, which can be both within and outside of the community, that different groups identified consisted of the inability to get businesses to move to Redfield to making sure the school district presence remains in Redfield. The weaknesses and threats discussed are all important to the growth of Redfield, understanding what needs to change is the first step in making positive change.

The main outlined issues that were identified through the planning process can be seen down below for both weaknesses and threats to Redfield:

- Need for Retirement Housing (Housing, Weakness)
- Improper care and maintenance of existing Housing Stock (Housing, Weakness)

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- Job Availability/Jobs for Young Adults (Economic Development, Weakness)
- Community buy-in to make Redfield a better place (Community Character, Weakness)
- Business Resilience and Attraction is severely lacking (Economic Development, Threat)
- Maintaining Affordable Housing options in Redfield (Housing, Threat)
- Maintaining the School Presence in Redfield (Community Character, Threat)

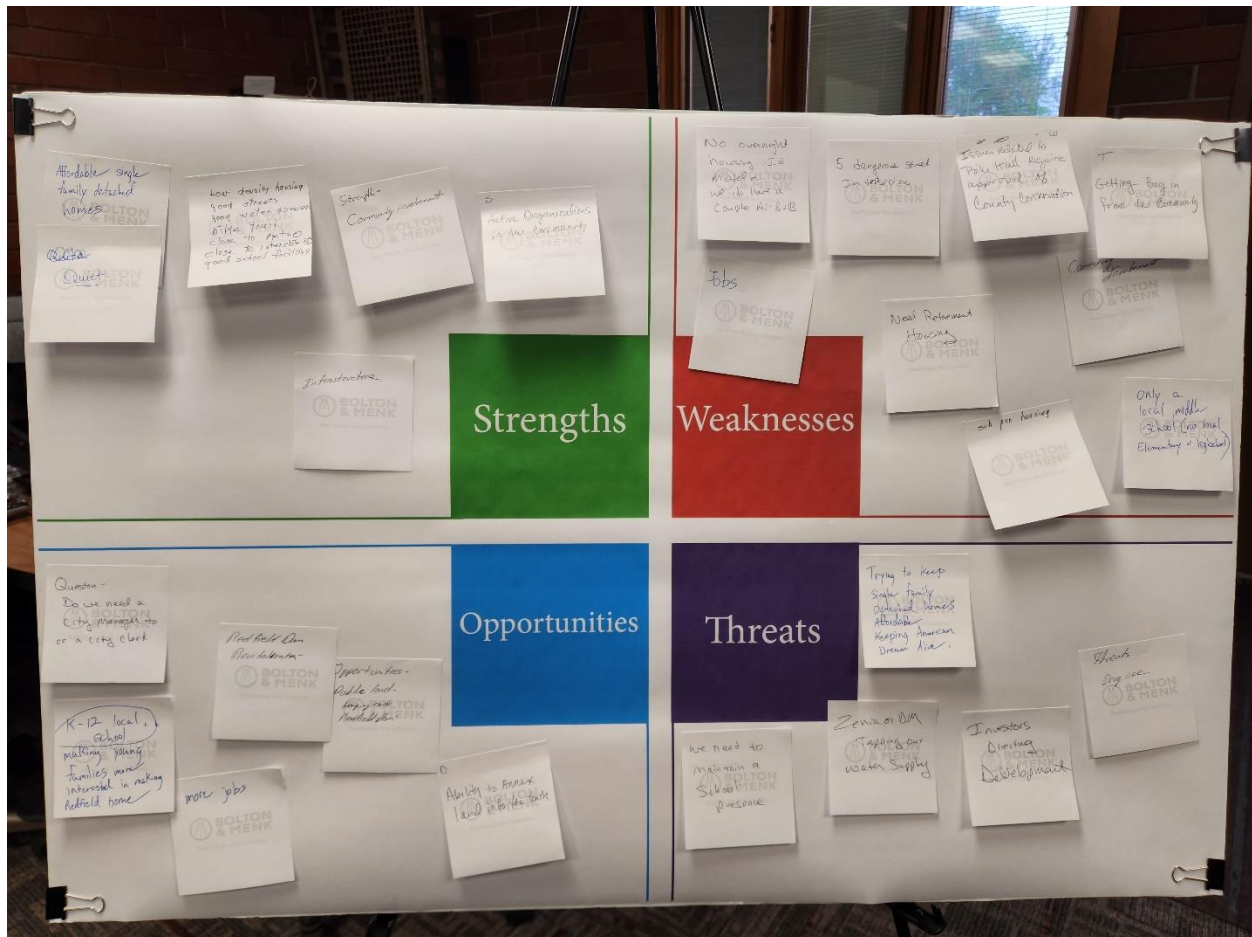


Figure 10: Strength, Weakness, Opportunity, and Threat (SWOT) Analysis Poster with Steering Committee Comments

Although these weaknesses and threats exist, these are not enough to determine the future of Redfield. Continued work towards addressing the weaknesses within the community and negating the threats that are present through implementation of actions steps to achieve the goals the community wants can make Redfield achieve the outcomes it desires. The Comprehensive Plan outlines those goals and action steps that will directly combat the identified issues above. Redfield also has several strengths and expanding opportunities that it can capitalize on as well.

Identified Strengths and Opportunities

The Strength, Weakness, Opportunity, and Threat (SWOT) analysis identified several of the aspects that are within Redfield that should remain along with areas that could be capitalized upon to better the community as a whole. These strengths of the community and open opportunities spanned all of the planning elements within the Comprehensive Plan. Maintaining the aspects that residents enjoy and expanding on areas of growth can create future amenities, services, housing, and business opportunities.

The main outlined positive aspects of Redfield identified through the Strength, Weakness, Opportunity, and Threat (SWOT) analysis can be seen below:

- Well maintained Parks and Trails (Parks and Recreation, Strength)
- Quiet, inviting, and welcoming community feel (Community Character, Strength)
- Proximity and Accessibility to Des Moines and other amenities (Transportation, Strength)
- Upgrade Parks and Trails to connect to each other and other systems (Parks and Recreation, Opportunity)
- Revitalization and Beautification of Trails, Parks, and Downtown (Community Character, Opportunity)
- Annexation of surrounding land to expand upon Commercial, Residential, and Industrial Area (Land Use, Opportunity)

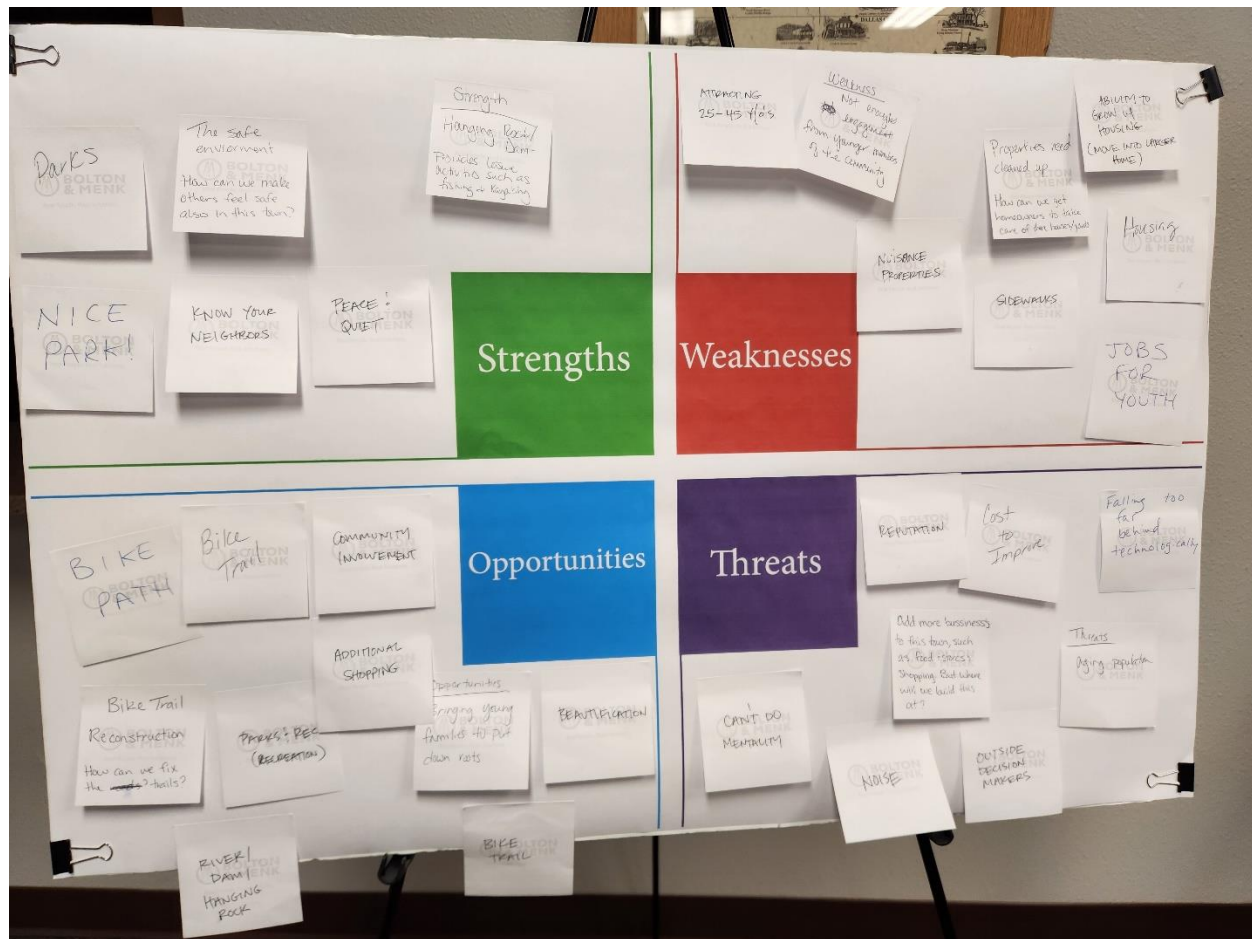


Figure 11: Strength, Weakness, Opportunity, and Threat (SWOT) Analysis Poster with Steering Committee Comments

Maintaining the strengths within the community not only builds upon aspects the residents already enjoy but also adds to the community character built within Redfield. Each of these strengths represents a part of Redfield that shouldn't be changed because of its positive impact on the community. Continuing to improve and set goals for opportunities that are available to Redfield further builds upon the character being developed for the community and adding new amenities, services, and developments for residents.

Many of the opportunities identified above also have specific locations attached to them. Each of these opportunity locations are listed below:

The Raccoon River Valley Trail is the regional trail that passes through the Center/South/West part of Redfield. This trail is a part of the regional trail system within Central Iowa and connects to several trails that intersect within the Des Moines Metropolitan Area. Advancement of this trail and improvement of the quality and amenities along this trail will bring visitors from surrounding communities. Maintenance and handling would be done in partnership with the Dallas County Conservation Board who currently manages all facets of the trail.

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Redfield City Park is the park that is centrally located within Redfield. This park contains several amenities including a playground, seating areas, direct parking, and open space for field activities. Maintaining and improving the equipment and adding multi-use courts can add to the overall quality of the parks and recreation system within the community.

Redfield Hanging Rock Park is one of the most well-known areas in all of Redfield. Hanging Rock Park is the largest open space and park within the community and contains a walking path with a scenic view of Raccoon River. It lies on the south edge of the community and is just south of the Redfield Dam. Continuing to improve this park could make Redfield a focal point of the region and attract visitors from all over the County and Des Moines Metro. Maintenance and handling would be done in partnership with the Dallas County Conservation Board who currently manages all facets of the park.

New Ireland Park is one of the most unique parks within the City of Redfield. This park is host to many amenities that lie along the eastern edge of the community. These amenities include a paved walking trail that hosts informational signs and callouts that create a Storywalk throughout the park. This park is one of the many outdoor attractions that assist in creating a walkable and vibrant community within the City of Redfield.

Redfield Dam is a location along the Raccoon River that resides on the west edge of Redfield. This location is a popular destination for scenic sightseeing and bird watching. Updating and adding amenities such as seating, docks, or standing areas on the river could make this area a destination spot for many activities for residents and visitors.

Wayfinding along the transportation system and trail system are effective ways to get visitors into a community. Adding unique signage that identifies Redfield along both trails and streets can create a sense of place for the community. This also points visitors to the main destinations within a community, creating an inflow of future visitors, customers, and possible residents.

Gateways/Annexation are key focal points when it comes to growth within a community. Making sure that the gateways to a community are uniquely labeled and show the community character of the area can make Redfield a unique place in Iowa. While doing so, annexing surrounding land to increase land uses and availability of area for future homes and businesses adds to the growth of the community as a whole.

These opportunity areas are steppingstones to be able to make positive change within the community. Each can make a profound difference within the community for amenities available to residents and showing the character of the community to visitors.

Visioning

The Visioning process while creating the Comprehensive Plan develops all the ideals, goals, action steps, and vision statement for the document. These are all pivotal to the growth and development of the community. This process isn't done exclusively internally, it is a process that pulls ideas from City staff, the Steering Committee, different focus groups and individuals identified as community stakeholders, and comments from the public through a community survey. Each of these areas of the public guided and participated in the planning process to create the vision statement for the Redfield Comprehensive Plan and set the tone for the rest of the document.

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Throughout the Visioning process and Comprehensive Planning process, the public, city staff, and steering committee have come together and created a vision of the future of Redfield to be a small, welcoming community that provides great amenities, services, and best quality of life for every resident.

Public Engagement

Each of the different forms of public engagement outlined were used to create the vision, ideals, goals, and action steps of the Redfield Comprehensive Plan.

Steering Committee

The Redfield Comprehensive Plan Steering Committee was a group established to bring together major stakeholders and residents within the community to get insight into the wants, needs, and ideas for Redfield. These individuals included City Staff, residents, City Council Members, business owners, and students from Redfield.



Figure 12: Steering Committee Members Participating in the Strength, Weakness, Opportunity, and Threat (SWOT) Analysis

The first steering committee meeting was held on May 17th, 2023, and was the kick-off meeting for the steering committee. At this meeting the topics of the Comprehensive Planning process and current Demographics of Redfield were discussed and presented. Then the Strength, Weakness, Opportunity, and Threat analysis activity was done and discussed to get the initial ideas of the steering committee's

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perspective on Redfield. Finally, a map identifying exercise was done to show where physical areas in the community were strong, needed work done/improving, or had opportunities to change.

The second steering committee meeting was held on September 16th, 2023, and the meeting was utilized to go through each one of the chapters that make up the Comprehensive Plan along with going through the Future Land Use planning activity. This meeting focused on understanding the content that is included in each of the drafted Comprehensive Plan chapters. Going over each of the chapters in this manner allows for the evaluation of accuracy of information and changes wanted by the Steering Committee. After understanding what content is within each of the chapters, the Steering Committee participated in the Future Land Use activity where they identified future changes within and outside of the community. These ideas were compiled to create the Future Land Use Map with other information gathered by the community members and other stakeholders.

Focus Groups/Stakeholders

The focus groups and stakeholders identified to be a part of the separate public input engagement represented groups that dealt with Housing, Transportation, and Infrastructure/Utilities within Redfield. Each gave their ideas and experience within the community on the topics to better assist in the development of the Comprehensive Plan. Within each of the discussions described, different ideas, viewpoints, and perspectives came out. In each focus group discussion, the main points talked through were:

Housing

A discussion was held with stakeholders of the city of Redfield over the current Housing stock and housing needs within Redfield, IA. The discussion had five questions that pertained to the current state, diversity, needs, and overall condition of housing within Redfield. All of the input and answers were analyzed and integrated into the Comprehensive Plan as part of the Housing and Land Use chapters of the plan.

Transportation

A discussion was held with stakeholders of the city of Redfield over the transportation system within Redfield, IA. The discussion had five questions that pertained to the current state, diversity, use, and overall condition of the transportation system within Redfield. All of the input and answers were analyzed and integrated into the Comprehensive Plan as part of the Transportation and Parks and Recreation chapters of the plan.

Infrastructure/Utilities

A discussion was held with stakeholders of the city of Redfield over the infrastructure and utilities system within Redfield, IA. The discussion had five questions that pertained to the current state, expansion, use, and overall condition of the infrastructure and utilities system within Redfield. All of the input and answers were analyzed and integrated into the Comprehensive Plan as part of the Infrastructure & Utilities, Transportation, Land Use, and Housing chapters of the plan.

Community Survey

The Community Survey is another method that was utilized to gather the ideas of the public about the future of Redfield for the Comprehensive Plan. This survey was an online survey that was placed on the

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project website and shared with the public through many means such as email and flyers for easy access. The survey contained 46 questions spanning the topic areas of Community Character, Housing, Economic Development, Community Health and Safety, Parks, Trails, & Recreational Activities, Sustainability and Resiliency, Services, and Demographics. Each of the responses to the topics above impact the Comprehensive Plans chapters and plan elements on how each should change, grow, and improve.

This survey was available for 4 months from June 2023 to September 2023 and collected "" responses.

Vision Statement

The Vision Statement for the Redfield Comprehensive Plan is the main statement that the entire document revolves around. The creation and development of this statement utilizes every aspect of data collection and public engagement to acquire the essence of what the community wants to become. This Vision Statement was created using base questions towards City Staff, the Steering Committee, and the public such as "What do you like and want to remain the same about Redfield?" and "What absolutely needs to change about Redfield?" and "How do you see Redfield as it is now?". Each of these questions revealed the perception that Redfield has and what is important to the residents. These answers were compiled and formed into the Vision Statement that will be used for the Comprehensive Plan. The Vision Statement is:

"The City of Redfield strives to be a welcoming, close-knit, small town that is friendly to all and allows for the best quality of life through increased amenities and diverse housing for all current and future residents."

Goals

The goals for the Comprehensive Plan were developed based upon information collected from the City Staff and Steering Committee. The goals go through each of the plan elements, and some envelop more than one plan element. The following goals for each of the plan elements are showed in further detail at the beginning of each of their respective chapters.

Land Use

Goal 1: Foster Sustainable Growth. Control healthy growth in and around Redfield by establishing land uses that suit the community.

Goal 2: Guide Growth. Develop viable land with the land uses needed by the community and then annex additional land surrounding Redfield for growth of Commercial, Residential, and Industrial land use with an annexation program.

Goal 3: Offer Flexibility. Create mixed use or overlays within land uses to diversify the capabilities of the land within and around Redfield.

Housing

Goal 1: Diversity. Preserve, increase, and promote a variety of housing options to accommodate for all stages of life.

Goal 2: Mixed and become Robust. Strategically guide a robust mix of housing typologies in centralized locations throughout the City.

Goal 3: Connect and Innovate. Create vibrant neighborhoods that are well connected to key destinations and encourage, enable, and sustain purposeful, innovative open spaces in residential neighborhoods and mixed-use developments.

Public Infrastructure & Utilities

Goal 1: Ensuring Sustainability and Safety. Provide current and prospective Redfield residents and businesses with reliable and safe drinking water, wastewater collection system, and treatment facilities that meet all applicable laws and regulations in a fiscally sustainable manner.

Goal 2: Planned Future. Review, update and coordinate capital improvement projects for City utilities and infrastructure to align with the Comprehensive Plan and accommodate planned growth.

Goal 3: Heightening Community Well-Being. Maintain and enhance community prioritized services to contribute to Redfield's quality of life.

Transportation

Goal 1: Increase Pedestrian Connection. Improve and expand the sidewalks that are available around Redfield to create a smooth connectivity throughout the community.

Goal 2: Provide Trail Accessibility. Improve and expand the trail system around Redfield along with being more connected to regional locations in the County and area.

Goal 3: Sustain Roadway Accessibility. Improve the conditions of the roadways and crossings to create easy use and access to all parts of Redfield.

Goal 4: Promote Economic and Financial Viability. Support planning of neighborhoods and roadway connections to create efficient and cost-effective improvements, increase commercial activity and travel in Redfield.

Goal 5: Ensure Accountability. Monitor and evaluate the implementation of this plan by providing regular progress reports to the City's elected and appointed officials.

Economic Development Goals

Commercial Goal 1: Marketing and Communication. Continue to thoroughly communicate Redfield's advantageous commercial opportunities for small businesses wanting to be located in a quaint and welcoming rural Iowa community.

Commercial Goal 2: Diversity and Expansion. Improve, expand, and diversify the commercial district within Redfield to make the businesses in the community serve the residents in both their day-to-day needs and new niche desires for goods and services.

Industrial Goal 1: Build. Leverage industrial land and infrastructure assets to build tax base and quality employment growth.

Industrial Goal 2: Services, Utilities, and Infrastructure. Ensure the industrial areas and expansion areas have ample utility (e.g., water, sewer, fiber, power, telecommunications) and street infrastructure in place.

Industrial Goal 3: Sense of Place. Encourage and foster a sense of place specific to the industrial sector that is cohesive with and enhances Redfield’s identity, enhances business visibility, and supports talent attraction.

Parks and Natural Resources

Goal 1: Grow Recreational Connectivity. Support and grow recreational connectivity and access throughout the City, including trails, pedestrian facilities, and bike networks.

Goal 2: Parks within Walking Distance. Ensure all Redfield residents have a neighborhood park within walking distance of their home.

Goal 3: Continue Increase in Programming. Provide additional community park and athletic facilities to accommodate future programming, health initiatives, and available activities for the growing Redfield population.

Goal 4: Focus on Natural Resources. Expand the focus on natural resources throughout the park system and promote the construction and conservation of natural amenities.

Community Facilities Goals

Goal 1: Maintenance and Care. Address maintenance and care for current community facilities and provide updates to facilities as necessary.

Goal 2: Future Expansion. While improving current facilities and structures, identify future growth areas or expansions to those facilities and future growth areas for future development areas.

Goal 3: Review and Policy. Review City policy and guidelines for community facilities and streamline the process to promote future development to the community and entice developers to build in the community.

Sustainability and Resiliency

Goal 1: Protect our Natural Areas. Create and establish policy that best protects the natural areas and ecosystems that reside within and around Redfield.

Goal 2: Build A More Resilient Redfield. Ensure resilient practices are built into the framework of the community to better handle changes in economy, development, and growth.

Goal 3: Prepare for Hazards. Provide policy and preparation plans for hazard mitigation and awareness.

Intergovernmental Collaboration

Goal 1: Committees Benefiting Communities. Create, develop, and energize committees to begin or continue working towards a brighter and better Redfield.

Goal 2: Development Group Establishment. Establish a development group that focuses upon the future development of Redfield beyond the scope of a single type of development. This includes open space, residential, commercial, and industrial.

Goal 3: Opening Communication. Ensure that open lines of communication are available between the City and the residents through modern means such as social media and city websites, and also classical means such as the City newsletter and flyers.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN

CHAPTER 2: Land Use

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Introduction

Well-guided land use ensures effective, compatible, and efficient development that promotes the public good by strategically aligning city-wide resources. The Land Use section of the plan establishes and defines different land use classifications to be applied across the City of Redfield’s planning jurisdiction. It also sets a framework for the development and redevelopment of land within the City’s jurisdiction over time and sets a vision for the character of future growth.

Redfield is approximately 867 acres in size, with a planned area that includes the entirety of the area within the City limits. Due to its proximity and access to County Road - F60 (Old Highway 6) and I-80, the majority of the City’s commercial uses are located along or near 1st Street and Omaha Street that transitions into County Road - F60 (Old Highway 6). This area is considered the downtown and commercial district of Redfield. While moving away from 1st Street, there are noticeable transitions from commercial land use to residential land use. Within this transition there are notable points of public and institutional areas such as Redfield City Park and West Central Valley Middle School. Other notable uses include the Raccoon River Valley Trail, City Hall, American Legion, and Redfield Historic Museum. Surrounding these public uses are Redfield’s residential neighborhoods, consisting primarily of low-density single-family houses. Outside of the large residential districts in Redfield, are Redfield’s designated industrial land uses, containing some industrial businesses of varying scale, and remaining agricultural land.

Continued, planned, and sustainable growth is expected for Redfield, thanks largely to its close proximity to the surrounding and large employment center in the Des Moines Metropolitan Area, affordable housing prices, with a small town, rural feel, and comfort. The rate of growth will be dependent on land/infrastructure/utility costs, developer attraction, creating a competitive appeal for

developers/builders and employers. As the City continues to explore expanding its niche small businesses, supportive residential centers should be provided, particularly by reimagining conditions in and along 1st Street and within the downtown of Redfield.

Trends and Challenges

Major Trends and Opportunities

Throughout the planning process, land use analysis has been done to determine where opportunities are available for development as well as preservation of environmentally/naturally precious areas within and around the city of Redfield. Redfield contains a significant amount of agricultural land and what in some cases could be considered “Greenfield Development” land. This means that it virgin or construction free parcels that have previously been used for agriculture or another light use that were not development intensive. There are also opportunities for infill and redevelopment within Redfield. This means developing open and available parcels or lots or redeveloping existing structures (that are unused or vacant) for future use, whether that is for the same use or a different use.

Some of the major trends that have surfaced through this comprehensive planning process relate to:

- Development of Residential Housing for all stages of life and incomes
- Redevelopment of Dilapidated Homes for future families and residents
- Infill and redevelopment of Businesses within the Downtown to continue available storefronts for future services and businesses
- Preserve agricultural land to protect natural and native vegetation and site-seeing spots around the community

Each of the prevailing trends and subjects of discussion that have surfaced during the planning and public engagement phases carry significant relevance for the Redfield community. These aspects collectively contribute to shaping the city's future. The primary areas of focus for land utilization and prospects for advancement involve the expansion of residential zones, the rejuvenation and transformation of commercial areas, and the preservation of agricultural landscapes. Effectively addressing these land uses is imperative for fostering robust and sustainable growth in Redfield while aptly meeting the demands of its residents.

Challenges

The land use challenges faced by the city of Redfield are shared by rural and smaller communities across Iowa. Throughout the planning process, several weaknesses, threats, and challenges were pinpointed, all of which influence the potential positive growth and transformation of the community. These challenges encompass a spectrum of needs, from specific land use requirements to the delicate balancing act required across diverse land uses in different parts of the community.

The most recurrent challenges projected for the future of Redfield by residents, the steering committee, and focus groups primarily revolve around the following aspects:

- Striking a harmonious equilibrium between necessary expanding land uses and the preservation of agricultural land both within and beyond the community.
- Repurposing existing land uses more suitable alternatives.

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- Enlarging residential land use while discerning the optimal density would best serve the city of Redfield.

Each of the aforementioned trends and challenges, while unique to Redfield, resonates with similar scenarios encountered by smaller communities throughout the state of Iowa. Tackling these challenges and taking purposeful steps moving forward is the most effective approach to cultivating opportunities for the judicious utilization of Redfield's land. Establishing preservation land use zones, possibly culminating in dedicated zoning districts, will establish protected preservation areas to safeguard prime agricultural land from potential development.

Identifying viable locations for various forms of residential development and establishing corresponding land use policies will diversify the housing options, thereby accommodating residents across different life stages. Ultimately, embarking on redevelopment and infill initiatives before resorting to new developments stands as the best practice for optimizing the existing land within Redfield that already possesses utility infrastructure.

The trends, opportunities, and challenges delineated herein serve as pivotal guideposts in formulating the goals and actionable measures necessary to manifest the desired future of Redfield as a united community. These trends define the community's aspirations and provide a framework for efficiently attaining each objective.

Land Use Goals and Actions

1. **Foster Sustainable Growth.** Control healthy growth in and around Redfield by establishing land uses that suit the community.
2. **Guide Growth.** Develop viable land with the land uses needed by the community and then annex additional land surrounding Redfield for growth of Commercial, Residential, and Industrial land use with an annexation program.
3. **Offer Flexibility.** Create mixed use or overlays within land uses to diversify and offer flexibility for land uses within and around Redfield.

Goal 1: Foster Sustainable Growth.

Control healthy growth in and around Redfield by establishing land uses that suit the community.

Action 1. Identify locations in the City that could support new development, redevelopment, infill development, and mixed-use development.

Action 2. Identify, proactively zone and market developable, priority locations according to City goals in preparation for future development.

Action 3. Create a Capital Improvements Plan to accommodate and facilitate desired projects and development for the community and land use designations to match.

Action 4. Continue regular conversations with developers and local stakeholders around challenges and opportunities for future development.

Action 5. Review and make sure that current zoning and city policy and ordinances match the path and vision of the future of Redfield.

Goal 2: Guide Growth.

Develop viable land with the land uses needed by the community and then annex additional land surrounding Redfield for growth of Commercial, Residential, and Industrial land use.

Action 1.: Utilize and implement findings from the public outreach done for the Comprehensive Plan to identify locations along the downtown that are eligible for (re)development, particularly towards accommodating local and regional needs.

Action 2. Designate centers and nodes that articulate what the uses of the land are proposed for based upon future needs. Define areas specifically for higher density residential, commercial areas, industrial areas, and mixed-use development for flexible possibilities.

Action 3.: Conduct pre-development work on desired sites to reduce barriers of (re)development. Activities may include parcel consolidation, market analysis, property and land acquisitions, soil testing and contaminant remediation, finance and marketing incentive packages.

Action 4. Update existing zoning for the community including the creation of overlays and establishment of districts to ensure desired design, siting, and integration with surrounding land uses.

Action 5. Work to relocate incompatible land uses and other activities from other parts of the community they do not belong to the appropriate identified and defined nodes for land uses, e.g., Industrial uses being moved to the outskirts of town.

Goal 3: Offer Flexibility.

Create mixed use or overlays within land uses to diversify and offer flexibility for land uses within and around Redfield.

Action 1. Develop a strategy for mixed use and neighborhood mixed use categories in the City's zoning and subdivision codes.

Action 2. Update City zoning code to define updated land use categories and explain what mixed-use development means.

Action 3. Update City zoning code to provide a pattern of land uses that will complement the community's physical characteristics, encourage pedestrian activity, clearly identify, and establish Redfield's wants for land use, various districts, and neighborhoods, and give people opportunities to interact with each other in positive ways.

Action 4. Require all subdivisions to adhere to long-range plans and the Comprehensive Plan to ensure continuity of development patterns and implementation of community priorities.

Action 5. Enforce codes to maintain the quality, character, viability, value, and livability of all areas of the City and to create, foster and maintain a rich sense of place.

Existing Land Use

The existing land use patterns in Redfield, IA, reflect a combination of historical development, past planning efforts, and everyday decision-making. These patterns provide insights into the city’s story. The current land use map and table for 2022 depict the various land use designations in Redfield.

Land Use Designation	Acreage	% of Land Coverage
Agriculture	594.88	70.67%
Low-Density Residential	127.77	15.18%
High-Density Residential	41.1	4.88%
Commercial	44.03	5.23%
Industrial	33.96	4.03%

Table 1: Land Use Acreage and Percentage

The following description provides a breakdown of the existing land uses in Redfield, IA:

Agriculture uses are lands with minimal or no structures relative to the amount of land. This land use is considered to be important rural land for both agricultural cultivation, open space, and large lot homesteads.

Low-Density Residential uses are categorized as estate (large lots with on-site private septic and water systems) and low-density housing (all of which have municipal sewer and water services). Density refers to the number of dwelling units per acre. Low density includes detached single-family homes developed between 1 to 4 units per acre of residential land.

High-Density Residential uses are mid, and high-density housing (all of which have municipal sewer and water services). Density refers to the number of dwelling units per acre. Medium-Density includes a mix of detached homes on smaller lots and attached housing (townhomes, quad homes, duplexes, triplexes, etc.) typically developed at a density of 4 to 10 units per acre of residential land. High-density housing generally includes attached housing in a vertical or stacked configuration, commonly envisioned as apartments or condominiums. High density is generally in excess of 10 units per acre.

Commercial uses are considered businesses or services that are provided to community members or visitors of Redfield. These uses can span from retail businesses to services and anywhere in between. Downtown Redfield along 1st Street is an example of a commercial district within the community.

Industrial uses are ones considered to be based upon areas that do activities like manufacturing, development of materials or goods, trucking and moving of goods or materials, and utilize large sites to perform the function that they serve. The area to the south of Redfield where Heartland Co-Op Redfield Elevator is located is considered to be industrial.

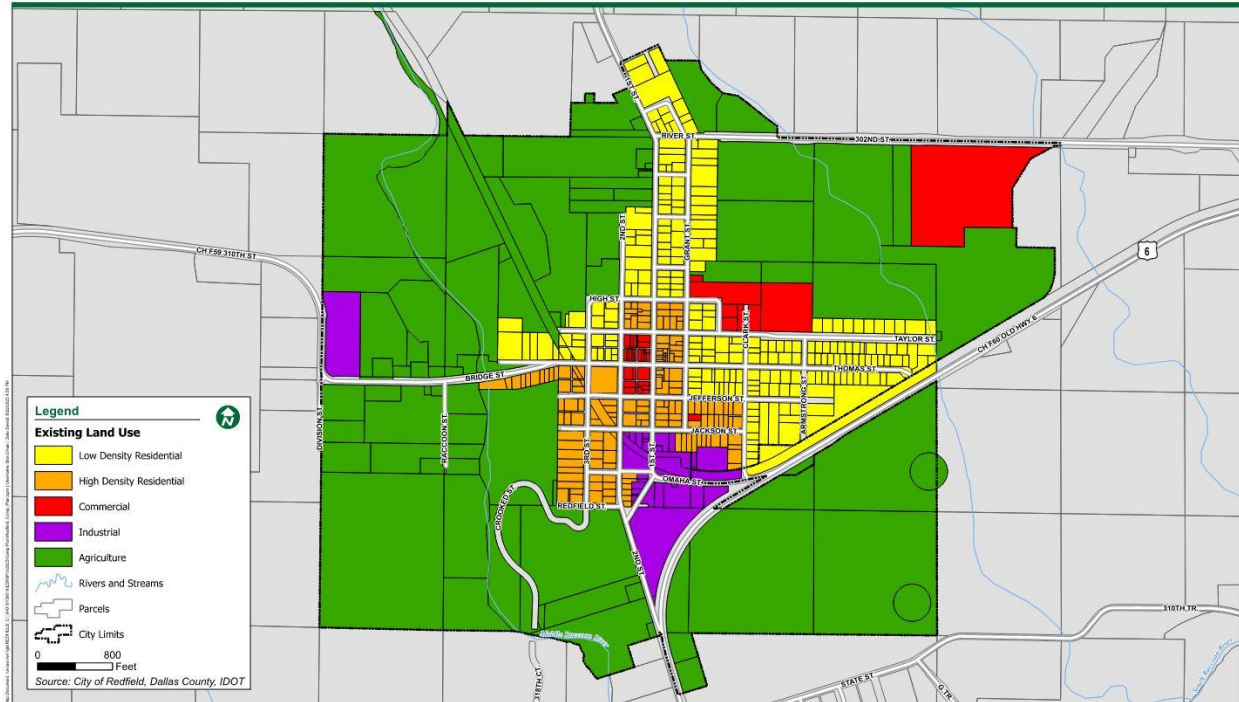


Figure 13: Redfield, IA Existing Land Use Map

Future Land Use

Envisioning the future land use of a community involves building upon the existing land use framework of the city, while allowing for future changes that align with future goals and needs. Land use planning serves as a roadmap, guiding the allocation of land for diverse purposes such as real estate development, private, commercial, industrial, and residential zones, as well as spaces for public and civic functions, economic advancement, recreational areas, and the preservation of natural resources. This ensures the compatibility of different land uses across various locations.

A Future Land Use map embodies a visual representation of the community's evolution, showcasing altered land uses within the current city boundaries as well as potential for annexation beyond city limits. Each future land use designation foresees the most fitting usage for specific parcels, lots, and regions. This determination takes into account factors like levels of municipal services infrastructure and utility capacities, natural resources, social requirements, demographics, housing and commercial trends, economic growth potential, market dynamics, and prospects for redevelopment.

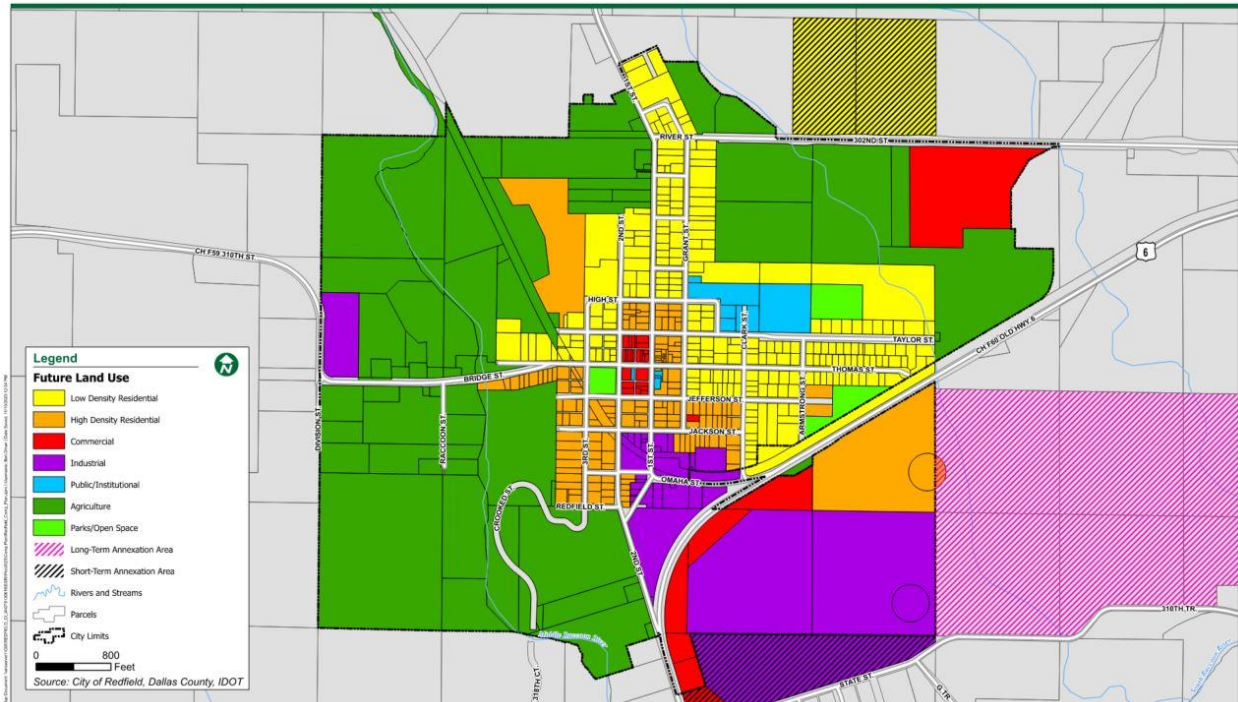


Figure 14: Redfield, IA Future Land Use Map

Annexation

When considering the current and future land uses within the community, annexation is an important aspect of land development that needs to be considered. Annexation is the legal process for expanding a city’s municipal boundaries as outlined in Chapter 368 of the Code of Iowa. All forms of annexation, except voluntary annexations outside an urbanized area, must be approved in accordance with the Administrative Rules in Chapter 263 of the Iowa Administrative Code.

Under Iowa law, annexation is a legal process by which some property located in an unincorporated area of a township may become part of a neighboring city or village. The property must be “contiguous to” (next to and touching) the existing city or village boundary lines to qualify for annexation.

Annexing land into the community gives the City of Redfield more land to develop and accommodate the needs of the current and future residents. Identifying areas of viable annexation for both the short-term and long-term future of the community can assist in the growth of the city.

During the planning process, areas have been identified as viable annexation areas to become a part of the City of Redfield. These areas are identified within Figure 3: Redfield, IA Future Annexation Areas and are separated into short-term and long-term annexation areas. These separate determinations for each of the annexation areas show what land is more ready to be developed in the short-term (10 years or less) and the long-term (more than 10 years). Further defining the short-term and long-term annexation areas, the difference between the two designations is that the short-term annexation area has the capability for utility extensions and connections currently and can be developed in the short-term. The long-term annexation area has a higher difficulty of connection to utilities from the City of Redfield and

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would need additional long-term planning efforts and consideration before moving forward with development. However, with these difficulties, both areas have been identified as annexation areas to be included in the Comprehensive Plan because of development beginning the voluntary annexation process into Redfield with discussion between developers and City Council. Through Iowa State Statutes mentioned above, voluntary annexation is simple and straightforward and a great benefit to the City of Redfield.

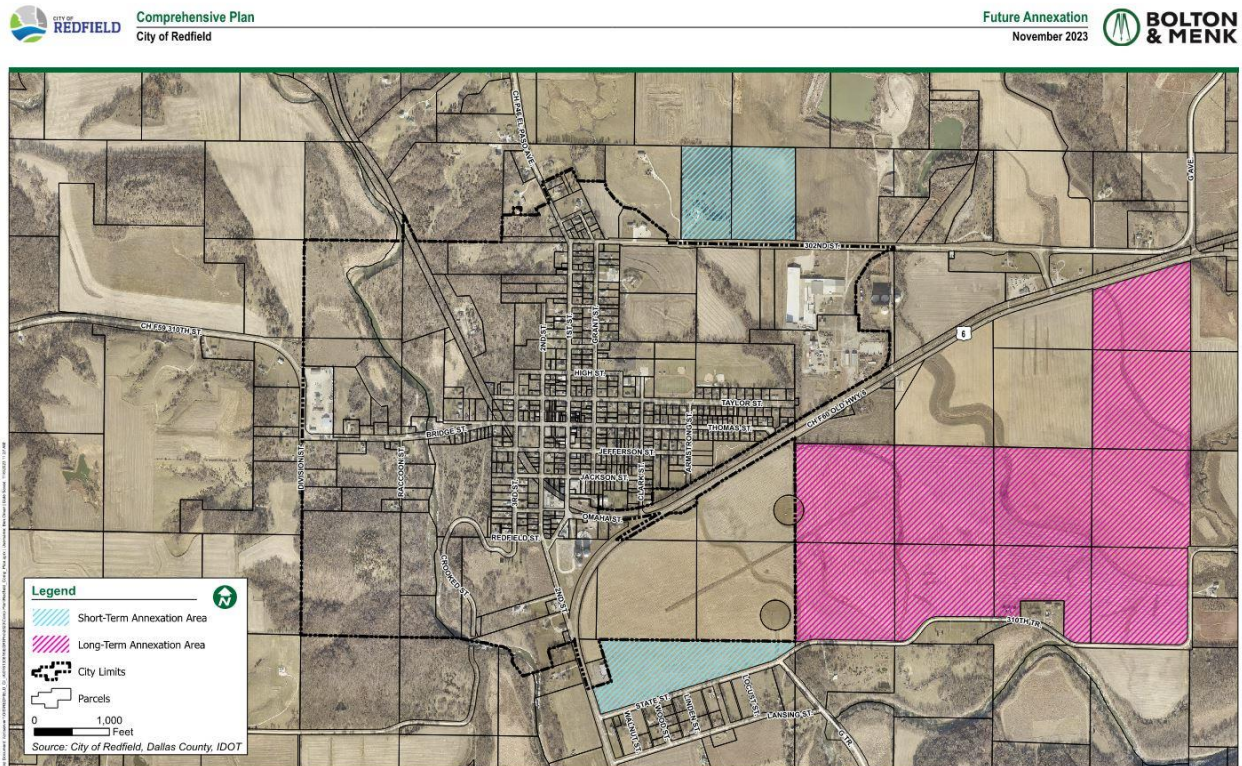


Figure 15: Redfield, IA Future Annexation Areas

Annexation Discussion

The City Council, Planning Consultants, and Landowners of the short-term annexation area to the south of the City of Redfield and the long-term annexation area to the east of the City of Redfield met on October 24th, 2023, to discuss the voluntary annexation of those areas. This meeting took place to not only discuss the annexation of this land into the City of Redfield but to also decide on appropriate land use designations and future permitted uses on the land that would be most beneficial to Redfield. The mass of land discussed was determined to have a section that was more likely to be developed within the short-term (1 to 9 years) and a larger area to be developed in the long-term (10+ years). The discussion that took place created a positive outlook on the future annexation of this land into the community with agreement between all parties. The proposed changes can be seen within Figure 3: Redfield, IA Future Annexation Areas.

Zoning

A zoning district and a land use designation serve distinct purposes. A land use designation outlines the intended general use of the land it covers, whereas a zoning district specifies the precise permitted, restricted, conditionally permitted, and specially permitted uses for a particular parcel. In the context of Redfield, these zoning districts are instrumental in guiding the specific use of every lot within the community. The presence of well-defined zoning districts, offering flexible options to meet requirements, creates a predictable environment for development that fosters smart growth.

Updating the zoning ordinance and zoning regulations is crucial to ensure that emerging uses and trends are accommodated, procedures are streamlined, and development standards remain aligned with the community’s physical development. This update should encompass development standards as well as procedural steps by which development is approved. Standards include various aspects, such as setbacks, lighting, traffic management, noise control, and the design and construction of buildings, ensuring they harmonize with the character of their respective neighborhoods. These measures collectively cater to the needs and character of Redfield. The current zoning map for the city of Redfield serves as a visual representation of the extent of each zoning district's coverage and location

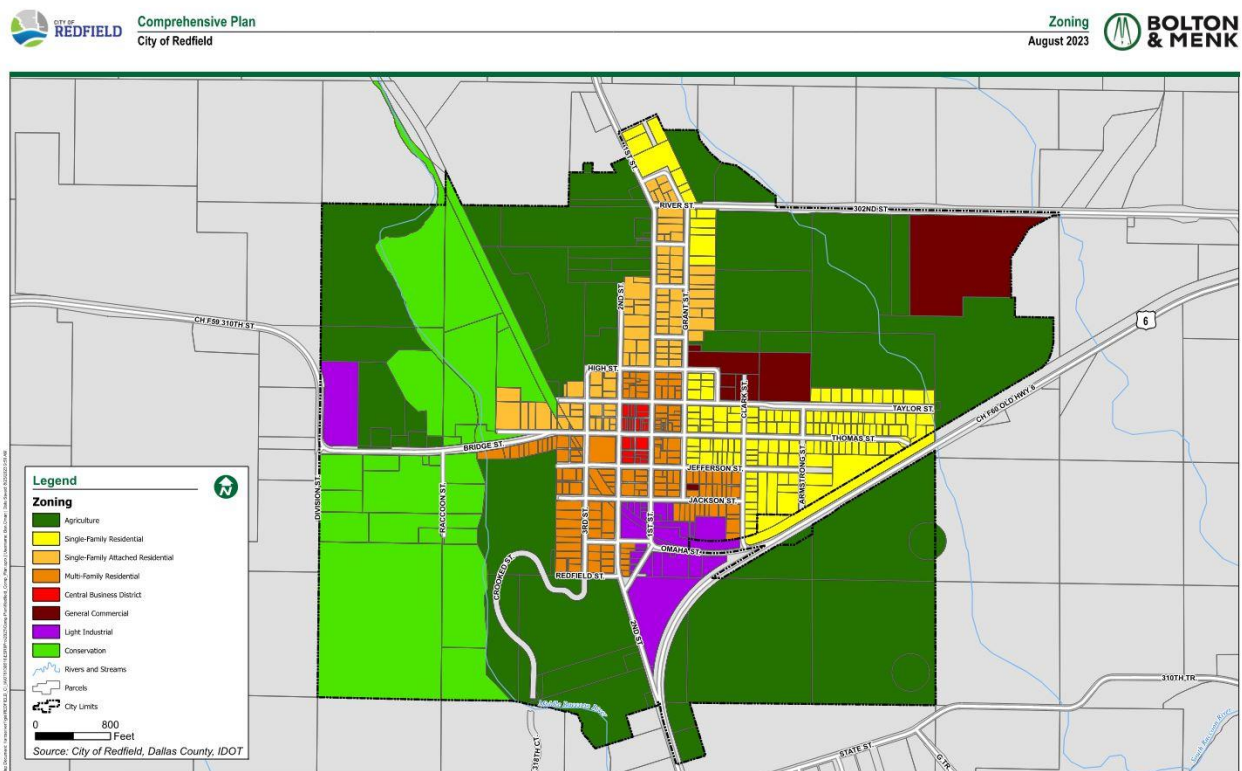


Figure 16: Redfield, IA Zoning Map

Utilizing the information and data acquired during the planning process, it is evident that Agriculture stands as the prevailing land use in Redfield, whereas Industrial use constitutes the smallest portion. Considering the inclusion of public input and the anticipated future requirements of the community, upcoming development and annexation efforts should prioritize the establishment of both low and high-density residential zones. These residential areas should be strategically situated in proximity to existing

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neighborhoods and parks, infrastructure, and services, ideally extending across the western and eastern fringes of the community. This proactive development is essential to meet the future trends, market demands, and the expected growth of Redfield.

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CHAPTER 3: Housing

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Introduction

Few elements of a city have a more direct role in quality of life than housing. More than just providing shelter, safe and accessible housing fosters the stability needed for residents to have a place of refuge and relaxation. Housing also functions as the starting and ending point for daily life, dictating access to jobs, recreation, and daily needs. Redfield has a role and responsibility to balance and facilitate the availability of diverse housing for all City residents, in all stages of life. As Redfield evaluates the current and future state of housing it is committed to promoting a robust offering of housing types, locations, and price points to ensure all people are provided opportunities for housing ownership and rental.

Land Use Designation	Acres	% of Total Res Land	% of Total Land
R-1 Single Unit Residential District	83.7	49.8%	9.5%
R-2 One- and Two-Unit Residential District	42.3	25.4%	4.9%
R-3 Multiple Unit Residential District	41.7	24.8%	4.7%
Vacant Residential Land	9.99	5.9%	1.1%
Total	168.2	-	19.1%

Table 2: Existing Housing within Redfield, IA by Land Use Designation

Housing Market



Housing Units

- 350 housing units
- 296 households

Housing Types

- 33.8% single family homes
- 6% multi-family units (3+ units)
- 5.1% mobile homes
- 0.6% duplexes



- **Median Home Value:** \$141,489 (38% lower than state average)
- **Median Household Income:** \$76,327
- **Monthly Mortgage Cost:** >20% (as a percentage of household income)
- 38.5% of homes have no mortgage
- >3% of homes have multiple mortgages



Ownership

- 10% are vacant units (being sold or sold, but vacant)
- 67% of units are owned
- 42.7% are occupied by 2-persons between the ages of 45-54, accounting for 11.5% of the population



Rentals

- 18% are rented
- 29.3% are occupied by 1-person between the ages of 25-34, accounting for 10.9% of the population
- \$550 is the average rent (without utilities) and \$837 with utilities



Demographics

- 14.9% are persons between the ages of 55-64 (largest current cohort)
- 93.4% are white alone
- 3.4% are of Hispanic origin (rising minority)



Stock

- 45% of homes were built prior to 1939
- 14% were built between 1970-1979
- 11% were built between 2000-2019

Heating

- 86% of homes are heated with utility gas
- 9.5% are heated with electricity
- 3.4% are heated with wood



Year of Occupancy

- The largest percent of occupancy (22%) occurred between 2015-2018
- The smallest percent of occupancy (4%) occurred after 2019

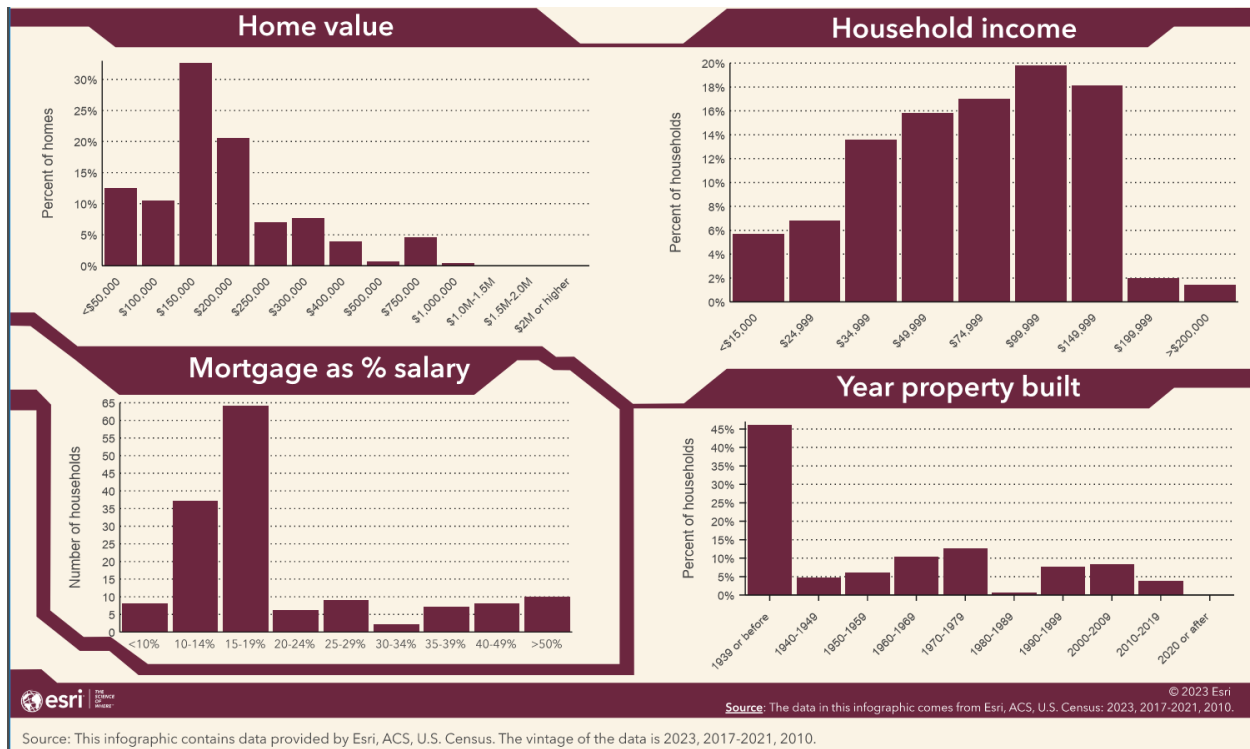


Figure 17: US Census Housing Market Analysis and Data for Redfield, IA

All of the data above was collected by the US Census Bureau and ESRI and compiled from the ACS Housing Summary from the US Census Bureau 2017-2021 American Community Survey.

Trends and Challenges

Major Trends + Opportunities:

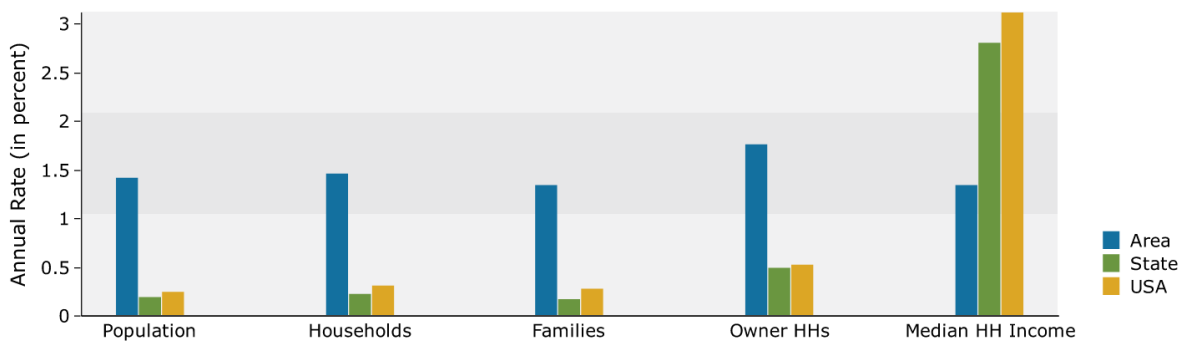
- The majority of housing in Redfield is single family, comprising 83.7 acres. Just 24.8% of residential land is currently designated for multi-family. However, the population is projected to grow at 1.42% annually (faster than state and national averages) with the largest age group being 55+ age group.
- Housing in Redfield is generally more affordable than the surrounding region and is anchored by a well-performing school system and positive public perception of the City. Given the older housing stock, there is an opportunity to rehabilitate the old stock homes with a city program that provides grants/financial incentives for remodeling or a *remodel as you live in the home* concept. This would attract those who are not necessarily interested in or qualify for a traditional 30-year mortgage.
- Demand exists for a greater diversity of housing types, locations, and price points, including rental units for families, and in the cohort aged 55+ as well as an aging population ranging 65-74 years old. The city may consider developing a 55+ older community around the conservation areas of the city and accessible single level homes.
- Redfield could better attract developers by providing any land it owns at no cost, discounting permitting and connection fees as well as investing in infrastructure to make potential residential lots *shovel ready*.

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- Redfield could broadcast its story about the benefits of building housing within the City and why it is an attractive place to move to and live in.

Trends 2022-2027



Population by Age

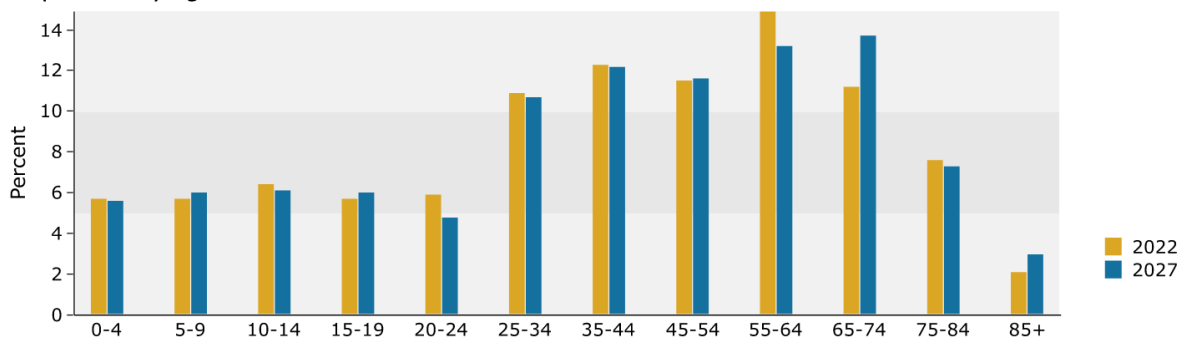


Figure 18: Trends and Population by Age within Redfield, IA

Challenges:

- The local median household income can sustain a \$1900 +/- a month mortgage with a purchasing home price range below a price point of \$255,000k (assuming a 30-year loan with 0 down and 6% interest rate).
- Another strategy is to attract those with higher household incomes from surrounding regions to live in Redfield.
- Like many small communities in Iowa, Redfield is anticipated to continue needing housing of all types, specifically those that are more attainable for local incomes which indicates smaller home footprints of 1,275 sf given current average traditional construction costs of \$200/sf, or higher density multifamily units, townhomes (economy of scale for builders).
- There is an opportunity to consider non-traditional construction like 3d concrete homes or modular homes (typically up to 30% less costly than traditional wood construction). A 3d concrete printer costs approximately \$250,000 and can build homes in days vs. months. The city may consider developing homes of a different type appealing to families who may prefer a more innovative and affordable choice) and the 55+ age group who require smaller homes(downsizing).
- Attracting employers that can provide higher wages would be an important strategy to boost the local housing market.

- Redfield needs additional housing at price points accessible to first-time home buyers. It also lacks housing stock available for renters, particularly families that rent.
- While the City works well with developers, it tends to respond reactively to development requests, rather than proactively by identifying and advertising general areas of future growth.
- Greater understanding and public marketing are needed for required levels of housing density, where in the City it should be located, and what types of housing are viable.
- Redfield currently lacks a zoning designation for mixed-use development. The City’s existing land uses do not guide residential infill development within its commercial areas, however there is an opportunity to provide mixed use near the Central Business District as it would be compatible with the surrounding R-1 and R-2 zoning.
- If partnered with right grants, incentives and marketing could initiate a reboot of the adaptive re-sue of non-residential buildings for housing uses.

Housing Goals and Actions

1. **Diversify.** Preserve, increase, and promote a variety of housing options to accommodate for all stages of life.
2. **Mix and become Robust.** Strategically guide a robust mix of housing typologies in centralized locations throughout the City.
3. **Connect and Innovate.** Create vibrant neighborhoods that are well connected to key destinations and encourage, enable, and sustain purposeful, innovative open spaces in residential neighborhoods and mixed-use developments.

Goal 1: Diverse

Preserve, increase, and promote a variety of housing options to accommodate residents in all stages of life.

Action 1. Conduct a housing feasibility study of Redfield and the surrounding region to better understand the condition of regional housing, gaps in supply, and areas of need and opportunity within City limits. Review and update every 3 years to ensure an accurate understanding of area housing conditions.

Action 2. Review and update existing, housing regulations, land use policies, and codes to allow for and promote a greater diversity of housing typologies in addition to removing obstacles and facilitating development, redevelopment, mixed-use development, and infill.

Action 3. Identify, prepare, and advertise locations and housing construction types that support new residential development, particularly multi-family and shover ready lots, and create marketing that “tells the Redfield story” to attract new housing development.

Action 4. Identify and package economic incentives (land, utilities, grants, tax rebates) that could be leveraged to encourage housing at accessible price points viable.

Goal 2: Mixed and Robust

Strategically guide a robust mix of housing typologies in centralized locations throughout the City

Action 1. Identify, prepare, and advertise locations that could support new residential development, particularly multi-family with first time home buyer incentives, 55+ age group as well as aging in place accessible, single level homes.

Action 2 Revise City zoning code, subdivision ordinance, and Capital Improvements Plan to accommodate and facilitate desired new residential development typologies and supportive land use designations such as mixed use, PUDs with clustered developments and removing regulatory barriers allowing accessory dwellings on all residentially zoned parcels.

Action3. Hold regular conversations with developers and local stakeholders around challenges and opportunities for future development, identifying and incorporating actionable improvements to City processes, projecting a growth friendly environment.

Action 4. Incorporate design standards into the City zoning code that encourage and promote individual neighborhood and mixed-use node identities, provide for robust, cohesive, and aesthetically pleasing diverse mixes of architecture throughout the City.

Goal 3: Connected and Innovative

Create vibrant neighborhoods that are well connected to key destinations and innovative open spaces in residential neighborhoods and mixed-use developments.

Action 1. Integrate housing with safe and convenient access to key destinations such as employment nodes, schools and parks for pedestrians, cyclists and motorists.

Action 2. Invest in infrastructure to provide shovel-ready lots and in exchange motivate developers to provide sidewalks and trails to be installed as part of the housing development connecting neighborhoods beyond the individual housing project.

Action 3. Provide an option to lower the overall percentage of open space required in a specific development if it is activated with multiple elements such as public art, recreational amenities, art installations, gardens, native plantings and/or linear trails.

Action 4. Work with developers and employers to better understand their needs and offer public-private partnerships to develop housing in Redfield.

Action 5: Be open to innovative housing construction and types such as latest technologies in 3d homes, and modular construction as well as tiny homes, mobile and work-live units.

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CHAPTER 4: Infrastructure and Utilities

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Introduction

Community infrastructure, utilities, and facilities operate as the foundational services which a City provides, ensuring the well-being and growth of a community. Infrastructure and utilities include water, sanitary sewer, and storm sewer systems, but also electricity, natural gas, solid waste disposal systems, and most recently broadband.

A City’s demand and capacity for these services are driven by the size, population, and anticipated growth of the community. Also driving their provision is the needs of prospective development, particularly industrial and commercial. As Redfield continues to grow and attract new development, its infrastructure and utility systems and framework must be planned to support this change.

Opportunities & Challenges

The infrastructure and utilities systems are the backbone of development. Having updated and functioning utilities allows for different forms of development to occur and growth to happen within a community. Within Redfield, the infrastructure and utility systems may have the capacity to handle future development and attract diverse developments introducing new housing, commercial businesses, and industrial complexes. This would need to be analyzed on the premise of water, stormwater, and sewer capacities that the city currently has and can grow into.

Opportunities

The City of Redfield has a great opportunity to accommodate potential residential, commercial, and industrial growth because it has available capacity for water, sewer, stormwater, gas, electric and broadband.

Currently, the City of Redfield only uses roughly 20% of the capacity (measuring on average 45,000 gallons per day for the community or 129 gallons per day per household on average) it has across the wide range of utilities that it provides which includes water, stormwater, and sewer services. This allows for some capacity to develop further within Redfield.

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Within Redfield, there are areas around the community that aren't a part of the City utilities but have their own septic and private utilities. These are owned by private utilities and are not currently hooked into Redfield's utility and infrastructure system. Given the capacity availability, the City of Redfield also has an opportunity to move all of these private utility homes and industrial developments onto the city utilities to expand and create a more interconnected utility and infrastructure system.

Challenges

While numerous opportunities await Redfield, it must grapple with challenges tied to its infrastructure and utility systems. These challenges encompass a wide array of issues, ranging from essential updates required for specific utility systems to the necessity of expanding services into areas primed for growth.

Currently, Redfield confronts pivotal issues concerning the enhancement and modernization of its utility and infrastructure networks. A central focus within the realm of infrastructure hurdles revolves around the imperative to revamp the aging water mains, which have endured years of extensive use. These water mains, having served the community for several decades, now demand comprehensive replacement citywide.

Another key facet requiring attention in the realm of infrastructure and utilities pertains to the essential task of upgrading connections and pipes within multiple areas. Undertaking such upgrades would lead to heightened efficiency in the flow and distribution of both water and wastewater across the community, ultimately enabling the treatment plants to better cater to the needs of the residents.

Infrastructure & Utilities Goals

1. **Ensuring Sustainability and Safety.** Provide current and prospective Redfield residents and businesses with reliable and safe drinking water, wastewater collection system, and treatment facilities that meet all applicable laws and regulations in a fiscally sustainable manner.
2. **Planned Future.** Review, update and coordinate capital improvement projects for City utilities and infrastructure to align with the Comprehensive Plan and accommodate planned growth.
3. **Heightening Community Well-being.** Maintain and enhance community prioritized services to contribute to Redfield's quality of life.

Action Steps and Strategies

Goal 1: Ensuring Sustainability and Safety

Provide current and prospective Redfield residents and businesses with reliable and safe drinking water, wastewater collection system, and treatment facilities that meet all applicable laws and regulations in a fiscally sustainable manner.

Action 1. Work to guide development to areas that are contiguous to the city and have available infrastructure and utility connections.

Action 2. Restrict development in areas of the city that require private sewer, stormwater and water systems.

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Action 5. Evaluate the costs and benefits of new industries that will place high demands on the city's water system stormwater, and wastewater treatment plant.

Action 6. Encourage the practice of sustainable development such as energy and water efficient practices.

Goal 2: Planned Future

Review, update and coordinate levels of service and capital improvement projects for and update City utilities and infrastructure to align with the Comprehensive Plan and accommodate planned growth.

Action 1. Establish and maintain an infrastructure replacement program for the city's infrastructure and utilities and other municipal services provided.

Action 2. Develop the city's CIP for long range planning of public services calibrated to sustain growth.

Goal 3: Heightening Community Well-being

Maintain and enhance community prioritized services to contribute to Redfield's quality of life.

Action 1. Plan for and invest in the expansion of expected utility needs for specific areas within Redfield such as the Redfield Parks System, Trail System, Industrial park development, Commercial node expansion and anticipated residential development.

Existing Utilities

City Utilities

The City of Redfield owns and operates its own systems of municipal water, sanitary sewer, and storm water, operating and maintaining each as a public service through associated use and access fees, and in full compliance with applicable state and federal standards.

Private Utilities

Other utilities that are provided to the City of Redfield are provided and supported by private utility companies. These companies provide utilities such as electric, gas, and broadband. These companies provide necessary utilities for the residents of Redfield.

Water System

The City of Redfield currently has three (3) wells in operation¹. Within the proposed annexation areas when considering expansion, the cities of Dexter and Stuart have wells within the proposed long-term annexation areas.

The system currently has a water tower with a total water storage capacity of 250,000 gallons, and a firm pumping capacity of 440 GPM. Redfield's average per-day water use is 50,000 gallons. Residential use is currently 129 gallons/day/per capita.

Table 3: Well Pumping Capacity	
Well Number	GPM
1	160
2	160
3	120

Table 3: Water System Utility Well Pumping Capacity Redfield, IA

Sanitary Sewer Service

The Redfield Water Treatment Plant (WWTP), located just south of Redfield, has provided service to Redfield for decades and supported the sanitary sewer system for the community. It provides daily capacity for 200,000 gallons (AWW) of domestic wastewater. The city currently treats about 50,000 gallons per day of domestic wastewater.

The Iowa Department of Natural Resources (IDNR) is the state permitting agency for any wastewater discharge into public waters. Increases to the WWTP capacity and discharge levels would require IDNR approval. The Raccoon River continues to be listed as an “impaired water body”, meaning it does not meet the Clean Water Act standards for intended use. This is defined by the IDNR as the total maximum daily load (TMDL) or the “maximum amount of pollutant that a water body can receive and still meet water quality standards...”.

The standard for determining daily wastewater flow remains at 118 gallons per day per housing unit, and it is anticipated that Redfield will have ample domestic wastewater capacity for the foreseeable future based upon the current 48,000 gallon per day wastewater amount. With increases in housing development, commercial development, and industrial development, the City of Redfield would be able to handle the increase in wastewater treatment needed.

Storm Water

Storm water systems operate to convey water from developed areas of the city into natural drainage courses, via a network of pipes and above-ground drainage. While the system protects land from flooding during storm events, runoff and discharge from developed and agricultural areas can be a contributor to water quality degradation in natural streams, rivers, and lakes.

The IDNR recommends that development treat storm water runoff prior to discharge as part of the National Urban Runoff Program. Each year Redfield may obtain an annual NPDES/SWPPP permit to comply with agency regulations and recommendations.

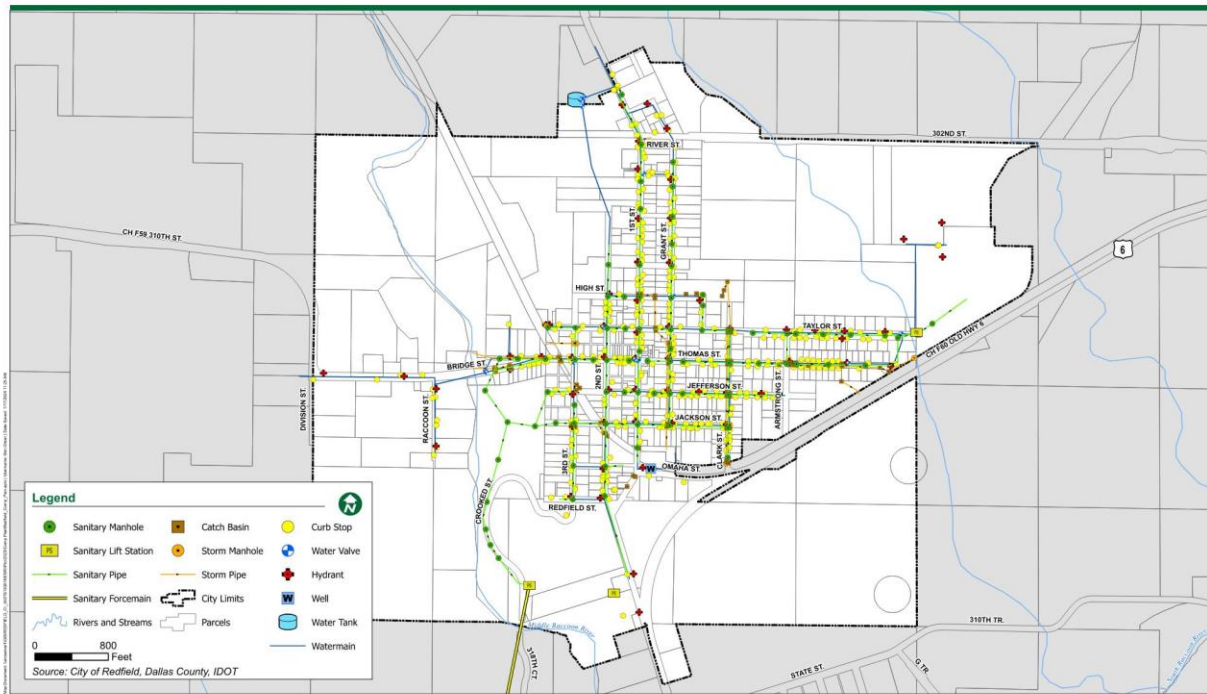


Figure 19: Redfield, IA Water, Stormwater, and Sanitary Sewer Utility Map

Electricity and Natural Gas

Energy Distribution: The distribution of electricity and natural gas to homes, businesses, and institutions is vital for powering daily activities and ensuring a comfortable living environment.

One company currently serves the power needs of Redfield: Alliant Energy. Redfield’s natural gas is provided by MidAmerican Energy. Current capacity to accommodate electrical and gas utilities is available and concurrent to water/sewer/stormwater capacities.

Telecommunications

Infrastructure for telecommunications, including internet, telephone, and data services, is essential for connectivity, information sharing, and communication. These include telecommunication utilities and infrastructure related to Broadband, Wireless coverage, and Fiber Optic. These services and utilities are supported and provided by many companies and the largest provider for Redfield is Mediacom Communications followed by Lumen Technologies.

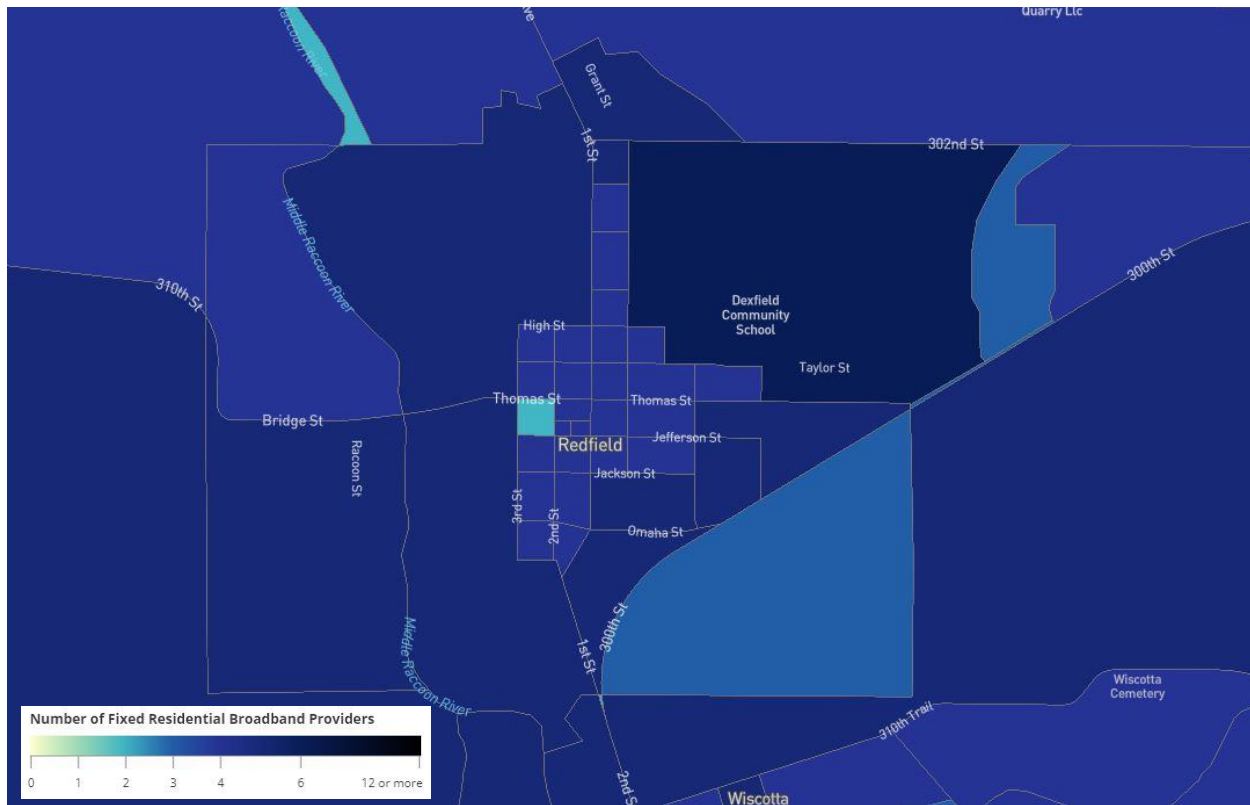


Figure 20: Redfield, IA Broadband Telecommunications Availability

Emergency Services

Infrastructure related to emergency services, including fire stations, police stations, and medical facilities, ensures the safety and well-being of the community.

Fire Department Services: The Redfield Fire Department is staffed by 37 volunteers and responsible for responding to various emergency situations, primarily related to fires, but also encompassing other incidents that require specialized skills and equipment. Their services include Fire Suppression, Rescue Operations, Medical Assistance, Hazardous Materials Response, and public information/education.

Police Department Services: The City of Redfield does not have its own police department but contracts with Dallas County Sheriff’s Department. The community is staffed by 2 officers that are responsible for maintaining law and order within the city, ensuring public safety, and preventing and investigating criminal activities. Their services include Patrol and Law Enforcement, Emergency Response, Investigations, Community Policing, Traffic Control, Crime Prevention and Public Safety Education. All emergency services in Redfield play crucial roles in safeguarding residents, responding to emergencies, and promoting a secure and cohesive community environment.

Emergency Medical Services: The Redfield Emergency Medical Services are staffed by licensed emergency medical services professionals and continually assure that the residents of Redfield have effective and fast responding medical services for emergency medical needs. These services include emergency medical transport, on-site medical response and action, and guided

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medical action steps while in transit. The Redfield Emergency Medical Services provide an invaluable service to protect the health and welfare of the City of Redfield residents and visitors.

Solid Waste Disposal and Recycling

Redfield is served by a private waste collection service that is partnered with the City of Redfield to accommodate the needs of the community. AJS Sanitation provides solid waste removal and recycling services for the City of Redfield.

These infrastructure and utility systems collectively support the daily life, economic activities, and overall well-being of the residents of Redfield, Iowa. The City of Redfield is well positioned to provide infrastructure and utilities for current and future growth. Its current capacity at 20% water, 20% Sewer, and 20% Stormwater indicates its capacity to grow with a potential market absorption rate of 70 housing units/year as well as commercial and industrial growth. Private utilities as well as municipal services have the ability to serve and expand growth concurrently, positioning the city of Redfield to attract development from the region.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN

CHAPTER 5: Transportation

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Introduction

A well maintained and planned transportation system allows for the movement of people, goods and services through a community which impacts levels of commerce, regional connectivity as well as safety. This transportation chapter will cover the current and future transportation needs of the city of Redfield.

Redfield’s transportation networks have traditionally been designed and planned out through the lens of place of origin and final destinations; however, Redfield understands that the quality, experience, ease of use, and safety of a transportation network means as much as reaching your destination. Ease and safety of travel, regardless of mode, plays a significant role in the overall success of City mobility. As such, the City of Redfield is committed to working with local stakeholders, Dallas County, and the Iowa Department of Transportation to ensure the continued pursuit of an exceptional, multi-modal transportation system accessible to all ages, abilities and means.

Additionally, the presence of County Road - F60 (Old Highway 6), Raccoon River Valley Trail, and close proximity to the Des Moines Metropolitan Area, uniquely places Redfield in a position to utilize alternative means of transportation for increased connections into and out of the community. The city of Redfield recognizes that the Raccoon River Valley trail brings in visitors and is used for transportation into the Des Moines Metro. Enhancing the trail can augment economic activity and further connect the community to the metropolitan area. Understanding the connectivity between Highway 6 and I-80 positions Redfield for growth and expansion that is pivotal for residential, commercial, and industrial growth within the community.

Trends and Challenges

Major Trends and Opportunities

Derived from steering committee sessions, community surveys, and public engagement events throughout the planning process, a spectrum of notable transportation trends has emerged, encapsulating all modes of movement within and around Redfield. A recurring theme underscores the closely-knit nature of the Redfield community, fostering the notion that navigating via alternative transportation methods should prove convenient and effective. The potential for diversifying transportation options has materialized, with the prospect of harnessing the Raccoon River Valley Trail offering not only scenic exploration of the southern and western city sections but also facilitating travel between Redfield and the Des Moines Metro area, a reciprocal boon for tourism. Simultaneously, an awareness has crystallized that despite room for growth, various transportation modes remain underutilized due to the prevailing reliance on personal vehicles for both local and outbound travel.

Both within the city limits and its periphery, abundant prospects wait for enhancements to the transportation framework to cater to residents and visitors of all generations and abilities. These discernible trends, cultivated through the planning process, predominantly center around the transportation ecosystem within the community and include the following key points:

- County Road - F60 (Old Highway 6) is a major anchor point to connect to I-80 and the overall Des Moines Metropolitan Area
- Over 96% of community survey respondents stated that they drive alone as their most common and main form of transportation within and out of the community
- The short distances across the city of Redfield create an opportunity to enhance and encourage walking, biking, and other forms of alternative transportation within the community
- In partnership with Dallas County, a county bus route would be supported in Redfield as residents stated on the community survey that they'd be interested in increased diversity in options of transportation within the city of Redfield and to the Des Moines Metro
- Roadways have consistently been in fair condition

Challenges

The transportation challenges confronting the city of Redfield mirror issues encountered by numerous rural communities across Iowa, as they grapple with modernizing, accommodating, and advancing their transportation systems. Throughout the planning process, the importance of addressing transportation, roadways, sidewalks, and the Raccoon River Valley Trail has been underscored within the framework of the Comprehensive Plan.

The prevailing challenges associated with transportation in Redfield revolve around three key aspects: expanding transportation infrastructure to accommodate future growth, establishing an interconnected network of sidewalks spanning the community, and fostering a culture of multi-modal transportation adoption among residents.

Central to these discussions, sidewalks have emerged as a focal point, offering safe avenues for non-motorized travel throughout the city. Currently, they either languish in disrepair or remain absent in several areas. Addressing these challenges not only promotes non-motorized travel but also capitalizes on the existing infrastructure, amplifying its utility across various city sectors.

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However, the specter of County Road - F60 (Old Highway 6) looms as a potential hurdle to development and industrial expansion in Redfield. Crossing this highway necessitates substantial roadway infrastructure enhancements and other complementary advancements. This could pose a long-term growth challenge for the city, particularly for established industries within Redfield.

Considering the city's future, residents, the steering committee, and focus groups most frequently highlight the following challenges as pivotal:

- Sidewalks are in poor condition and have several gaps throughout the community that lead people using an alternative form of transportation to be on roads
- New developments within the community would need significant roadway infrastructure to be implemented
- County Road - F60 (Old Highway 6) can be considered a barrier on the south and east sides of the community if expansion were wanted for the Industrial sector of the community
- Getting buy-in and encouraging multi-modal transportation will be a comprehensive effort of infill development, infrastructure, and new or updated policies to allow and provide access to amenities in the community

The trends, opportunities, and challenges outlined here serve as a crucial foundation for shaping the objectives and actionable strategies required to realize the transportation system envisioned by the city of Redfield. These trends delineate the aspirations of the community and provide a roadmap for effectively attaining each of these objectives.

Transportation Goals and Actions

1. **Increase Pedestrian Connection.** Improve and expand the sidewalks that are available around Redfield to create a smooth connectivity throughout the community.
2. **Provide Trail Accessibility.** Improve and expand the trail system around Redfield along with being more connected to regional locations in the County and area.
3. **Sustain Roadway Accessibility.** Improve the conditions of the roadways and crossings to create easy use and access to all parts of Redfield.
4. **Promote Economic and Financial Viability.** Support planning of neighborhoods and roadway connections to create efficient and cost-effective improvements, increase commercial activity and travel in Redfield.
5. **Ensure Accountability.** Monitor and evaluate the implementation of this plan by providing regular progress reports to the City's elected and appointed officials.

Goal 1: Increase Pedestrian Connection.

Improve and expand the sidewalks that are available around Redfield to create a smooth connectivity throughout the community.

Action 1. Stitch together Redfield’s existing trail network to form an extended, continuous trail system. As new development, utility expansion, and annexation opportunities arise, consider how they may support trail connectivity and expansion.

Action 2. While infill development occurs, ensure connective infrastructure is developed for safe and comfortable walking and biking between origins and destinations. Infrastructure in this manner could include sidewalks, bike facilities, multi-use trails, and pedestrian alleys.

Action 3. Establish and adopt a Pedestrian Connectivity and Wayfinding Plan and update when deemed necessary and appropriate to give Redfield an image.

Action 4. Amend City zoning and subdivision codes to require pedestrian connections between subdivisions during the planning process and to adjacent uses wherever appropriate.

Action 5. Design trails and sidewalks to allow space for pedestrians and cyclists to pass one another.

Goal 2: Provide Trail Accessibility.

Improve and expand the trail system around Redfield along with being more connected to regional locations in the County and area.

Action 1.: Establish a Wayfinding and Signage Plan that denotes all trail access points and crossings to establish a presence of the Raccoon River Valley Trail within Redfield

Action 2. Develop all future trail crossings and connections with ADA requirements to make the trail and future trails accessible to all residents and visitors of all abilities.

Action 3.: Expand the current trail network to encompass the city of Redfield and provide all residents with an entrance that is comfortable and easy to access.

Action 4. Determine and plan for widening the trail and future trails for easy travel and use for bikes and pedestrians alike. Develop as the city seems fit to do so and when is appropriate.

Goal 3: Sustain Roadway Accessibility.

Improve the conditions of the roadways and crossings to create easy use and access to all parts of Redfield.

Action 1. Support an appropriate hierarchy of streets and facilitate the connectivity of adjacent land uses.

Action 2. Require development to incorporate pedestrian crossings that include ADA compliant ramps for accessibility of people of all abilities.

Action 3. Ensure that all intersections are properly lit.

Action 4. Widen roadways with sub-standard lane widths.

Action 5. Inventory and improve locations where sight distances may be impaired. Utilize this information to develop sight studies and address issues with sight while in and around traffic on the roadways.

Action 6. Address bike and pedestrian facilities when reviewing roadway designs and encourage the inclusion of these facilities such as seating areas, covered areas, bike parking, etc.

Action 7. Educate citizens about proper use of sidewalks, trails, shared-use paths, and bike lanes.

Action 8. Investigate using raised crossings, pedestrian curb extensions and other traffic calming and pedestrian safety devices where high pedestrian travel is expected.

Action 9. Study, protect, enhance, widen, acquire, and preserve Rights of Way, as appropriately identified in various long-range plans, to protect roadway corridors.

Goal 4: Promote Economic and Financial Viability.

Support planning of neighborhoods and roadway connections to create efficient and cost-effective updates and travel in Redfield.

Action 1. Continue to pursue grants to leverage local dollars for larger improvement.

Action 2. Ensure that infrastructure is installed properly along with updating design standards to require roadway and trail infrastructure that is of higher quality and lasts longer.

Action 3. Identify nodes, areas, and neighborhoods that need reinvestment in the community and can aid in future projects. Also, prioritize filling gaps in the network before upgrading an existing sidewalk or path, when possible.

Action 4. Ensure that funding is secured for long-term maintenance of roads, paths, trails, bike paths, sidewalks, and greenways.

Goal 5: Ensure Accountability.

Monitor and evaluate the implementation of this plan by providing regular progress reports to the City's elected and appointed officials.

Action 1. Create a Capital Improvement Plan that sorts the transportation project needs for the community and provide timely project status updates for the capital improvement plan to the City Council.

Action 2. Discuss and advertise infrastructure projects regularly via the City website, social media and other avenues as deemed necessary and appropriate.

Roadway Functional Classification

The roadway functional classification is a classification of roads that applies to all roadways within the state of Iowa by the Iowa Department of Transportation (Iowa DOT). These classifications pertain to the

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intensity of use on the roadways based upon the number of vehicles that utilize that roadway at a given time. These ideas can be measured in different ways such as Average Annual Drive Time (AADT) or Average Drive Time (ADT) pertaining to a certain time frame at peak hours in the morning and evening.

The city of Redfield does not have all of the classifications of roadways within or around the community. The community is made up of mainly local and collector functional classification roads with a principal arterial roadway near the community. Each of these functional classifications is defined below and can be seen as it pertains to the city of Redfield on the map that follows the definitions.

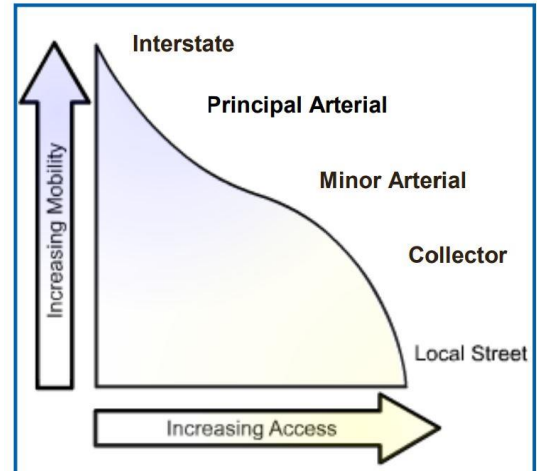


Figure 21: Mobility vs. Access for Roadways

Interstate is the most intense out of the arterial roadways and is intended to serve large amounts of traffic for long distances with very little direct access on the roadway.

Principal Arterial are major highways of regional and statewide significance intended to serve large amounts of traffic traveling relatively long distances at higher speeds. Direct property access requires careful management to preserve traffic mobility and avoid creating unsafe and congested traffic operations.

Minor Arterial interconnect with and augment the principal arterial system. Minor arterials distribute traffic to smaller geographic areas providing service between and within communities. Development connections to the arterial need to be managed so as to not adversely affect their traffic movement function.

Collectors provide both access to land uses and traffic circulation within residential, commercial, and industrial areas. The collector system distributes traffic from the arterials through the area to the motorist's ultimate destination. Conversely, collectors also collect traffic from local streets in residential neighborhoods and channel it into the arterial system.

Local streets comprise all facilities that are not collectors or arterials. Local streets function to provide direct access to abutting land and to other streets

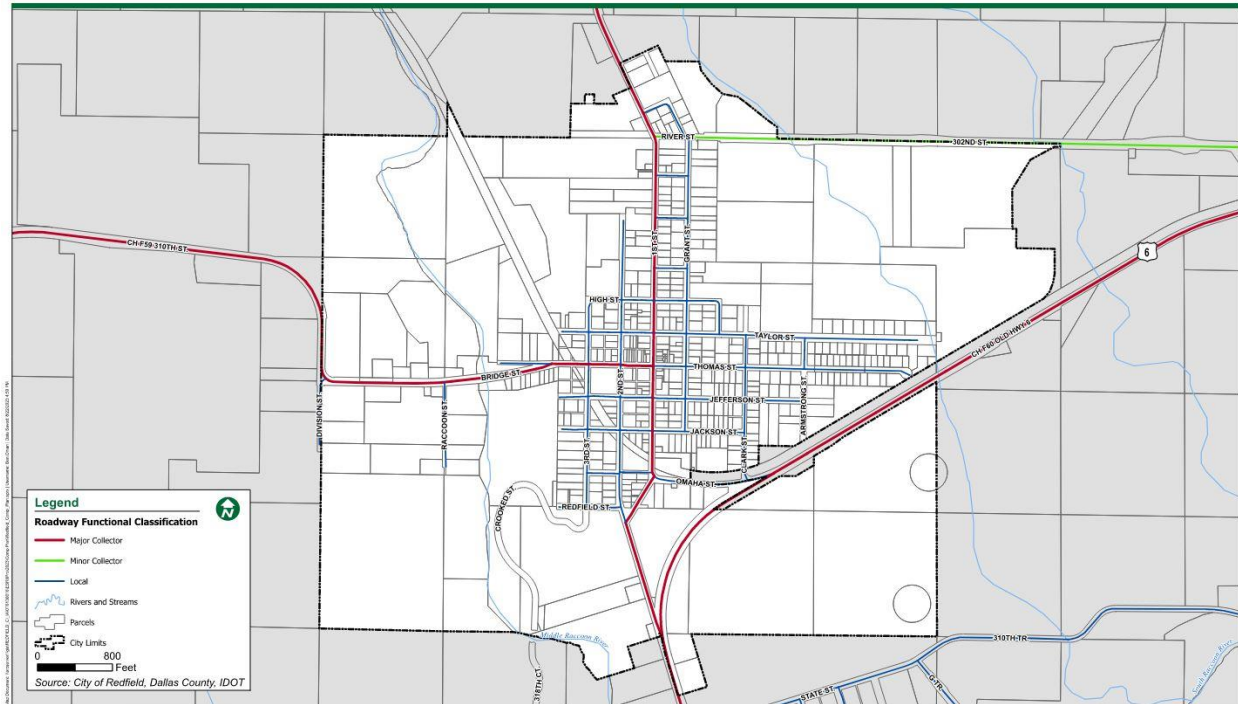


Figure 22: Redfield, IA Roadway Functional Classification Map

Roadway Jurisdiction

The Iowa state highway system classifies roadway jurisdiction based on the primary owner and user of each road. These classifications fall into three distinct categories: State Highway, County Highway, and City or Municipal roadway.

These categories determine ownership as follows: State Highways are owned by the state of Iowa, County Highways by the respective Iowa county in which the highway is situated, and City or Municipal roadways within the jurisdiction of the specific municipality, corresponding to its boundaries. In the city of Redfield, there is a network of municipal and city roadways, as well as a County Highway that passes through the community. While Redfield lacks State Highways directly adjacent, there are State Highways in close proximity to the city. The accompanying map illustrates the locations of these roadways and their respective jurisdictions.

The classifications of State Highway, County Highway, and City or Municipal roadway in Iowa are closely related to the functional classification of roads, which includes major collector, minor collector, and local roads. These functional classifications determine the role and purpose of each road within the transportation network. Here's how they relate:

1. **State Highway and Major Collector:** State Highways typically serve as major arterial routes, connecting major cities and regions within the state. They often align with major collector roads at the local level, and both are designed to carry significant traffic volumes over longer distances. Major collectors play a crucial role in funneling traffic from local roads and minor collectors onto State Highways.

2. **County Highway and Minor Collector:** County Highways generally serve as connectors between various parts of a county, providing transportation between towns and cities. In the context of local roads, minor collectors act as intermediary routes between local roads and County Highways, facilitating traffic flow from smaller, local areas to the county-wide network.
3. **City or Municipal Roadway and Local Roads:** City or Municipal roadways are localized streets within a city or town, primarily designed to serve local traffic needs. These are akin to local roads, which are typically residential streets, cul-de-sacs, and smaller roads that serve neighborhoods and communities within a city or municipality.

In summary, the State Highway, County Highway, and City or Municipal roadway classifications correspond to higher-level roads with broader jurisdictions, while the major collector, minor collector, and local roads pertain to the functional classification of roads within these different jurisdictions, determining their roles and usage within the transportation network.

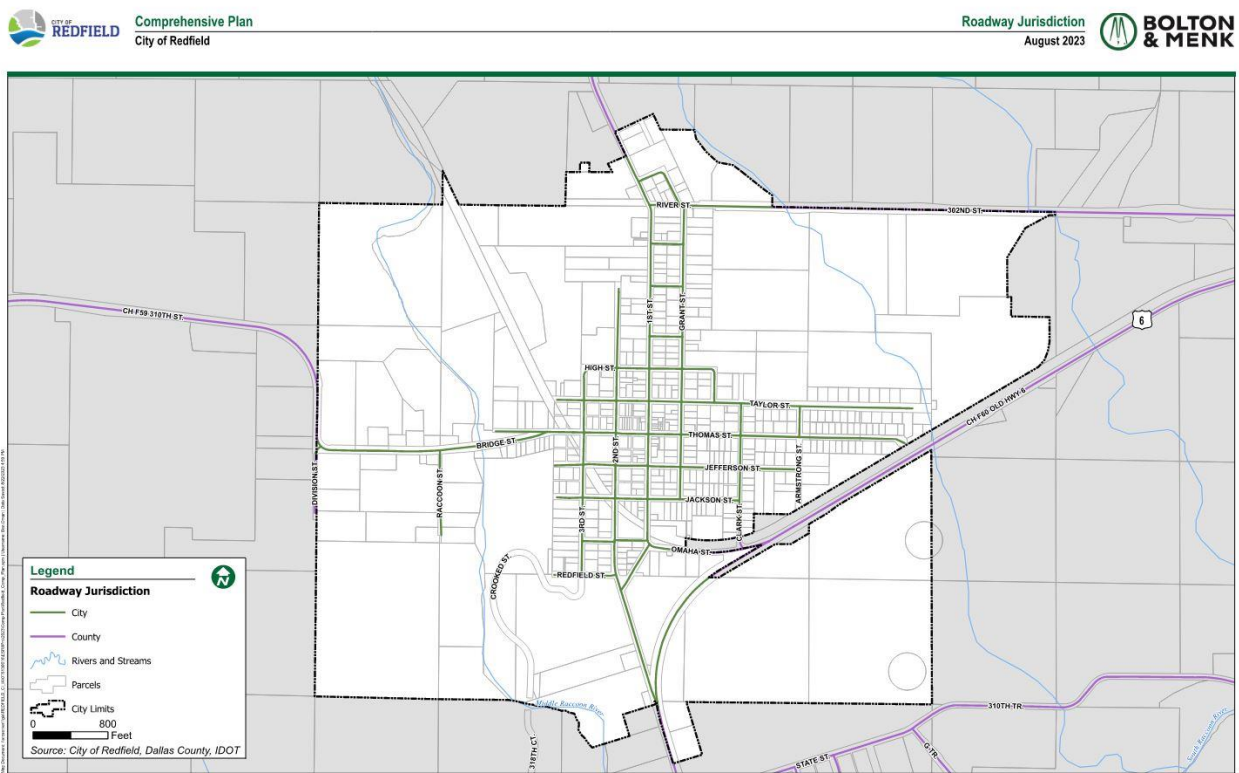


Figure 23: Redfield, IA Roadway Jurisdiction Map

Crash Data Analysis

A critical aspect to consider regarding Redfield's transportation system is its safety. Assessing the safety of the current transportation infrastructure and the various modes of transportation used by both residents and visitors is essential for identifying areas that require attention, updates, and improvements.

Crash data analysis involves examining accident reports from different locations and intersections within the community. This data is then compiled to create a visual representation, revealing the most frequent locations for vehicle accidents, which can range from car-to-car collisions to incidents involving

pedestrians and vehicles. This information holds significant importance as it highlights the most hazardous areas within the community and the frequency of these accidents. While these incidents can occur for various reasons, pinpointing their locations allows for in-depth study and investigation to determine the causes and implement measures to enhance safety for all individuals traveling within the community.

The crash analysis map, presented below, provides a comprehensive overview of the locations where these incidents have occurred most frequently within the city of Redfield.

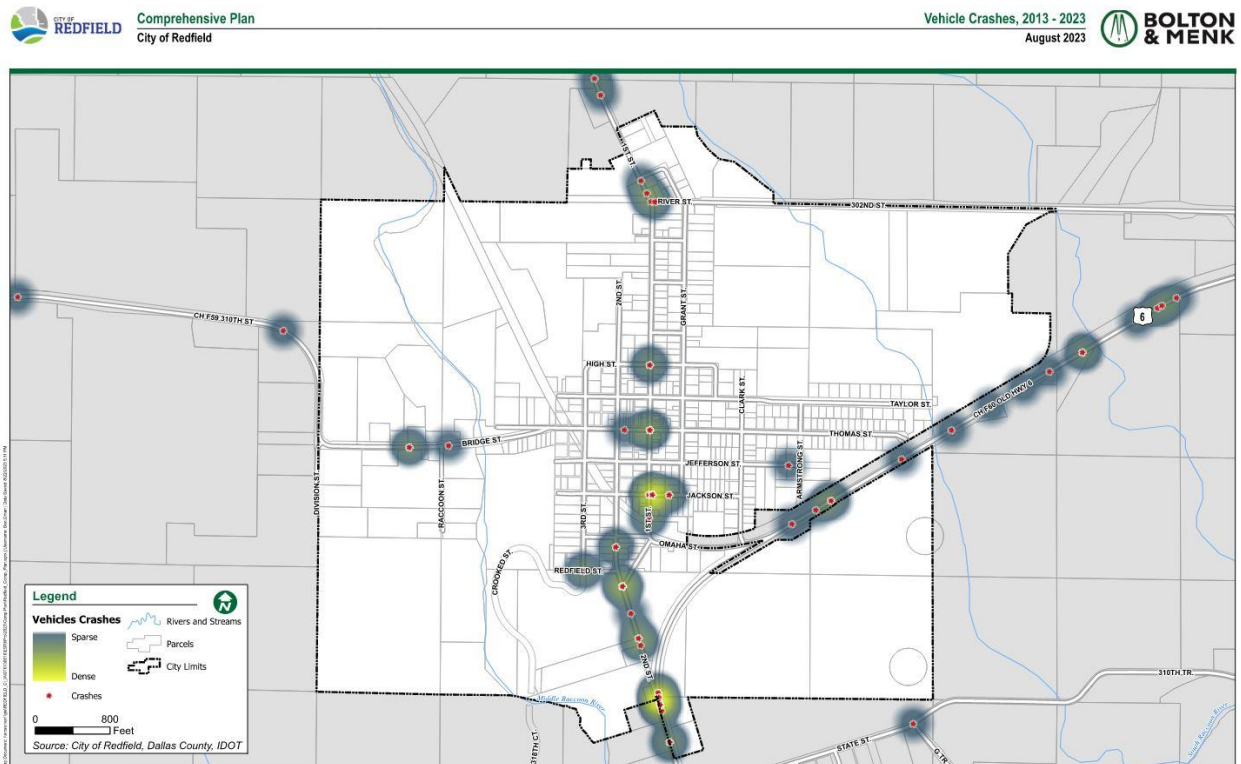


Figure 24: Redfield, IA Crash Analysis Heat Map

Alternate Modes of Transportation

Beyond personal cars, a variety of transportation options are available, including walking, biking, electric vehicles, scooters, and more. Embracing these diverse modes of transportation empowers residents to make healthier choices, utilize the resources at their disposal, and explore their community and neighboring areas more effectively.

Regrettably, certain transportation alternatives are currently absent within Redfield. Public transportation, such as bus routes, is not currently accessible to the community and its residents. Presently, private vehicle usage surpasses the demand, but it may become a vital necessity in the future. There are commendable instances of rural communities partnering with their respective counties to establish bus routes, like the Osceola County Express Van in collaboration with Sibley, IA, which offers cost-effective travel within Sibley and neighboring communities. The adoption of such a system could yield substantial benefits for the community and promote a wider range of alternative transportation options.

Exploring partnerships with Dallas County, Des Moines Area Regional Transit, and other relevant entities could facilitate the expansion of alternative transportation solutions within and around the city of Redfield, IA.

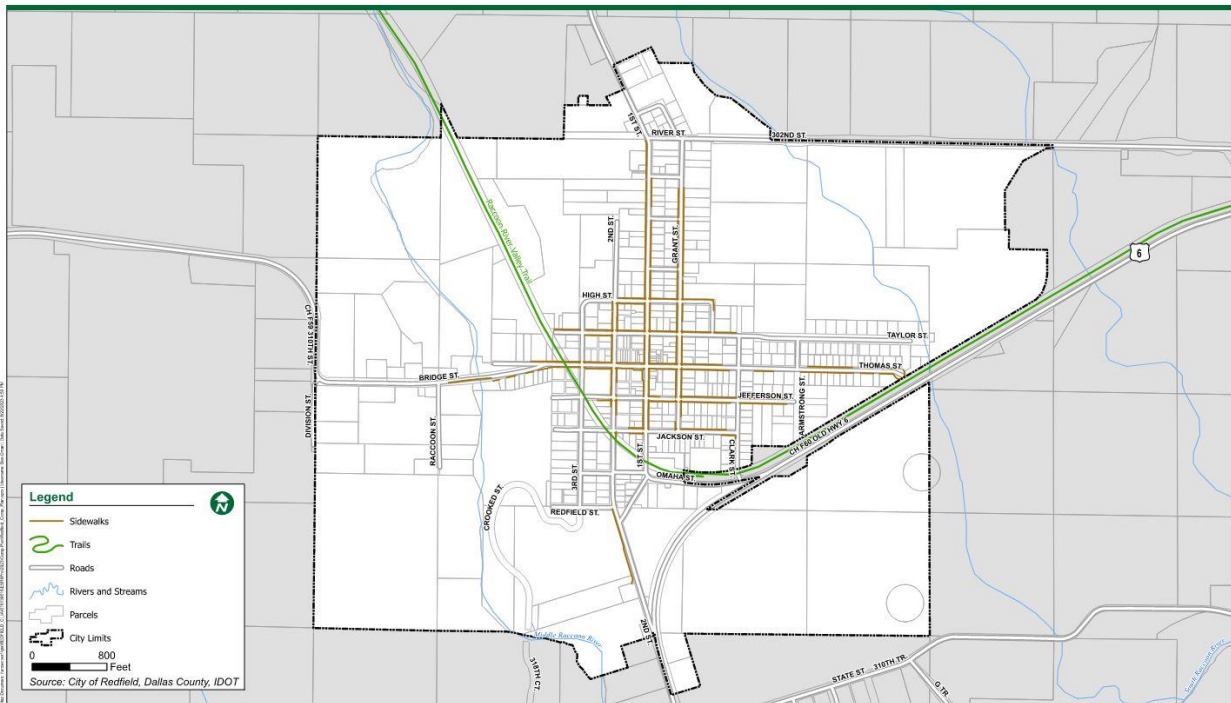


Figure 25: Redfield, IA Trail, and Sidewalks Map

In Redfield, Iowa, the inclusion of well-maintained trails and sidewalks plays a pivotal role in enhancing the community's accessibility and promoting a healthier, more active lifestyle. These pedestrian-friendly pathways offer a safe and convenient means of traversing the town, connecting various neighborhoods, parks, and essential amenities.

The Raccoon River Valley trail, in particular, stands as a scenic gem in Redfield, offering a delightful route for walkers, joggers, and cyclists. This trail not only serves as a source of recreation but also as a conduit for exploration, allowing residents and visitors to immerse themselves in the natural beauty of the area while enjoying a physically active lifestyle.

The network of sidewalks further contributes to the overall appeal of Redfield. These well-planned walkways not only ensure pedestrian safety but also encourage residents to embrace greener, eco-friendly modes of transportation. They make it easy for people to access local shops, schools, parks, and other community resources without relying solely on motor vehicles.

Together, these trails and sidewalks exemplify Redfield's commitment to promoting a vibrant, active, and interconnected community, where residents and visitors alike can enjoy the outdoors and explore the town's offerings with ease.

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The vitality of various transportation modes is paramount for enhancing community connectivity and facilitating mobility. Ensuring that the transportation system remains current and adaptable to evolving needs sustains the overall connectivity and accessibility of the community. Prioritizing the ease of travel for both residents and visitors within Redfield through roads, the Raccoon River Valley trail, sidewalks, and other transportation options fosters a multi-faceted approach to mobility and contributes to the expansion and development of the community.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN
CHAPTER 6: Economic Development

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Introduction

The purpose of the Economic Development section is to present Redfield’s opportunities and challenges in creating jobs, wealth and improving quality of life. In addition, this section outlines strategies for increasing quality employment opportunities, strengthening tax base, and providing commercial goods and services to residents.

Commercial areas provide convenient access to daily goods and services needed by residents. Redfield contains within its downtown and surrounding areas, nodes of commercial businesses providing services to its community. However, this commercial industry is supplemented by the location of Redfield within the Des Moines Metropolitan Area. Its proximity to the Greater Des Moines area means easy travel for services and necessities not provided directly within the community. Redfield has developed a niche market that is compiled of basic service industry amenities such as restaurants, convenience goods, and a small number of general services. This is likely due to the general retail that is done outside of the community within the Greater Des Moines area’s larger assortment of big box stores and available services. The businesses currently located within Redfield build the downtown and small commercial corridor that exists, adding to the character of the community.

Commercial is not the only form of economy that exists within a community. Industrial commerce and work can greatly contribute to aspects that build up a community’s economy such as bringing large workforces, manufacturing goods and services to provide to the community, and bringing needed traffic to the community from other communities. The industrial zoned areas within Redfield that are located along County Road - F60 (Old Highway 6) and Bridge Street are prime examples of industry within the community. Providing a large number of jobs between the Heartland Co-Op Redfield Elevator and SCG pipeline manufacturer and large areas for tax base for the community, the industrial sectors of communities provide immense value towards the economic development of Redfield. Industrial areas continue to generate high quality jobs and tax base for a diversity of industrial uses, including small and

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mid-sized locally owned companies as well as large national and global industries with unusual requirements for rail, outside storage, power, steam, and broadband infrastructure.

Both commercial and industrial properties provide an important source of revenue to local units of government based upon the structure of Iowa's, and more specifically Dallas County's, property tax system. A typical Redfield residential property valued at \$115,000 will yield roughly \$1,990 in total property tax. By comparison, a commercial or industrial property of a similar value will on average yield 27% more in total property tax. This shows direct value to commercial and industrial properties within a community.

Trends and Challenges

Commercial Trends and Challenges

Commercial trends seen within Redfield, based upon information collected from City Staff and the public, show that many of the daily services needed by residents are outsourced to the Des Moines area. Respondents to the community survey said that 96.5% of them shopped for daily necessities outside of Redfield weekly or more frequently. This dependency on the Des Moines commercial nodes opens an opportunity for increased commercial presence within Redfield for the residents. Throughout the planning process, residents have commented on daily services that would be wanted within the community. The comments made were to provide services like more restaurants/coffee shops, grocery stores, retail stores, hardware/car repair, pharmacy, and other small businesses. There is an opportunity to provide more services and amenities to the community that would be supported by residents. Understanding, capitalizing, and attracting these types of businesses into the community will better the quality of life and create a commercial market for further development, increasing the revenue of the community.

There are challenges to commercial development within rural communities similar to Redfield. Growth is a direct factor for economic development and healthy growth is needed to continue to improve, provide, and attract new businesses and industries to an area. Based upon the community survey and other input, the largest challenge is maintaining the character of Redfield and its small town, rural feel while increasing amenities available to the residents. To increase business options and availability takes workforce, population growth, land availability, growth, and housing. These build to creating economic development in Redfield.

Some of the major trends that have surfaced based upon the planning process have to deal with economic development within the community for commercial areas. These trends lean towards:

- Need for more amenities and services within the community
- Close proximity to Des Moines makes it difficult to support many businesses within the community since many residents work in the Des Moines Metro
- Lack of wanting to grow makes it difficult to gain the workforce and population needed to support more local and small businesses within Redfield
- The downtown district and other commercial nodes are surrounded by residential and have little redevelopment and infill opportunities for new businesses and commercial services

Industrial Trends and Challenges

The industrial sectors that are located within Redfield are concentrated in the south and far west of the community. These areas hold one or two businesses that are considered industrial. With the community being connected to County Road - F60 (Old Highway 6) and through that I-80, there is ample opportunity to expand the industrial commerce in the area. Connecting to major highways and the interstate allows for easy transportation of manufacturing materials or other goods. The placement of Redfield on these major thoroughfares and near the Des Moines Metro makes it a prime location for increased industrial activity. Through the planning process and the community survey, comments were gathered as seeing this as a potential increase in employment within Redfield to bring in more residents. Seizing the opportunity and increasing the industrial sector in and around Redfield could lead to positive outcomes of population growth, business development, and an increase in available services and amenities.

The challenges that come with increasing the industrial sector of businesses within the community pertain to the strain on the infrastructure of the community and development areas. Industrial businesses utilize a large quantity of infrastructure, whether that is water, electricity, gas, or disposal of materials. A main challenge of increase in industries is making sure that the community can handle the needs of the business on their infrastructure. Development is another challenge as development for Redfield would require greenfield development or development across the highway, making the area difficult to access from the community. These would have the added impact of extension of services and roads to accommodate the location of the industrial expansion within the community.

The most commonly identified industrial trends when thinking about the future of the city of Redfield by the residents, steering committee, and focus groups lean towards:

- Industrial businesses bring in a large workforce that invests within the community and can benefit Redfield in many ways such as creating population growth, building a new tax base, and much more
- New developments within the community would need significant roadway, utility, and services infrastructure to be implemented
- County Road - F60 (Old Highway 6) can be considered a barrier on the south and east sides of the community if expansion were wanted for the Industrial sector of the community

The trends, opportunities, and challenges identified here are a necessary point in creating the goals and action steps to reach the future that the city of Redfield sees for businesses and industries. These trends define the goals wanted by the community and evaluate how to best achieve each of those goals.

Economic Development Goals and Actions

Commercial Goals and Actions

6. **Marketing and Communication.** Continue to thoroughly communicate Redfield's advantageous commercial opportunities for small businesses wanting to be located in a quaint and welcoming rural Iowa community.
7. **Diversity and Expansion.** Improve, expand, and diversify the commercial district within Redfield to make the businesses in the community serve the residents in both their day-to-day needs and new niche desires for goods and services.

Goal 1: Marketing and Communication.

Continue to thoroughly communicate Redfield’s advantageous commercial opportunities for small businesses wanting to be located in a quaint and welcoming rural Iowa community.

Action 1. Create and regularly update marketing materials to ensure that surrounding communities in the region know about opportunities within Redfield.

Action 2. Partner with current business owners in the community to get their story on working within Redfield and promote those stories for why joining the community is a positive.

Action 3. Develop and provide assistance programs to redevelop and infill commercial buildings for new businesses to come into.

Action 4. Participate in the Downtown Street Revitalization Program within the State of Iowa to develop an image for the commercial district within Redfield.

Goal 2: Diversity and Expansion

Improve, expand, and diversify the commercial district within Redfield to make the businesses in the community serve the residents in both their day-to-day needs and new niche desires for goods and services.

Action 1.: Review and revise the City’s zoning code to allow for more diverse businesses and uses within the commercial districts to attract different amenities and services to the community.

Action 2. Develop a commercial streetscape signage and wayfinding plan to give the commercial district and downtown a unique sense of place.

Action 3.: Develop an incentives program or utilize existing Iowa incentives for development of healthier and sustainable downtown and business districts within communities.

Action 4. Partner with business owners to assist with expansion and development of businesses within the community.

Industrial Goals and Actions

- 1. Build.** Leverage industrial land and infrastructure assets to build tax base and quality employment growth.
- 2. Services, Utilities, and Infrastructure.** Ensure the industrial areas and expansion areas have ample utility (e.g., water, sewer, fiber, power, telecommunications) and street infrastructure in place.
- 3. Sense of Place.** Encourage and foster a sense of place specific to the industrial sector that is cohesive with and enhances Redfield’s identity, enhances business visibility, and supports talent attraction.

Goal 1: Build.

Leverage industrial land and infrastructure assets to build tax base and quality employment growth.

Action 1. Identify and develop a long-range plan for industrial development for the future of Redfield.

Action 2. Align land sale, zoning, design standards and incentive policies to reflect the long-term market and land development strategies for the industrial sector, including job creation and tax base goals.

Action 3. Work to develop an “Industrial/Business Park” identity for the area identified for expansion of industrial sector businesses in or around Redfield. Market that area as such to potential companies.

Goal 2: Services, Utilities, and Infrastructure.

Ensure the industrial areas and expansion areas have ample utility (e.g., water, sewer, fiber, power, telecommunications) and street infrastructure in place.

Action 1. Review and update current utilities and infrastructure to accommodate future growth within the industrial sector of the community

Action 2. Seek and apply for funding that updates various utilities, roadways, and develop plans to do so.

Goal 3: Sense of Place.

Encourage and foster a sense of place specific to the industrial sector that is cohesive with and enhances Redfield’s identity, enhances business visibility, and supports talent attraction.

Action 1. Develop an Industrial/Business Park Overlay district that does not encumber but assists with the development of new businesses and industrial developments in Redfield.

Action 2. Develop and create high-quality signage that accentuates the industrial sector and gives the area its own sense of place within the community.

Market Analysis

Economic development and growth in a community are intricately tied to market conditions, needs, and opportunities. A comprehensive market analysis serves as a vital tool to assess the current state of a community, including its employers, industries, educational institutions, and more. Such an analysis provides valuable insights into the community's economic landscape, helping to chart a path for business growth and overall development.

In the case of Redfield, a small, rural community, the existing economic landscape primarily comprises small local businesses, mom-and-pop shops, and some convenience retail stores like Dollar General. Additionally, industrial businesses related to transportation, shipping, and manufacturing play a significant role in the community. These industrial and commercial enterprises serve as key employers

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and contribute to defining the commercial and industrial districts of Redfield. An in-depth examination of Redfield's economic profile reveals specific characteristics that influence its future economic development.

Retail establishments, providing essential goods and services, form a cornerstone of commercial development in Redfield. Notably, Dollar General, situated on the southern edge of town, serves as the primary convenience retail store in the community. While other commercial businesses with similar functions exist, their presence is relatively limited within Redfield.

During the planning process, one of the most frequently discussed topics pertained to the addition of new retail businesses. Residents expressed a strong desire for additional amenities and services, including grocery stores, clothing outlets, and specialized service and repair businesses. Presently, many residents travel to the Des Moines Metropolitan area for these services, encompassing areas such as West Des Moines, Des Moines, Johnston, Urbandale, and Clive.

Daytime Population The concept of a "daytime population" is essential when evaluating a community's potential for economic growth. This term refers to the population that remains within the community during typical working hours (estimated from 9 am to 5 pm) and does not commute to other locations for employment. Sustaining a significant daytime population means that residents both live and work within the community, thereby earning and spending their income locally. Conversely, communities that experience an outflow of their population during working hours risk losing potential capital that could otherwise be invested within the community.

Redfield currently faces a significant daytime population outflow, with many residents commuting to the nearby Des Moines Metro area for work due to its proximity. With Redfield on the perimeter of the Des Moines metropolitan area, residents drive to West Des Moines (approximately 25 minutes) and downtown Des Moines (approximately 45 minutes), a considerable amount of potential capital exits the community daily. Establishing job opportunities, new businesses, services, and attracting an increased resident population can help retain more capital within the community, thereby fostering healthy and sustainable economic growth.

Education serves as a critical factor in driving economic development within a community. Attracting and retaining individuals with formal education and specialized skill sets can lead to the expansion of amenities and services available to residents.

In Redfield, educational attainment levels align closely with the state of Iowa's average. Approximately 92.1% of the entire Redfield population holds a high school graduation degree or higher. Among Redfield residents, 29.2% have achieved both a high school graduation degree and a college degree (Associate's, bachelor's, or Graduate Degree). This high level of educational attainment positions the community well for the introduction of services and business practices that cater to residents' needs and desires.

Employers within Redfield encompass small businesses, industrial manufacturing, at-home occupations, and roles within the school district and government sectors. Major employers within and around Redfield include the Heartland Co-Op, SCG LLC, the West Central Valley Middle School, and various other businesses scattered throughout the community. While these entities represent significant

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employers within Redfield, many residents commute to the Greater Des Moines Area, working in diverse industries.

The principal employees in and around Redfield are primarily involved in industrial, manufacturing, and transportation sectors. These industries often thrive in rural communities situated near major highway corridors and interstates. Consequently, Redfield residents are employed across a wide range of industries, reflecting the diversity of the local workforce. Notable industries and their respective percentages of the population employed include:

- Retail Trade (14.6% of the population)
- Manufacturing (13.5% of the population)
- Finance and Insurance (8.7% of the population)
- Health Care and Social Assistance (8.7% of the population)
- Transportation and Warehousing (8.5% of the population)

Industrial Businesses are a significant employer and play a central role in Redfield's employment landscape. Economic development in Redfield has thus far been characterized by its emphasis on industrial and manufacturing sectors, which employ a substantial portion of the community's residents. To meet the evolving needs and desires of the community, future economic development should prioritize the expansion of convenience retail, general retail, and childcare services. As the population continues to grow, addressing these requirements will enhance the quality of life for Redfield residents.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN

CHAPTER 7: Parks and Natural Resources

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Introduction

Redfield’s expansive parks and natural resource system spans over 20 acres of land throughout the community, enriching residents’ lives. Natural resources and green spaces preserve native vegetation and safeguard vital water resources like the Raccoon River. Parks, winding trails, and pristine natural conservation areas are the cornerstones that shape and define our community’s character and elevate its overall quality of life.

Within Redfield, a collection of diverse parks and a scenic trail beckon residents to embrace the great outdoors and engage in healthy activities. Among these cherished outdoor havens are City Park, New Ireland Park and Storywalk, Hanging Rock Park, and the Raccoon River Valley Trail. These exceptional amenities serve as vibrant hubs for recreation, fostering active lifestyles and well-being within our community.

As Redfield continues its growth trajectory, the demand for additional parks, trail extensions, and enhanced amenities is expected to rise. Forward-thinking planning initiatives will be instrumental in preserving the high standards and accessibility of these cherished spaces for generations to come.

The City of Redfield remains committed to establishing an equitable, enriching, and interconnected system of parks, trails, and open spaces for the benefit of our residents and visitors alike. Like many burgeoning communities, Redfield is diligently exploring inventive, cost-effective approaches to fulfill the wants and needs of our residents and visitors while efficiently managing the intricacies of our budget. Furthermore, the community’s natural resources, often overlooked gems, are essential to Redfield’s identity. Enhancing facets related to natural resources and nurturing open spaces where native vegetation, waterways, and bodies of water flourish not only enhance the community’s appeal but also deepen the connection between our residents and the natural world. These natural resources

span every corner of our community and are a testament to Redfield's commitment to preserving the environment and promoting sustainable growth.

Trends and Challenges

Major Trends and Opportunities

Throughout the planning and extensive public engagement process, several significant trends pertaining to parks and natural resources have come to the forefront. These trends revolve around accessibility, user preferences, and the overall condition of our cherished parks and natural resource areas. The insights garnered from the community survey and various forms of public input have unveiled numerous positive trends that underscore Redfield's commitment to enhancing the quality of life for its residents.

One standout trend is the exceptional accessibility to parks and open spaces that every Redfield resident enjoys. This accessibility not only aligns with the state of Iowa's goal of ensuring that all community members can access a public park within a 15-minute walk but also surpasses the preservation efforts for Iowa farmland in rural and agricultural regions of the state. Redfield's achievement in this regard is a testament to its dedication to promoting health and recreation.

In recognizing these trends, Redfield is well-positioned to uphold and even expand upon its commitment to preserving natural heritage while enriching the lives of our residents through the development of new amenities within parks and open spaces. This balance between preservation and progress paves the way for a brighter and more vibrant future. The main trends that were discussed with city staff, steering committee members, and the public pertained to the following:

- Invest in new amenities to parks such as splash pads, upgraded playgrounds, picnic areas, site seeing spots, access to river locations, and more
- Preserve natural photography and camping areas for residents and visitors
- Build connections between parks and trail to have easy transition from one to another to diversify activities and create connections beyond the city

Challenges

Achieving a harmonious equilibrium among new development, amenity expansion, and the safeguarding of agriculture and open space poses a complex task in numerous rural communities across Iowa. Emphasizing the preservation of the community's distinct character, as articulated in the vision statement, is paramount to upholding its rural, small-town ambiance. This imperative introduces a challenge in the endeavor to introduce innovation and integrate new developments into the local parks and trail system.

The introduction of alternative forms of development further compounds the challenge, particularly in safeguarding areas of natural significance such as the Raccoon River and other floodplains. The central dilemma lies in fostering an environment where identified natural resource areas can flourish, allowing parks to evolve and better serve the community. This challenge has been duly acknowledged by the public, steering committee, and municipal staff, highlighting the need for strategic solutions to navigate these intricate dynamics.

Parks and Natural Resources Goals and Actions

8. **Grow Recreational Connectivity.** Support and grow recreational connectivity and access throughout the City, including trails, pedestrian facilities, and bike networks.
9. **Parks within Walking Distance.** Ensure all Redfield residents have a neighborhood park within walking distance of their home.
10. **Continue Increase in Programming.** Provide additional community park and athletic facilities to accommodate future programming, health initiatives, and available activities for the growing Redfield population.
11. **Focus on Natural Resources.** Expand the focus on natural resources throughout the park system and promote the construction and conservation of natural amenities.

Goal 1: Grow Recreational Programming.

Support and grow recreational connectivity and access throughout the City, including trails, pedestrian facilities, and bike networks.

Action 1. Coordinate with local stakeholders, city staff, and utility companies to identify inefficiencies and inequities within the parks and trail system to ensure all facilities are safe and available to use for all.

Action 2. Enhance the trail user experience by providing trail amenities, informational and wayfinding signage, and resting points at key locations throughout the community.

Action 3. Ensure that all parks are interconnected by either fully developed sidewalks or trails.

Action 4. Connect Redfield through the ease and availability of Parks and their interconnected trail and sidewalk system to promote non-motorized travel throughout the community.

Goal 2: Parks within Walking Distance.

Ensure all Redfield residents have a neighborhood park within walking distance of their home.

Action 1.: Establish park and open space dedication for new developments within the community to ensure that parks are included while the community is expanding and growing.

Action 2. Enhance trail connectivity throughout the City to ensure safe and equitable access to existing and future parks for all residents.

Action 3.: After creating and adopting a Capital Improvements Plan (CIP), budget for improvements to existing park facilities as part of the CIP process.

Goal 3: Continue Increase in Programming.

Provide additional community park and athletic facilities to accommodate future programming, health initiatives, and available activities for the growing Redfield population.

Action 1. Develop a future community park identification program that coincides with future developments to ensure that parks are available within walking distance of future residents.

Action 2. Explore other materials to be additions to current and future parks such as Astro turf for heavier use and low maintenance costs of playgrounds.

Action 3. Refine and expand on offerings throughout the park system to remain relevant and responsive to community desires.

Action 4. Increase programming options for teens, people with disabilities, and senior citizens.

Goal 4: Focus on Natural Resources.

Expand the focus on natural resources throughout the park system and promote the construction and conservation of natural amenities.

Action 1. Preserve existing greenways and natural areas, especially along the Raccoon River.

Action 2. Expand nature-based recreation programming and explore the addition of Naturalist and nature programming for the community.

Parks System

The existing parks system within Redfield consists of three separate parks that include Redfield City Park, Hanging Rock Park, and the New Ireland Park and Story Walk. These parks make up the recreation areas within the community along with the congregation areas for public events. These areas are important for connections between the physical community and community members.

The current park system is compiled of the three public parks that Redfield has. Each of these parks has different amenities and facilities to facilitate different activities. Each one of the parks is described in its location within the community along with the amenities it contains.

Redfield City Park is the central park within the community. It contains picnic areas, playground equipment, and multi-purpose fields for outdoor activity. This park is a centralized square that allows access on all sides of it for all residents.

Hanging Rock Park is the south-central park that spans the length of the Raccoon River that is within Redfield. This park is home to scenic locations for birdwatching, photography, and other activities such as fishing. This park is considered to be one of the destinations that brings visitors to Redfield.

New Ireland Park and Story Walk is a unique park that is located on the south-eastern side of the community. This park is along County Road - F60 (Old Highway 6) and not only has the amenities of an ordinary park, but also contains a story walk for visitors and residents to learn during their trips to, from, and through the park.

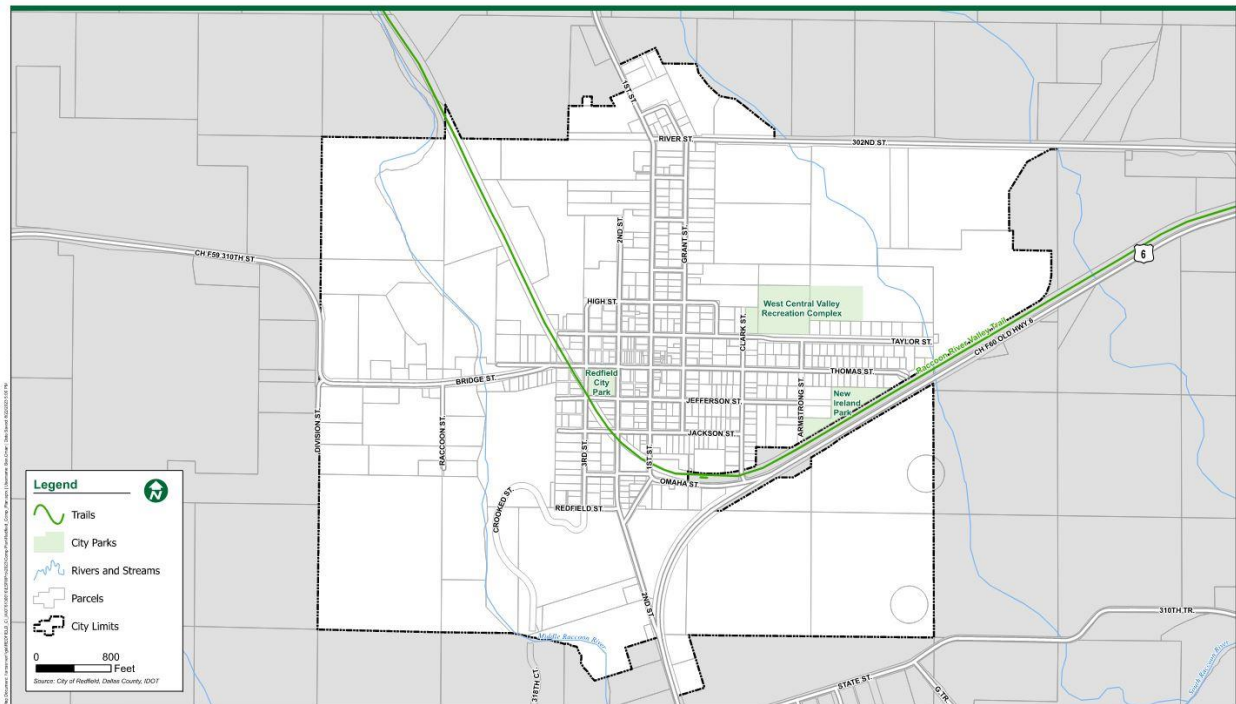


Figure 26: Redfield, IA Existing Parks, and Trail Map

Trail System

The trail system within a community is considered an alternate form of transportation when developed and utilized properly. The Raccoon River Valley Trail is a part of the Redfield trail system that encompasses the southern and western edge of the community. This trail goes through the community on these edges and also through Hanging Rock Park and other areas of the community.

The Raccoon River Valley trail is a part of the greater regional trail system that connects many areas within the region together. This trail connects Redfield with other communities within the Des Moines Metropolitan Area along with Linden and Panora. The regional trail system allows visitors to pass through Redfield and participate in events, festivities, and other public engagements in the community. Having this trail head within the community gives an opportunity for tourism within and around Redfield.

Proposed Future Extensions and Developments

Throughout the planning process, driven by extensive community input, there is a discernible demand among Redfield residents for specific developments. The envisioned enhancements to the community's parks and trails system primarily revolve around fostering connectivity, accessibility, and addressing future needs across all age groups.

A recurrent and prominent request pertains to the expansion of trails encircling the community. The emphasis here lies in establishing an interconnected network that facilitates easier access to the trail system. By rendering the trail network more accessible to residents and visitors alike, the community

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aims to promote alternative modes of travel, fostering greater interconnectivity. This initiative not only alleviates traffic congestion on roads but also promotes healthier lifestyles throughout the community. Integration of trail expansion into the existing Raccoon River Valley Trail, both within and around the City of Redfield, stands to benefit residents and enhance the overall visitor experience.

Additionally, there is a prevalent desire for the augmentation of parks programming through the establishment of a community center. This desire was expressed throughout the public input process for a large location for gatherings and community-held events beyond what is currently available in Redfield. Envisaged as a hub for activities catering to all age groups and abilities, the community center serves as a communal space for residents to converge. Beyond complementing existing parks and trails, this facility offers a venue for post-park events and serves as a destination for visitors from neighboring communities journeying to Redfield. Developing a facility such as a community center takes backing by the residents along with extensive planning and preparation for where it should be placed within the community. Developing a Community Center Master Plan and going through a the planning process for a venue or facility such as a community center is important to make sure all needs of the community are met with the amenities that are located within the structure.

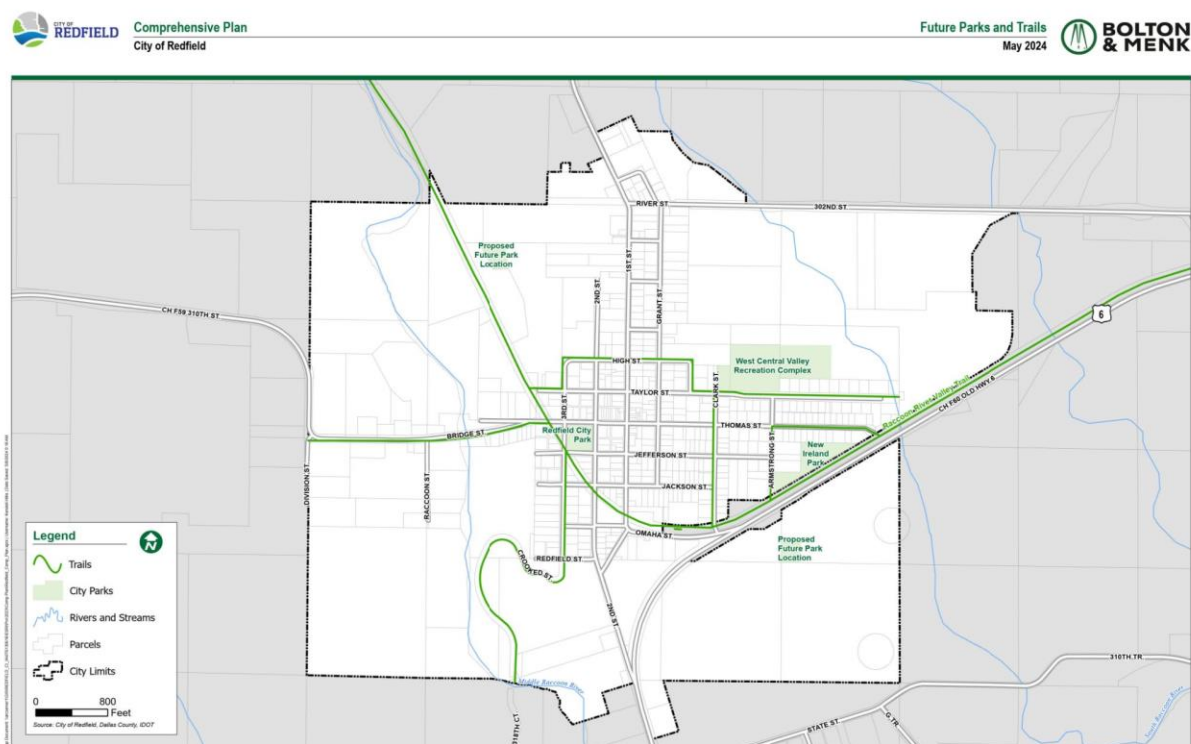


Figure 27: Redfield, IA Future Parks and Trails Map

The significance of a community's parks, trails, and natural resources extends beyond mere recreational and health benefits; these elements also contribute substantially to the identity and collective pride of the community. Fostering and preserving the equilibrium between outdoor recreation and the conservation of natural open spaces is crucial for the well-being of all communities. In Redfield, upholding this delicate balance, while concurrently facilitating opportunities for growth, will undoubtedly contribute to the continued prosperity of the community.

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CHAPTER 8: Community Facilities

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Introduction

Community facilities serve as the cornerstone of the City's commitment to enhancing the overall quality of life for its residents. These essential facilities offer a wide range of services and amenities that contribute to the well-being, health, and knowledge of the community. Among the community facilities are City parks, health and safety services, libraries, and government buildings.

In Redfield, a diverse array of community facilities plays a vital role in providing daily services to its residents. These facilities cater to a spectrum of needs, from health and recreational activities to essential day-to-day services. It's worth noting that not all community facilities are operated by governmental entities; some are managed by private organizations that significantly benefit the community by offering their space and services.

Redfield currently boasts numerous community facilities, including various community parks, the Raccoon River Valley Trailhead, the Redfield Public Library, the Redfield Historical Museum, American Legion Post 261, West Central Valley Middle School, and the Dallas County Conservation Area. Each of these establishments contributes to the unique character of the community and provides valuable amenities for its residents. The presence of these community services, along with the potential for additional facilities, enhances the range of activities and amenities available to Redfield's residents, thereby elevating their overall quality of life and well-being.

Trends and Challenges

Major Trends and Opportunities

Through discussions involving City Staff, the Steering Committee, and input from the public, several key opportunities and trends have emerged regarding community facilities in Redfield. These trends revolve around the desire to expand the range of available amenities and facilities for the community. Given Redfield's current development and potential for growth, there is ample opportunity to enhance community facility offerings.

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Currently, Redfield boasts a variety of community facilities that are highly popular among residents, including Hanging Rock Park, Redfield Dam, the Raccoon River Valley Trail, the Library, and the Redfield Historic Museum. These facilities not only serve practical purposes but also contribute significantly to the community's overall identity and how it is perceived by its residents.

With an increasing demand for additional amenities, the potential for expanding upon the existing community facilities becomes more apparent. One noteworthy idea that has gained traction is the development and incorporation of a community center that caters to activities and spaces for individuals of all ages. Such a center would serve as a focal point for residents from diverse age groups and backgrounds, fostering a sense of community unity and camaraderie.

Some of the major trends that have surfaced based upon the planning process pertaining to community facilities were:

- The want to increase the facility capacity within the community to provide areas for indoor activities and recreation
- The current community facilities are the most popular locations within the community and specifically pertain to the various community parks and library
- A community center would be a popular destination within the community and provide necessary health opportunities and a gathering place for all ages

Challenges

Developing and maintaining community facilities presents several challenges that need to be addressed. The most significant obstacle is securing the necessary capital to fund the construction and development of new facilities that can offer a wide range of services, amenities, and activities to benefit the residents. Additionally, gaining community buy-in for these developments, which can enhance the overall quality of life within the community, is another formidable challenge that emerged during the planning process for expanding or establishing new facilities.

Overcoming these challenges requires a strategic approach involving careful planning, effective marketing, and active participation from the public to determine what aligns with the unique character and needs of Redfield. It's essential to engage the community in discussions and decision-making processes to ensure that any new developments resonate with the values and aspirations of the residents. The most commonly identified challenges when thinking about the future of the city of Redfield by the residents, steering committee, and focus groups pertaining to community facilities were:

- Infrastructure expansion and utility capacity for more developments
- Maintaining the small town, rural feel of the community and not allowing for too much development that adds unnecessary strain on the community or changes its image away from the vision statement
- Getting community buy-in to develop more community facilities, such as a Community Center, that benefits all stages of life
- Maintenance on current and future community facilities, some seem to be in poor condition currently and would need to be addressed

These trends, opportunities, and challenges that were identified here are necessary in creating the goals and action steps to reach the future of Redfield. These trends define the goals wanted by the community and create steps to achieve each one.

Community Facilities Goals and Actions

12. **Maintenance and Care.** Address maintenance and care for current community facilities and provide updates to facilities as necessary.
13. **Future Expansion.** While improving current facilities and structures, identify future growth areas or expansions to those facilities and future growth areas for future development areas.
14. **Review and Policy.** Review City policy and guidelines for community facilities and streamline the process to promote future development to the community and entice developers to build in the community.

Goal 1: Maintenance and Care.

Address maintenance and care for current community facilities and provide updates to facilities as necessary.

Action 1: Develop and implement a Capital Improvements Plan to comprehensively outline the maintenance, upkeep, and necessary updates for existing Community Facilities and to ensure that these facilities continue to meet the evolving needs and expectations of the community.

Action 2: Evaluate the usage patterns of each community facility and establish priorities for maintenance based on conditions. Allocate resources efficiently to address the most critical needs first, ensuring that these facilities remain functional and appealing to residents.

Action 3. Plan future community facilities with the current and changing land use environments to create appropriate transitions near housing in the community.

Goal 2: Future Expansion.

While improving current facilities and structures, identify future growth areas or expansions to those facilities and future growth areas for future development areas.

Action 1. Identify areas for future development of community facilities that can support new neighborhoods and housing development.

Action 2. Consider updating the city code to require dedication of open space, parkland dedication, or community activity facilities within new developments.

Action 3. Integrate wayfinding elements between community facilities to establish a distinct sense of location and orientation for both residents within Redfield and visitors to the area.

Goal 3: Review and Policy.

Review City policy and guidelines for community facilities and streamline the process to promote future development and entice developers to build in the community.

Action 1. Review and update city policy to provide incentives to developments that support community camaraderie and provide space for all ages to participate in activities.

Action 2. Introduce policy that promotes adaptable development and strategic placement of community facilities, ensuring accessibility for all residents, especially in areas currently underserved by existing facilities.

Action 3. Provide opportunities that encourage versatile development and strategic siting of community facilities, ensuring accessibility for all residents, particularly in areas lacking adequate service from existing facilities.

Action 4. Manage requirements for community facilities and update policies and procedures to ensure maintenance of the properties.

Existing Community Facilities

Redfield currently boasts a variety of community facilities, each offering unique amenities and activity spaces to its residents. These facilities include parks, the Raccoon River Valley Trail, and city-supported services. Let's delve into each of these individually.

Redfield Community Library is a focal point of congregation for the community and is available for all types of activities beyond the traditional ones associated with a library. It provides these services in accordance with its own mission statement of "Redfield Public Library provides everyone access to information, self-education, and recreational pursuits."

Redfield Historical Museum was established in 2014 with the aim of preserving the community's history for the benefit of future generations of residents. The museum displays items, images, and figures that date back all the way to the 1920s to present day Redfield. One of the most well-known series of historical documents in the museum is the 1920s to 1990s collection of School Composite photos.

American Legion Post 261 is a post of the nationwide American legion group that has been supporting communities throughout the United States for generations. This American Legion Post 261 continues to be a venue for the residents of Redfield for events including the Saturday morning breakfast hosted by the Legion. This breakfast is open to all residents and visitors of the community and a great community event that is highly attended.

Redfield City Park is the most central park within Redfield and easily accessible to the majority of the community. This park has shelters with picnic areas, basketball court, horseshoe pit, and playground amenities.

New Ireland Park and Story Walk is a newly developed and unique parkscape within Redfield. It is located at the south end of the community along Armstrong Street and has a Storywalk as its focal point. This Storywalk covers aspects of the community, both natural and built, that educates residents and community members alike.

Hanging Rock Park is not only one of the most well-known parks in Redfield, but also one of the most well-known parks in Dallas County. It spans 469 acres in size next to the Raccoon River and is steeped in history. It holds many amenities and allows for several activities to take place such as Fishing, Hiking, Biking, and a reservable shelter for events.

West Central Valley Middle School is the education building that resides within Redfield connected to the West Central Valley school system with the elementary school being located in Dexter, IA and the High School being located in Stuart, IA. West Central Valley Middle School provides education for 6th – 8th grade education for students coming from Stuart, Menlo, Dexter, and Redfield, IA. It offers a variety of educational programs and opportunities along with honing athletic skills with their full recreational area just east of the school grounds.

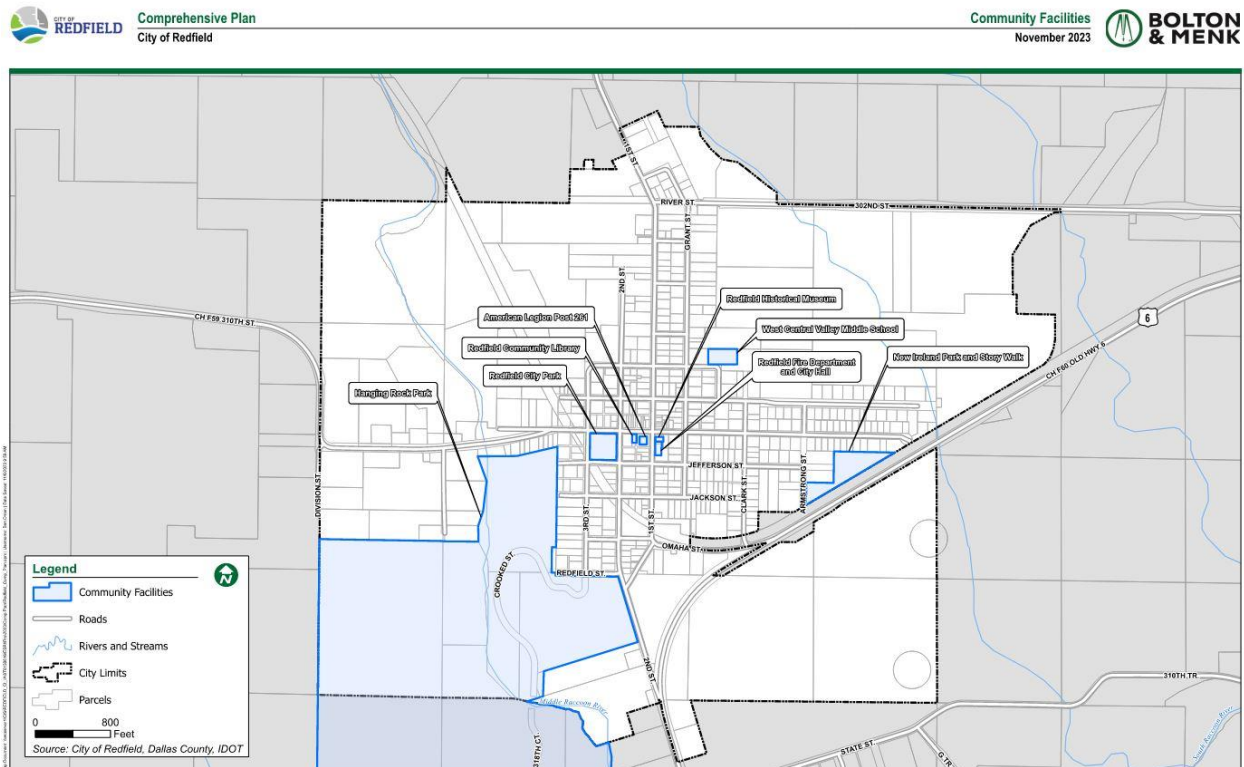


Figure 28: Redfield, IA Community Facilities Map

Future Community Facilities

During the planning process, several future additions to the community have been proposed. The primary focus for future community facility development revolves around the establishment of a community center in Redfield. This community center is envisioned to offer indoor activities catering to residents of all ages and life stages. The introduction of such a facility would expand the community's capacity to host events, celebrations, and provide a gathering place for Redfield residents. It is essential to incorporate plans for this type of facility into the Capital Improvements Plan when considering new development opportunities in the future.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN CHAPTER 9: Sustainability and Resiliency

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Introduction

Sustainability and resiliency represent foundational principles that play a multifaceted role in shaping the trajectory of Redfield. Embracing these principles is not merely a theoretical exercise; rather, it is a practical imperative that enables the community to enhance its adaptability, environmental stewardship, and capacity to effectively navigate challenges and crises. Let's delve into the key aspects that underscore the importance of sustainability and resiliency in the context of Redfield:

Sustainability in Redfield can be achieved by:

1. **Environmental Conservation:** prioritizing the protection and conservation of natural resources, including clean air and water, green spaces, and biodiversity. It aims to reduce emissions and lower greenhouse gas emissions and minimize the ecological footprint.
2. **Energy Efficiency:** promoting energy-efficient technologies and practices. This includes using renewable energy sources, improving building insulation, and implementing energy-efficient transportation options to reduce energy consumption.
3. **Waste Reduction:** emphasizing waste reduction and recycling programs to minimize landfill waste and encouraging the use of sustainable materials and products in construction and daily life.
4. **Urban Planning:** focusing on compact, well-connected, and mixed-use development. This minimizes sprawl, reduces traffic congestion, and promotes walkability and public transportation, reducing the dependence on cars and pollution/emissions that impact the environment and people's health.
5. **Economic Prosperity:** boosting the local economy by supporting green industries and creating green jobs. This includes investments in renewable energy, eco-friendly technology, and sustainable agriculture.

Resiliency in Redfield can be achieved by:

1. **Disaster Preparedness:** preparing for natural and human-made disasters such as earthquakes, floods, hurricanes, and pandemics with robust emergency response plans, communication systems, and infrastructure that can withstand such events.
2. **Infrastructure Resilience:** investing in infrastructure that can withstand extreme weather events and other shocks. This includes resilient buildings, flood protection systems, and reliable transportation networks.
3. **Community Engagement:** involving the community in disaster preparedness and response efforts. Public education and engagement are key components of building a resilient city.
4. **Diverse Economy:** diversifying the local economy is more resilient to economic downturns, which can help bounce back from economic challenges more effectively.
5. **Adaptive Governance:** having adaptive and responsive governance structures that can quickly adjust policies and allocate resources to address emerging challenges.
6. **Social Resilience:** Building social cohesion and community resilience that prioritizes social programs that support vulnerable populations and ensure that everyone has access to resources and support during crises.

Integrating both sustainability and resiliency into the city’s long-term planning and development strategies is crucial to creating a more livable, sustainable, and robust community that is better prepared to thrive in an ever-changing world.

Trends, Opportunities and Challenges

Major Trends and Opportunities

Throughout the planning and public engagement process, several noteworthy trends emerged, particularly in the realms of sustainability, resilience, and hazard preparedness. These trends underscore a growing commitment to adopting sustainable practices and a strong desire to be well-prepared for a range of potential future challenges, from economic downturns to pandemics. Each of these trends has been thoroughly assessed to identify the opportunities they present and the anticipated challenges in addressing them.

Analyzing these trends reveals promising opportunities for the City of Redfield. Community input has shown a favorable response to integrating sustainable practices into new development, fostering greater connectivity between residents and city staff, and enhancing hazard mitigation and response capabilities. These opportunities can pave the way for Redfield to embrace more sustainable and resilient practices. Some of the key opportunities include:

- **Incentives and Requirements for Sustainable Development:** Explore the implementation of incentives or mandates that encourage sustainable development practices and the inclusion of sustainable infrastructure in new developments. Consider factors such as environmentally friendly materials and the integration of green energy sources.
- **Enhanced Community Engagement:** Increase opportunities for dialogue and collaboration between residents and city staff during the planning process, future developments, and when addressing community goals and opportunities. This

inclusive approach can lead to more informed decision-making and community-driven solutions.

- **Emergency Plan Updates:** Establish a comprehensive plan to review and update the existing Emergency Plans for the City of Redfield. Ensure that these plans accurately reflect current hazard possibilities, including pandemics and epidemics. Additionally, focus on widely sharing these updated plans with the community to ensure that residents are well-informed and understand the procedures in place for various emergency scenarios.
- By seizing these opportunities, the City of Redfield can make significant strides toward a more sustainable, resilient, and well-prepared future. These actions not only benefit the environment but also enhance community engagement and safety, ultimately fostering a stronger and more vibrant Redfield.

Challenges

In the process of identifying trends, and opportunities concerning sustainability, resiliency, and hazard management in the City of Redfield, associated challenges that primarily revolve around the practical execution and financial implications of sustainable practices emerge.

The adoption of sustainable development and green energy often entails substantial upfront costs for developers and installations. These financial barriers can pose significant obstacles when attempting to attract new development to the community. Furthermore, securing community buy-in and engagement can prove challenging due to the time-intensive nature of implementing sustainable and resilient practices. These challenges encompass both fiscal and interpersonal aspects and require diligent efforts to surmount, ultimately enhancing the community's quality of life. Addressing these issues necessitates comprehensive and ongoing communication.

Redfield has EMS, Police and Fire, and Medical clinic services, but could benefit from increased and continued investment in these departments. Emergency and Hazard Mitigation plans should be updated yearly and be available to all community members. Emergency shelters and shelters in place locations as well as exit routes should be marked and clearly communicated to the public.

Being a smaller city, Redfield faces unique challenges and opportunities when it comes to emergency and hazard mitigation planning. One of the critical strategies for enhancing the city's preparedness and resilience is to establish strong connections and collaborations with adjacent counties and cities. Here's why this approach is essential:

1. **Resource Sharing:** Smaller cities like Redfield may have limited resources and personnel to address complex emergency situations. By forming partnerships and networks with neighboring jurisdictions, they can share resources, expertise, and equipment. This resource pooling can significantly enhance the capacity to respond effectively to various crises.
2. **Coordination of Efforts:** Disasters and emergencies often transcend political boundaries. Collaborating with neighboring communities ensures that there is a coordinated and unified response to events that affect multiple areas. This coordination minimizes confusion, duplication of efforts, and gaps in response.
3. **Access to Specialized Services:** Smaller cities may lack specialized services or facilities needed during emergencies, such as medical facilities, search and rescue teams, or hazardous materials

response units. Partnering with neighboring jurisdictions can provide access to these critical resources when they are required.

4. **Comprehensive Risk Assessment:** Collaborative planning allows for a more comprehensive assessment of regional risks. It enables the identification of shared vulnerabilities, such as flood-prone areas, transportation routes, or critical infrastructure, which may require joint mitigation efforts.
5. **Economies of Scale:** Smaller cities often face budget constraints. Collaborative planning can lead to cost efficiencies by jointly funding training, equipment, or preparedness exercises. This allows all participating jurisdictions to benefit from economies of scale.
6. **Information Sharing:** Effective communication and information sharing are crucial during emergencies. Collaborative networks can establish standardized communication protocols, ensuring that information flows seamlessly among agencies and jurisdictions.
7. **Mutual Aid Agreements:** Establishing mutual aid agreements with neighboring communities enables Redfield to request assistance during emergencies, and reciprocally offer assistance when possible. These agreements formalize the process of lending and borrowing resources.
8. **Unified Public Messaging:** During crises, it's crucial to provide consistent and accurate information to the public. Collaborative planning can result in unified messaging strategies that help reduce confusion and panic among residents.
9. **Training and Exercises:** Collaborative planning encourages joint training exercises and drills, allowing emergency responders and officials from different areas to practice working together. This familiarity enhances the effectiveness of responses during actual emergencies.
10. **Political Support:** Collaborative emergency planning often garners broader political support, as it demonstrates a commitment to regional safety and security. This can facilitate the allocation of resources and funding for preparedness efforts.

In summary, for smaller cities like Redfield, building strong connections with neighboring counties and cities is an indispensable component of comprehensive emergency and hazard mitigation planning. By working together, sharing resources, and coordinating efforts, Redfield can bolster its resilience and better protect its residents during a wide range of crises.

The existence of these challenges should not deter the city from pursuing these practices as essential goals for Redfield's future. Each challenge can be overcome with dedicated effort, resources, funding and a commitment to the long-term benefits- all essential to productive implementation.

Sustainability and Resiliency Goals and Actions

15. **Protect Our Natural Areas.** Create and establish policy that best protects the natural areas and ecosystems that reside within and around Redfield.
16. **Build A More Resilient Redfield.** Ensure resilient practices are built into the framework of the community to better handle changes in economy, development, and growth.

17. **Prepare For Hazards.** Provide policy and preparation plans for hazard mitigation and awareness.

Goal 1: Protect Our Natural Areas.

Create and establish policy that best protects the natural areas and ecosystems that reside within and around Redfield.

Action 1. Identify areas and develop conservation and preservation guidelines for development or use around natural environmental importance areas within and surrounding the community.

Action 2. Enhance awareness on the importance of these areas through education of conservation areas, including protecting agricultural land.

Goal 2: Build A More Resilient Redfield.

Ensure resilient practices are built into the framework of the community to better handle changes in economy, development, and growth.

Action 1.: Establish park and open space dedication for new developments within the community to ensure that parks are included while the community is expanding and growing.

Action 2. Enhance trail connectivity throughout the City to provide safe and equitable access to existing and future parks for all residents.

Action 3.: After creating and adopting a Capital Improvements Plan (CIP), budget for improvements to existing park facilities as part of the CIP process.

Goal 3: Prepare For Hazards.

Provide policy and preparation plans for hazard mitigation and awareness.

Action 1. Revisit and update the current Emergency Protection Plan within the community to establish plans for natural disasters including pandemic and epidemic disasters.

Action 2. Develop partnerships with surrounding communities to build capacity for supplies, resources, and assistance during weather and other disasters.

Action 3. Restructure and consolidate volunteer groups and organizations dedicated to hazard mitigation and disaster relief to leverage existing training programs and preparedness initiatives.

Sustainability and Sustainable Practices

Sustainability and sustainable practices encompass a wide array of concepts that can vary from one community to another. In the context of Redfield, these terms delineate development strategies, green energy initiatives, and construction practices geared towards smart future growth. By integrating these sustainable practices into local policy, we can facilitate the development of green infrastructure and renewable energy sources within Redfield.

Green Infrastructure entails the implementation of building design standards and development requirements that go beyond meeting minimum life safety codes and fostering a reputation that

Redfield is known for green building. Embracing green infrastructure allows for the construction of low-flow water fixtures, highly insulated buildings, low VOC materials, and latest tech to reduce the use of resources and minimize pollution. This approach not only elevates the overall quality of development in the community but also makes Redfield an attractive destination for developers that are invested in these practices.

Green Energy involves the integration of renewable energy sources, such as solar and wind power, into the community's energy supply. These sustainable energy sources offer alternatives to conventional utilities. Developing green energy capabilities can result in reduced utility costs for residents, foster community independence from private utilities (during disaster) and catalyze additional eco-friendly initiatives within Redfield. While the initial investment in green energy development may be higher compared to traditional approaches, the long-term benefits far outweigh the initial costs.

By defining and prioritizing these sustainable practices, Redfield can chart a path toward a more environmentally responsible and self-reliant future.

Resiliency and Resilient Practices

Resiliency and the adoption of resilient practices manifest in various ways within communities. These diverse approaches collectively foster an open, integrated, and robust community capable of addressing a wide range of challenges and adapting to change. Resilient practices encompass social connectivity, resident involvement in community planning, hazard awareness, and the holistic development of the community beyond its physical infrastructure. Redfield can incorporate the following resilient practices: Developing systems for resiliency is of paramount importance for a city as it ensures its ability to withstand and recover from a wide range of challenges and shocks. These systems provide a structured approach to managing and mitigating various threats, ultimately enhancing the city's capacity to thrive in the face of adversity. Here are some key reasons why developing resilient systems is crucial for a city:

1. **Emergency Response and Preparedness:** Resilient cities have well-defined emergency response plans and procedures in place. These systems ensure that essential services can continue to operate during crises, such as natural disasters, public health emergencies, or civil unrest. A well-prepared city can minimize casualties, property damage, and disruptions to daily life.
2. **Protection of Critical Infrastructure:** Resilient systems prioritize the protection of critical infrastructure, including energy grids, transportation networks, water supply, and communication systems. Safeguarding these assets ensures that they remain functional during and after disasters, enabling efficient recovery.
3. **Community Safety:** Resilient cities focus on the safety and well-being of their residents. They invest in early warning systems, evacuation plans, and emergency shelters to protect vulnerable populations. These systems help reduce the human toll of disasters.
4. **Economic Stability:** Resilient systems contribute to economic stability. They enable businesses to recover quickly from disruptions and minimize economic losses. By safeguarding local industries and fostering diverse economic opportunities, cities can bounce back from economic challenges more effectively.
5. **Environmental Sustainability:** Resilience is not limited to immediate disaster response; it also involves preparing for long-term environmental challenges such as climate change. Developing systems for environmental sustainability, like green infrastructure and climate adaptation strategies, ensures the city's long-term viability.
6. **Community Cohesion:** Resilience systems foster community cohesion and social resilience. By engaging residents in disaster preparedness and response efforts, cities create a sense of

collective responsibility and mutual support. Strong social networks enable communities to better cope with adversity.

7. **Reduction of Insurance Costs:** Cities that invest in resilient infrastructure and disaster risk reduction measures can often negotiate lower insurance premiums. This can lead to significant cost savings for both the city and its residents.
8. **Attracting Investment and Talent:** Resilient cities are seen as more attractive places to live and invest. Businesses and individuals are more likely to choose cities with robust systems in place to protect against risks, ensuring the city's long-term sustainability and growth.
9. **Global Competitiveness:** In an increasingly interconnected world, cities compete globally for investment, talent, and resources. Those with resilient systems are better equipped to handle the challenges of the 21st century and maintain their competitiveness on the global stage.

In summary, developing systems for resiliency is not just a matter of responding to disasters; it's about creating a prepared, adaptable, and thriving city that can withstand and recover from a multitude of challenges. Resilient cities prioritize the safety, well-being, and prosperity of their residents while also ensuring their long-term sustainability in an ever-changing world.

Hazards and Hazard Mitigation

Hazard mitigation, planning, and response represent some of the most critical aspects of ensuring the safety and well-being of a community's residents. These considerations involve not only preventing and mitigating hazardous situations but also having a well-thought-out plan in place to protect all residents when natural disasters strike. Effective communication during these events is paramount. Redfield must proactively address these aspects and convey this information to its residents for their awareness and safety.

To bolster safety and preparedness for hazards and natural disasters, Redfield should take several key steps:

1. **Preparation of an Updated Emergency Response Plan:** An updated and comprehensive Emergency Response Plan is essential. It outlines the city's strategies and procedures for addressing various emergencies, ensuring a coordinated and effective response to protect residents and property.
2. **Preparation of a Hazard Mitigation Plan:** A Hazard Mitigation Plan assesses the specific risks and vulnerabilities faced by the community and outlines strategies to minimize their impact. This plan is vital for proactive risk reduction.
3. **Community Outreach and Information Dissemination:** Redfield should actively engage in community outreach to inform residents about emergency response protocols, what actions to take during different disasters, and how to stay in contact with the city during crises. Educated residents are better equipped to respond safely.
4. **Development of a Disaster Relief Volunteer Group:** Establishing a dedicated volunteer group for disaster relief and post-event care is crucial. These volunteers can provide essential support to affected residents, assist with recovery efforts, and enhance community resilience.

The integration of sustainability, resiliency, and hazard mitigation practices into the community's fabric is vital for creating a healthy and prepared environment for future changes and challenges. It's important to recognize that this is an ongoing process that requires continual updates, training, and outreach efforts. Redfield's commitment to these principles ensures that it can provide the highest quality of life for its residents while maintaining safety and resilience in the face of uncertainty. By consistently investing in these practices, Redfield is positioning itself for a secure and prosperous future.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN
CHAPTER 10: Intergovernmental Collaboration

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Introduction

The City of Redfield places a strong emphasis on fostering collaboration among various stakeholders, including city officials, committees, alliances, and community groups, to enhance the overall well-being and functionality of the community. Currently, Redfield boasts several dedicated committees, comprised of community leaders and volunteers who generously contribute their time and efforts to improve the city. In this chapter, we will explore the concept of intergovernmental collaboration and its significance within the context of Redfield.

Intergovernmental collaboration can take on diverse forms and interpretations, varying from one community to another. In the case of Redfield, it signifies a collective effort involving the city administration, city staff, municipal officials, committees, and community groups, all working in unison to propel Redfield towards its vision of becoming the best community possible. The core principle behind intergovernmental collaboration in Redfield is to ensure that these various entities collaborate effectively, leveraging their strengths and support systems to achieve shared goals.

Recognizing that progress cannot be achieved in isolation, Redfield is committed to building together by harnessing the existing committees and groups that have already made significant contributions. Simultaneously, the city is open to creating new collaborative teams to address emerging challenges and issues identified through the Comprehensive Planning process.

Throughout the Comprehensive Plan, collaboration efforts are interwoven into the document's fabric. However, this chapter will specifically highlight the opportunities and challenges associated with intergovernmental collaboration. It will also shed light on the existing collaborative initiatives already in place and explore the potential for nurturing new teams in the future. By delving into the depths of intergovernmental collaboration within the community, this chapter aims to underscore how such collaboration can best serve Redfield's present and future aspirations.

Trends and Challenges

Major Trends and Opportunities

Throughout the Comprehensive Planning process, certain trends have emerged in various planning topics that are directly related to the concept of intergovernmental collaboration. These trends have materialized in the form of a desire for increased community and city-backed support for groups involved in community maintenance, the recognition that some committees have untapped potential, and the need to establish development groups to contribute to Redfield's growth. These insights have been gleaned from the input collected through the community survey and various public engagement events held during the planning process. They reflect the community's aspirations for a thriving and well-maintained city.

Building upon the analysis of these trends, several promising opportunities have come to light, encompassing not only the input provided by the public but also other facets of the community. Notable opportunities for intergovernmental collaboration within the Comprehensive Plan include:

- **Re-evaluation and Sustained Support for Existing Committees:** The Comprehensive Plan recognizes the importance of re-evaluating and continuing support for current committees in Redfield. These committees play a vital role in enhancing the city and serving its residents.
- **Establishment of a Development Committee:** Creating a dedicated Development Committee is seen as a significant opportunity. This committee would focus on identifying suitable parcels for development, fostering communication with local property owners and developers regarding future projects, and serving as a bridge between the city and developers. Such a committee can play a pivotal role in guiding Redfield's growth.
- **Enhanced Communication and Collaboration:** The plan advocates for more regular check-ins and improved communication between City Staff and Officials and the various committees and groups operating within Redfield. This proactive approach ensures that everyone remains aligned with current and future community goals.
- **Liaison for Government Funding:** The city can step in as a liaison for government funding initiatives aimed at supporting the community. This includes assisting committees in identifying applicable grants and funding sources, thereby enhancing the city's ability to pursue projects that benefit its residents.

Incorporating these opportunities into the Comprehensive Plan underscores the commitment to intergovernmental collaboration and highlights the potential for Redfield to strengthen its sense of community, foster development, and secure the necessary resources to realize its vision of a thriving and sustainable city.

Challenges

Collaboration in any form comes with its share of challenges, and intergovernmental collaboration is no exception. One of the primary challenges lies in ensuring that the opportunities pursued do not result in inefficient or under-capable groups. However, the most pressing challenge is the lack of community involvement and buy-in. Without active participation from community members, progress toward achieving Redfield's goals becomes a daunting task. Additionally, challenges encompass insufficient knowledge or information among groups, hindering their ability to realize their objectives, whether they pertain to large-scale projects or smaller initiatives. Another notable challenge relates to open communication among the city government, committees, and community residents. Effective

communication is a linchpin in all collaborative efforts, especially when multiple entities are working together.

Despite these challenges, it's crucial to recognize that they do not diminish the potential benefits of intergovernmental collaboration or the positive impacts it can bring to Redfield's residents. The key to overcoming these challenges lies in establishing clear goals for intergovernmental collaboration. By setting objectives and implementing actionable steps to attain them, Redfield can unlock numerous opportunities for the community's benefit.

Intergovernmental Collaboration Goals and Actions

18. **Committees Benefiting the Community.** Create, develop, and energize committees to begin or continue working towards a brighter and better Redfield.
19. **Development Group Establishment.** Establish a development group dedicated to envisioning the future growth of Redfield, encompassing a comprehensive range of development types. This includes open space, residential, commercial, and industrial.
20. **Opening Communication.** Establish and maintain accessible channels of communication between the City and its residents, utilizing contemporary platforms like social media and city websites, as well as traditional methods such as the City newsletter and distribution of flyers.

Goal 1: Committees Benefiting the Community.

Create, develop, and energize committees to begin or continue working towards a brighter and better Redfield.

Action 1. Identify committees with ongoing objectives and projects, and initiate dialogue with the city regarding their forthcoming initiatives, objectives, and requirements.

Action 2. Identify areas within the city that lack support and consider the establishment of dedicated committees to address these needs. Ensure these committees are driven by enthusiastic individuals to maximize their effectiveness.

Action 3. Foster collaborative partnerships with regional organizations that provide support on a broader scale, potentially encompassing county-wide areas, to bolster smaller committees and groups with increased resources and assistance.

Goal 2: Development Group Establishment.

Establish a development group dedicated to envisioning the future growth of Redfield, encompassing a comprehensive range of development types. This includes open space, residential, commercial, and industrial.

Action 1. Create a dedicated group with a holistic focus on fostering the healthy and sustainable development of the entire Redfield community.

Action 2. Research other groups that do development work or are liaisons to their communities for development such as SEEDS that works within Stewart, IA.

Action 3. Ensure that the city provides support to this group and collaboratively establishes a vision for future community development within Redfield.

Goal 3: Opening Communication.

Establish and maintain accessible channels of communication between the City and its residents, utilizing contemporary platforms like social media and city websites, as well as traditional methods such as the City newsletter and distribution of flyers.

Action 1. Enhance the City's online presence by updating existing and adding new social media platforms where the community can access comprehensive information about the City of Redfield's future endeavors.

Action 2. Rebrand and revitalize the City of Redfield, giving it a fresh and appealing image to resonate with surrounding communities.

Action 3. Foster proactive communication with residents by clearly directing them to pertinent information sources on the city website and through various media channels, ensuring easy access to event updates, new plans, and other critical information they may require.

Committees and Incorporation

Committees play a pivotal role in shaping the character and progress of a community like Redfield. They provide avenues for residents who might not otherwise engage in community activities to actively participate. These committees are a testament to the spirit of intergovernmental collaboration, fostering cooperation between residents and City Staff/Officials. Currently, Redfield is fortunate to have several active committees that work tirelessly to bring about positive change for both current and future residents. Here is a closer look at some of these committees:

1. **Parks and Recreation Committee:** This committee focuses on the maintenance and enhancement of Redfield's city parks and trails. It works to understand the evolving needs of residents and ensures that the city's parks are utilized to their full potential. Additionally, the committee takes on the responsibility of establishing funding mechanisms to support park amenities' maintenance and expansion.
2. **Redfield Development Corporation:** This committee is dedicated to the growth and overall development of Redfield. It collaborates with various entities, including the Dallas County Development Alliance, to identify future development opportunities and community enhancements. It also concentrates on improving existing amenities and restoring residential nodes within Redfield, serving as a visionary force for the city's development.
3. **Redfield Lions:** As a local chapter of the international "Lions Club," this group focuses on serving the local community through charitable donations to local groups, volunteering for tasks such as roadside cleanup, and collecting and distributing essential supplies to those in need. The Redfield Lions are committed to enhancing the quality of life in Redfield through their close-knit and community-oriented approach.

4. **Redfield Legion:** Chartered in 1919, the Redfield Legion is part of the largest wartime veterans' group in the nation. Its mission includes mentoring and sponsoring youth, advocating for patriotism, promoting national security, and supporting current military members. The Redfield Legion raises funds to benefit the local community and school district through their longstanding Saturday morning breakfast tradition.
5. **Legion Auxiliary:** An extension of the Redfield Legion, this group actively supports veterans, mentors' youth, promotes education and citizenship, and advocates for peace and security within the community. They collaborate closely with the Legion chapter to provide various services, including luncheons for funerals, youth events, and celebrations for local veterans.
6. **Redfield Library Board:** This committee oversees the Redfield library's operations, including catalog updates, community newsletters, event hosting, and ensuring the library benefits all residents. Comprising members from the community, the board is committed to providing knowledge and entertainment resources to all Redfield residents.
7. **Redfield Historical Society:** This group is dedicated to preserving and honoring Redfield's history. They maintain the Redfield Historical Museum, opened in 2014, and work diligently to preserve documents, historical facts, and photographs from the city's past. The museum is a valuable resource for exploring Redfield's rich history.
8. **Redfield Fire Department/EMS/First Responders:** These committees and groups are responsible for responding to emergency situations and aiding Redfield residents. Comprising trained volunteers, they continually update response protocols and practices to ensure swift and effective assistance. Public safety remains their top priority, contributing to the overall safety of Redfield.

These committees represent the heart and soul of Redfield's community involvement, each contributing to the betterment of the city in their unique way. Their dedication and collaborative efforts are essential in shaping Redfield's present and future.

Economic Development Group

The City of Redfield is actively engaged in various economic development initiatives, collaborating with different groups to foster economic growth within the community. One prominent partner in these efforts is the Redfield Development Corporation. Together with organizations like the Dallas County Development Alliance, they work collectively to generate innovative development ideas and identify suitable areas for growth within Redfield and its neighboring towns.

In addition to these partnerships, there are other groups that hold significant potential to contribute to Redfield's economic goals. These groups can play vital roles in furthering the city's economic development endeavors.

Economic Development Partnership opportunities:

- Iowa Finance Authority
- Iowa Rural Development
- Iowa League of Cities
- Iowa Economic Development Authority

Partnering with these groups will expand the economic development capability and opportunities for the community. Not only will there be connections made between developers and the City of Redfield, but also opportunities for funding and grants for future development.

Future Collaboration

Looking ahead to the future, the formation of new community groups is essential to address the evolving needs of Redfield. Through the planning process, discussions have revolved around the nature and potential structure of these groups. Among the various types of groups proposed, one recurring idea stands out: the creation of a development-focused group tailored to the specific needs of Redfield.

This development-oriented group would serve as a vital link between the city and various developers, with the primary objectives of researching, identifying, and facilitating development opportunities that align with the community's vision and goals. A noteworthy example of a similar group that operates in this capacity is the Stuart Enterprise for Economic Development (SEED).

SEED, a non-profit corporation, has made significant strides in driving development in Stuart, IA. It operates through the voluntary efforts of the community's business owners, actively engaging in activities such as acquiring blighted properties, contributing to substantial community projects, and charting pathways for the construction of new buildings to support future growth.

Drawing inspiration from SEED's successful model, establishing a similar development-focused group within Redfield can be a pivotal step toward fortifying the city's stance on future development. Such a group can play a crucial role in guiding and promoting sustainable growth in Redfield, aligning with the community's aspirations, and contributing to its continued progress.

CITY OF REDFIELD, IA COMPREHENSIVE PLAN

CHAPTER 11: Implementation

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Introduction

The Comprehensive Plan for the City of Redfield serves as a blueprint for the future, outlining the city's vision and guiding principles for land use and infrastructure enhancements to meet the evolving needs of the community. However, the realization of this vision relies on the effective implementation of the plan. The tools employed to bring the plan to fruition encompass both reactive and proactive approaches.

Reactive measures include the establishment of updated zoning and subdivision ordinances, which provide guidelines for private developments. These regulations ensure that future projects align with the city's vision and adhere to prescribed standards. By regulating land use and development, Redfield can shape its growth in a manner that is cohesive and in line with community objectives.

On the other hand, proactive measures involve the adoption and implementation of a Capital Improvement Program (CIP). This program enables the city to undertake public improvement projects systematically and strategically, taking into account the identified needs and priorities of the community. By proactively investing in infrastructure upgrades and enhancements, Redfield can enhance the quality of life for its residents and create a more sustainable and resilient city.

The administration of these regulations and initiatives falls under the purview of the City's Staff and Officials. The departments and officials play a crucial role in ensuring compliance with zoning, subdivision, and floodplain regulations, as well as facilitating the implementation of the Comprehensive Plan. Through their expertise and oversight, the City of Redfield can effectively manage growth and development while preserving the community's character and addressing the needs of its residents.

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By employing a combination of reactive and proactive measures, the City aims to realize the goals and objectives outlined in the Comprehensive Plan, fostering a vibrant and well-planned city that meets the present and future needs of its residents.

Implementation Aspects for Redfield

Zoning

City zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the city. The City's zoning districts effectively guide development in Redfield.

Portions of the City of Redfield are within the Floodplain along the western and southern edges of the community. These areas encumbered with Floodway, Flood Fringe, or General Floodplain issues which will restrict the development capability of the land. Building and developing in these areas would require major infill and grading changes along with moving the water channel that is located on the west side of Redfield. These areas need to be protected so that inappropriate development is not placed on them or development that is appropriate takes the right steps and precautions to protect the development and floodway/floodplain.

Subdivision

The Subdivision Ordinance regulates the subdivision and platting of land within the City providing for the orderly, economic, and safe development of land and facilitating the adequate provision for transportation, water, sewage, storm drainage, electric utilities, streets, parks and other public services and facilities essential to any development. City controls to regulate subdivision of land include an application and approval process, including Planning Commission and City Council review. The subdivision of land promotes the public health, safety and general welfare of the people and helps achieve the vision of this comprehensive plan by providing for standards in the development of land.

Amendments

Ordinances

The City will evaluate land use controls and consider amendments to eliminate inconsistencies with the Comprehensive Plan, conform to State and Federal regulations, and support the overarching community goals identified through this plan update.

The Future Land Use Map generally points forward to what future development should be and look like for the community based upon its needs. The City may also want to review the current Zoning Map and Zoning District requirements for compliance with the Comprehensive Plan. If there are discrepancies, or changes needed to meet the City's goals and objectives, an amendment to the official controls (Zoning and/or Subdivision ordinances) would be appropriate.

Comprehensive Plan

In order to ensure the ongoing relevance of the Comprehensive Plan, periodic amendments will be necessary. However, given that the plan serves as the foundational document guiding development, it is preferable for most amendments to occur through a comprehensive effort that addresses changes in

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the community over time. This approach allows for a holistic and cohesive approach to updating the plan.

Additionally, there is a specific tool within the Comprehensive Plan called the Implementation Matrix, which can and should be amended more frequently. This matrix serves as a practical tool for implementing the plan's strategies and actions. By regularly reviewing and updating this matrix on changes and actions being taken, the city can ensure that the implementation process remains dynamic and responsive to evolving needs and priorities.

By combining comprehensive amendments with regular updates to the Implementation Matrix, the Comprehensive Plan can remain a robust and adaptable framework for guiding the future development of the community. This approach allows for flexibility in addressing emerging challenges and opportunities while maintaining the overall integrity and effectiveness of the plan.

The amendment process for the Comprehensive Plan, per Code of Iowa Chapter 414.3, states "*Following its adoption, a comprehensive plan may be amended by the council at any time.*" This gives Council the power to amend this Comprehensive Plan as needed. It is suggested that any and all amendments to the Comprehensive Plan be made as a consensus of the community. A Public Hearing should be held to give the residents and community members a chance to speak on any decisions for their community's future.

Funding Mechanisms

The construction of public improvements requires a funding source. There are a number of tools that can be used to plan for these improvements. The two most used mechanisms are:

Capital Improvement Plan (CIP)

Capital improvement projects are infrastructure projects that benefit the City, including the construction or reconstruction of roads, sewer, water, and electric utilities, trails, and park and recreation facilities, as well the purchase of new or replacement equipment and buildings. A capital improvement plan (CIP) is a budgeting plan which lists five years of needed capital improvements, their order of priority, and the means of financing such as government bonding. Projects included in a CIP are intended to meet the City's goals established in this Comprehensive Plan.

The City of Redfield currently does not have a Capital Improvement Program but can work to create and prioritize its future development into a CIP that plans for the future of the community.

Grant Funding

Grants are an essential tool for local governments to fund projects that contribute to the community. A government grant is a financial award given by the federal, state, or local government to an eligible grantee. Government grants are not expected to be repaid but are usually allocated for specific needs and may go through a competitive application process. The City can pursue grant application opportunities to help the City of Redfield implement its vision.

In the Implementation Matrix, Goals are assigned a timeline with actionable tasks, responsible parties, status, and potential funding sources. This table is a practical tool that the City of Redfield can use to help with the implementation of the Comprehensive Plan recommendations.

Implementation Matrix

Document Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status	Funding Options
Land Use	1a. Foster Sustainable Growth. Control Healthy growth in and around Redfield by establishing land uses that suit the community.	Short-term (1-3 Years)	Develop and continually update the Current Land Use map to keep a record of changes within the community in all commercial, industrial, and residential nodes.	City Council	On-Going	City of Redfield
Land Use	1a. Foster Sustainable Growth. Control Healthy growth in and around Redfield by establishing land uses that suit the community.	Short-term (1-3 Years)	Determine if current development opportunities are in line with the Future Land Use Map. Adjust the development to meet the expectations of the future land use map.	City Council	In-Progress	City of Redfield
Land Use	1b. Guide Growth. Develop viable land with the land uses needed by the community and then annex additional land surrounding Redfield for growth of Commercial, Residential, and Industrial land use with an annexation program.	Long-term (7+ Years)	Create and establish annexation areas for short-term and long-term annexation to create healthy and sustainable growth areas for Redfield.	City Council	In-Progress	Good Neighbor Citizenship Company Grants
Land Use	1b. Guide Growth. Develop viable land with the land uses needed by the community and then annex additional land surrounding Redfield for growth of Commercial,	Short-term (1-3 Years)	Define short-term annexation areas with viable land uses that will benefit the community as a whole in the future.	City Staff	In-Progress	Good Neighbor Citizenship Company Grants

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	Residential, and Industrial land use with an annexation program.					
Land Use	1b. Guide Growth. Develop viable land with the land uses needed by the community and then annex additional land surrounding Redfield for growth of Commercial, Residential, and Industrial land use with an annexation program.	Mid-term (4-6 Years)	Create clear transitions between use types that allow for a buffer between low intensity uses (residential) and high intensity uses (industrial).	City Staff	Not Started	Good Neighbor Citizenship Company Grants
Land Use	1c. Offer Flexibility. Create mixed use or overlays within land uses to diversify the capabilities of the land within and around Redfield.	Mid-term (4-6 Years)	Implement a Mixed-Use Land Use designation to create more flexible areas and allow for unique developments to define these areas.	City Council	Not Started	City of Redfield
Land Use	1c. Offer Flexibility. Create mixed use or overlays within land uses to diversify the capabilities of the land within and around Redfield.	Long-term (7+ Years)	Allow transition areas between residential and commercial to be mixed use with commercial and residential in the same building. Allowing for new types of residential and commercial spaces to be available to the community members.	City Staff	Not Started	City of Redfield
Land Use	1c. Offer Flexibility. Create mixed use or overlays within land uses to diversify the	Short-term (1-3 Years)	Identify areas that can be transitioned into the Mixed-Use land use designation to diversify the land	City Staff	Not Started	City of Redfield

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	capabilities of the land within and around Redfield.		use within the City of Redfield.			
Housing	2a. Diversity. Preserve, increase, and promote a variety of housing options to accommodate for all stages of life.	Short-term (1-3 Years)	Establish an understanding of the current housing stock and where there are deficiencies for incoming and current residents.	City Council	In-Progress	Iowa Housing Grants
Housing	2a. Diversity. Preserve, increase, and promote a variety of housing options to accommodate for all stages of life.	Long-term (7+ Years)	Diversify housing stock options by establishing areas dedicated to mixed use residential and medium density residential areas in the community.	City Staff	Not Started	AARP Community Challenge
Housing	2b. Mixed and become Robust. Strategically guide a robust mix of housing typologies in centralized locations throughout the City.	Mid-term (4-6 Years)	Create the opportunity for downtown housing, rental, condominium, and loft housing within the community.	Planning and Zoning Commission	Not Started	Housing Readiness Assessment
Housing	2b. Mixed and become Robust. Strategically guide a robust mix of housing typologies in centralized locations throughout the City.	Mid-term (4-6 Years)	Complete a Housing Study to determine in a housing focused document of what exactly needs to change in the housing stock within the City of Redfield.	City Council	Not Started	Rural Housing Readiness Assessment
Housing	2c. Connect and Innovate. Create vibrant neighborhoods that are well connected to key destinations and encourage, enable, and sustain purposeful, innovative open	Short-term (1-3 Years)	When establishing new housing, require sidewalks and trails be built into the neighborhoods to connect housing to destinations in the community.	City Council	Not Started	Community Development Block Grants: Public Facilities Set-Aside (Iowa)

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	spaces in residential neighborhoods and mixed-use developments.					
Housing	2c. Connect and Innovate. Create vibrant neighborhoods that are well connected to key destinations and encourage, enable, and sustain purposeful, innovative open spaces in residential neighborhoods and mixed-use developments.	Short-term (1-3 Years)	Identify areas that create easy access to bikeable, walkable, and pedestrian friendly areas as future residential areas.	City Staff	In-Progress	Community Development Block Grants: Public Facilities Set-Aside (Iowa)
Infrastructure and Utilities	3a. Ensuring Sustainability and Safety. Provide current and prospective Redfield residents and businesses with reliable and safe drinking water, wastewater collection system, and treatment facilities that meet all applicable laws and regulations in a fiscally sustainable manner.	Short-term (1-3 Years)	Do a yearly evaluation of the capacity and quality of the water and wastewater systems within the community.	City Staff	Not Started	CDBG Water and Sewer

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Infrastructure and Utilities	3a. Ensuring Sustainability and Safety. Provide current and prospective Redfield residents and businesses with reliable and safe drinking water, wastewater collection system, and treatment facilities that meet all applicable laws and regulations in a fiscally sustainable manner.	Short-term (1-3 Years)	Develop a list and plan out the future updates and needs of the water and wastewater system for the community. Can be a part of a Capital Improvements Plan for the City of Redfield.	City Staff	In-Progress	Rural Community Development Initiative (RCDI) Grant
Infrastructure and Utilities	3b. Planned Future. Review, update and coordinate capital improvement projects for City utilities and infrastructure to align with the Comprehensive Plan and accommodate planned growth.	Long-term (7+ Years)	Coordinate the updates and development/expansion of utilities with other city services.	City Staff	Not Started	City of Redfield
Infrastructure and Utilities	3b. Planned Future. Review, update and coordinate capital improvement projects for City utilities and infrastructure to align with the Comprehensive Plan and accommodate planned growth.	Mid-term (4-6 Years)	Based upon predicted growth, determine what services can be extended to where in the community and assist in defining growth areas through serviceable areas within the community.	City Council	Not Started	Community Facilities Technical Assistance and Training Grant
Infrastructure and Utilities	3c. Heightening Community Well-Being. Maintain and enhance community prioritized	Short-term (1-3 Years)	Understand community wanted services from the city and begin implementing one new service per	City Staff	On-Going	Transportation Alternatives Plan (TAP), Surface Transportati

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	services to contribute to Redfield’s quality of life.		year to assist in the quality of life for Redfield residents.			on Block Grant (STBG)
Infrastructure and Utilities	3c. Heightening Community Well-Being. Maintain and enhance community prioritized services to contribute to Redfield’s quality of life.	Short-term (1-3 Years)	Send out a survey of wanted services from the community that could potentially be provided by the city.	City Staff	Not Started	AARP Grants
Transportation	4a. Increase Pedestrian Connection. Improve and expand the sidewalks that are available around Redfield to create a smooth connectivity throughout the community.	Mid-term (4-6 Years)	Identify gaps within the sidewalk system and address/develop sidewalks to fully connect the walkable system within the community.	City Staff	In-Progress	Enhancing Mobility Innovation Grants
Transportation	4a. Increase Pedestrian Connection. Improve and expand the sidewalks that are available around Redfield to create a smooth connectivity throughout the community.	Mid-term (4-6 Years)	Identify issues with pavement within the sidewalks and trails system and create a program of going through the community and replacing issues within the sidewalks (cracked, broken, uneven, and dangerous areas).	City Staff	In-Progress	Transportation Alternatives Plan (TAP)
Transportation	4b. Provide Trail Accessibility. Improve and expand the trail system around Redfield along with being more connected to regional locations in the County and area.	Long-term (7+ Years)	Expand the trails that go through the community to allow for more access by residents and more places for visitors to the community to see.	City Council	Not Started	State Recreational Trails Program (RTP) IA

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Transportation	4b. Provide Trail Accessibility. Improve and expand the trail system around Redfield along with being more connected to regional locations in the County and area.	Short-term (1-3 Years)	Create a future trails map that identifies how the trail can be expanded and where it can most benefit the residents of the community.	City Council	Completed	
Transportation	4c. Sustain Roadway Accessibility. Improve the conditions of the roadways and crossings to create easy use and access to all parts of Redfield.	Mid-term (4-6 Years)	Assess all crosswalks to roadways for ADA, sight, and light compliance for safety of pedestrians.	City Staff	Not Started	Safe Streets and Roads for All (SS4A)
Transportation	4c. Sustain Roadway Accessibility. Improve the conditions of the roadways and crossings to create easy use and access to all parts of Redfield.	Mid-term (4-6 Years)	Complete an evaluation every year for roadway condition and update the Capital Improvements Plan to reflect necessary improvements to the transportation system.	City Staff	On-Going	Traffic Engineering Assistance Program (TEAP)
Transportation	4d. Promote Economic and Financial Viability. Support planning of neighborhoods and roadway connections to create efficient and cost-effective improvements, increase commercial activity and travel in Redfield.	Long-term (7+ Years)	Update the transportation system to create easy access through convenient pedestrian travel means, safe vehicle travel, and clear wayfinding signage to and from commercial nodes.	Planning and Zoning Commission	Not Started	Reconnecting Communities and Neighborhoods (RCN), Multimodal Projects Discretionary Grant

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Transportation	4d. Promote Economic and Financial Viability. Support planning of neighborhoods and roadway connections to create efficient and cost-effective improvements, increase commercial activity and travel in Redfield.	Mid-term (4-6 Years)	Develop a Wayfinding Master Plan to create easy to follow signage to commercial and recreation destinations within the community.	City Council	Not Started	Iowa Transportation Planning Grants
Transportation	4e. Ensure Accountability. Monitor and evaluate the implementation of this plan by providing regular progress reports to the City's elected and appointed officials.	Short-term (1-3 Years)	Update the Comprehensive Plan Implementation Matrix with new goals, current activities, and completed actions for the transportation system within Redfield.	City Council	On-Going	City of Redfield
Economic Development	5a. Marketing and Communication. Continue to thoroughly communicate Redfield's advantageous commercial opportunities for small businesses wanting to be located in a quaint and welcoming rural Iowa community.	Mid-term (4-6 Years)	Create a Redfield brand that can be easily distributed to business groups and chambers to show that Redfield is an ideal place for a small-town business and growing community.	City Council	Not Started	Power of Connection Grant
Economic Development	5a. Marketing and Communication. Continue to thoroughly communicate Redfield's advantageous commercial opportunities for small businesses wanting to be	Short-term (1-3 Years)	Partner with local businesses to show how operating in Redfield has benefited them and display the opportunities and open commercial areas on the City Website.	City Staff	In-Progress	Local or crowdfunding

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	located in a quaint and welcoming rural Iowa community.					
Economic Development	5b. Diversity and Expansion. Improve, expand, and diversify the commercial district within Redfield to make the businesses in the community serve the residents in both their day-to-day needs and new niche desires for goods and services.	Mid-term (4-6 Years)	Create opportunities for future businesses of all kinds within the commercial district by advertising versatile parcels, existing buildings, and open spaces for sale in the community.	City Council	Not Started	Rural Business Development Grants
Economic Development	5c. Build. Leverage industrial land and infrastructure assets to build tax base and quality employment growth.	Short-term (1-3 Years)	Advertise to developers the industrial opportunities within Redfield to allow a large increase in the tax base, large employment opportunity, and future visitors to the community.	City Council	Not Started	Iowa EDA Funding Opportunities
Economic Development	5c. Build. Leverage industrial land and infrastructure assets to build tax base and quality employment growth.	Short-term (1-3 Years)	Identify areas that industrial land use is appropriate and update the current and future land use maps to accommodate opportunities that are right for the community.	City Staff	In-Progress	Training Programs and Tax Incentives
Economic Development	5d. Services, Utilities, and Infrastructure. Ensure the industrial areas and expansion areas have ample utility (e.g., water, sewer, fiber, power,	Short-term (1-3 Years)	Before development, ensure and analyze areas that are appropriate for industrial use based upon utility usage and capability of service to those areas. Only allow	City Staff	Not Started	Revitalize Iowa's Sound Economy (RISE)

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	telecommunications) and street infrastructure in place.		development that benefits the community.			
Economic Development	5e. Sense of Place. Encourage and foster a sense of place specific to the industrial sector that is cohesive with and enhances Redfield’s identity, enhances business visibility, and supports talent attraction.	Long-term (7+ Years)	With each district that is developed, create a district identity with a name and visual identifier to establish destinations within the community to draw people and businesses to Redfield.	City Staff	Not Started	Iowa EDA
Parks and Natural Resources	6a. Grow Recreational Connectivity. Support and grow recreational connectivity and access throughout the City, including trails, pedestrian facilities, and bike networks.	Mid-term (4-6 Years)	Complete connections in the community through sidewalks and trails but also through accessible needs such as ramps.	City Council	Not Started	PeopleForBikes Community Grant Program
Parks and Natural Resources	6a. Grow Recreational Connectivity. Support and grow recreational connectivity and access throughout the City, including trails, pedestrian facilities, and bike networks.	Long-term (7+ Years)	Develop and install benches, resting areas, tables, and bathrooms for the public while at public areas or using public amenities.	City Council	Not Started	Resource Enhancement and Protection (REAP) Program; IEDA Community Enhancement Grant
Parks and Natural Resources	6a. Grow Recreational Connectivity. Support and grow recreational connectivity and access throughout the City, including trails, pedestrian facilities, and bike networks.	Long-term (7+ Years)	Develop a connectivity plan for future parks and trail network.	City Staff	Not Started	Power of Connection Grant

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Parks and Natural Resources	6b. Parks within Walking Distance. Ensure all Redfield residents have a neighborhood park within walking distance of their home.	Short-term (1-3 Years)	Complete a walkability analysis for the parks within the community and ensure that all residents are within a 10-minute walk from a public park to use for their daily exercise needs.	City Staff	Not Started	State Recreational Trails Program (RTP)
Parks and Natural Resources	6c. Continue Increase in Programming. Provide additional community park and athletic facilities to accommodate future programming, health initiatives, and available activities for the growing Redfield population.	Short-term (1-3 Years)	Inquire about the public wants for programming at all age levels for indoor and outdoor recreation. Complete this inquiry yearly.	City Staff	On-Going	DNR Grants REAP Grants
Parks and Natural Resources	6c. Continue Increase in Programming. Provide additional community park and athletic facilities to accommodate future programming, health initiatives, and available activities for the growing Redfield population.	Mid-term (4-6 Years)	Establish programming yearly for residents to sign-up for and participate in. Maintain this process at City facilities.	City Staff	On-Going	AARP Community Challenge
Parks and Natural Resources	6d. Focus on Natural Resources. Expand the focus on natural resources throughout the park system and promote the construction and conservation of natural amenities.	Short-term (1-3 Years)	When developing parks and open space, do not develop on natural Iowa vegetation or water bodies and preserve them instead as a nature reserve or nature area.	City Council	Not Started	Alliant Energy Impact Grant

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Parks and Natural Resources	6d. Focus on Natural Resources. Expand the focus on natural resources throughout the park system and promote the construction and conservation of natural amenities.	Long-term (7+ Years)	Require environmentally conscious development when constructing any and all developments within the community.	Zoning Board of Adjustments	Not Started	IDALS Water Quality Initiative
Community Facilities	7a. Maintenance and Care. Address maintenance and care for current community facilities and provide updates to facilities as necessary.	Long-term (7+ Years)	Create a Maintenance master plan for the community facilities that are most actively used and update this with updates and rehabilitation needs (can be added to Capital Improvements Plan).	City Council	Not Started	EDA Public Works & Economic Adjustment Assistance
Community Facilities	7b. Future Expansion. While improving current facilities and structures, identify future growth areas or expansions to those facilities and future growth areas for future development areas.	Short-term (1-3 Years)	Complete a future needs space assessment to understand how much each facility is used now and how much space will be needed to maintain the facility usage for projected population growth.	City Council	Not Started	Community Facilities Technical Assistance and Training Grant
Community Facilities	7c. Review and Policy. Review City policy and guidelines for community facilities and streamline the process to promote future development to the community and entice developers to build in the community.	Mid-term (4-6 Years)	Update city policy to allow for more flexible use of community facilities for the public and allow for more flexible development of community facilities. Create diverse and multi-purpose facilities within Redfield.	City Council	Not Started	

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Resiliency and Sustainability	8a. Protect our Natural Areas. Create and establish policy that best protects the natural areas and ecosystems that reside within and around Redfield.	Short-term (1-3 Years)	Create City policy that established protected nature areas within and around the community to preserve natural resources.	City Council	Not Started	Building Resilient Infrastructure and Communities Direct Technical Assistance (BRIC DTA)
Resiliency and Sustainability	8a. Protect our Natural Areas. Create and establish policy that best protects the natural areas and ecosystems that reside within and around Redfield.	Mid-term (4-6 Years)	Require sustainable and LEED certified practices when development occurs within the community.	Zoning Board of Adjustments	Not Started	Building Resilient Infrastructure and Communities Direct Technical Assistance (BRIC DTA)
Resiliency and Sustainability	8b. Build A More Resilient Redfield. Ensure resilient practices are built into the framework of the community to better handle changes in economy, development, and growth.	Long-term (7+ Years)	Create a list of Best Practices for each of the acting bodies of the City of Redfield. Utilize these practices to ensure that each step is taking place and resilient solutions are following issues within the community.	City Staff	Not Started	
Resiliency and Sustainability	8c. Prepare for Hazards. Provide policy and preparation plans for hazard mitigation and awareness.	Short-term (1-3 Years)	Review and update the Hazard Mitigation plan for the community.	City Staff	In-Progress	Building Resilient Infrastructure and Communities (BRIC)
Resiliency and Sustainability	8c. Prepare for Hazards. Provide policy and preparation plans for hazard mitigation and awareness.	Short-term (1-3 Years)	Share the Hazard Mitigation plan with the public so that the residents understand what they're supposed to do in an emergency.	City Staff	Not Started	

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Intergovernmental Collaboration	9a. Committees Benefiting Communities. Create, develop, and energize committees to begin or continue working towards a brighter and better Redfield.	Short-term (1-3 Years)	Re-evaluate the purpose of each committee and ensure that the purpose is being met and is adding continued value to the community.	City Council	On-Going	
Intergovernmental Collaboration	9a. Committees Benefiting Communities. Create, develop, and energize committees to begin or continue working towards a brighter and better Redfield.	Short-term (1-3 Years)	Establish liaisons within each committee that is tasked with discussing current goals, action steps, and ideas with other committees and city entities to establish confirmation of work being done.	City Staff	In-Progress	
Intergovernmental Collaboration	9b. Development Group Establishment. Establish a development group that focuses upon the future development of Redfield beyond the scope of a single type of development. This includes open space, residential, commercial, and industrial.	Mid-term (4-6 Years)	Create, appoint, and establish a group with members focused on the future development of Redfield. This group will actively work to find developers and commercial/industrial opportunities for the City. It will be the liaison between the city and landowners in the city.	City Council	Not Started	
Intergovernmental Collaboration	9c. Opening Communication. Ensure that open lines of communication are available between the City and the residents through modern means such as social media and city websites, and also classical means such as the	Short-term (1-3 Years)	Establish that all news, updates, and events are being published to all social media platforms, within the newspaper, and being sent out via flyers.	City Staff	In-Progress	

	City newsletter and flyers.					
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Future Planning Endeavors

In addition to the above information, the city has the ability to employ another set of tools in the form of future plans to provide further insight and guidance into development and investment in Redfield. These tools are known as Area and Subject Plans, which typically focus on specific systems or areas within the city. They serve as detailed supplements to the goals established in the comprehensive plan, allowing for more specific and targeted work.

Area and Subject Plans may involve comprehensive studies, inventory and analysis, and other relevant sections to enhance the final plan and action items. While not all of the following plans are designed to be used in every community, the following plans that would fit into the community are suggested to be completed in their respective scope if applicable to future areas in the City of Redfield and can have major benefits in guiding communities to plan for every aspect of the future whether that be as a whole or focused on a specific area or focal point of the community:

- **Annexation Plan:** This plan identifies areas of expansion outside of the community to best benefit the current and future land and land use needs of the community. This plan often includes phased annexation areas to develop into future Housing, Commercial, Industrial, and Open Space for the community.
- **Strategic Plan:** This internal plan is designed for city employees and focuses on organizational structures and improvements. It tends to have a shorter-term and more specific scope compared to the comprehensive plan.
- **Infrastructure Plan:** This plan addresses the expansion of roads and utilities, often including utility and transportation studies. It aligns with the Capital Improvement Program (CIP) within a community if one is available.
- **Master/Small Area Plan:** These plans are developed for specific systems or geographical areas. Examples include Parks Master Plan, Trails Master Plan, Downtown Master Plan, and Neighborhood Master Plan.
- **Economic Development Plan:** This plan addresses the economic environment of an area, including workforce development, business attraction and retention, and other economic considerations. Market studies may be included in economic development plans.
- **Facilities Plan:** This plan involves inventorying existing public facilities and suggesting future improvements.
- **Corridor Plan:** Centered on major roads or transportation lines, this plan combines transportation and land use planning to enhance the efficiency and functionality of the corridor.
- **ADA Transition Plan:** This plan reviews city infrastructure, such as sidewalks and trails, for ADA accessibility. It provides a guide for addressing accessibility impediments over a 20- to 30-year period.
- **Safe Routes to School Plan:** These plans promote bicycling and walking to school, often funded through the Iowa Department of Transportation, and prepared by the school district.

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- **Bike and Pedestrian Masterplan:** This plan aims to establish safe and interconnected routes for bicycles and pedestrians, facilitating access to residential neighborhoods, commercial centers, medical facilities, and other destinations across the city.

This list is by no means an exhaustive list of all of the possible future plans for the City of Redfield but are ones that could greatly benefit the community as a whole and assist in achieving the goals outlined within the Comprehensive Plan.

Redfield Comprehensive Plan

The Comprehensive Plan for Redfield, IA provides a strategic roadmap for the future growth, development, and well-being of the community. It identifies key goals, objectives, and strategies to guide land use, infrastructure improvements, economic development, housing, community resources, and more. By embracing this plan and implementing its recommendations, Redfield can enhance its quality of life, attract, and retain a skilled workforce, foster economic vitality, preserve its community character, and create a sustainable and vibrant community for generations to come. The Comprehensive Plan serves as a valuable tool, ensuring that Redfield remains a thriving and inclusive city that meets the evolving needs and aspirations of its residents, businesses, and visitors.