

2022



# PLAN NORTH LIBERTY

## COMPREHENSIVE PLAN



 ABONMARCHE

## TOWN COUNCIL

**Randy Lemert**  
Town Council President

**Tom England**  
Town Council Member

**Will Groves, Jr.**  
Town Council Member

**Gerry Brown**  
Town Council Member

**Ben Webb**  
Town Council Member

## STEERING COMMITTEE

The Plan North Liberty planning process was guided by a six member steering committee that included representatives from the North Liberty Town Council, the North Liberty Park Board, the North Liberty Chamber of Commerce, and the Main Street Merchants Association. Steering Committee members provided direct insight and input throughout the planning process and helped to promote the public engagement activities during the process.

**Vicki Kitchen**  
Town Clerk/Treasurer

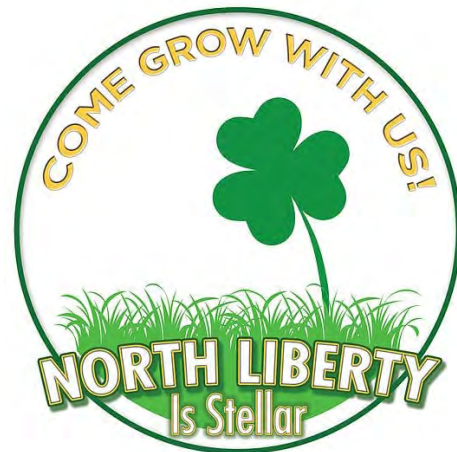
**Gerry Brown**  
Town Council Member

**Ben Webb**  
Town Council Member

**Vivian Bolen**  
Park Board Member

**Mary Klinedinst**  
North Liberty Chamber of Commerce

**Tracy O'Connor**  
North Liberty Main Street Merchants Association



Prepared by



**Abonmarche Consultants**

315 W. Jefferson Blvd.  
South Bend, IN 46601  
(574) 232 - 8700

# ADOPTION

Plan North Liberty was adopted by the St. Joseph County Area Plan Commission on July 19, 2022 by a unanimous approval. The North Liberty Town Council approved this Plan on August 15, 2022 by a unanimous approval. The adoption officially recognizes the vision of the people of North Liberty and that Plan North Liberty will drive future land use, development, and policy decisions.

**RESOLUTION NO. 260-22**

**RESOLUTION OF THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY,  
INDIANA APPROVING THE COMPREHENSIVE PLAN FOR  
THE TOWN OF NORTH LIBERTY**

WHEREAS, the Area Plan Commission of St. Joseph County is empowered to prepare, approve, and certify a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 et. seq. entitled "500 Series – Comprehensive Plan"; and

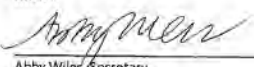
WHEREAS, the Comprehensive Plan for South Bend and St. Joseph County, Indiana dated April 2002, has been adopted pursuant to the provisions of Indiana Code 36-7-4-500 et. seq. as a statement of policy for the land use development of the jurisdiction; and


WHEREAS, the Area Plan Commission and the legislative body in preparing and considering land use proposals, are tasked under I.C. 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adopted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and

WHEREAS, the Area Plan Commission has reviewed the "Town of North Liberty Comprehensive Plan", which is the official policy that establishes development goals and objectives to guide future growth within and around the Town of North Liberty;

NOW, THEREFORE, BE IT RESOLVED that the "Town of North Liberty Comprehensive Plan", which is attached to and made a part of this Resolution, is hereby approved as a general policy statement for future land use development in the area considered and is submitted to the Town of North Liberty, Indiana Town Council for their consideration and action.

Passed by the Area Plan Commission for the St. Joseph County, Indiana, this 19th day of July, 2022.

Attest:  
  
Abby Wiles, Secretary

Decertified by:  
  
Adam J. DeVon, President

**RESOLUTION NO. 2022-12**

**A RESOLUTION TO THE TOWN COUNCIL OF TOWN OF NORTH LIBERTY, INDIANA  
APPROVING THE COMPREHENSIVE PLAN**

WHEREAS, the Town Council of Town of North Liberty, Indiana had identified adequate reason to analyze the need for an update to the Comprehensive Plan to establish policies, goals and objectives for land use, public facilities, transportation, housing and economic development; and,

WHEREAS, the Town of North Liberty has hired Abonmarche Consultants, Inc to define and describe the issues, advise us of our options and make recommendations to address the issues in the near future; and,

WHEREAS, the Town of North Liberty, Indiana has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein and methodology applied.

NOW THEREFORE, BE IT RESOLVED by the Town Council of Town of North Liberty, Indiana that the final document is hereby approved as the official policy that establishes development goals and objectives to guide future growth within and around the Town of North Liberty.

The Plan is adopted by the Town Council of Town of North Liberty, Indiana this 15<sup>th</sup> day of August, 2022.

TOWN OF NORTH LIBERTY, INDIANA

ATTEST

  
Randy Lemert  
Town Council President

  
Vicki Kitchen  
Clerk-Treasurer



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# 1 INTRODUCTION

PLAN  RTH LIBERTY

# WHAT IS PLAN NORTH LIBERTY?

Plan North Liberty is the comprehensive plan document created to guide the future development of the Town of North Liberty. This Plan captures the vision of the community and provides goals, action steps, and tasks to achieve that vision. Indiana law requires comprehensive plans meet certain standards which can be found in IC 36-7-4-500. Plan North Liberty goes beyond those requirements and plans for broader areas of interest identified during the planning process. These topics are grouped into the following plan elements:

- Land Use
- Community Character & Placemaking
- Municipal Facilities & Operations
- Transportation & Utilities
- Housing
- Downtown & Tourism
- Economic Development
- Parks & Recreation

Plan North Liberty is an update to the existing 2015 Comprehensive Plan and as a result includes goals identified in that Plan that were either not accomplished or are still important to the community. In addition, a series of new goals are included in this update that highlight issues that were not identified in past plans or to provide new insight and solutions to address existing conditions and future aspirations.



*Downtown Streetscape,  
North Main Street*

## HOW WILL THIS PLAN BE USED?

Plan North Liberty establishes the development and growth goals for the Town of North Liberty from now until 2040. This document will serve as a guide for future land use and development policies and also includes specific action steps for improving the quality of life for North Liberty residents.

The positive impact of the Stellar Community projects in North Liberty should not be overlooked. The recognition and resulting projects have strengthened the community and made strategic investments in placemaking and Downtown redevelopment. Overall sentiment of the Stellar projects in North Liberty was overwhelmingly positive. Plan North Liberty will meet the current requirements for a comprehensive plan to put the community in a position to continue to receive financial assistance for future development and growth.

Plan North Liberty was developed to be used by local decision makers to ensure that the projected growth and development occurs in a manner that is appropriate for the Town and its residents and businesses, while protecting and securing the natural resources that contribute to the overall appeal and character of North Liberty.

Government leaders should work together with property owners, residents, and businesses to achieve the goals, action steps, and tasks outlined in this Plan. An assessment of the community's progress towards meeting these goals should occur on a regular basis to ensure that the vision of the community is achieved.

## HOW WILL THIS PLAN BE UPDATED?

While this Plan acts as the guiding document for the Town, it is intended to be flexible and allow for changing conditions in the future so that it continues to serve as a relevant and useful tool.

While this document plans for long-term goals to be achieved by 2040, a comprehensive plan is most effective when it is reviewed and amended periodically to make certain that the document reflects changing demographics and/or completed strategies. Every five years is a common timeline. Reviewing and amending the Plan regularly is necessary to ensure it accurately represents the Town's existing physical, social, and economic conditions. As part of implementation, Town staff and partners should meet consistently to review progress, identify possible barriers for completion, and assign tasks to responsible parties. This process might be effectively paired with an annual report or annual budget process as a means to review the year's successes and plan for upcoming projects and programs.

Before Plan North Liberty meets the end of its planning timeline in 2040, a full update should be pursued to ensure there is no gap in the effective dates of the comprehensive plan.

# HOW WAS THIS PLAN DEVELOPED?

The process for completing Plan North Liberty included tasks organized under four phases:

## DISCOVERY

The Discovery Phase included identifying and reviewing work previously conducted and gathering the data and information necessary to properly analyze the unique characteristics, challenges, and opportunities of completing Plan North Liberty. This phase provided a detailed assessment of the existing conditions, influencing factors, and future projections. This phase collected information provided by the community, field reconnaissance, surveys, inventories, interviews, and publicly available data. During the Discovery Phase the following tasks were completed:

- Kicked off the project with the North Liberty Team;
- Collected and analyzed existing demographics, market, and physical conditions data;
- Organized opportunities and issues to be addressed in the Plan; and
- Developed and implemented the community outreach and engagement plan.

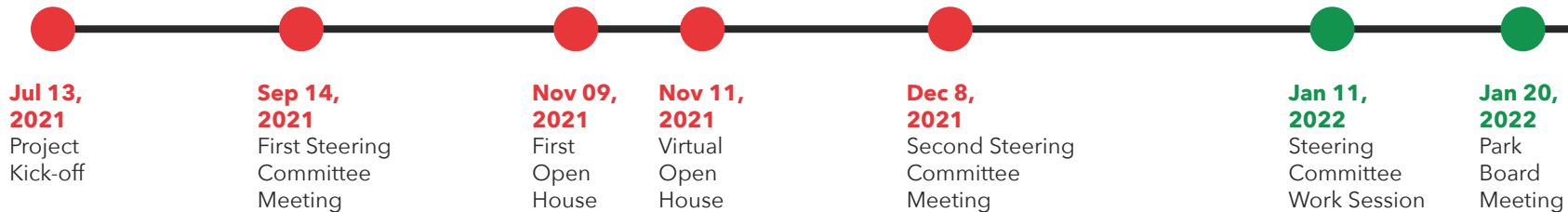
## VISIONING

Building on the findings from the Discovery Phase, the next phase of the process engaged the community in defining their vision for the future growth and development of the Town. This phase also included establishing the guiding principles of the comprehensive plan, and included the following tasks:

- Confirmed a vision statement;
- Identified of key community values; and
- Developed the goals, action steps, and tasks for each plan element.

## DISCOVERY

## VISIONING





## FRAMEWORK

The Framework Phase synthesized the technical analysis of the Discovery Phase with community input and results of the Visioning Phase into the following plan elements:

- Land Use
- Community Character & Placemaking
- Municipal Facilities & Operations
- Transportation & Utilities
- Housing
- Downtown & Tourism
- Economic Development
- Parks & Recreation

This phase also included the facilitation of community workshops to confirm and prioritize the plan goals, action steps, and tasks.

## ACTION

During the Action Phase, the planning team developed the comprehensive plan document. This included the project process, outcomes, vision, plan elements, goals, action steps, and tasks. The final Plan North Liberty Comprehensive Plan was adopted by the North Liberty Town Council and the St. Joseph County Area Plan Commission.

After adoption, leaders and stakeholders of North Liberty should actively work to implement and complete the goals, action steps, and tasks outlined in Plan North Liberty.

## FRAMEWORK

## ACTION

**Mar 4, 2022**  
Park Board Meeting

**Mar 8, 2022**  
Steering Committee Work Session

**Apr 05, 2022**  
Virtual Open House

**Apr 6, 2022**  
Second Open House

**May 16, 2022**  
Steering Committee Draft Plan Work Session

**July 19, 2022**  
Area Plan Commission Adoption

**Aug 1, 2022**  
Town Council Adoption

**2022-2040**  
Implementation and Action

INTRODUCTION

# ENGAGING NORTH LIBERTY

Plan North Liberty was created to capture and turn the residents' vision for North Liberty into reality via an active and robust community engagement process. This involved multiple opportunities for the public to engage with their neighbors and the planning team at different phases in the process and provide input related to their shared strategy for the future. The findings of the Discovery and Visioning Phases provided valuable information to the project steering committee and informed the Plan framework.

The public engagement process was designed to foster a sense of ownership in and stewardship of Plan North Liberty. Working closely with the Steering Committee, the planning team developed a communications and outreach plan. The communications effort included raising general awareness of the process and specific promotional activities associated with all rounds of community engagement. The outreach components focused on leveraging existing networks in the Town to maximize participation.

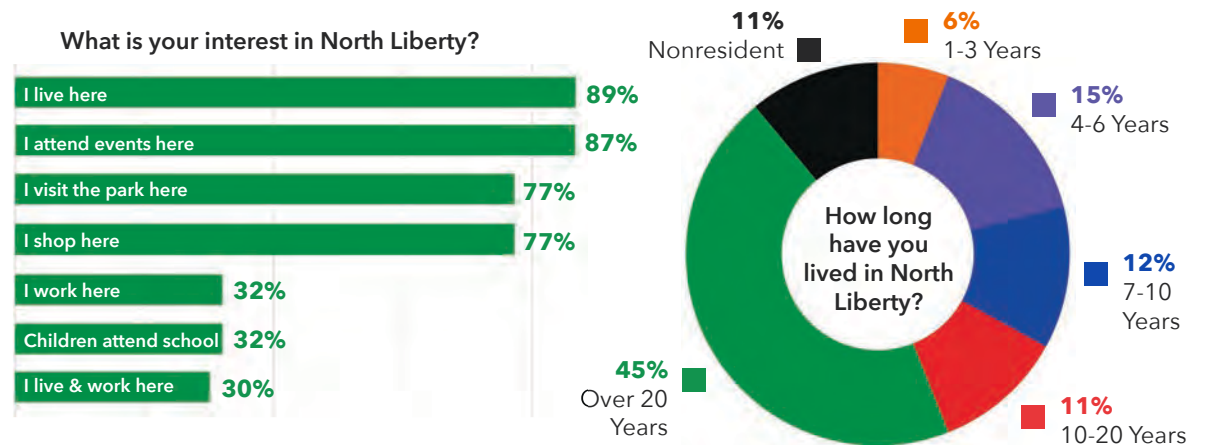
Multiple public engagement techniques were used to give the community the opportunity to speak and share their vision. Engagement activities utilized innovative web-based tools, traditional face-to-face and remote interviews, and public meetings to cast a wide net and provide an inclusive atmosphere for stakeholders and community residents. Using the following public engagement efforts, the vision of North Liberty was captured in this Plan:

- Public Open Houses (2)
- Steering Committee Meetings (5)
- Park Board Meetings (2)
- Online Survey (4)
- Project Website and Branding
- Social Media Posts
- Stakeholder Interviews / Focus Group Meetings
- Adoption Process

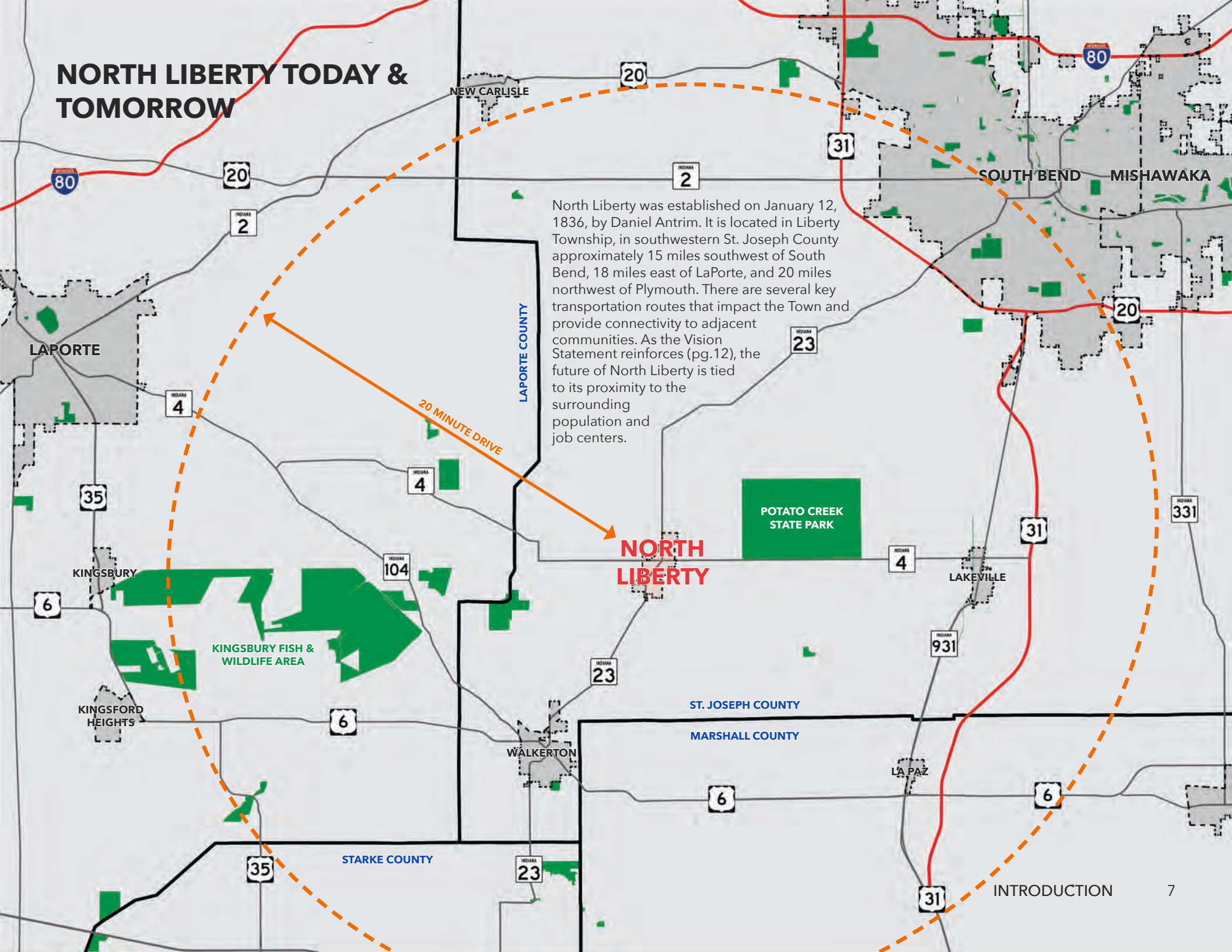


*Visioning Open House, November 9, 2021*

## WHO WAS ENGAGED



# NORTH LIBERTY TODAY & TOMORROW



North Liberty was established on January 12, 1836, by Daniel Antrim. It is located in Liberty Township, in southwestern St. Joseph County approximately 15 miles southwest of South Bend, 18 miles east of LaPorte, and 20 miles northwest of Plymouth. There are several key transportation routes that impact the Town and provide connectivity to adjacent communities. As the Vision Statement reinforces (pg.12), the future of North Liberty is tied to its proximity to the surrounding population and job centers.

**NORTH LIBERTY**

20 MINUTE DRIVE

# NORTH LIBERTY TODAY & TOMORROW

The following pages highlight key demographic indicators. To plan for the future, it is essential for planners, policy makers, and Town officials to understand the existing conditions of the community and frame these within a more regional context. It is important that demographic and existing conditions data is consistently updated, even after the Plan has been adopted, as the information will continue to impact and inform decisions during implementation.

It should be noted that the 2020 Census data reported a decrease in the population of the Town from 1,896 in 2010 to 1,628 in 2020, which the Town disputes. Town leaders have identified a significant undercount in the 2020 Census and are working through the process to address this concern. As Census data is the primary source used by many grant and funding agencies, resolving this issue is of critical importance for the Town. Due to this known data discrepancy, Plan North Liberty utilizes the Esri Business Analyst tool with forecasts for 2021 and 2026.

## POPULATION

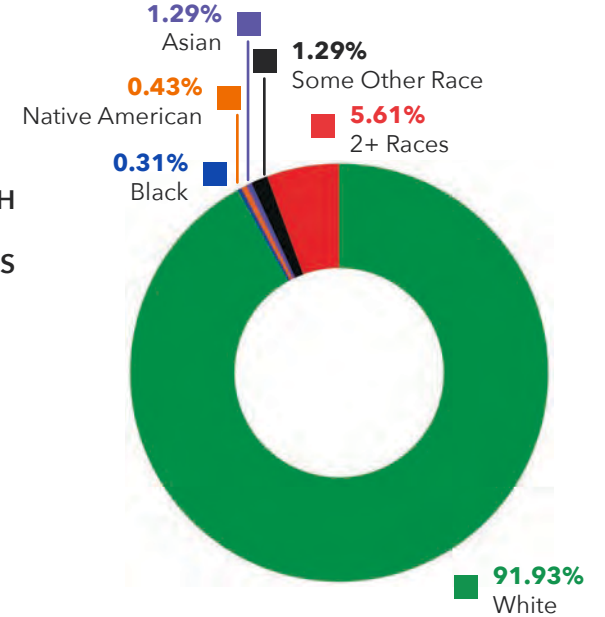
ST. JOSEPH COUNTY  
272,912



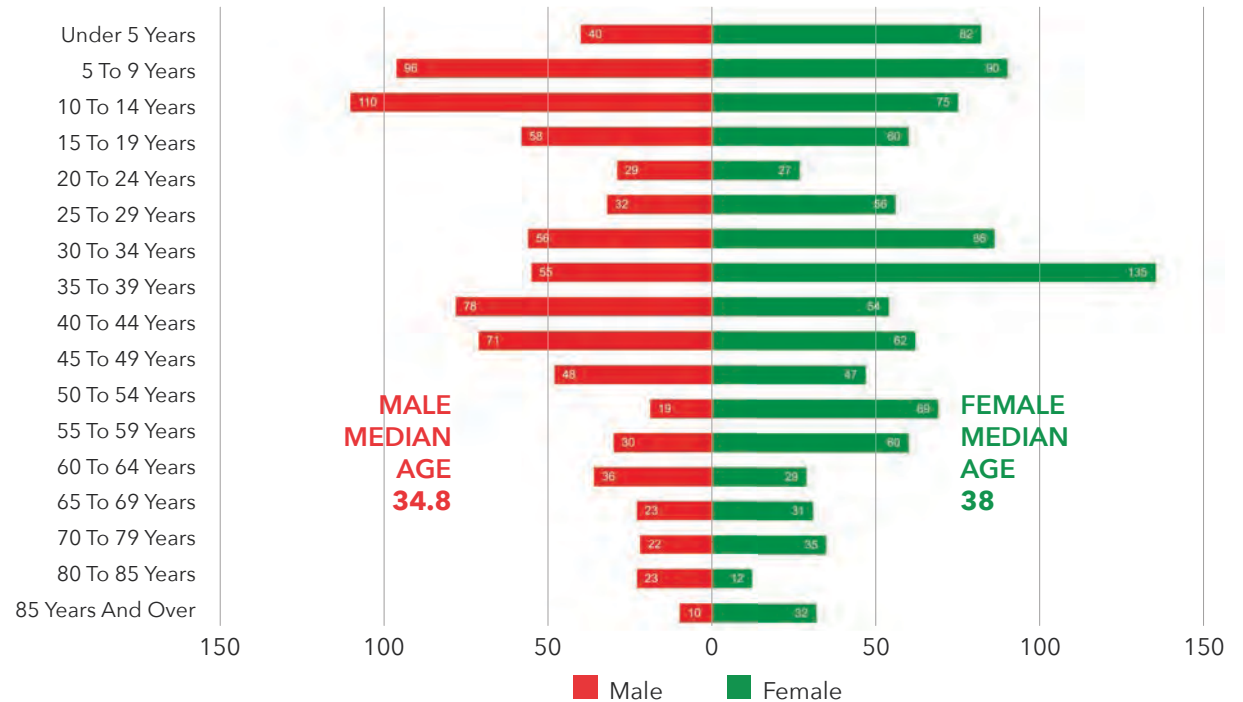
0.71% OF ST. JOSEPH COUNTY RESIDENTS LIVE IN NORTH LIBERTY

NORTH LIBERTY  
1,928

## DIVERSITY



## AGE



# HOUSING



**\$107,900**  
Median Home Value

**\$757**  
Median Monthly Housing Cost

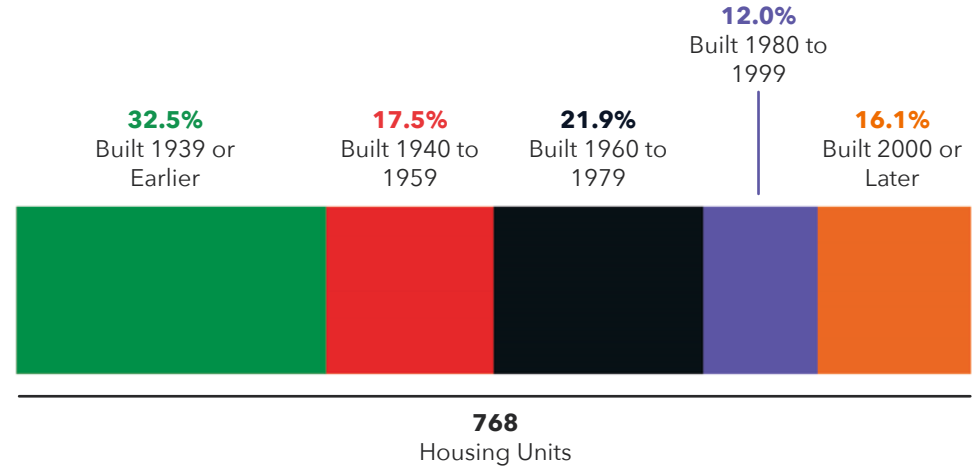
**\$1,103**  
Median Monthly Mortgage Cost

**\$517**  
Median Monthly Rent Cost

**72.4%**  
Owner-Occupied Housing Units

**27.6%**  
Renter-Occupied Housing Units

**5.5%**  
Vacant Housing Units

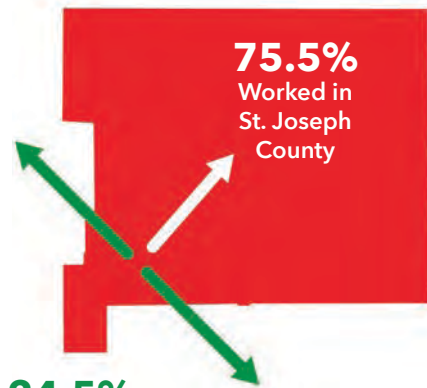


# INCOME



**\$44,514**  
Median Household Income

# COMMUTING



**24.5%**  
Commuted Outside St. Joseph County for Work

# EDUCATION

25 Years and Over



No High School Diploma



**31%**

High School Graduate



**20%**

Some College, No Degree



**16%**

Associates Degree



**22%**

Bachelors, Masters, or Professional Degree

# NORTH LIBERTY TODAY & TOMORROW

The Town of North Liberty possesses a number of assets that well position it to achieve continued success as a desirable bedroom community to South Bend. Through the steering committee and public engagement process, measurable growth milestones were formulated to establish growth targets that are reasonable, achievable, and won't negatively impact the Town's character.

During the public engagement process, a list of opportunities and challenges were identified. These topics focused further discussion and research during the process.

## OPPORTUNITIES

- Residents identified excellent education, small-town life, family values, and quality of life amenities as assets.
- Positive reputation of schools is viewed as a driver for new family growth - 25% of enrollment is from outside of the district
- Completed Stellar projects have resulted in visible changes and improved perception of North Liberty.
- Parks and trails have a positive reputation, are well used, and add to the desirability of community.
- North Liberty's stable, affordable existing housing stock is perceived as higher quality than competing towns.
- There is available land adjacent to and within the Town to accommodate the desired growth.
- Municipal utilities have capacity to support future growth.
- The proposed development of a new inn at Potato Creek State Park has the potential to draw an additional 28,000+ visitors annually to the area.
- The Town is working with local partners to secure improvements in broadband service and a trail to connect North Liberty, Potato Creek State Park, and further on to Lakeville.

## GROWTH MILESTONES

**936**

Households by 2041

**983**

Housing Units by 2041

**2,500**

Population by 2041

## CHALLENGES

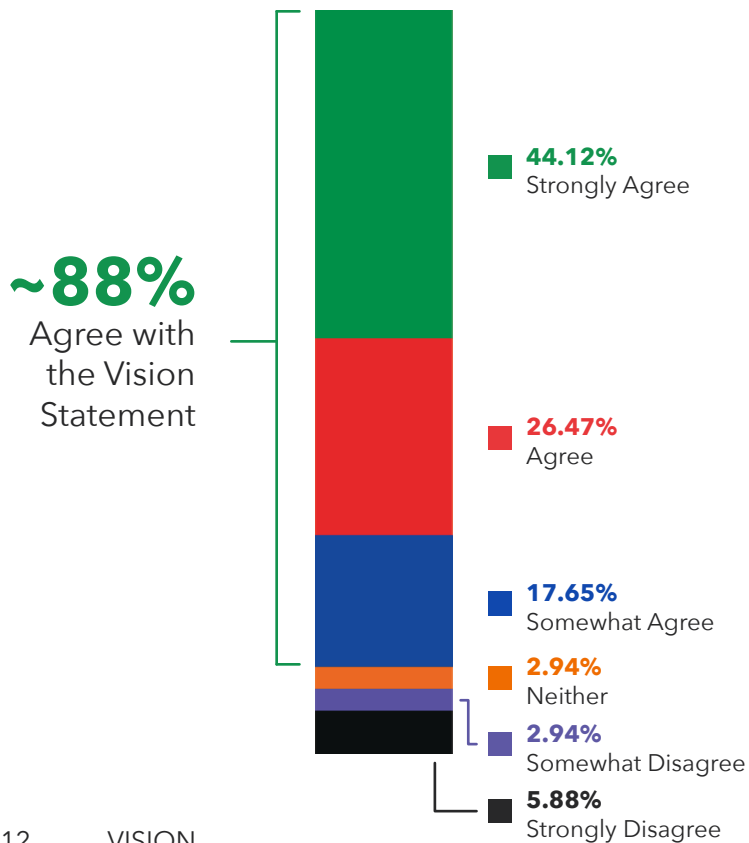
- The limited housing availability and slow development activity is not limited to current market conditions and has been an on-going concern.
- SR 23 & SR 4 traffic volumes and speeds, along with the existing Five Points intersection were identified as a safety risk.
- The median household income lags behind St. Joseph County which can impact potential for home ownership.
- Some perceive that North Liberty is too far away from South Bend to be a bedroom community.
- To sustain commercial development, the community needs population growth and higher visitation from Potato Creek State Park visitors and the region.

# 2 VISION

## VISION STATEMENT

*“North Liberty is a community focused on quality of life, small town character, family values, and quality education, all conveniently located near the South Bend metro area and Potato Creek State Park. North Liberty will maintain its unique identity where people love to live, work, play, and worship. As it grows, North Liberty will strive to preserve the traits that are valued by its residents and visitors alike.”*

It was important for the community residents and stakeholders to affirm this Vision Statement. During the community character survey, respondents were asked how strongly they agree with the Vision Statement.



## WHAT IS THE VISION SECTION?

This section lays out the goals the Town of North Liberty has created to achieve the Vision by the year 2040. During the planning process, local stakeholders and the Steering Committee worked together to develop and prioritize the strategies needed to move North Liberty forward in a manner that is consistent with the character, principals, and aspirations of the Town.

Plan North Liberty identifies a series of community goals, action steps, and tasks organized by the plan elements listed below.

- Land Use
- Community Character & Placemaking
- Municipal Facilities & Operations
- Transportation & Utilities
- Housing
- Downtown & Tourism
- Economic Development
- Parks & Recreation



# HOW TO USE THIS SECTION

The Vision in Plan North Liberty is communicated using three layers: goals, action steps, and tasks. Goals have been developed for each of the plan elements and can be achieved by completing the action steps and tasks under each goal utilizing identified partners, resources, and tools.

## GOAL

Goals are general statements that express what the community wants to achieve. They are long-term and set the direction for the more specific action steps and tasks outlined in this Plan.

### LU 1 PRIORITIZE DEVELOPMENT WITHIN EXISTING TOWN LIMITS

## PRIORITY

This is rating of priority on a scale of 1 (lowest) to 3 (highest). This was generated through public and stakeholder input.

## PARTNERS

Partners are organizations that North Liberty should partner with the complete the Goal, Action Steps, and Tasks.

## RESOURCES & TOOLS

This section includes informational resources and funding opportunities. Resources & Tools are explained in more detail at the end of each Plan Element.

## ACTION STEPS

## PRIORITY

## PARTNERS

## RESOURCES & TOOLS

**LU 1.1:** Promote infill residential development using the Future Land Use Map.

1.8

- St. Joseph County Department of Infrastructure, Planning, and Growth

- North Liberty Zoning Ordinance

**LU 1.1a:** Work with St. Joseph County Planning to inventory buildable lots.

## ACTION STEP

Action Steps are the actions that are required to be taken by the identified person, department, or organization to achieve a Goal.

## TASK

Tasks are smaller, bite-size activities that need to be taken to complete an Action Step. Not all Action Steps are broken down into Tasks, but were identified when important.

# LAND USE

The Town of North Liberty has established its character as an attractive, rural bedroom community to South Bend with a quaint and charming Downtown retail core. Through the development of Plan North Liberty, the Town has stated a relatively aggressive goal for future growth and will be challenged to guide future development in ways that further enhance the Town's character and reputation. The land use recommendations in this section, working in conjunction with the Town's Zoning ordinance, provide the Town with the principal tools to achieve this outcome. These tools will also provide a foundation for communication and collaboration with the Area Planning Commission to ensure consistency of development character in areas both within the Town and in the unincorporated areas outside the Town limits. This will be especially important given the new development anticipated at Potato Creek State Park and the extension of municipal water and sewer utilities east of town to the park.

## GOALS\*

**LU 1** PRIORITIZE DEVELOPMENT WITHIN EXISTING TOWN LIMITS.

**LU 2** USE FUTURE LAND USE MAP TO DIRECT GROWTH IN IDENTIFIED AREAS.

**LU 3** CONSERVE GREEN AND OPEN SPACE LAND USES.

**LU 4** ENSURE CONSISTENCY BETWEEN PLANS AND ORDINANCES RELATING TO LAND USE.

## KEY FINDINGS

- Based on identified future growth goals, North Liberty will need to create an additional 200 housing units over the next 20 years.
- While North Liberty's sense of safety, quality education, and small-town values make it attractive for families, future residential development should appeal to people in every life stage, including young professionals, empty-nesters, and seniors.
- Future growth policies should require development to utilize municipal water and sewer.
- Maintaining a healthy and vibrant Downtown will be integral for attracting and retaining both residents and visitors.
- The extension of utilities to Potato Creek State Park will increase development pressures along SR 4 east of the Town limits. While new commercial development will be a positive for the Town, it should not compete with or detract from the Downtown businesses.
- The existing industrial park has recently sold its last available lots. The Town should consider strategies to accommodate future industrial development to help solidify the tax base and strengthen the local economy.
- There are undeveloped areas within the Town that should be sufficient to accommodate most of the future growth recommended in this Plan. However, the Town should be cognizant of accommodating growth in areas adjacent to the Town limits.
- As municipal utilities are extended to Potato Creek State Park, established policies for connections to municipal utilities should be maintained.
- As part of protecting its rural character, growth policies should also seek to balance development with conserving agricultural and natural resources.

*\*It should be noted that the goals in this section do not have a priority. The goals, action steps, and tasks were developed after ranking occurred.*

# CREATING THE FUTURE LAND USE MAP

The Future Land Use Map for Plan North Liberty was developed through an interactive and iterative process:

## STEP 1

Map and review existing land uses, both within the Town and in the areas surrounding the Town. Changes in the existing land uses from the previous Comprehensive Land Use Plan were noted. Data used for this analysis was obtained from the St. Joseph County Assessor property tax classifications for each parcel.

## STEP 2

Review the Future Land Use Map that was included in the 2015 Comprehensive Plan to determine areas that are still applicable and areas that need to be revised based on changes in economic and development conditions. This process included Steering Committee input, feedback gained through public engagement, and major project information such as the extension of utilities to Potato Creek State Park.

## STEP 3

Create an updated Future Land Use Map and finalize based on an analysis of existing zoning, location and capacity of public infrastructure, location and type of natural resources and agricultural operations, and current and projected future development pressures. The map was reviewed and modified based on input from the Steering Committee and at the second Community Open House.



*Creating the Future Land Use Map, Visioning Open House, November 9, 2021*

Referring back to these identified growth milestones also played an important role in developing the Future Land Use Map. Providing adequate land for development is essential for the growth of North Liberty.

**936**

Households by 2041

**983**

Housing Units by 2041

**GROWTH  
MILESTONES**

**2,500**  
Population by 2041

# CURRENT LAND USE

The first step in the process of setting future land use priorities included an analysis of the existing land use patterns both in and surrounding the Town.

## RESIDENTIAL

- RESIDENTIAL SINGLE FAMILY
- RESIDENTIAL 4-19 UNIT APARTMENTS
- RESIDENTIAL DUPLEX
- RESIDENTIAL 40+ UNIT APARTMENTS
- RESIDENTIAL TRIPLEX
- RESIDENTIAL OTHER

Residential land uses, including both single-family and multi-family uses, are the predominant land use inside the Town limits. Residential uses are primarily characterized by older, existing housing stock developed on a traditional grid pattern, with smaller lots and access to public sewer and water. There have been two recent subdivisions that are more typical of modern suburban subdivision develop - Potato Creek Crossing & Tamarack Knolls. Both subdivisions currently have remaining vacant lots to accommodate additional housing construction. Higher density multi-family uses are limited to two apartment developments, one of which (the Meadows Apartments) provides income-based affordable housing.

### WITHIN NORTH LIBERTY THERE ARE:

**559** Single Family Homes

**6** 4-19 Unit Multifamily Buildings

**20** Two Family Homes (Duplex)

**1** 40+ Unit Apartment Complex

**1** Three Family Home (Triplex)

## COMMERCIAL

- COMMERCIAL AUTO-ORIENTED
- COMMERCIAL RETAIL
- COMMERCIAL GROCERY STORE
- COMMERCIAL SERVICE
- COMMERCIAL RESTAURANT
- COMMERCIAL BOWLING ALLEY
- COMMERCIAL OTHER
- MEDICAL CLINIC OR OFFICES
- OFFICE

Commercial land uses include businesses in the Town Center, Office Buffer, and Commercial Zoning Districts as a part of the Town's Zoning Ordinance. Commercial land uses account for a relatively small percentage of the overall land uses - less than 10%. There is a density of commercial uses clustered Downtown, with additional commercial uses along the key transportation corridors. Space for expansion of commercial uses Downtown is somewhat limited, due to the fairly small commercial center surrounded by mostly single family residential. The Town Center and Office Buffer districts do allow for mix of commercial and residential uses, which can provide some flexibility for transitioning residential buildings for commercial purposes.

### WITHIN NORTH LIBERTY THERE ARE:

**60**  
Businesses (Including Industrial)

**579**  
People Employed by North Liberty Businesses

# CURRENT LAND USE

## INDUSTRIAL ■

The Town includes two primary industrial areas, along with some smaller, scattered site industrial uses. The Town developed the existing Industrial Park on southwest side of town, with direct access to SR 23. This industrial park recently sold the last available lot, although not all of the lots have been developed. Single Source, one of the larger companies in the Industrial Park, recently announced a significant expansion of their facility in the park. Hydro Extrusion is the Town's largest employer and industrial business. They currently operate two facilities in North Liberty and own land south of their facility adjacent to the Community Building that could accommodate future expansion.

## AGRICULTURAL ■

The Town of North Liberty is surrounded by land used for agricultural purposes, and also includes approximately 43 acres of agriculturally used property inside Town limits. This density of agriculture base is a strong contributor to the Town's rural charm.

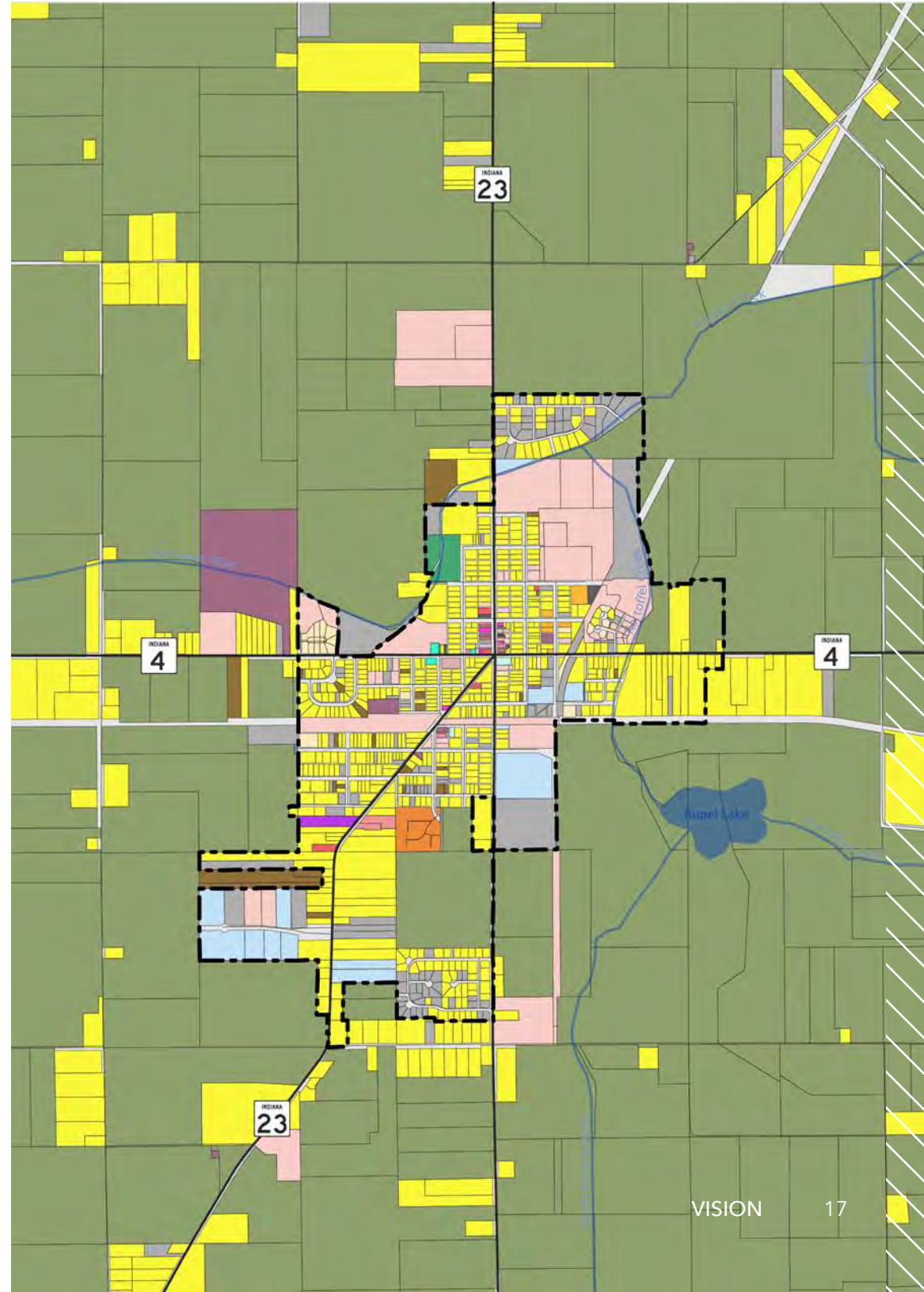
## PARKS ■

Park land uses in the Town of North Liberty include the Town Park, the pocket park and the linear park space associated with the nearly three miles of dedicated bike trails in the community. The donation of three lots in the Potato Creek Crossing subdivision for the purpose of developing a new public park is under consideration by the Town Council.

## OTHER USES

- INSTITUTIONAL
- UTILITY
- PARKING LOT
- VACANT

*Current Land Use Map*



# FUTURE LAND USE

Consistent with the land use goals in this Plan, North Liberty intends to remain an attractive, desirable bedroom community to South Bend with a vibrant small-town Downtown and ample natural spaces and parks, with an emphasis on investing in amenities that contribute to a high-quality of life for its residents and visitors.

The Future Land Use Map provides the framework to direct zoning and land use decisions that will accommodate the desired future growth demands and patterns. Changes from the previous comprehensive plan include expanded housing and mixed-use development designations that are intended to provide greater flexibility in the development of new housing and commercial development. Additionally, while not included specifically within the Town's zoning ordinance, an agriculture land use designation has been included to promote the Town's goals for conserving natural and rural landscapes and serve as a guide for St. Joseph Area Planning Commission decision making on proposed development outside of the Town limits.

The expanded mixed-density housing land use is designed to accommodate larger, master planned developments on large tracts of land within or adjacent to the Town. By providing for a blend of density options, new construction can occur in a cost-effective and affordable manner. This flexibility also supports the goal of creating a broader variety of housing choice for potential new residents. The mixed-density residential land use functions similar to the Town's existing R2 zoning district. Areas zoned R1 residential that are included in the mixed-density land use areas should be considered for rezoning to R2 to accommodate the additional densities.

Enhanced mixed-use designations are recommended to allow for large tract, planned development that can incorporate both residential and commercial uses within the same development. This can help provide residential densities needed to support the commercial or office uses and are also intended to help protect the unique identity of town center mixed-use districts.

## AGRICULTURE

This land use is identified in the areas surrounding the Town but outside the proposed growth areas and under the jurisdiction of St. Joseph County. It is similar to the existing agricultural zoning classifications. These areas should remain relatively undeveloped or used for agricultural, recreational, or residential uses as required in the County's Zoning Ordinance.

## LOWER DENSITY RESIDENTIAL

This land use should allow residential development between 1-3 dwelling units per acre and be in close proximity to water and sanitary sewer infrastructure. Larger lot sizes are preferred in this category, including provisions for open space and landscaping which should be included in larger subdivisions.

## MODERATE DENSITY RESIDENTIAL

This land use should allow residential development up to 4-8 dwelling units per acre and be in close proximity to water and sanitary sewer infrastructure. Two-family dwelling units, single-family attached units, along with attached townhome dwelling units should also be considered in this district. Smaller lots may be accepted in this district but should also include common open spaces or connect to existing community spaces.

## HIGHER DENSITY RESIDENTIAL

Development occurring in this area should allow residential units between 9-12 units per acre depending on the neighboring uses. Higher density development should be considered if the structure is compatible in height, scale, and character to surrounding uses. This land use should be encouraged as part of mixed-use developments in areas that provide amenities or services that help support the demand for these residential densities.

# FUTURE LAND USE

## MIXED DENSITY RESIDENTIAL

These areas designed to accommodate larger planned developments with the goal of providing multiple different housing options of varying density levels within the same development. All housing types, including multi-family, attached townhomes, two-family dwellings and single-family dwellings should be included. Common open and public spaces should be integrated into the development plan.

## TOWN CENTER MIXED-USE

This district should include restaurants, small-scale retail, professional office, or service uses. Where available, development should provide retail and entertainment uses on the first floor, with office and housing uses on upper floors. Development should be built in a manner that is consistent with the existing character and density of Downtown.

## COMMERCIAL

Commercial development typically describes office and retail uses outside of Downtown that require larger parcels and are automobile dependent, requiring appropriate space for parking and travel lanes. However, alternative transportation connectivity should also be considered here.

## MIXED-USE

This district includes a combination of uses, typically residential and non-residential buildings or uses such as retail, office, civic, and/or recreational spaces. These uses can range from a single building to an entire neighborhood or development. The mix of uses should be compatible to the surrounding context and environment, appropriately transitioning to lesser intense uses nearby. These uses should promote walkability and connectivity. A singular use, such as general commercial, should be discouraged.

## CIVIC AND INSTITUTIONAL

This land use accommodates municipal facilities, schools, places of worship, libraries, and other similar uses. Areas identified as Civic and Institutional are existing uses and no additional land has been identified for this use.

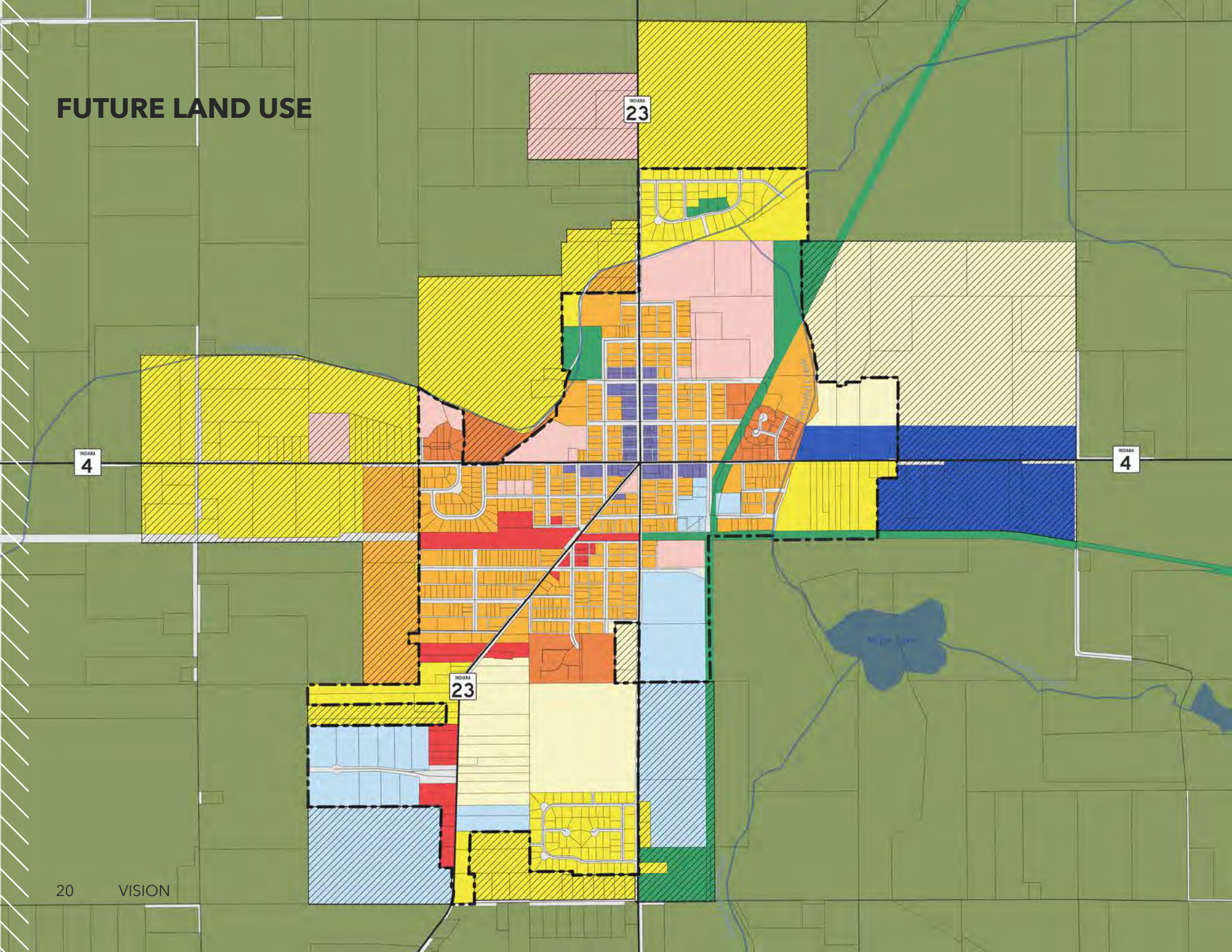
## INDUSTRIAL

This use is typically associated with manufacturing, processing, distribution, and other related industrial activities. This district could also allow large office uses catering to large employment centers. This use should not produce adverse impacts to adjacent property owners such as light, smoke, odor, or noise, and should be visually appealing or campus-like. Proper infrastructure must be in place to support this use.

## POTENTIAL ANNEXATION AREAS

These areas have been identified as land the Town could potentially annex as development is planned adjacent to the Town limits. Potential annexation areas provide relatively easy access to Town services, are in most cases contiguous with the existing Town limits, and limit disturbance of agricultural and natural resources.

# FUTURE LAND USE





# LAND USE

## LU 1 PRIORITIZE DEVELOPMENT WITHIN EXISTING TOWN LIMITS.

There is significant available land within the existing Town limits to accommodate a fair share of the projected future growth over the next 20 years. According to St. Joseph County tax records approximately 93 acres within the Town are classified as vacant. The County records are not always current if land has been developed recently and not all the land identified as vacant is accessible or suitable for development. But there are several areas within the Town that could offer opportunities for new residential and business growth.

Most of the land identified as vacant in the Town is currently zoned residential. This includes an estimated 53 acres of existing platted lots in the traditional town area and in the two residential subdivisions. These lots provide a valuable resource for efficient residential development as they already have access to utilities and are zoned for residential use.

The large area south of the Downtown that is proposed as mixed residential development on the Future Land Use Map could accommodate a planned neighborhood that would include a mix of residential types in addition to appropriate business uses.

### ACTION STEPS

**LU 1.1:** Promote infill residential development using the Future Land Use Map.

**LU 1.1a:** Work with St. Joseph County Planning to inventory buildable lots.

**LU 1.1b:** Work with local realtors and property owners to market available and buildable lots in conjunction with Goal H 2.

**LU 1.2:** Work closely with St. Joseph County planning staff on all newly proposed projects.

**LU 1.3:** Promote infill commercial and industrial development where appropriate by using the Future Land Use Map.

**LU 1.3a:** Work with local realtors and property owners to market available and buildable commercial and industrial lots in conjunction with Goal ED 1 and ED 2.

### PARTNERS

- Town Residents
- Property Owners, Realtors, and Developers
- St. Joseph County Department of Infrastructure, Planning, and Growth

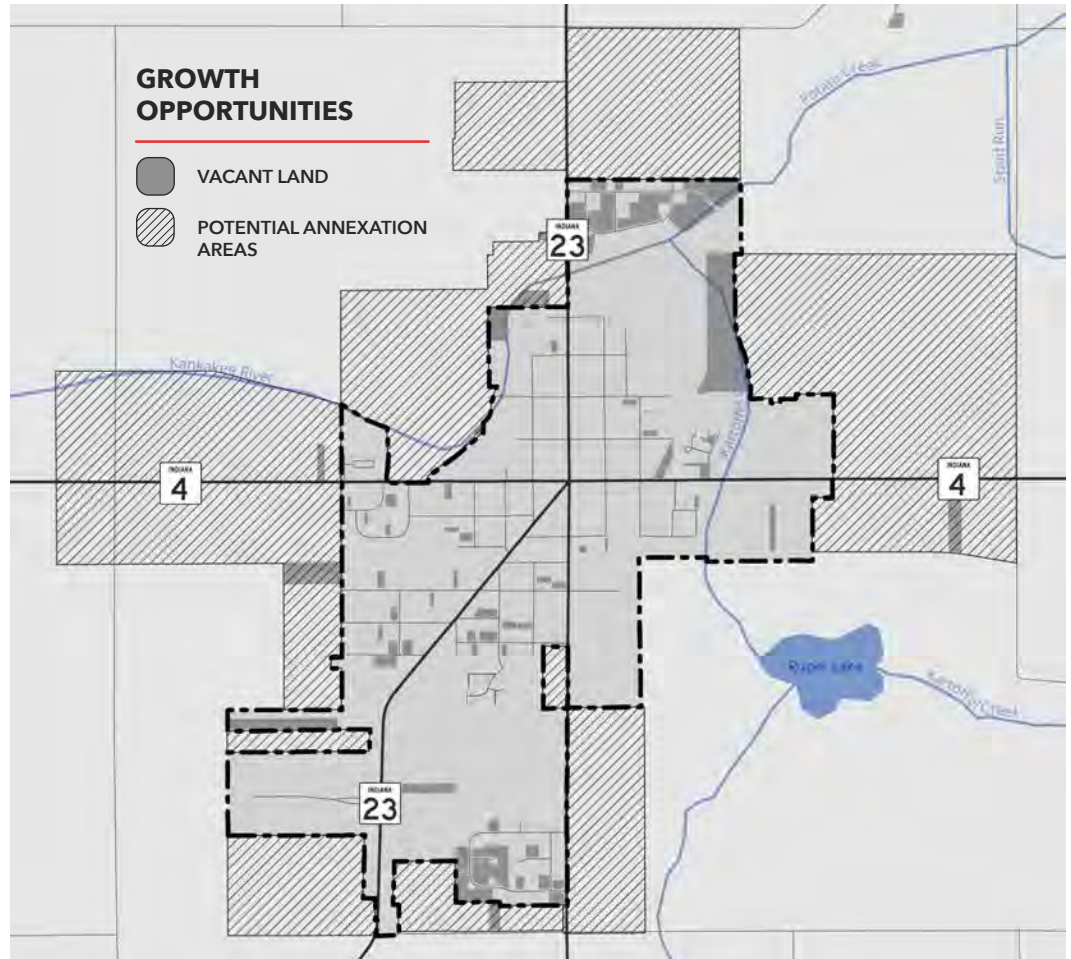
### RESOURCES & TOOLS

- North Liberty Zoning Ordinance
- St. Joseph County Zoning Ordinance

# LAND USE

## LU 2 USE FUTURE LAND USE MAP TO DIRECT GROWTH IN IDENTIFIED AREAS.

Pressure for development beyond the current Town limits, particularly east as public utilities are extended to serve Potato Creek State Park, was identified as a significant issue that will impact North Liberty. To allow for orderly and planned growth, the Future Land Use Map identifies areas to be considered for annexation. This strategy includes the logical extension of the Town into the adjacent unincorporated areas with the same or compatible land uses as shown to the north, west, and south. Annexation areas east of town will need to be purposeful and designed to offer additional business and residential opportunities while protecting the Downtown commercial core. The Future Land Use Map indicates that this area would be best suited to be mixed-use that would incorporate business and residential development along SR 4 and mixed residential to the north. This development must be complementary but not compete with established businesses. This could occur through incorporating larger scale buildings and site plans in this area that would not fit with the character or function of the Downtown.



### ACTION STEPS

- LU 2.1:** Continue to utilize the existing agreement for development that is served by utilities and services outside Town limits.
- LU 2.2:** Share the Future Land Use Map and vision with property owners of areas identified for potential annexation to ensure they agree with the proposed strategy.
- LU 2.3:** Use the Future Land Use Map to select an area for a new industrial park in conjunction with Goal ED 4.

### PARTNERS

- North Liberty Utilities
- St. Joseph County Department of Infrastructure, Planning, and Growth
- Property Owners, Realtors, and Developers.

### RESOURCES & TOOLS

- North Liberty Zoning Ordinance
- St. Joseph County Zoning Ordinance
- Town of North Liberty Utility Connection Agreement

# LAND USE




## LU 3 CONSERVE GREEN SPACE LAND USES.

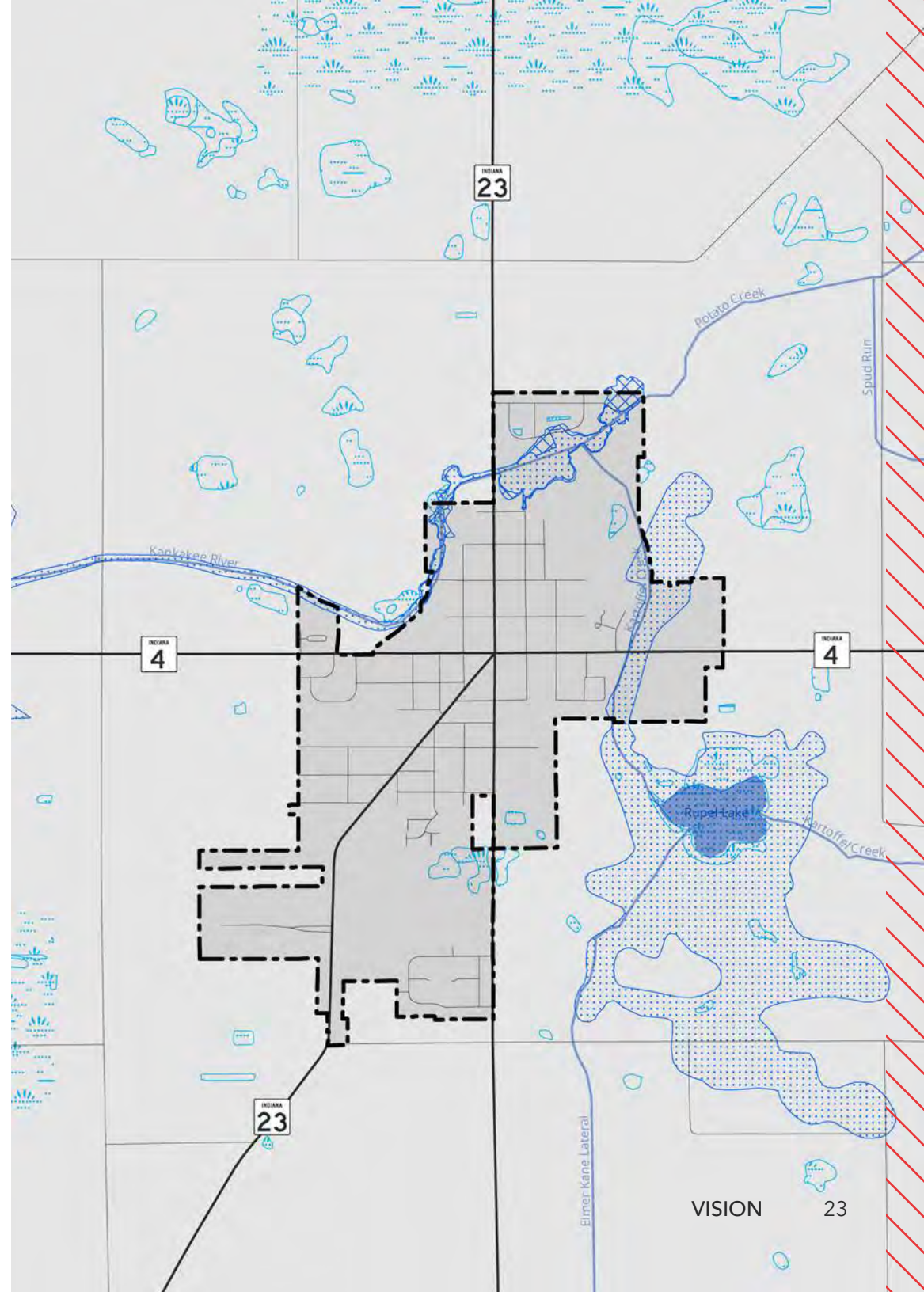
### NATURAL RESOURCE CONSERVATION

North Liberty is fortunate to have beautiful natural places in and around the Town. With Potato Creek and Kartoffel Creek running through the Town along with several wetlands in and around the area, water resources are a key component of North Liberty's recreational amenities. When asked about the quality of the natural environment, nearly 85 percent of survey respondents indicated that it was excellent or good. Protecting local natural resources was also mentioned by participants as an important criterion for the types of businesses they would like to see develop in town. With this community feedback, this Plan views the local floodplains, wetlands, and natural areas not as obstacles for North Liberty to overcome, but as assets to promote appropriate development that reinforces the Town's character and natural attractiveness.

The regulated floodplains and wetland areas certainly limit the use of some property within the Town, but these areas can be used for recreation such as parks and trails that add to the community's desirability. These areas can also be incorporated into conservation-based residential development, specifically east of town in the proposed mixed-residential area, that allow for clustered residential units while conserving the natural areas that make the location attractive for residents.

#### HYDROLOGICAL FEATURES

-  1% ANNUAL CHANCE FLOOD HAZARD
-  0.2% ANNUAL CHANCE FLOOD HAZARD
-  WETLAND

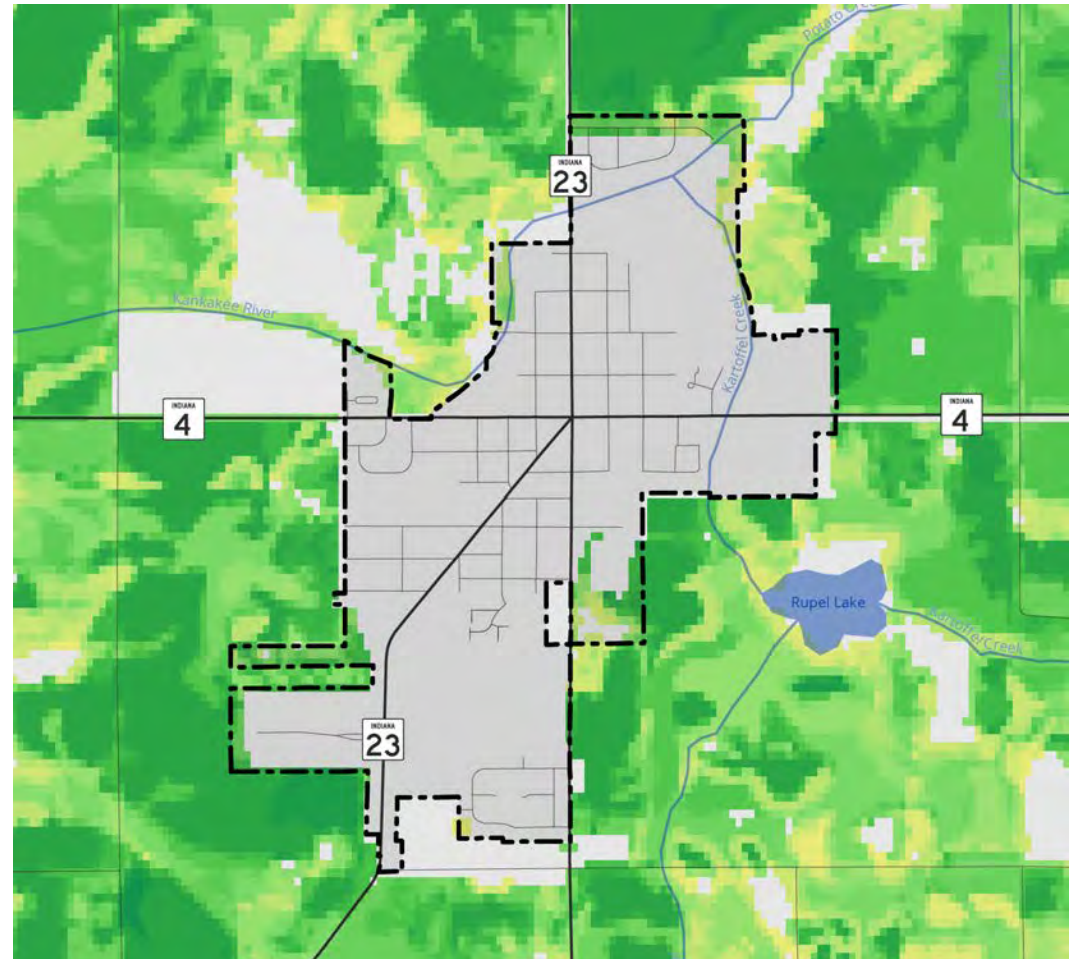
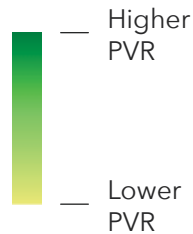


# AGRICULTURAL CONSERVATION

Agriculture production contributes over \$150 million to the total gross domestic product (GDP) of St. Joseph County per year and employs over 1,500 people. Much of this agricultural production is undertaken by family-owned farms and is largely prevalent in the west and south portions of the County. The small-town values associated with the rural and agricultural lifestyle adds to the attractiveness and appeal of the Town as an alternative to the County's more urban communities. As the Town develops toward its identified growth objectives, this Plan has identified the conservation of agricultural land in conjunction with the natural resources as an important to maintaining their community character.

The map to the right shows productivity, versatility, and resiliency (PVR) values on agricultural land. The PVR index is the first-ever assessment of agricultural land quality that explicitly accounts for productivity, versatility, and resiliency. Higher PVR values indicate higher suitability for long-term, intensive crop production, especially for food crops.

## PVR OF LAND



*Productivity, Versatility, and Resiliency (PVR), Farms Under Threat, 2016*

## ACTION STEPS

**LU 3.1:** Promote the conservation of open and green spaces in new development in the mixed-residential land use district through use of conservation subdivision principals or other planning techniques.

**LU 3.2:** Investigate areas for new recreational opportunities as a method of conserving natural resources and open spaces.

**LU 3.3:** Reinforce Goal ED 3 by protecting community character and natural resources when providing incentives or permissions to new businesses.

**LU 3.4:** Ensure the Future Land Use Map is considered when reviewing development applications in natural or agricultural areas outside the Town limits.

## PARTNERS

- Indiana Department of Natural Resources (DNR)
- St. Joseph County Department of Infrastructure, Planning, and Growth
- Property Owners and Developers

## RESOURCES & TOOLS

- North Liberty Zoning Ordinance
- St. Joseph County Zoning Ordinance
- Farms Under Threat

*Wetlands North of North Liberty*



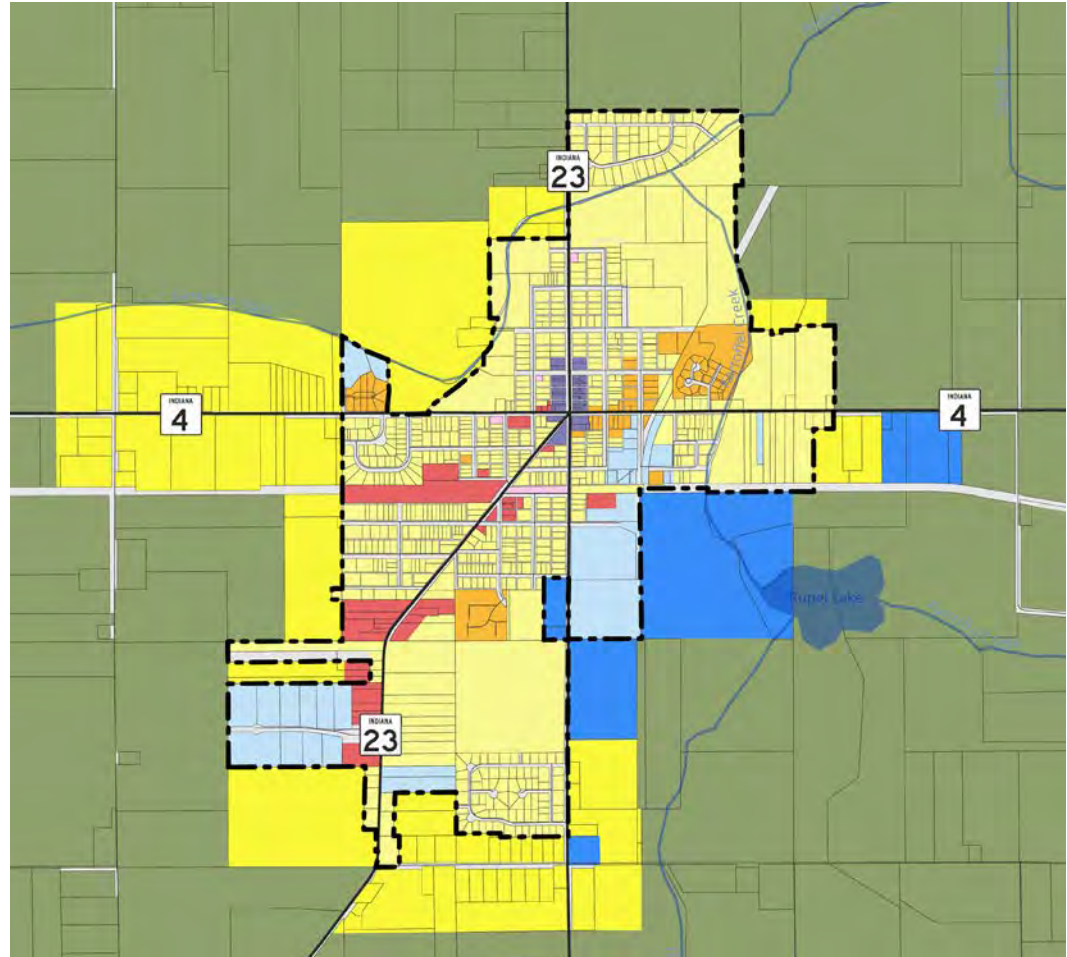
# LAND USE

## LU 4

### ENSURE CONSISTENCY BETWEEN PLANS AND ORDINANCES RELATING TO LAND USE.

The Town’s zoning ordinance is the primary tool available to implement the goals and objectives of the Comprehensive Plan. Plan North Liberty has laid out the vision and the specific descriptions of how the Town would like to see growth managed over the next 20 years. In the development of the Future Land Use Map, proposed land uses were examined in the context of the current zoning ordinance to identify any potential conflicts that might require adjustments to the zoning ordinance. Overall, proposed land uses are consistent with the uses and standards outlined in the zoning ordinance.

There are two proposed uses that may require some flexibility in addressing future development projects, the mixed density residential uses and the mixed-use commercial uses. Mixed density residential uses are compatible with the Town’s R2 Residential District. In areas currently zoned for lower density residential, we would recommend the Town consider rezoning to R2 to allow for mixed density uses as a part of the development process. For mixed-use projects outside the Downtown, it is recommended that the Town consider adding a Planned Unit Development (PUD) zoning classification that could be similar to the St. Joseph County ordinance. This would allow for larger projects to be developed with the Town having additional control over the development standards.



#### CURRENT ZONING DISTRICTS

##### NORTH LIBERTY

- R1 SINGLE FAMILY RESIDENTIAL
- R2 MULTI-FAMILY RESIDENTIAL
- OB OFFICE BUFFER
- TC TOWN CENTER
- C COMMERCIAL
- I GENERAL INDUSTRIAL

##### ST. JOSEPH COUNTY

- A: AGRICULTURE
- R: SINGLE FAMILY DISTRICT
- I: INDUSTRIAL

## ACTION STEPS

**LU 4.1:** Integrate Plan North Liberty policies in all land-related ordinances.

**LU 4.2:** Review current ordinances and make necessary changes to accomplish the Future Land Use Map and Plan North Liberty goals, action steps, and tasks.

**LU 4.3:** Utilize the existing zoning ordinance to ensure the development of a variety of housing types are possible.

**LU 4.4:** Work with St. Joseph County Planning to establish a system to notify local officials of projects that could impact the Town or are not consistent with the Future Land Use Map.

**LU 4.5:** Work with St. Joseph County Planning to ensure the Future Land Use Map is considered when reviewing development applications outside the Town limits.

## PARTNERS

- Town Council
- St. Joseph County Department of Infrastructure, Planning, and Growth
- St. Joseph County Area Plan Commission

## RESOURCES & TOOLS

- North Liberty Zoning Ordinance
- St. Joseph County Zoning Ordinance

## RESOURCES, & TOOLS

### DNR LAND & WATER CONSERVATION FUND

Participation in outdoor recreation activities is expanding so rapidly that park agencies often face a real financial burden in attempting to provide enough facilities to keep up with the demand. The Land and Water Conservation Fund was passed by Congress in 1965 to assist eligible governmental units in the providing new outdoor recreation opportunities. The LWCF was permanently funded in 2020.

The LWCF is a matching assistance program that provides grants for 50% of the cost for the acquisition and/or development of outdoor recreation sites and facilities. Since the program began, Indiana has received approximately \$90 million in federal funds. The allocation usually is divided between Department of Natural Resources' projects and local government park projects depending on funding levels. Over \$50 million has been provided to local agencies through the program. More than 30,000 acres of land have been acquired in Indiana with Land and Water Conservation Fund assistance for public outdoor recreation use and conservation.

Utilize for: **LU 3.1**

Information: <https://www.in.gov/dnr/state-parks/recreation/grants/land-and-water-conservation-fund/>

### NORTH LIBERTY ZONING ORDINANCE

Utilize for: **LU 1, LU 2, LU 3, LU 4**

Information: <https://www.sjcindiana.com/977/Ordinances>

### ST. JOSEPH COUNTY ZONING ORDINANCE

Utilize for: **LU 1, LU 2, LU 3, LU 4**

Information: <https://www.sjcindiana.com/977/Ordinances>



## RESOURCES, & TOOLS

### ST. JOSEPH COUNTY DEPARTMENT OF INFRASTRUCTURE, PLANNING, & GROWTH

Utilize for: **LU 1, LU 2, LU 3, LU 4**

Information: <https://www.sjcindiana.com/467/Infrastructure-Planning-Growth>

### ST. JOSEPH COUNTY AREA PLAN COMMISSION

Utilize for: **LU 4**

Information: <https://www.sjcindiana.com/306/IPG-Division-of-Planning-Zoning>

### FARM UNDER THREAT

Farms Under Threat is an organization that provides data and analysis tools to better understand what land is important to preserve for agricultural purposes. The maps and information they provide can be used to assess land and development outside of the Town limits for its agricultural importance.

Utilize for: **LU 3**

Information: <https://farmland.org/project/farms-under-threat/>

Map: <https://csp-fut.appspot.com/>

# COMMUNITY CHARACTER & PLACEMAKING

Placemaking can be defined as the practice of creating or enhancing a community's amenities to improve its overall attractiveness and livability. This is a concept that the Town of North Liberty fully embraced as a part of the Stellar Communities planning and implementation. Multiple key activities resulted in the beautification and enhancement of the Town's historic Downtown area. The improvements to Shamrock Alley and the development of biking/walking trails connecting key destinations are examples of the Town's investments in public amenities that enhance both the quality of public space and quality of life for residents.

The Town's reputation as a safe community set within a picturesque rural landscape and the high quality of the school system are additional assets that help position North Liberty to attract residents who share the same set of values expressed in the Town's Vision. The goals identified in this section will serve to both preserve and celebrate the Town's reputation and assets.

## GOALS

**CP 1** MAKE IT VISUALLY APPARENT THAT NORTH LIBERTY IS A SPECIAL COMMUNITY.

**CP 2** PRESERVE AND ENHANCE HISTORIC STRUCTURES AND PLACES IN THE COMMUNITY.

## KEY FINDINGS

- Common themes of safety, quality schools, and the development of trails have significant appeal to attract families.
- Specifically, the positive reputation of the school system has the potential to drive residential demand.
- Stellar projects have resulted in Downtown North Liberty having a perceived advantage over neighboring communities for attractiveness and vibrancy.
- Community residents and stakeholders agreed (88%) with the Vision Statement, would recommend living in North Liberty (76%), and plan to stay in North Liberty for the next 5 years (83%).

*Mural along SR 4, Downtown North Liberty*



## WHAT MAKES NORTH LIBERTY GREAT?

Great places, like North Liberty, embrace their distinct identity and feel authentic to both residents and visitors. Understanding the full context of the community involves capturing the perceptions of the residents related to both the positive and negative aspects of the community. The planning process included three primary activities that engaged community residents to identify the Town's values, identity, and unique experiences:

- Interviews with 12 identified community stakeholders;
- Distribution of community character survey; and
- Facilitation of community workshops.

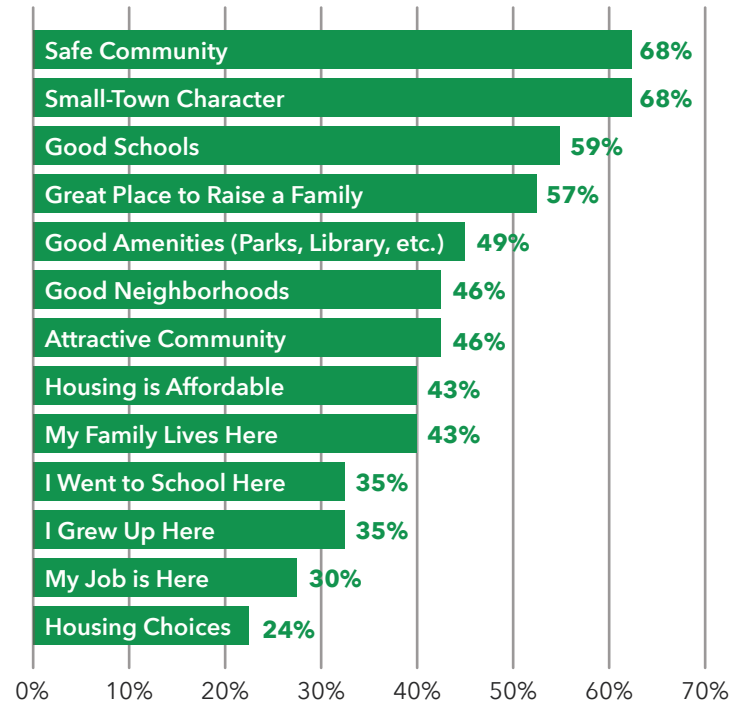
## VALUES

As described in the Vision Statement, North Liberty is a community focused on quality of life, small town character, and quality education. Overall, those values resonated with the participants in the planning process. When asked questions about what attracted them to live in the Town of North Liberty, those values were mentioned by over half of the respondents of the community survey. Similarly, community residents and stakeholders expressed strong levels of connection to and satisfaction with their neighbors, their neighborhood, and the natural environment as key contributing factors to their quality of life. Finally, residents indicated a strong desire to remain living in North Liberty, along with a willingness to recommend the Town as a place to live.

## LOCATION

North Liberty is located in close proximity to both South Bend and Potato Creek State Park, providing easy access to the City's urban services and amenities and the Park's recreation opportunities. This locational strength was identified by the community as an additional key contributor to the high quality of life found in North Liberty, enhancing the community's desirability.

## WHY DID RESIDENTS CHOOSE TO LIVE HERE?



## WHAT ARE UNIQUE NORTH LIBERTY EXPERIENCES?



## EXISTING QUALITY OF LIFE FACTORS RANKED

### HIGHEST RANKED FACTORS

North Liberty as a Place To Live

Your Neighborhood as a Place To Live

Quality of the Natural Environment

North Liberty as a Place to Raise Kids

Overall Quality of Life

Neighborliness of Residents

Overall Educational Opportunities

Sense of Community

Overall Reputation of North Liberty

Quality of Built Environment

North Liberty as a Place to Visit

Economic Health of North Liberty

Health and Wellness Opportunities

### LOWEST RANKED FACTORS

## "STELLAR" PLACEMAKING

The Town of North Liberty was awarded the Stellar Community designation by the State of Indiana in 2015. Launched in 2011, the Stellar Communities Program is a multi-year, multi-million-dollar investment initiative led by the Office of Community and Rural Affairs. The objectives of the program involve assisting selected communities on their vision for community and economic development, promoting local and regional partnerships, and assisting in implementing innovative solutions to challenges facing Indiana's rural communities through direct financial investments. The following projects were completed as a part of the 2015 Stellar Awards that included placemaking activities:

- Downtown Beautification 2 including:
  - Storefront façade renovations,
  - Improvement of Shamrock Alley,
  - Streetscape;
- Senior Housing 2; and
- School Trail.



*Storefront Facade Renovations*



*Shamrock Alley Stellar Project*

# COMMUNITY CHARACTER & PLACEMAKING

## CP 1

**MAKE IT VISUALLY APPARENT THAT NORTH LIBERTY IS A SPECIAL COMMUNITY.**

The Town's Stellar placemaking projects were successful in improving public perceptions, increasing the community vibrancy, and building resident pride. The Town should be proactive in identifying and implementing projects and activities that visually communicate the unique charms and character of the community. This can include Downtown streetscape enhancements and improvements at key gateways that celebrate North Liberty. Gateway and streetscape signage elements should integrate with the Town's existing wayfinding signage.



*Existing Wayfinding*

**ACTION STEPS**

**PRIORITY**

**PARTNERS**

**RESOURCES & TOOLS**

**CP 1.1:** Continue streetscape planning and implementation investments along key downtown corridors. Streetscape elements should include aesthetics, traffic calming and pedestrian safety elements.

2.6

- Town Council
- North Liberty Utilities
- Indiana Department of Transportation (INDOT)
- St. Joseph County Infrastructure, Planning, & Growth

- CreatINg Places Matching Grant
- Rural Placemaking Innovation Challenge
- Planning Grants
- Tourism Capital Investment Fund
- Tourism Marketing + Hosting Sponsorship
- IDDC Public Art Activation Grant

**CP 1.1a:** Work with INDOT to identify additional traffic calming and pedestrian safety enhancements to Main Street.

**CP 1.1b:** Explore opportunities for streetscape enhancements along additional key corridors, including Center Street and Market Street.

**CP 1.2:** Establish unique gateways at major community entry points to reinforce Community identity.

2.5

**CP 1.2a:** Identify key community and historic Downtown entry point locations.

**CP 1.2b:** Develop gateway branding and design themes that celebrate North Liberty's assets and complement the existing streetscape and wayfinding designs.

**CP 1.3:** Implement design standards for all public improvements to establish a thematic, unified look for North Liberty.

1.9

**CP 1.4:** Continue implementation of the Town's Street Tree Policy.

1.9

# COMMUNITY CHARACTER & PLACEMAKING

## CP 2

### PRESERVE AND ENHANCE HISTORIC STRUCTURES AND PLACES IN THE COMMUNITY.

The downtown business district was listed as a Historic National Landmark in 2014 (National Park Service Reference Number 14000077) and includes the area between Center and Harrison Streets on State Road 23. According to the National Park Service National Register of Historic Places Registration Form:

“The district demonstrates the development of commerce in small Midwestern towns during the last part of the 19th century into the middle of the 20th century. North Liberty was platted in 1837 and became the main commercial hub for Liberty Township, which is regarded as one of the earliest settled areas in St. Joseph County. The settlement continued its prosperity due to the construction of a railroad in the late 1800s and designation of a state highway in 1930. The district’s architecture is reflective of styles popular during the period of significance, though it is mostly simple interpretations of the styles.”

Historic designations have three layers of significance: national, state, and local. Currently, Downtown North Liberty and Town Park have both national and state historic designations. To the right is a chart that helps explain each level of designation.

National and state historic designation has limited preservation protections and enforcement mechanisms. Exploring the possibility of establishing a local historic district in Downtown North Liberty may provide new incentives for property owners, expanded funding opportunities for improvements, and a greater scope of local influence over the development in the district.



#### NATIONAL HISTORIC DESIGNATION

- Establishes historic significance.
- Opens up funding opportunities for property owners and government-owned properties.
- Allows state tax incentives for property owners.
- Does not protect property from demolition or alteration.
- Does not provide an opportunity for local input into future development.
- Only triggers historic review (Section 106) when using federal funds.



#### STATE HISTORIC DESIGNATION

- Automatically added by Indiana when applying for national designation.
- Does not protect property from demolition or alteration.
- Does not provide an opportunity for local input into future development.
- Only triggers historic review (Section 106) when using federal funds.



#### LOCAL HISTORIC DESIGNATION

- Triggers historic review no matter the funding source of the project.
- Protects property from demolition and alteration without prior local approval.
- Allows the establishment of design standards.
- Requires setup of a local historic preservation commission.

North Liberty could explore the establishment a local historic district that would provide more influence and protection at the local level than the existing National Landmark district. The existing district is convenient for national recognition but does not offer any enforcement mechanisms (except for federally funded projects) leaving the district vulnerable to losing existing historic buildings.

Indiana Landmarks provides staffing and expertise at a reasonable cost to small towns throughout Indiana that do not have the capabilities locally to establish local historic districts. North Liberty could build upon the national status by leveraging the expertise of Indiana Landmarks to establish a local historic, facilitate review projects within the district, help establish any desired development standards, and review variance requests from those standards. In addition, establishing the local historic district, along with the National Landmark status, could help influence the Indiana Department of Transportation (INDOT) to create unique street improvement through the Downtown.

Facade improvements, made as a part of the Stellar program, restored the historic charm of the core Downtown area. Formalizing the Town’s approach to historic preservation activities within the district will serve to protect that future improvements within the Downtown do not detract from the Stellar investments. It could also provide incentives to ensure future renovations support the historic character of the district.



*Proposed Historic District*

## ACTION STEPS

**CP 2.1:** Establish incentives for owners and developers that encourage historic renovation of existing buildings.

**CP 2.2:** With Indiana Landmarks, explore the possibility of establishing a local historic district, with development and/or streetscape standards, if desired, for the area already established as a National and State historic district.

## PRIORITY

2.3

1.8

## PARTNERS

- Town Council
- Indiana Landmarks
- Property Owners, Realtors, and Developers

## RESOURCES & TOOLS

- Historic Renovation Grant Program
- Indiana Landmarks Grant Programs
- Indiana Landmarks Commission Assistance Program



## RESOURCES, & TOOLS

### COMMUNITY CROSSING MATCHING GRANT PROGRAM

Community Crossings is a partnership between INDOT and Hoosier communities, both urban and rural, to invest in infrastructure projects that catalyze economic development, create jobs, and strengthen local transportation networks.

Utilize for: **CP 1.1, CP 1.2**

Information: <https://www.in.gov/indot/doing-business-with-indot/local-public-agency-programs/community-crossing-matching-grant-program/>

### RURAL PLACEMAKING INNOVATION CHALLENGE

USDA is making available up to \$3 million in cooperative agreements under the Rural Placemaking Innovation Challenge (RPIC) for eligible entities to help them provide planning support, technical assistance and training to foster placemaking activities in rural communities. Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

Utilize for: **CP 1.2**

Information: <https://www.rd.usda.gov/about-rd/initiatives/rural-placemaking-innovation-challenge>

### CREATING PLACES MATCHING GRANT PROGRAM

The Indiana Housing and Community Development Authority (IHCDA) offers a place-based crowdfunding grant program. CreatINg Places employs a donation and reward-based method of crowdfunding called “crowdgranting”. In crowdgranting, citizens actively support projects and activities through web-based donations which, if the fundraising goal is reached within a set time, are matched by a sponsor. CreatINg Places aims to help generate public involvement in the selection of creative improvements within their own communities, help provide the funding to see the project through completion, and instill community pride when citizens become invested in their surroundings.

Utilize for: **CP 1.2**

Information: <https://www.in.gov/ihcda/placemaking-indiana/creating-places/>

### PLANNING GRANTS

Planning grants are designed to provide municipalities with the funds necessary to undertake plans, such as Plan North Liberty. This grant program has a wide range of uses, including but not limited to: comprehensive plans, economic recovery plans, broadband plans, public facilities plans, economic development plans, and environmental assessment plans.

Utilize for: **CP 1.1, CP 1.3**

Information: <https://www.in.gov/ocra/cdbg/planning-grants/>

## RESOURCES, & TOOLS

### TOURISM CAPITAL INVESTMENT FUND

In 2021, with the enabling of legislation increasing the Innkeepers Tax rate in St. Joseph County (SJC), a tourism capital investment fund (TCIF) was created utilizing one percent of the annual Innkeepers Tax collections in SJC. The Innkeepers Tax Rate is 8% in SJC and the TCIF is funded by 1% of this 8% tax. The TCIF was established for the purpose of investing money in projects that aim to enhance and expand tourism in St. Joseph County. The board of managers from the Hotel-Motel Tax Board of SJC shall administer the fund, utilizing an application process that provides applicants with an opportunity to acquire leveraged investment money. As mandated by Indiana Senate Enrolled Act #164, a project that develops, expands, or improves the following may qualify for funding:

- A sports venue
- A convention facility
- An arts venue
- A tourist attraction
- A park
- A college or university

Utilize for: **CP 1.1, CP 1.2, CP 1.3**

Information: <https://www.visitsouthbend.com/about-us/sponsorship-opportunities/>

### IDDC PUBLIC ART ACTIVATION GRANT

The IDDC Public Art Activation Grant aims to create Indiana-specific public artwork throughout the State. Public artwork created in partnership with artists will feature the new IDDC tourism campaign. This is a non-matching grant of up to \$5,000 to fund public art projects. Any and all applicants will be considered, including but not limited to communities, destination marketing organizations, chambers of commerce, and private businesses. Potential public art locations include but are not limited to exterior walls, water towers, alleyways, bridges, barns and more.

Utilize for: **CP 1.1, CP 1.2, CP 1.3**

Information: <https://www.in.gov/iddc/tourism/industry-partners/awards-and-grants/>

## RESOURCES, & TOOLS

### HISTORIC RENOVATION GRANT PROGRAM

This program from the Indiana Office of Community & Rural Affairs (OCRA) aim to support the preservation and rehabilitation of historic properties to further incentivize downtown economic development as well as enhance the design and overall appearance of Downtown commercial corridors.

Utilize for: **CP 2.1**

Information: <https://www.in.gov/ocra/historic-renovation-grant-program/>

### INDIANA LANDMARKS GRANT & LOAN PROGRAMS

Indiana Landmarks is an organization that's goal is to preserve historical and significant places across Indiana. This organization offers multiple different grant and loans for the preservation of historic structures.

Utilize for: **CP 2.1**

Information: <https://www.indianalandmarks.org/resources/grants-and-loans/>

### INDIANA LANDMARKS COMMISSION ASSISTANCE PROGRAM

Indiana Landmarks also assists and provides information for small communities that are looking to establish their own local historic districts and historic preservation commissions. This program provides professional staff to small towns that do not have staff to fill historic preservation roles. For a fraction of the cost of a permanent staff person, a town can hire Indiana Landmarks to manage its preservation commission. Indiana Landmarks helps the commission develop design guidelines, consults with property owners regarding certificates of appropriateness, prepares staff reports for the commission, keeps records of certificates granted, and provides training and continuing education for commission members. North Liberty would only need to provide members to be on the historic preservation commission.

Utilize for: **CP 2.1**

Information: <https://www.indianalandmarks.org/>

<https://www.indianalandmarks.org/wp-content/uploads/2016/06/Preservation-Commissions-16.pdf>

# MUNICIPAL FACILITIES & OPERATIONS

Facilities and services offered by the Town of North Liberty are integral to residents' quality of life. While basic infrastructure needs such as utilities and transportation provide a foundation for the community, emergency services and administrative functions are also a necessity for the Town. In addition, community facilities and services can extend beyond basic needs to include trash and recycling, community centers, public libraries, schools, and more. The goals in this section should help the Town develop partnerships and strategies to ensure that residents receive high quality services.

## GOALS

### MO 1

**CONTINUE TO PARTNER WITH THE SCHOOL CORPORATION IN THEIR EFFORTS TO PROVIDE A QUALITY EDUCATIONAL EXPERIENCE.**

### MO 2

**EXPLORE ALTERNATIVE ENERGY PROJECTS TO PROVIDE SERVICES TO MUNICIPAL FACILITIES AS A LONG-TERM OPERATING COST SAVINGS STRATEGY.**

### MO 3

**MAINTAIN OR IMPROVE THE TOWN'S SERVICES TO ITS RESIDENTS AND BUSINESSES.**

## KEY FINDINGS

- The future growth of John Glenn Schools will have a direct effect on the Town's future growth, creating an opportunity for coordinated planning efforts.
- Liberty Township Fire Department has initiated the process to create a new Fire Service Territory to include Liberty Township, Greene Township, and the Town of North Liberty.
- Town officials are considering municipal service and department consolidations within the North Liberty Community Building.

*St. Joseph County Public Library North Liberty Branch*



# NORTH LIBERTY MUNICIPAL FACILITIES



The Town owns and operates the North Liberty Community Building with two gathering spaces, including a meeting space to accommodate Town Council meetings. The building also houses the Town administrative offices and Town Clerk.



Water, wastewater, and stormwater service is provided by the North Liberty Utilities Department which operates a wastewater treatment facility and a water treatment facility with an elevated water storage tank.



North Liberty is protected by the North Liberty Police Department which operates from the police station in Downtown North Liberty.



The Town operates and manages two public parks, historic Town Park and South State Street Pocket Park.

# OTHER COMMUNITY FACILITIES



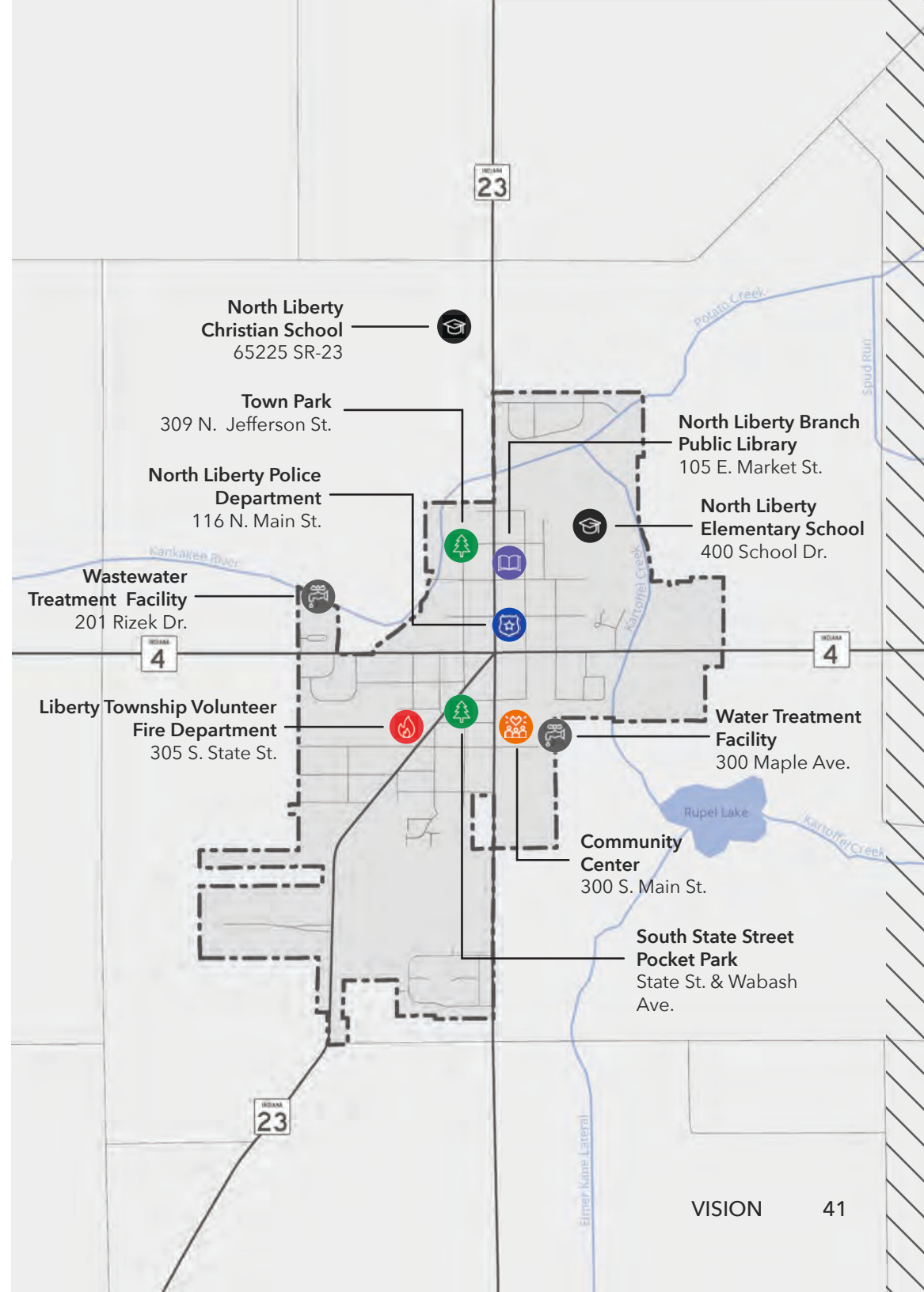
Liberty Township Volunteer Fire Department (LTVFD) provides fire and emergency medical services to all of Liberty Township. The LTVFD opened its current station in 2016. During the development of this Plan, the LTVFD initiated plans to create an expanded fire territory that would include Greene Township.



Two primary schools are located in the North Liberty area. John Glenn School Corporation (JGSC) operates North Liberty Elementary School and is their only facility within the Town. Middle and high school facilities are located in Walkerton. North Liberty Christian School is an accredited private school offering grades K-6.



The St. Joseph County Public Library System operates a branch library facility in North Liberty.



# MUNICIPAL FACILITIES & OPERATIONS

## MO 1

**CONTINUE TO PARTNER WITH THE SCHOOL CORPORATION IN THEIR EFFORTS TO PROVIDE A QUALITY EDUCATIONAL EXPERIENCE.**

The John Glenn School Corporation has developed a strong reputation for providing a high quality education, as noted by its "A" rating according to the Indiana Department of Education. Additionally, John Glenn High School was recently recognized by US News and World Report as the #2 high school in the South Bend metro area, a top 12% high school in the State of Indiana, and a top 15% high schools in the country. Currently, out-of-district students make up 25% of the district's total enrollment, which could create a demand for families to move into the district. Over the years, the district has been a frequent partner and collaborator with the Town on initiatives that enhance the quality of life for North Liberty residents, recognizing that increased growth in the Town positively affects enrollment at the schools.



North Liberty Elementary School

### ACTION STEPS

**MO 1.1:** Coordinate future school and Town planning efforts.

**MO 1.2:** Establish a process by which, prior to approval, the impact of development projects on the school system is considered.

**MO 1.3:** Work with the school corporation to open facilities to North Liberty residents to provide additional recreation opportunities.

### PRIORITY

2.3

2.3

2.2

### PARTNERS

- Town Council
- John Glenn School Corporation
- North Liberty Elementary School




### RESOURCES & TOOLS

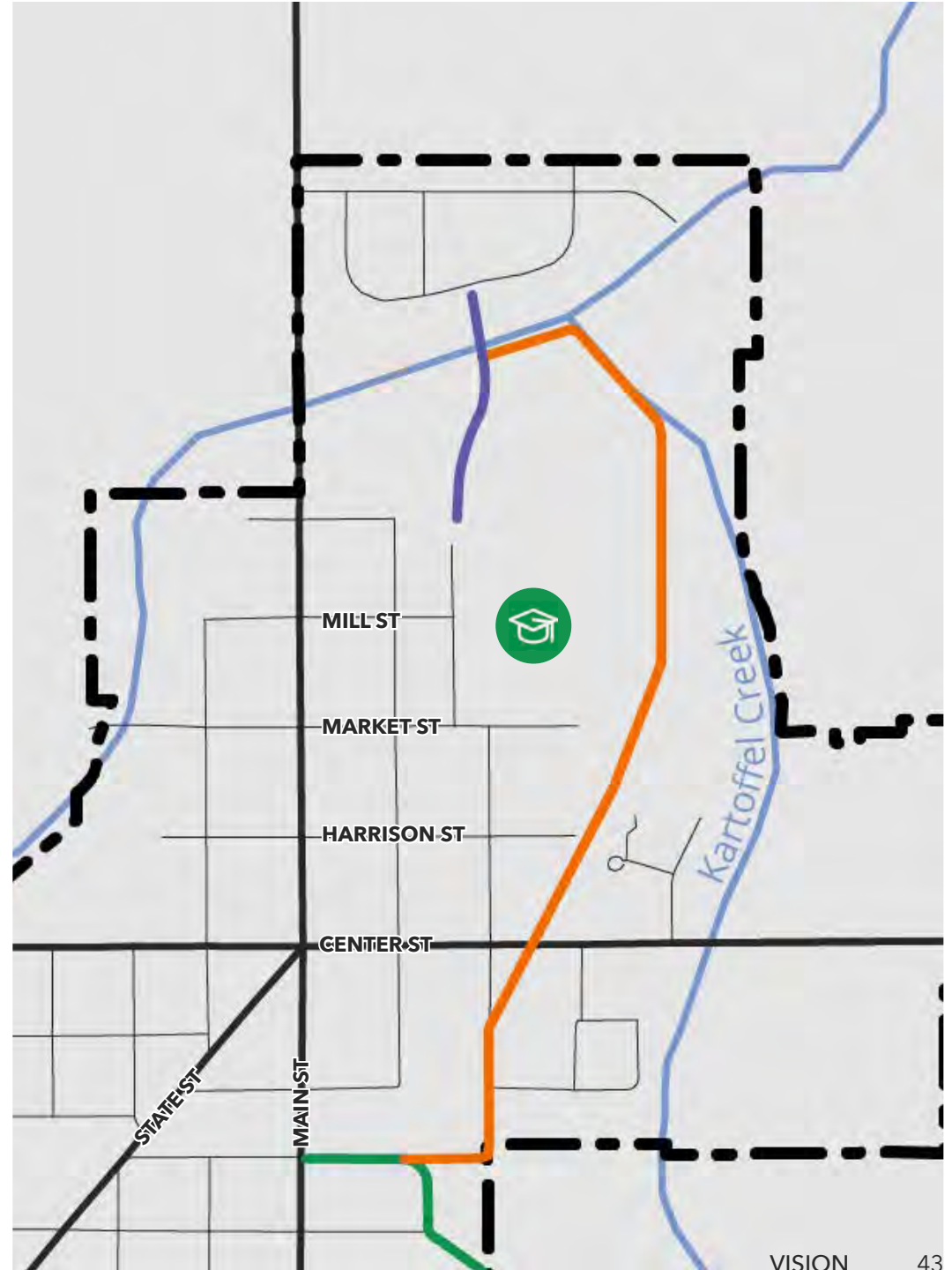
- John Glenn Education Foundation
- St. Joseph County Community Foundation

# JOHN GLENN SCHOOLS PARTNERSHIPS

During the public engagement process, multiple comments were submitted related to the possibility of JGSC providing access to North Liberty Elementary School facilities to expand recreational facilities and programming for North Liberty residents. The School Trail expansion is an example of JGSC's willingness to collaborate on significant community projects. The School Trail connects the school to multiple neighborhoods and the Stellar and Tamarack Trails. By connecting the three trails together, a user can travel from the elementary school north to a pedestrian bridge that crosses Potato Creek, then follow the School and Tamarack Trails south to the ball fields at the southern edge of Town by the VFW Post at Quinn and Tamarack roads.

## ACTIVE TRANSPORTATION NETWORK

-  SCHOOL TRAIL
-  STELLAR TRAIL
-  TAMARACK TRAIL



# MUNICIPAL FACILITIES & OPERATIONS

## MO 2

**EXPLORE ALTERNATIVE ENERGY PROJECTS TO PROVIDE SERVICES TO MUNICIPAL FACILITIES AS A LONG-TERM OPERATING COST SAVINGS STRATEGY.**

North Liberty Elementary School developed a solar farm adjacent to the school building in 2021 at a cost of approximately \$700,000. The solar farm is expected to provide 90 -100% of the electricity needed by the facility, and school officials expect the savings from the facility to pay back the initial investment costs within 8-10 years. When planning future upgrades or investments related to municipal facilities, Town leaders should explore opportunities to integrate energy-efficient technologies and renewable energy sources. These investments could reduce overall operating costs for public facilities and demonstrate the Town’s commitment to sound financial stewardship of local tax dollars.



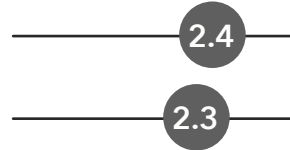
North Liberty Elementary Solar Farm (Source: Veregy)

### ACTION STEPS

**MO 2.1:** Investigate methods to add alternative energy components to public projects.

**MO 2.2:** Establish a policy to add energy efficient components to public projects.

### PRIORITY



### PARTNERS

- Town Council
- Police
- Fire
- Park Board

### RESOURCES & TOOLS

- Rural Energy Pilot Program
- MACOG Solar Energy Resources
- Public Facilities Program



# MUNICIPAL FACILITIES & OPERATIONS

## MO 3

**MAINTAIN OR IMPROVE THE TOWN'S SERVICES TO ITS RESIDENTS AND BUSINESSES.**

As the Town continues to grow, the demand for community facilities and services will also grow. Population growth will also demand an increase in emergency services including police, fire, and EMS. Between a growing population and expansion of new development, it is important to ensure the proper standards for safety of North Liberty residents and businesses. As a component of this, the Town will need to explore options to improve communication with residents, incorporating new technologies and improvements to the Town's website. The following action steps could help balance increasing demand for services with the financial and human resource constraints of the Town.



North Liberty Website

### ACTION STEPS

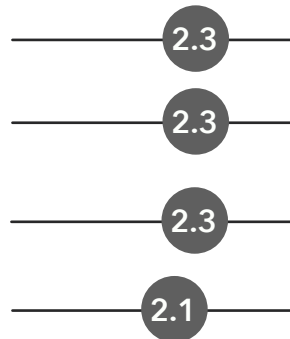
**MO 3.1:** Implement the Town's code enforcement process.

**MO 3.2:** Undertake a Town Facility Needs and Management Plan to include the community building, police station, street, and utility facilities.

**MO 3.3:** Improve the process for communicating with residents, including improvements to the Town website.

**MO 3.4:** Conduct an annual review to determine unmet staff needs and the ability to provide additional staff capacity.

### PRIORITY



### PARTNERS

- Town Council
- Park Board
- Police
- Street
- Utilities
- Residents
- Web Designer

### RESOURCES & TOOLS

- Public Facilities Program
- Community Facilities Direct Loan Grant Program
- Planning Grants

## RESOURCES, & TOOLS

### JOHN GLENN EDUCATION FOUNDATION

Utilize for: **MO 1**

Information: <https://www.facebook.com/John-Glenn-Education-Foundation-208326199636364/>

### RURAL ENERGY PILOT PROGRAM

The Rural Energy Pilot Program (REPP) grant offers financial assistance for rural communities to further develop renewable energy. REPP grant funds can be used to support:

- Community energy planning, capacity building, and technical assistance;
- Community efficiency and weatherization; or
- Installation and equipping of community-scale renewable energy technologies and systems.

Utilize for: **MO 2.1, MO 2.2**

Information: <https://www.rd.usda.gov/programs-services/energy-programs/rural-energy-pilot-program>

### ST. JOSEPH COUNTY COMMUNITY FOUNDATION

Utilize for: **MO 1**

Information: <https://cfsjc.org/>

### MACOG SOLAR ENERGY RESOURCES

Michiana Area Council of Governments (MACOG) offers educational and policy resources to help communities implement and plan for solar energy, including:

- Indiana Solar Map
- List of Installers
- HOA Action Guide, SUN
- Residential Consumer Guide, SEIA
- Consumer Checklist, IREC
- Homeowner's Guide to Going Solar, U.S. DOE
- Home Solar Site Assessment Tool, Energy Star
- Land Use & Large-Scale Solar

Utilize for: **MO 2.1, MO 2.2**

Information: [http://macog.com/solar\\_energy.html](http://macog.com/solar_energy.html)

# RESOURCES, & TOOLS

## PUBLIC FACILITIES PROGRAM

Community facilities enhance the lives of residents in numerous ways. Libraries, museums, community centers, and performance spaces open doors to knowledge and ideas, culture, and enjoyment. In addition to community facilities, historic preservation projects are eligible for PFP. The goals of our Public Facilities Program are to improve quality of place and generate jobs and spur economic revitalization.

**Utilize for: MO 3**

**Information:** <https://www.in.gov/ocra/cdbg/public-facilities-program/>

## COMMUNITY FACILITIES DIRECT LOAN & GRANT PROGRAM

This program provides affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial, or business undertakings.

**Utilize for: MO 2, MO 3**

**Information:** <https://www.rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program>

## PLANNING GRANTS

Planning grants are designed to provide municipalities with the funds necessary to undertake plans, such as Plan North Liberty. This grant program has a wide range of uses, including but not limited to: comprehensive plans, economic recovery plans, broadband plans, public facilities plans, economic development plans, and environmental assessment plans.

**Utilize for: MO 2, MO 3**

**Information:** <https://www.in.gov/ocra/cdbg/planning-grants/>

# TRANSPORTATION & UTILITIES

The Town of North Liberty's infrastructure facilities includes local roads, streets, water, storm sewer, and wastewater systems. Strategies that address traffic management and needed road infrastructure improvements are required to provide a safe transportation network that will support the increasing population and the accompanying development. With two State Roads intersecting in Downtown North Liberty, coordination with INDOT will be an important consideration. This section also covers the public utilities provided by the Town that are directly affected by an increase in population and high rates of development, including water, sewer, Internet, and storm water management. Recent decisions made by the DNR related to utilities at Potato Creek State Park will present significant opportunities for the Town.

## GOALS

**TU 1** PLAN FOR CURRENT AND FUTURE NEEDS OF THE ROADWAY, ALLEY, TRAIL, AND SIDEWALK NETWORK.

**TU 2** ENSURE THAT ALL RESIDENTS HAVE ACCESS TO UTILITY SERVICES.

**TU 3** ENSURE NORTH LIBERTY WASTEWATER AND WATER SYSTEMS CAN ADEQUATELY PROVIDE SERVICE TO POTATO CREEK STATE PARK.

## KEY FINDINGS

- SR 23 & SR 4 provide linkages to South Bend and Potato Creek State Park that are important for growth.
- Traffic volumes are both a positive and negative. High volumes support business attraction but also create issues for pedestrian safety and ease of crossing.
- The Five Points intersection is confusing and unsafe and is still an unresolved issue from the previous plan.
- North Liberty's trail system is a placemaking asset useful for resident and business attraction efforts.
- North Liberty Utilities has an excellent reputation for operating and maintaining the current sanitary sewer, storm sewer, and water utilities, both of which have moderate capacities to accommodate future growth.
- The DNR and the Indiana Finance Authority (IFA) are in negotiations with the Town to construct the infrastructure necessary for the Town to operate and manage the water and sanitary sewer facilities at Potato Creek State Park.
- This utility extension will create additional development pressure in the area between Town limits and the State Park.

# ROAD NETWORK

INDOT assigns a functional classification to all State maintained roads. The chart below lists the classifications of the State Routes within North Liberty, along with the most recent MACOG traffic counts:

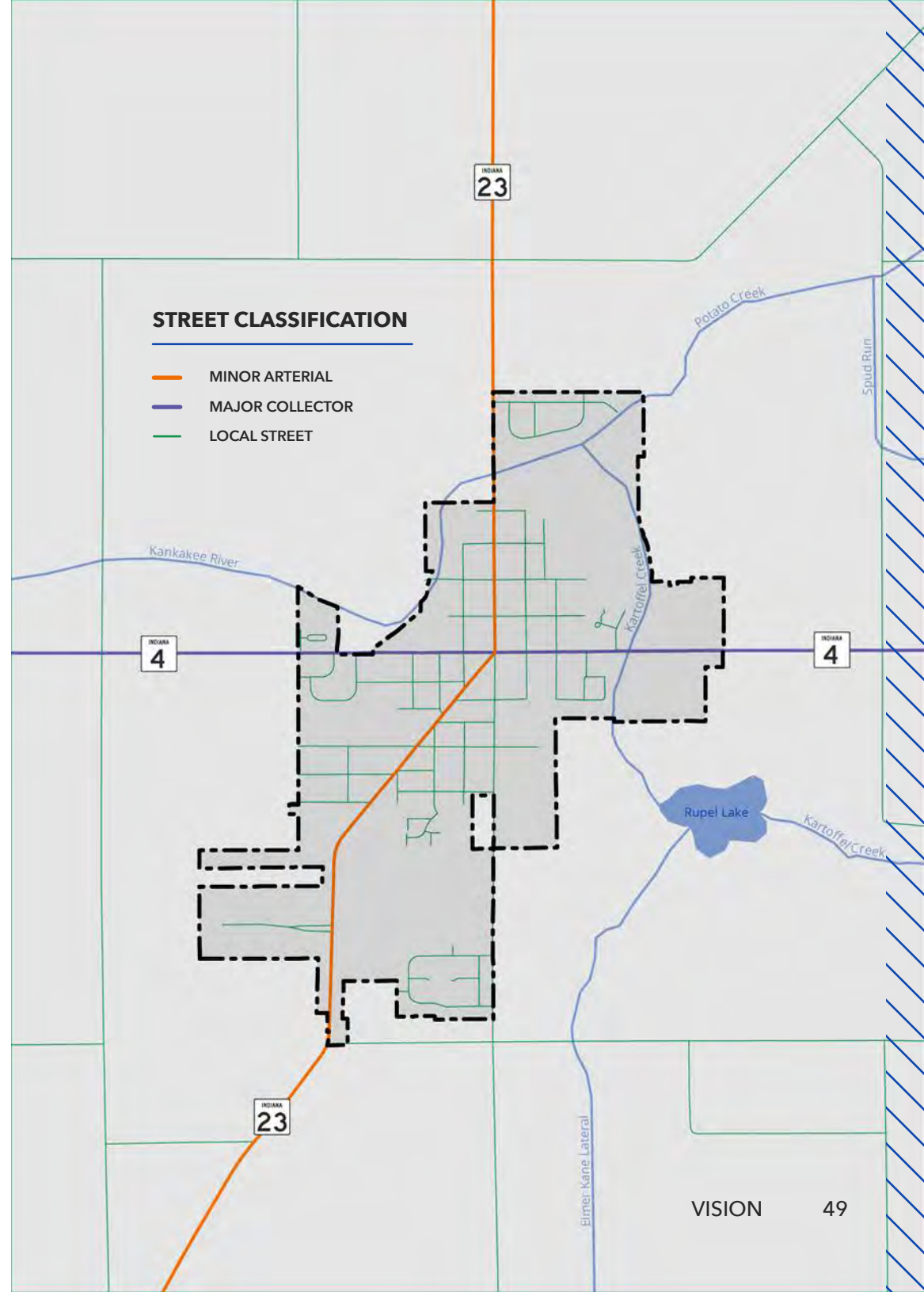
STATE ROUTE	CLASSIFICATION	MACOG TRAFFIC COUNT	TRUCK TRAFFIC
SR 23	Minor Arterial	4,400 - 5,800 AADT	15%
SR 4	Major Collector	1,700 - 1,900 AADT	13%

According to INDOT, the function of arterials is to connect, as directly as practical, urbanized areas, cities, and industrial centers. Typically, direct curb cut access is limited and posted speed limits on arterials usually range between 50 and 70 mph. State Road 23 is the only arterial in the Town and ranges between 25 to 35 mph within its limits.

Collectors are major and minor roads that connect local roads and streets with arterials. Collectors are designed to provide less mobility than arterials at lower speeds and for shorter distances. They typically balance mobility with direct curb cut access, and posted speed limits on collectors is usually between 35 and 55 mph. State Road 4 is the only collector in the Town and is 35 mph within its limits.

The remainder of the street and road network in the Town is the responsibility of the Town to maintain - which includes a total of 10.04 miles of roads. The Town has had recent success in securing Community Crossing funds to significantly expand the scope of street repairs undertaken annually.

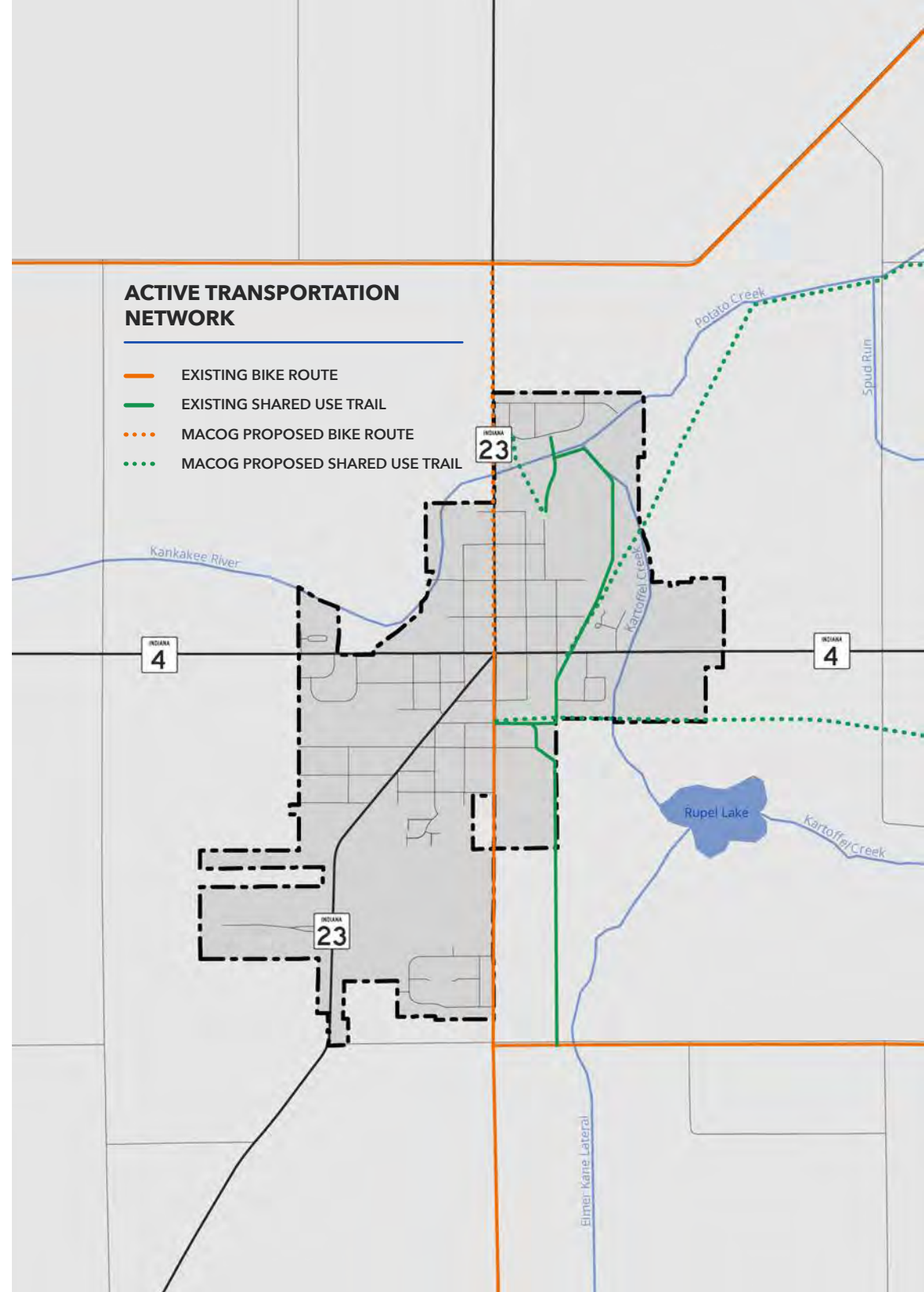
The previous comprehensive plan recommended a reconfiguration of the existing five-way intersection of SR 23, SR 4 & Main Street into a four-way intersection by removing the South Main Street access. This recommendation has not been implemented; however, it is worth consideration for the Town to re-engage INDOT officials to discuss solutions to increase safety at this intersection.



# ACTIVE TRANSPORTATION NETWORK

The Town of North Liberty has made significant investments in trails over the past five years. Those investments have resulted in the development of a dedicated off-road path that connects the Potato Creek Crossing subdivision at the north end of the Town limits to the VFW Baseball fields at the far south end of the Town limits. The trail connects to both North Liberty Elementary School and the North Liberty Community Building.

Resident feedback gathered during the planning process shows strong support for these investments, with 94% of residents indicating that the trails are an important component of the Town's character and attractiveness. Resident use of the trail is high, and almost 80% of survey respondents rated the quality of the trails as excellent or great. Support for continued investment in additional trails was also strong, with over 80% of survey respondents in support. Specifically, there is a strong desire to develop a trail that connects the Town east to Potato Creek State Park and then onto Lakeville. There are current discussions on-going with staff from MACOG and the St. Joseph County Redevelopment Commission related to the possible coordination of a Next Level Trails funding request if an acceptable route can be identified.



# TRANSPORTATION & UTILITIES

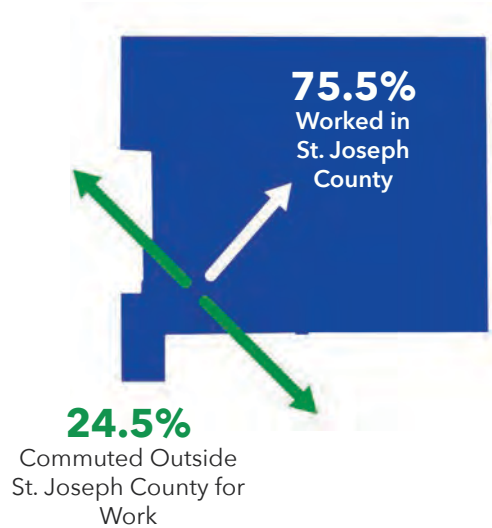
## TU 1

### PLAN FOR CURRENT AND FUTURE NEEDS OF THE ROADWAY, ALLEY, TRAIL, AND SIDEWALK NETWORK.

The Town has made significant progress in the development of trails to supplement the street and sidewalk networks. However, there are still key conflict points between the vehicular and active transportation systems. The Town's jurisdiction over local streets provides some flexibility in future infrastructure design that can accommodate complete street principles and make it safer for multiple modes of travel to coexist. In areas where State facilities are involved, INDOT will need to be engaged to develop solutions that mitigate conflicts between cars and active transportation users. Planning and intentionality in design are recommended to help reduce future costs associated with the development of trails and active transportation routes.



Typical Streetscape, State Road 23 / Main Street



## ACTION STEPS

**TU 1.1:** Develop a master sidewalk and trails plan, to include a sidewalk completion and replacement strategy and recommendations for funding strategies.

**TU 1.2:** Integrate complete street principals into Main Street streetscape activities to increase pedestrian and cyclist safety.

**TU 1.3:** Engage INDOT to determine options and feasibility of improving safety at the Five Points intersection.

**TU 1.4:** Develop and adopt an alley maintenance policy to clarify maintenance responsibilities, criteria for alley vacation requests, and new alley improvements.

## PRIORITY

2.7

2.5

2.2

1.8

## PARTNERS

- Town Council
- Park Board
- INDOT
- MACOG

## RESOURCES & TOOLS

- Next Level Trails
- Indiana Trails Program
- Rural Placemaking Innovation Challenge
- Planning Grants
- MACOG Transportation Improvement Program

*School Trail Bridge over Potato Creek*





## UTILITIES

The Town of North Liberty operates municipal water, sanitary sewer, and storm sewer utilities. These utilities are directly tied to the pace and location of future growth and development. It can become a barrier for construction if the level of service in a location is not suitable for the future land use or it can be a significant asset for the Town to grow and prosper.

In the Fall of 2021, the DNR engaged the Town in discussions related to the possibility of connecting Potato Creek State Park to the Town's municipal water and sanitary sewer systems as part of upgrading the park's internal systems and making a commitment to construct a new 120 room inn. The intent of the agreement is for the Town to take on the responsibilities of providing these services for the park. Priorities of this section include:

- Planning to ensure future expansions and updates of utilities are able to support the projected population growth in combination with the future needs of Potato Creek State Park; and
- To provide guidance and direct new growth and development to the most suitable areas for construction.

## WATER SERVICE

Drinking water within the Town is supplied by the Town of North Liberty water utility. The water utility includes three active groundwater wells, a single elevated storage tank which has a capacity of 500,000 gallons, 222 water valves, 119 fire hydrants and approximately 57,919 linear feet of water main. The Town recently completed the installation of smart water meters for existing commercial and residential customers. From 2019 through 2021 the Town's water utility produced a range between 150,000 and 250,000 gallons per day (GPD) of finished drinking water, with an average of 206,000 GPD, which accounts for approximately 41% of the elevated storage tank.

The current system does include sufficient capacity to accommodate the future growth levels targeted in this Plan. However, it should be noted that development at the far north and far south edges of the Town may see reduced flow and pressures. Any future expansion of the municipal water system is limited by the height and volume of the elevated storage tank. A second elevated storage tank would likely be needed to expand the system, particularly to the east which is at a higher elevation than the center of Town.

## SANITARY SEWER SERVICE

The Town owns and operates their own sanitary sewer facilities which includes the wastewater treatment plant, five lift stations, and 54,000 linear feet of distribution piping. The existing wastewater treatment includes two primary treatment tanks, an extended aeration trench and clarifiers with a final discharge into Potato Creek. The plant has a current permitted capacity of 180,000 GPD, with some reserve capacity available. In 2019 and 2020, the wastewater utility treated between 120,000 and 160,000 GPD, with an average of 112,000 GPD. This represents approximately 62% of the permitted capacity.

Based purely on the projected growth outlined in this Plan, the current system would have adequate capacity to accommodate future demands for some time. However, it would be in the best interest of the Town to consider planning for expansion of the current system within the planning cycle. There is adequate land available at the current facility location to allow for the construction of new facilities.

## PROJECTED IMPACTS OF POTATO CREEK STATE PARK UTILITY EXTENSION

The chart below details the projected increase, in gallons per day (GPD), in wastewater that will be generated and sent to the North Liberty treatment plant from Potato Creek State Park (PCSP), including the use of the completed inn.

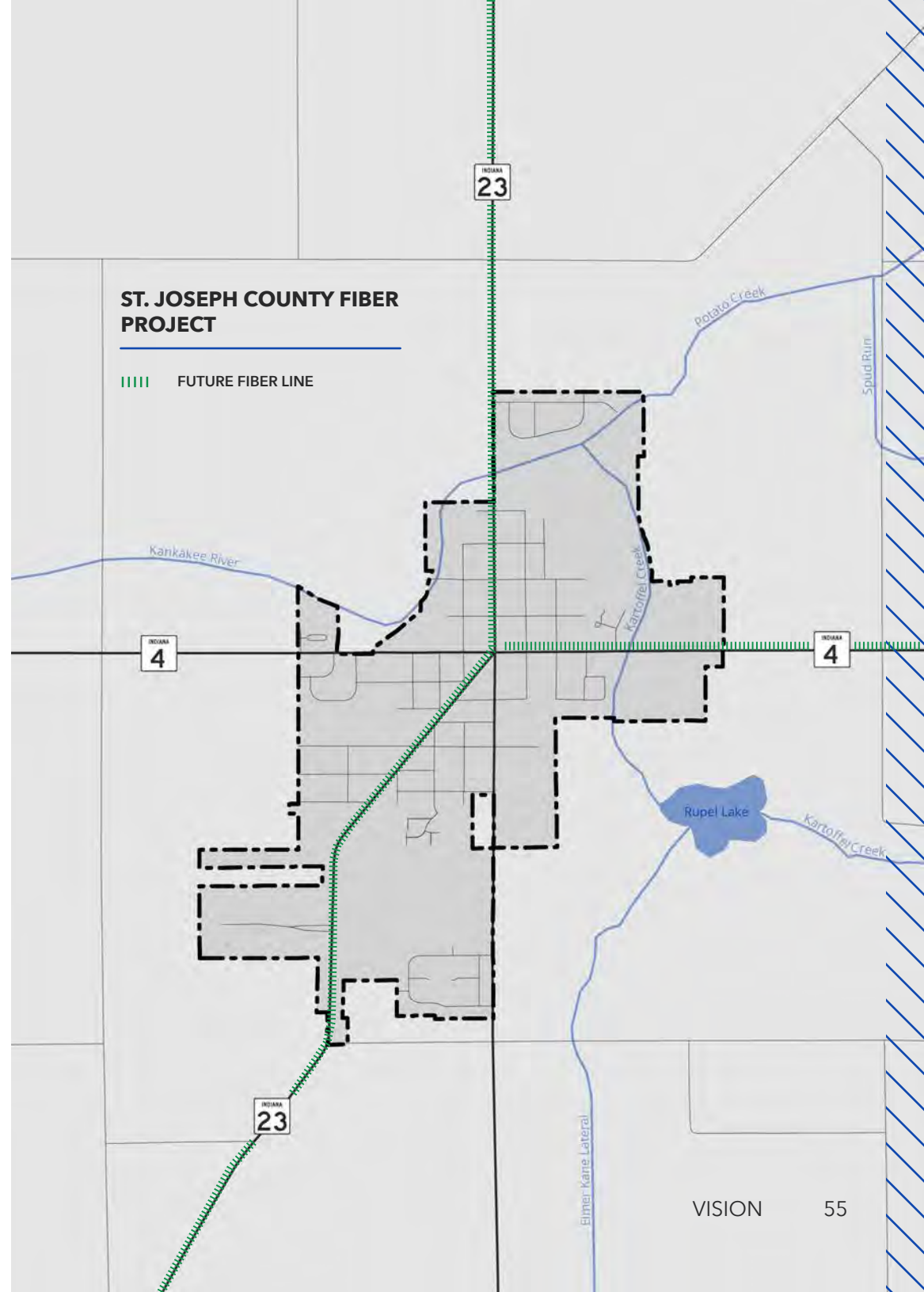
	CURRENT AVG TOWN USE (GPD)	PROJECTED PCSP USE (GPD)	TOTAL	CAPACITY
Average Projected Flows (PCSP)	112,000	35,000	147,000	180,000
Peak Projected Flows (PCSP)	112,000	57,000	169,000	180,000

# BROADBAND INTERNET ACCESS

One of the most significant impacts of the COVID-19 pandemic was the mandatory isolation requirements which closed many offices, businesses, and schools. Advances in technology resulted in opportunities for workers and students to work and learn from home via access to Internet tools that facilitated group learning and collaboration. However, broadband Internet access can often be a challenge in rural communities. North Liberty, despite its proximity to the South Bend metro area, faces broadband Internet access barriers. These barriers were cited by residents as both a frustration for current residents and students and a barrier for future opportunities related to attracting work from home residents.

The St. Joseph County Economic Development staff, the St. Joseph County Council, and St. Joseph County Board of Commissioners approved American Rescue Plan Act (ARPA) funding to assist the County in completing the first phase of the Southwest Fiber Conduit Extension Project. This is the first phase of a project that will extend conduit and dark fiber from a connection point near the Four Winds Casino southwesterly along SR 23 through North Liberty and terminating in Walkerton. The conduit and fiber will also be designed from a point in North Liberty and extend to a point in Lakeville along SR 4 so that the fiber network will extend to Potato Creek State Park and make the future fiber network redundant between North Liberty and Lakeville. Once the fiber project is built out, St. Joseph County has indicated its intent to work with ChoiceLight to manage the network.

The County's investment in the fiber trunkline represents a significant opportunity for the Town to undertake activities that will increase access to broadband services to all of its residents. This will require additional buildout of conduit and fiber lines from the trunk line through the rest of the Town. This could be accomplished by partnering with local providers, such as Surf Air, or by the Town itself as a potential new utility service offering. It is recommended that the Town consider further study of the appropriate strategies for building out additional broadband networks. Lakeville has partnered with Surf Air to provide service in their Town.



# TRANSPORTATION & UTILITIES

## TU 2 ENSURE THAT ALL RESIDENTS HAVE ACCESS TO UTILITY SERVICES.

Overall, there is a high level of satisfaction among North Liberty residents with the management and operations of the public utility systems. Significant decisions were made in 2021 at both the County and State level regarding the fiber extension and Potato Creek State Park utility connections that will have a significant positive impacts on the Town’s utility infrastructure and its effects on future growth. It will be important for Town leadership to develop policies and identify opportunities to leverage these investments as a part of managing future growth and development, while maintaining the current levels of resident and user satisfaction.



North Liberty Water Tower and Wabash Avenue Pocket Park

### ACTION STEPS

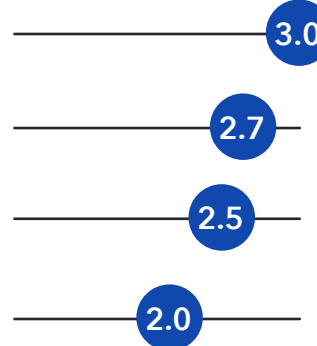
**TU 2.1:** Work with local partners to secure connectivity through broadband fiber network expansions.

**TU 2.2:** Continue making improvements to water and wastewater systems that are needed due to changing regulatory or maintenance requirements.

**TU 2.3:** Work with private utility providers to expand service, particularly cable and Internet.

**TU 2.4:** Continue educational programs for residents to eliminate illicit connections of downspouts to the storm sewer system.

### PRIORITY



### PARTNERS

- Town Council
- St. Joseph County Redevelopment Commission
- Private Cable and Internet Providers

### RESOURCES & TOOLS

- Stormwater Improvements Program
- Infrastructure Investments and Jobs Act Grants
- Rural Placemaking Innovation Challenge

## TRANSPORTATION & UTILITIES

### TU 3

**ENSURE NORTH LIBERTY WASTEWATER AND WATER SYSTEMS CAN ADEQUATELY PROVIDE SERVICE TO POTATO CREEK STATE PARK.**

The Indiana DNR, Division of Recreation, made two important decisions that will impact North Liberty's municipal water and sewer utilities. First, they announced that they will be constructing a new 110 - 120 room inn at the park. Second, as a part of upgrading the park's water and wastewater systems to accommodate the impact of the new inn, they made a commitment to connect the Park to the Town's water and wastewater utility systems. DNR, in association with funding provided by the Indiana Finance Authority, have initiated a project to construct new wastewater lines connecting the park to the Town's treatment plant, along with a new water tower and water lines connecting to the Town's municipal water system to provide adequate water services for both drinking and fire suppression needs. With these investments, Potato Creek State Park and the new inn will become significant users added on to the Town's water and sewer utilities.



*North Liberty Water Tower*

# PROPOSED ALTERNATIVES FOR PROVIDING UTILITY SERVICE TO POTATO CREEK STATE PARK

## WATER

The proposed project will construct a new water main extension to Potato Creek State Park and would include construction of a new elevated storage tank. This approach would extend water to Potato Creek State Park from the Town of North Liberty along SR 4 to Primrose Road. Near this location, an elevated water storage tank would be constructed. The elevated storage tank would be located within or near Potato Creek State Park, on the north side of SR 4, near the intersection with Primrose Road.

This approach would also require a pumping station that would be located on the south side of SR 4 near the eastern municipal boundary of the Town. The proposed pumping station would require acquisition of a small parcel of land. This alternative creates a second water pressure zone for the Town of North Liberty. That water pressure zone would be created by the proposed elevated storage tank that would be at a higher elevation than the Town's existing elevated storage tank. In the event of a catastrophic failure of the pumping station, the residual water in the proposed elevated storage tank could continue to provide water service to Potato Creek State Park.

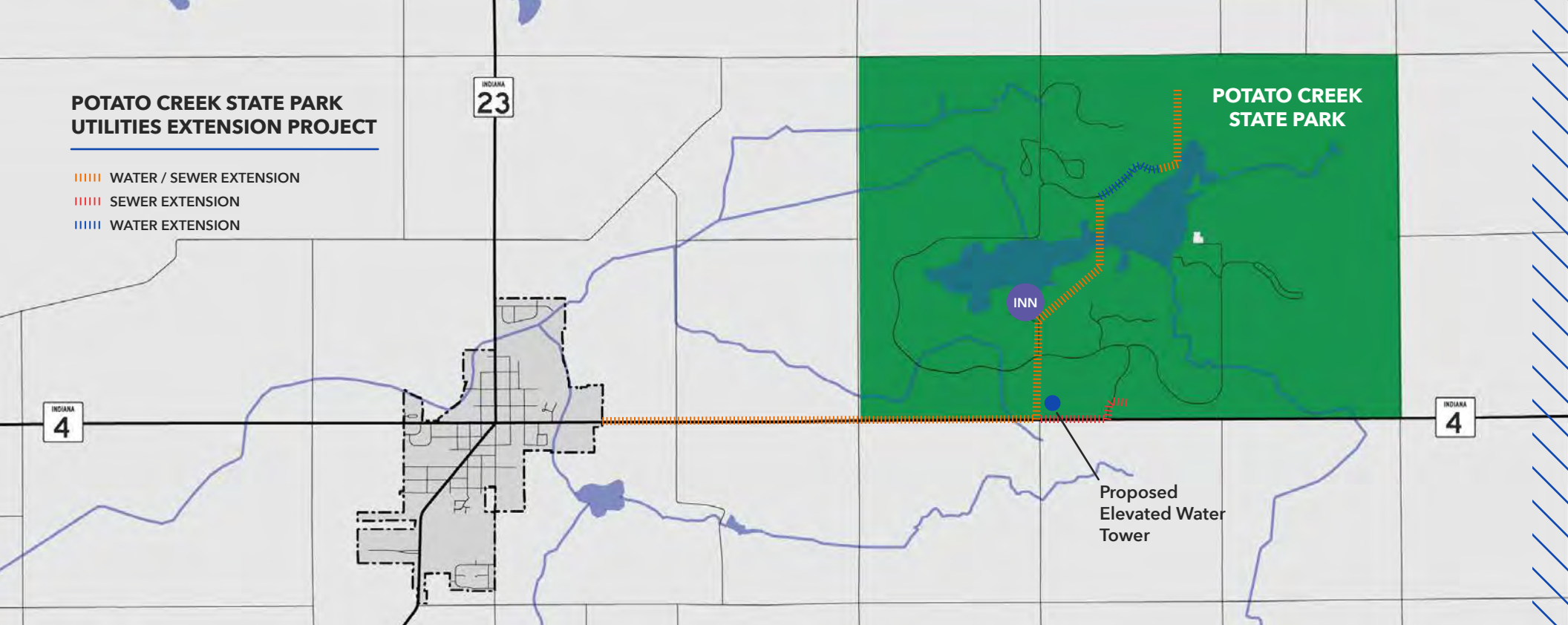
## SANITARY SEWER

The proposed project will include an extension of wastewater collection pipes to the State Park using a combination of both force mains and gravity sewer. This project would utilize similar routing as the water main extension extending from the Town through the undeveloped area of Liberty Township and along SR 4 to Primrose Road. The wastewater would then extend north to a lift station at the proposed inn site. A second lift station would likely be needed near the intersection of SR 4 and Sycamore Road. These lift stations would be required to generate the required flow to pump the effluent to an adjacent manhole at the upper end of a gravity sewer.

While this approach does use limited force main pumping, the project would rely primarily on traditional gravity sewer for the transmission of the wastewater from the state park to the Town. The maintenance of the gravity sewer would be similar to the maintenance that is currently conducted by the Town utility staff on the current wastewater collection system, which is primarily gravity sewer. The treatment approach to this project does not propose any expansions to the existing treatment facility. Rather, temporarily storing effluent in the lift station wet wells and pumping it at a lower flow rate will allow the existing treatment plant to treat the wastewater during peak periods.

**POTATO CREEK STATE PARK UTILITIES EXTENSION PROJECT**

- ||||| WATER / SEWER EXTENSION
- ||||| SEWER EXTENSION
- ||||| WATER EXTENSION



*Proposed Water and Wastewater Extension*

**ACTION STEPS**

**TU 3.1:** Construct new wastewater and water system infrastructure, including a second elevated water tower, to support the Town of North Liberty Utilities becoming the provider of services to Potato Creek State Park.

**PRIORITY**

2.5

**PARTNERS**

- Indiana Finance Authority
- Indiana Department of Natural Resources (DNR)

**RESOURCES & TOOLS**

- State Funded Project

## RESOURCES, & TOOLS

### NEXT LEVEL TRAILS

Next Level Trails will invest \$150 million – the largest infusion of State trail funding in Indiana history – toward the development of regionally and locally significant trails throughout Indiana. As part of Governor Holcomb’s broader Next Level Connections infrastructure program, Next Level Trails (NLT) is designed to incentivize collaborative efforts to accelerate trail connections. The Department of Natural Resources administers the program.

**Utilize for: TU 1**

**Information:** <https://www.in.gov/dnr/state-parks/recreation/grants/next-level-trails/>

### INDIANA TRAILS PROGRAM

Indiana Trails Program is similar to Next Level Trails, but has significantly less money allocated to grant disbursement. Utilizing either trail program is possible, but it is recommended to begin with Next Level Trails as more projects and more money is awarded yearly.

**Utilize for: TU 1**

**Information:** <https://www.in.gov/dnr/state-parks/recreation/grants/indiana-trails-program/>

### RURAL PLACEMAKING INNOVATION CHALLENGE

USDA is making available up to \$3 million in cooperative agreements under the Rural Placemaking Innovation Challenge (RPIC) for eligible entities to help them provide planning support, technical assistance and training to foster placemaking activities in rural communities. Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

**Utilize for: TU 1.2, TU 2.1**

**Information:** <https://www.rd.usda.gov/about-rd/initiatives/rural-placemaking-innovation-challenge>

### PLANNING GRANTS

Planning grants are designed to provide municipalities with the funds necessary to undertake plans, such as Plan North Liberty. This grant program has a wide range of uses, including but not limited to: comprehensive plans, economic recovery plans, broadband plans, public facilities plans, economic development plans, and environmental assessment plans.

**Utilize for: TU 1.1, TU 1.4, TU 3.1**

**Information:** <https://www.in.gov/ocra/cdbg/planning-grants/>



## RESOURCES, & TOOLS

### STORMWATER IMPROVEMENTS PROGRAM

Property owners in many communities across the state of Indiana suffer from flooded property and sewer backups due to inadequate stormwater management. Flooding is expensive to clean up, depresses property values, and degrades water quality. With increasingly severe weather and overloaded sewer systems, experts say the cost will continue to rise. The goals of the Stormwater Improvements Program are to:

- Reduce flooding
- Cut stormwater treatment and energy costs
- Protect rivers, lakes, and vital landscape
- Generate jobs and spur economic revitalization

A maximum grant award of \$600,000 is in effect for all Stormwater Improvements projects. The maximum award is not intended to serve as a target figure for requests for grant assistance. OCRA will review the level of grant assistance requested and will consider the appropriateness of the project's scope, the level of demonstrated need and the financial resources of the applicant. If OCRA determines that a lesser amount is appropriate, it may be necessary to revise the project before it is submitted in final form. A local match of 10% of the total project cost will be required for consideration of funding.

The amount of CDBG funds granted will be based on a \$5,000 cost per project beneficiary. General types of activities that are eligible for SIP funding include stormwater improvements (retention, lines, etc.).

**Utilize for: TU 2.2, TU 2.4, TU 3.1**

**Information:** <https://www.in.gov/ocra/cdbg/stormwater-improvements-program/>

### INFRASTRUCTURE INVESTMENTS AND JOBS ACT GRANTS

The National Telecommunications and Information Administration administers many grants for the expansion and access to high-speed Internet. While most of these programs are geared toward Internet providers, it's useful for the Town to be aware of these programs to leverage broadband infrastructure improvements with the County and utility providers.

These programs also provided for a significant cost savings program for users on their Internet bills. This credit of \$30 a month on their Internet bills can help ensure access to high-speed Internet for all of North Liberty's residents.

**Utilize for: TU 2.1, TU 2.3**

**Information:** <https://www.whitehouse.gov/briefing-room/statements-releases/2022/05/09/fact-sheet-president-biden-and-vice-president-harris-reduce-high-speed-internet-costs-for-millions-of-americans/>

<https://www.ntia.doc.gov/category/grants>

# HOUSING

North Liberty is a town with many assets that are attractive for residents. It has small-town charm with great schools, parks and trails while being conveniently located near larger cities and transportation networks. Public input indicated that the community would like to have a residential population of 2,500 by 2041. This equates to a demand for 936 housing units (2.67 people per household). To allow for a reasonable vacancy rate of 5%, approximately 983 Housing Units would be needed to meet the housing demand for this population. ESRI estimates indicate North Liberty has 684 housing units. To meet future demand, an additional 299 housing units will be needed over the next 20 years.

The Land Use section addresses the proposed locations of land to be developed for housing while the following Housing section will discuss methods or strategies to develop and maintain housing for the community.

## GOALS

**H 1** PROVIDE A WIDE VARIETY OF HOUSING CHOICES TO ACCOMMODATE AND RETAIN RESIDENTS IN ALL PHASES OF LIFE.

**H 2** PROMOTE NORTH LIBERTY AS A COMMUNITY OF CHOICE FOR RESIDENTS.

## KEY FINDINGS

- Residential is the predominant land use and it is made up of primarily older single-family housing stock.
- Roughly a third of the current housing units are occupied by renters indicating there is a demand for rental housing in the community.
- Although the community feels that there is a lack of available housing, two recent subdivision developments, Potato Creek Crossing & Tamarack Knolls, have remaining vacant lots.
- There are housing availability and affordability issues which has been worsened by construction costs and national trends.
- Generally, older housing stock provides the most affordable options and is perceived as higher quality than the surrounding area.
- Stellar improvements have strengthened North Liberty's appeal as a bedroom community to South Bend.
- There are a limited number of higher density developments, but the community would like to explore multi-family rental and condo opportunities if special care is given to retaining the small-town character.
- The existing zoning ordinance allows for a variety of housing types such as accessory dwelling units, townhomes, senior housing, etc.
- Existing R-2 zoning district allows for proposed mixed-residential development in planned neighborhoods
- The school system is driving demand for families wanting to relocate into the district - 25% of enrollment is from out of district families
- The School's Building Trades program has successfully constructed and sold homes
- A lack of land available for development is considered a limitation for new housing construction.

# PREFERRED HOUSING TYPES

During the public engagement process, preferred housing types were identified. Single-family homes were by far the most preferred housing type, but providing a mix of housing types will ensure affordability and accessibility by all current and potential residents of North Liberty.

The most common type of housing in North Liberty is single-family detached units (roughly 82%). The remaining units (just under 18%) are in duplexes and multifamily apartment buildings. An important detail to mention is that the multifamily rentals only account for about half of the occupied rental units, leaving a significant number of single-family homes that are renter occupied. Over time the percentage of owner-occupied, renter-occupied, and vacant units have remained fairly stable and that trend is expected to continue into 2026.

The graphic to the right represents survey response results from the question, "The Town should promote the following housing units."

HOUSING UNITS	2000	2010	2021	2026
Owner-Occupied	67.6%	60.6%	61.8%	63.0%
Renter-Occupied	27.6%	33.1%	32.8%	31.9%
Vacant	4.8%	6.3%	5.4%	5.1%



## HOUSING AFFORDABILITY

Housing affordability and not enough homeownership opportunities were brought up as concerns during the public engagement process. Using ESRI projections we can understand the housing market in North Liberty. As shown in the mortgage calculation information below, estimates indicate roughly 39% of North Liberty residents would not be able to afford a mortgage of \$100,000 or more based on housing income data. Based on current housing costs, this severely limits their ability to become homeowner. Providing a mix of high-quality housing types will increase affordability and compliment the small-town charm residents love about North Liberty.

In May 2022, the median listing price for residential property identified as North Liberty was just under \$120,000 but this statistic is deceiving as there were 9 listings - 4 of which were vacant lots. Of the homes for sale, they range from \$69,900 to \$489,000. The new home in Potato Creek Crossing was listed for \$349,900

The main driver of housing cost is the cost of construction. General construction estimates in the area for new single-family home construction is \$125-\$175/sq. ft. for stick-built construction, \$95-\$170/sq. ft. for modular construction, and vacant lots with access to public utilities range in the \$30,000 to \$45,000 or more based on location. These costs contribute to housing costs that might be out of reach for many of North Liberty's residents or potential residents. Assumptions for the mortgage calculations are a 30-year term, 4.5% interest, 15 for taxes and, 1% for insurance

Household income and housing affordability are directly linked. A rule of thumb is that a household should not pay more than 25% of their gross income in housing costs (30% if utilities are included). 2026 estimated household income for North Liberty residents is:

INCOME	POPULATION
< \$15,000	18.6%
\$15,000 - 24,999	13.3%
\$25,000 - 34,999	6.0%
\$35,000 - 49,000	5.8%
\$50,000 - 74,000	21.1%
\$75,000 - 99,999	17.9%
\$100,000 - 149,000	11.5%
\$150,000 - 199,999	2.3%
\$200,000+	3.4%

### AVERAGE HOUSEHOLD INCOME

**\$68,951**

Based on 2026 projections, 62% of North Liberty households would earn \$35,000 or more and be able to afford a \$100,000 mortgage. Based on recent sale prices very little of the inventory would be for sale in that price range. The following chart provides a rough estimate of required household earnings needed to afford different levels of mortgages.

MORTGAGE AMOUNT	APPROX. HOUSEHOLDS THAT CAN AFFORD	MORTGAGE PAYMENT	ANNUAL INCOME NEEDED	HOURLY INCOME NEEDED (40 HRS)
\$100,000	62%	\$673.35	\$32,320.80	\$15.54
\$150,000	56%	\$1,010.03	\$48,481.44	\$23.31
\$250,000	35%	\$1,600.05	\$76,802.40	\$36.92
\$300,000	17%	\$2,020.00	\$96,962.88	\$46.62
\$350,000	17%	\$2,356.73	\$113,123.04	\$54.39

## HOUSING AVAILABILITY

The community has identified the desire to increase the number of housing units to accommodate a population of 2,500 by 2040. To accomplish that goal the community would need to see 15-20 years of 5-10 housing units built per year. To determine if this goal is reasonable, it is important to check housing projections based on current trends for North Liberty and the surrounding area.

	<b>NORTH LIBERTY</b>	<b>ST. JOSEPH COUNTY</b>	<b>WALKERTON</b>
2026 Projected Units	768	121,302	856
2021 - 2026 Change	4	2,322	2
Owner-Occupied Units	12	1,783	10
Renter-Occupied Units	(6)	303	(9)
Vacant Units	(2)	237	2

The chart to the left indicates that although housing units are expected to increase it is not at a rate needed to meet the goal of 299 additional units by 2040. This should not dishearten or drive the community to change its vision for the future but only inform those working to implement this Plan that additional programs and policies will be needed to accelerate housing unit development in comparison to what is currently occurring or projected to occur. Due to slow past housing growth, current building permit data exceeds 2021 - 2026 ESRI projections of 4 units. This speaks well for the more aggressive population growth desired by the plan participants or something to that effect.

*Senior Duplex Home in North Liberty*



## HOUSING

### H 1

#### **PROVIDE A WIDE VARIETY OF HOUSING CHOICES TO ACCOMMODATE AND RETAIN RESIDENTS IN ALL PHASES OF LIFE.**

North Liberty is a community that values its residents regardless of the phase of their lives that they find themselves. The Town welcomes young singles, families, senior citizens, and all ages in between. To truly welcome and embrace these residents, the Town must offer a variety of housing choices in type (single family, multifamily, etc.), size, ownership (rental or owner-occupied), and price points. The community has embraced the goal of making North Liberty a complete community so that residents can live their lives in the Town even as their housing needs change. These changes could be:

- Physical, as they may need housing styles that accommodate mobility challenges or a growing family;
- Financial, as a factor of income and housing costs;
- Social, such as a desire to live in proximity to other people or near public gathering spaces; or
- Personal, such as living near family and friends.

Regardless of the type of change, the Town wants to offer the housing that its residents need, can afford, and desire.



*Typical Homes  
in North Liberty*

## ACTION STEPS

**H 1.1:** Identify and utilize local, state, and federal incentive programs to support housing.

**H 1.1a:** Support of quality, desirable, and affordable housing projects through the planning review and approval process.

**H 1.1b:** Waive tap fees and work to extend utilities for residential development where allowable.

**H 1.1c:** Work with developers to obtain grants.

**H 1.1d:** Investigate the establishment of a Housing Tax Increment Finance (TIF) area.

**H 1.1e:** Evaluate applicability of county, state, and federal funds to support housing locally.

**H 1.2:** Utilize the Future Land Use Map to identify areas appropriate for different types of housing including detached homes, senior housing, apartments, etc.

## PRIORITY

2.8

2.7

## PARTNERS

- St. Joseph County Department of Infrastructure, Planning, and Growth
- Indiana Housing and Community Development Authority (IHCDA)
- USDA Rural Affairs
- Accelerate Indiana Municipalities AIM
- John Glenn School Corporation
- Builders and housing providers (profit and non-profit)
- Property Owners

## RESOURCES & TOOLS

- IHCDA housing programs
- USDA direct loans and placemaking grants

**ACTION STEPS**

**PRIORITY**

**PARTNERS**

**RESOURCES & TOOLS**

**H 1.3:** Develop and adopt housing policies to promote new housing development.

**H 1.3a:** Promote the development of infill housing on vacant lots near Downtown and in residential subdivisions.

**H 1.3b:** Work with a developer to identify a location for a market-rate multi-family development, potentially Downtown.

**H 1.3c:** Using the Future Land Use Map, identify parcels within the potential annexation areas that are contiguous to the existing Town limits that could be annexed for residential developments.

**H 1.3d:** Work with County Commissioners to obtain tax certificates for vacant lots so that they might be offered for sale and redevelopment.

**H 1.3e:** Work with school building trades program to increase the number of available housing units.

**H 1.4:** Develop and adopt housing policies to maintain and protect the existing housing stock.

**H 1.2a:** Employ non-enforcement means to improve condition of run-down properties such as referrals to local housing assistance agencies.

**H 1.2b:** Investigate CDBG fund for a owner-occupied property renovation grant program.

**H 1.2c:** Utilize volunteers and organizations to assist property owners with needed repairs.

**H 1.2d:** Work with County Commissioners to obtain tax certificates for renovating existing homes.

**H 1.2e:** Evaluate potential for conversion of existing single-family homes from rental to provide owner-occupied homeownership opportunities.

2.3

2.1

- St. Joseph County Department of Infrastructure, Planning, and Growth
- Indiana Housing and Community Development Authority (IHCDA)
- USDA Rural Affairs
- Accelerate Indiana Municipalities AIM
- John Glenn School Corporation
- Builders and housing providers (profit and non-profit)
- Property Owners

- IHCDA housing programs
- USDA direct loans and placemaking grants



# HOUSING

## H 2 PROMOTE NORTH LIBERTY AS A COMMUNITY OF CHOICE FOR RESIDENTS.

North Liberty has small-town appeal with quality schools, great parks and trails, and a charming and vibrant Downtown where the community has invested in projects to increase its attractiveness. It is a community where 76% of survey respondents would recommend living there and 83% plan to stay for the next five years. The Town has a strong existing housing stock, available land for development, and adequate public infrastructure to accommodate growth. In short, it is a place that should be very attractive for residential development.

So, what is holding back the housing market? Several key factors have been identified such as the cost of construction and housing affordability, which have been addressed in this plan. In addition, this goal addresses the need for the community to promote what makes it great. Sharing their community pride and showing their support for North Liberty is a critical step in achieving the desired residential growth. Having a fantastic Town is not enough, it is very important to actively tell your current residents and those outside the community the positive aspects and assets of your town. Self-promotion is vital for the community to continue to grow and flourish.

### ACTION STEPS

**H 2.1:** Encourage improvements to and expansion of local Internet coverage to promote work-from-home options to existing and future residents.

**H 2.2:** Develop a marketing program aimed at attracting residential developers focused on upholding North Liberty's character and reputation assets.

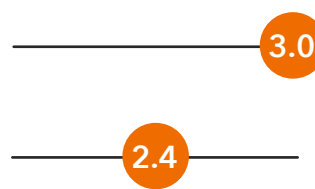
**H 2.1a:** Work with regional and county agencies to tell the story of North Liberty as a great place to live and raise a family.

**H 2.1b:** Leverage the reputation of the local school district to market to developers and Realtors the opportunity for housing development in North Liberty.

**H 2.1c:** Leverage North Liberty's small-town charm and easy access to St. Joseph County and the region to market the Town.

**H 2.1d:** Ensure pedestrian connectivity between residential neighborhoods, schools, parks, and trails, and market this as an asset for attracting new residents.

### PRIORITY



### PARTNERS

- South Bend - Elkhart Regional Partnership
- Visit South Bend-Mishawaka
- Local Realtors
- John Glenn School Corporation
- Builders and housing providers (profit and non-profit)
- Property Owners and Residents

### RESOURCES & TOOLS

- IHEDA housing programs
- USDA direct loans and placemaking grants

## RESOURCES & TOOLS

### INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

The Indiana Housing and Community Development Authority (IHCDA) partners with organizations throughout the state to offer a variety of programs to assist in affordable rental, homeownership, and homelessness initiatives.

**Utilize for:** **H 1.1, H 1.3, H 1.4**

**Information:** <https://www.in.gov/ihcda/>

### SINGLE FAMILY HOUSING DIRECT LOANS

Also known as the Section 502 Direct Loan Program, this program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. Payment assistance is a type of subsidy that reduces the mortgage payment for a short time. The amount of assistance is determined by the adjusted family income.

**Utilize for:** **H 1.1, H 1.3, H 1.4**

**Information:** <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans/in>

### RURAL PLACEMAKING INNOVATION CHALLENGE

USDA is making available up to \$3 million in cooperative agreements under the Rural Placemaking Innovation Challenge (RPIC) for eligible entities to help them provide planning support, technical assistance and training to foster placemaking activities in rural communities.

Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

**Utilize for:** **H 1, H 2**

**Information:** <https://www.rd.usda.gov/programs-services/single-family-housing-programs/single-family-housing-direct-home-loans/in>

## RESOURCES & TOOLS

### HABITAT FOR HUMANITY OF ST. JOSEPH COUNTY

Utilize for: **H 1.1, H 1.4**

Information: <https://www.hfhsjc.org/>

### REBUILD TOGETHER OF ST. JOSEPH COUNTY

Utilize for: **H 1.3**

Information: <https://rebuildingtogethersjc.org/>

### JOHN GLENN SCHOOL CORPORATION

Utilize for: **H 1, H 2**

Information: <http://www.jgsc.k12.in.us/>

### VISIT SOUTH BEND - MISHAWAKA

Utilize for: **H 2.2**

Information: <https://www.visitsouthbend.com/>

### SOUTH BEND - ELKHART REGIONAL PARTNERSHIP

Utilize for: **H 2.2**

Information: <https://southbendelkhart.org/>

### HOME BUILDERS OF ST. JOSEPH VALLEY

Utilize for: **H 1, H 2**

Information: <https://www.hbasjv.com/>

# DOWNTOWN & TOURISM

Improvements to Downtown North Liberty were a primary focus of the 2015 Stellar investment plan, specifically the storefront façade renovations and the greening of Shamrock Alley. The outcome of these improvements can be measured in the increase in occupancy and diversity of businesses found in the Downtown. Signature events, including the Potato Creek & Lions Strawberry Festival, the annual Holiday Walk and First Fridays Food Trucks are also contributing to the vibrancy and attracting both residents and visitors Downtown. Downtown North Liberty has also become the cornerstone of the Town's tourism strategy, as the Town is well positioned as the "Home of Potato Creek State Park" to attract a larger share of the over 600,000 visitors to the park every year. The announcement by the DNR of the construction of a new 120 room inn at the state park provides even more opportunities to grow the tourism impact for Downtown North Liberty.

## GOALS

### DT 1

**STRENGTHEN THE DOWNTOWN BUSINESS BASE BY ATTRACTING AND RETAINING BUSINESSES THAT ENHANCE NORTH LIBERTY'S REPUTATION AND APPEAL TO BOTH RESIDENTS AND POTENTIAL VISITORS.**

### DT 2

**IMPROVE COMMUNICATION AND COOPERATION WITH NORTH LIBERTY GOVERNMENT, CHAMBER OF COMMERCE AND MAIN STREET ORGANIZATION.**

### DT 3

**INCREASE THE VIBRANCY OF DOWNTOWN NORTH LIBERTY THROUGH COMMUNITY PLACEMAKING AND ACTIVATION EFFORTS.**

## KEY FINDINGS

- Downtown has a positive perception, that has been improved by School projects that have resulted in a charming and quaint Downtown experience.
- Promoting a vibrant, healthy Downtown is a significant component of both resident and tourism attraction goals.
- The Main Street Merchants Association is currently tasked with marketing downtown, coordinating events and implementing business attraction activities. This organization is largely volunteer led and run, with limited access to financial resources for new business incentives.
- Parking can be a limiting factor during peak attendance events.
- Current zoning allows mixed-use business opportunities.
- The proposed inn at Potato Creek State Park should create increased visitation opportunities from park visitors.

*Downtown North Liberty, North Main Street*



## DOWNTOWN AS A VISITOR DRAW

As the home of Potato Creek State Park, North Liberty has an exceptional opportunity to attract visitors from the park to support downtown businesses. Data from the DNR indicate that Potato Creek State Park draws over 600,000 visitors every year. This is likely to increase significantly with the DNR's announcement of the new 120 room inn that will be constructed. Camping visitors to St. Joseph County spent an average of \$57 per day, combining for over \$7 million dollars of total spending in 2019 according to visitor spending research published by Visit South Bend/Mishawaka. Recognizing this opportunity, the Main Street Merchants Association partnered with Visit South Bend/Mishawaka to create a Community Tourism Action Plan in 2018. The Tourism Action resulted in the creation of the following Community Brand Vision:

*"North Liberty with its revitalized Main Street retail, arts and sports adventure services, has become a lively downtown with active event programming and promotion to residents and visitors alike."*

For the Town to fully execute the strategies identified in the Tourism Action Plan and maximize the impact of visitor spending in the community, it will be very important to maintain and build the relationship with Visit South Bend/Mishawaka, as well as Potato Creek State Park staff.

## North Liberty, Indiana



Main Street, North Liberty, Indiana

## Community Tourism Action Plan

**Lead Proponent:**

**North Liberty**

**Main Street Merchants Association**

*Community Tourism Action Plan Cover 2018*

# DOWNTOWN & TOURISM

## DT 1

### STRENGTHEN THE DOWNTOWN BUSINESS BASE BY ATTRACTING AND RETAINING BUSINESSES THAT ENHANCE NORTH LIBERTY’S REPUTATION AND APPEAL TO BOTH RESIDENTS AND POTENTIAL VISITORS.

The continued health and vibrancy of Downtown will be integral to Town’s ability to attract residents and grow business investment. To fully deliver on the promise of being a quintessential rural town with a quaint downtown retail experience, the Downtown should consistently maintain a critical mass of no less than 10 retailers. While the current retail business mix does support the quaint downtown experience, community engagement activities identified missing elements that could further enhance the ability of Downtown to attract more traffic. The most mentioned business missing from Downtown was a restaurant open for evening dining. Other business opportunities noted include sports/ adventure businesses that would appeal to visitors to the State Park, possible young professional office businesses, or health care/medical offices. During the development of the Plan, a healthcare/medical office opened in July 2022.

The Town’s limited population and market size, in conjunction with the close and easy access to the density of big box retail and restaurants in South Bend can limit its appeal as a destination, specifically for specialty retail and restaurants. Previously, the Town developed a business incentive program as a tool to help attract new businesses. Successful business recruitment programs require dedicated staff time, coordinated market research, and financial resources. The Town should seek strategic partnerships to identify ways to create and maintain a formal business recruitment and retention program to maintain and expand its critical mass.

#### ACTION STEPS

**DT 1.1:** Leverage flexibility of Town Center Zoning to attract business opportunities such as live-work units and adaptive reuse.

**DT 1.2:** Formalize a business recruiting program that targets desired businesses that includes available business locations, incentives, organizational responsibility, and measurable activities.

**DT 1.3:** Create a list of targeted business types that would enhance Downtown.

**DT 1.4:** Work with North Liberty Chamber of Commerce, St. Joseph County Chamber of Commerce and South Bend-Elkhart Regional Partnership to identify potential new start-ups or expanding businesses that meet target business types.

#### PRIORITY

2.7

2.5

2.3

2.3

#### PARTNERS

- Main Street Merchants Association
- North Liberty Chamber of Commerce
- Town Council
- Visit South Bend / Mishawaka
- St. Joseph County Chamber of Commerce
- South Bend-Elkhart Regional Partnership

#### RESOURCES & TOOLS

- North Liberty Zoning Ordinance

# DOWNTOWN & TOURISM

## DT 2

### IMPROVE COMMUNICATION AND COOPERATION WITH NORTH LIBERTY GOVERNMENT, CHAMBER OF COMMERCE AND MAIN STREET MERCHANTS ASSOCIATION.

The Town’s success in achieving the Stellar designation from the State of Indiana is an example of what can be achieved with strong levels of cooperation and collaboration among community stakeholders and organizations. However, this can be a challenge in small, rural communities where key community organizations are led and staffed mostly by volunteers. Often, changes in leadership or increased demands on volunteer time can lead to poor communication or strained relationships between community organizations. Considering that financial and human resources are limited and valuable, ensuring roles are clearly defined and actions are completed with accountability will help ensure the success of programs that link local businesses to downtown events and promotions to strengthen downtown businesses.



*Downtown North Liberty, Looking North on Main Street*

#### ACTION STEPS

**DT 2.3:** Refine and work with local partners to promote the Town’s development tools and attraction programs.

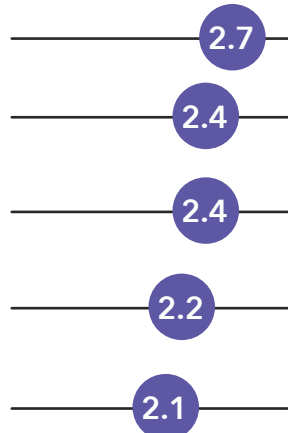
**DT 2.4:** Work with partners on an improved Downtown website with suggested visitor itineraries.

**DT 2.5:** Centralize event planning and coordination to bring greater efficiencies in funding, scheduling, volunteer management, marketing and promotion.

**DT 2.2:** Create a Downtown brand identity strategy and messaging.

**DT 2.1:** Develop a communication plan that outlines the process for purposeful interaction between existing organizations.

#### PRIORITY



#### PARTNERS

- Main Street Merchants Association
- North Liberty Chamber of Commerce
- Town Council
- Visit South Bend / Mishawaka
- St. Joseph County Chamber of Commerce
- South Bend-Elkhart Regional Partnership

#### RESOURCES & TOOLS

- Tourism Marketing + Hosting Sponsorship

## DOWNTOWN & TOURISM

### **DT 3** INCREASE THE VIBRANCY OF DOWNTOWN NORTH LIBERTY THROUGH COMMUNITY PLACEMAKING AND ACTIVATION EFFORTS.

Downtown serves as the hub of activity in the community, and how residents and visitors experience Downtown shapes their perceptions of the community, whether positive or negative. As noted throughout this Plan, the Town has made numerous investments in projects that have improved the quality of place and quality of life for both residents and visitors. The Town leadership is fully behind the continued investment in these areas as a strategy to drive future community growth and set the bar for rural communities in St. Joseph County and the Northern Indiana region.

Downtown serves as the hub of activity in the community, and how residents and visitors experience Downtown shapes their perceptions of the community, whether positive or negative. As noted throughout this Plan, the Town has made numerous investments in projects that have improved the quality of place and quality of life for both residents and visitors. Residents recognized the Nappanee Pavilion as a successful example of a rural, small town signature gathering space. Town leadership is fully behind the continued investment in these areas as a strategy to drive future community growth and set the bar for rural communities in St. Joseph County and Northern Indiana.

*Downtown Gathering Space Example, Nappanee Pavilion, Nappanee, Indiana*





## ACTION STEPS

**DT 3.1:** Expand partnerships with organizations including the schools, St. Joseph County Public Library, and Potato Creek State Park to create and develop additional Downtown events focused on arts, music, and food.

**DT 3.2:** Explore funding options available through the St. Joseph County Community Foundation, the St. Joseph County Regional Chamber, and Visit South Bend for event marketing and development support.

**DT 3.3:** Explore the development of a signature Downtown multi-use outdoor venue that can accommodate community events.

## PRIORITY

2.7

2.5

2.4

## PARTNERS

- John Glenn School Corporation
- St. Joseph County Public Library
- DNR
- North Liberty Chamber of Commerce
- Main Street Merchants Association
- St. Joseph County Regional Chamber
- Visit South Bend / Mishawaka

## RESOURCES & TOOLS

- CreatINg Places Matching Grant Program
- Rural Placemaking Innovation Challenge
- St. Joseph County Community Foundation
- Tourism Marketing + Hosting Sponsorship
- Tourism Capital Investment Fund

## RESOURCES, & TOOLS

### SOUTH BEND - ELKHART REGIONAL PARTNERSHIP

The South Bend - Elkhart Regional Partnership is a collaboration of the economic development partners from 47 smart connected communities in northern Indiana and southwest Michigan. The South Bend - Elkhart Regional Partnership focuses on a long-term systemic approach to advance the region's economy by aligning the efforts of various stakeholders around five key areas: educating a world-class workforce, recruiting and retaining great talent, attracting and growing new economy companies in complement to our remarkably strong manufacturing industries, promoting inclusion and sparking opportunities for minorities and helping entrepreneurs thrive. The South Bend - Elkhart Regional Partnership seeks to unify and collaborate so that together, the communities across the region to work together to achieve what cannot be done individually.

Utilize for: **DT 1, DT 2**

Information: <https://southbendelkhart.org/>

### TOURISM MARKETING + HOSTING SPONSORSHIP

Visit South Bend Mishawaka (VSBM) is funded by a portion of the St. Joseph County Innkeepers Tax. VSBM has identified a portion of its budget to fund marketing and hosting of events with potential tourism to the St. Joseph County area. These funds, with grants up to \$5,000, are to assist qualified organizations with the promotion and hosting of events and activities aimed at driving an increase in hotel-motel occupancy while creating a positive image for St. Joseph County.

Utilize for: **DT 2, DT 3.2**

Information: <https://www.visitsouthbend.com/about-us/sponsorship-opportunities/>

### RURAL PLACEMAKING INNOVATION CHALLENGE

USDA is making available up to \$3 million in cooperative agreements under the Rural Placemaking Innovation Challenge (RPIC) for eligible entities to help them provide planning support, technical assistance and training to foster placemaking activities in rural communities. Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

Utilize for: **DT 3.3**

Information: <https://www.rd.usda.gov/about-rd/initiatives/rural-placemaking-innovation-challenge>

## RESOURCES, & TOOLS

### CREATING PLACES MATCHING GRANT PROGRAM

The Indiana Housing and Community Development Authority (IHCDA) offers a place-based crowdfunding grant program. CreatINg Places employs a donation and reward-based method of crowdfunding called “crowdgranting”. In crowdgranting, citizens actively support projects and activities through web-based donations which, if the fundraising goal is reached within a set time, are matched by a sponsor. CreatINg Places aims to help generate public involvement in the selection of creative improvements within their own communities, help provide the funding to see the project through completion, and instill community pride when citizens become invested in their surroundings.

Utilize for: **DT 3.3**

Information: <https://www.in.gov/ihcda/placemaking-indiana/creating-places/>

### ST. JOSEPH COUNTY COMMUNITY FOUNDATION

Utilize for: **DT 3**

Information: <https://cfsjc.org/>

### TOURISM CAPITAL INVESTMENT FUND

In 2021, with the enabling of legislation increasing the Innkeepers Tax rate in St. Joseph County (SJC), a tourism capital investment fund (TCIF) was created utilizing one percent of the annual Innkeepers Tax collections in SJC. The Innkeepers Tax Rate is 8% in SJC and the TCIF is funded by 1% of this 8% tax. The TCIF was established for the purpose of investing money in projects that aim to enhance and expand tourism in St. Joseph County. The board of managers from the Hotel-Motel Tax Board of SJC shall administer the fund, utilizing an application process that provides applicants with an opportunity to acquire leveraged investment money. As mandated by Indiana Senate Enrolled Act #164, a project that develops, expands, or improves the following may qualify for funding:

- A sports venue
- A convention facility
- An arts venue
- A tourist attraction
- A park
- A college or university

Utilize for: **DT 3.3**

Information: <https://www.visitsouthbend.com/about-us/sponsorship-opportunities/>

# ECONOMIC DEVELOPMENT

North Liberty is a small town that offers not only great schools and stable residential neighborhoods but also a small, yet strong, business sector. According to 2021 population projection data, North Liberty's daytime population is nearly 1,600 people while the population is just over 1,900. This indicates that the Town exports people during the day. Proximity to other job centers reinforces the Town's role and attractiveness as a bedroom community. But as mentioned, North Liberty has a well-established business presence. There are a total of 60 businesses in North Liberty, employing 579 people. 26% of North Liberty's daytime population are workers supporting North Liberty's position as a viable business location.

## GOALS

**ED 1** MAKE NORTH LIBERTY MORE ATTRACTIVE FOR NEW BUSINESS DEVELOPMENT.

**ED 2** CONTINUE TO SUPPORT EXISTING BUSINESSES.

**ED 3** ENSURE BUSINESSES COMPLEMENT THE SMALL-TOWN CHARACTER OF NORTH LIBERTY.

**ED 4** IDENTIFY AND FOCUS LOCAL EFFORTS TO EXPAND THE EXISTING INDUSTRIAL PARK OR ESTABLISH A NEW ONE ALONG TAMARACK ROAD.

## KEY FINDINGS

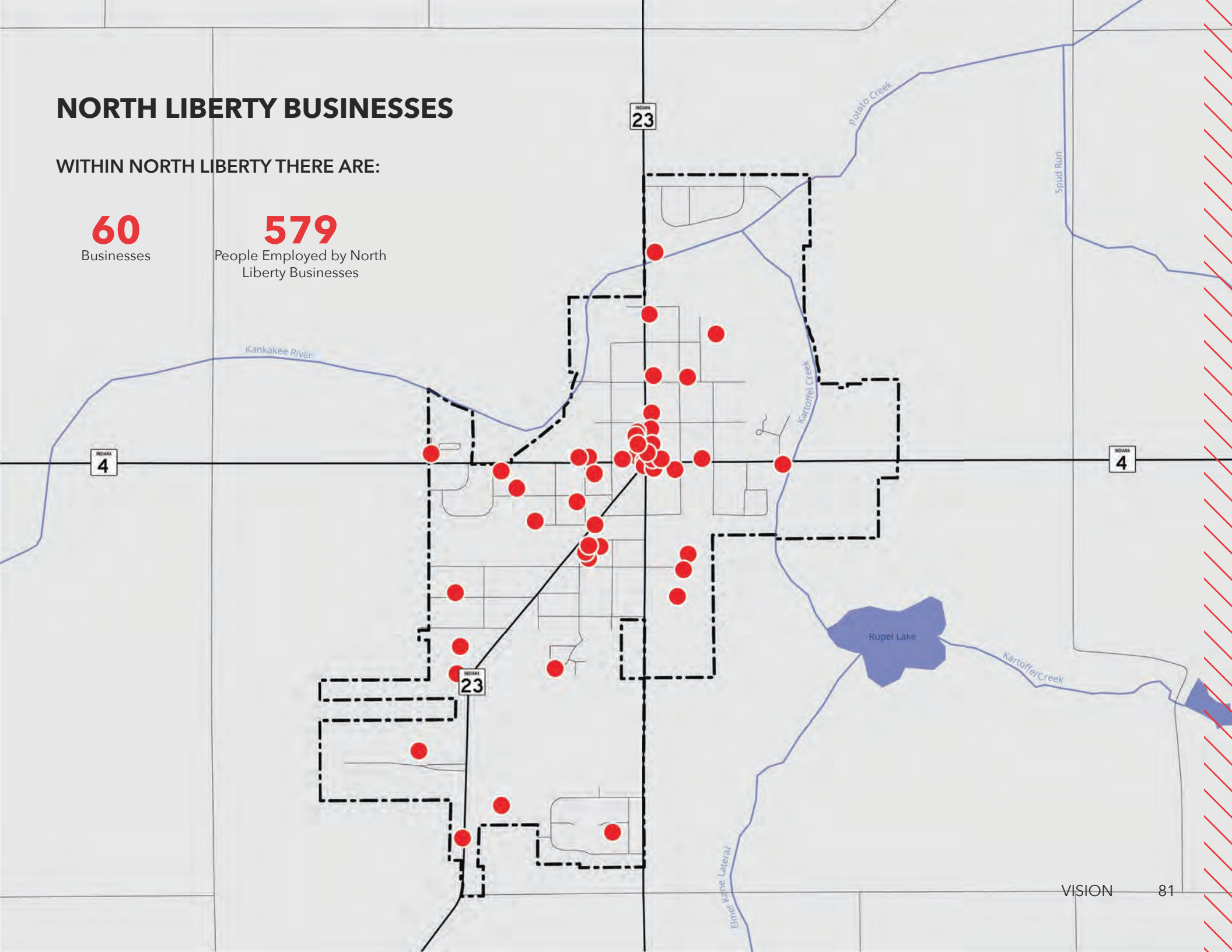
- Overall stakeholder feedback was an understanding of the importance of industry for local tax base, but the goal of retaining small-town community character may not be compatible with significant new industrial growth.
- Future business development should focus on diversifying the local economy.
- Concerns with pollution and environmental impact indicate that the community should focus on industrial development that is clean and sustainable.
- The Town should identify a location for a new industrial park, but the businesses should be compatible with the Town and preserve its small-town charm and natural resources.
- North Liberty should investigate ways to increase service and administrative sector employees (school system faculty staff, health care, professional office, etc.).
- There are remote worker opportunities for the community if broadband is improved.
- Wages of local jobs are lagging affecting housing affordability.
- North Liberty is not positioned to attract corporate headquarters but should pursue and promote professional office and service businesses in Downtown.
- Workforce shortages are regional and impacting local businesses.
- Increased development in the Ireland Road area of South Bend is accessible for residents and competes with local businesses.
- Health and medical facility is in demand.\*

# NORTH LIBERTY BUSINESSES

WITHIN NORTH LIBERTY THERE ARE:

**60**  
Businesses

**579**  
People Employed by North  
Liberty Businesses



# ECONOMIC DEVELOPMENT

## ED 1

### MAKE NORTH LIBERTY MORE ATTRACTIVE FOR NEW BUSINESS DEVELOPMENT.

Even as a recognized bedroom community, North Liberty is very interested in growing its business sector. From the community survey, 70% of respondents indicated that the Town needs more business growth and 56% said the Town needs more industrial job growth. When asked the question "How a lack of growth might impact North Liberty?," responses centered around keeping the Town vibrant and economically viable for businesses to operate. "If the Town fails to grow, the Town will eventually lag behind, lose businesses, and eventually die." With this directive, the Town developed the goal to make North Liberty even more attractive to businesses.

By working together with economic professionals, the Town can identify the types of businesses that would be compatible with and add value to the community. When asked "What businesses would be positive additions to the Town?," roughly 78% of the respondents included the following businesses: local restaurants, local retail, health care/wellness, technology, and agricultural. This input can provide a starting point from which to finalize a priority business list to focus attraction efforts including appropriate public investments and incentives. These efforts will create an atmosphere to attract the type of businesses that will help to build and strengthen the Town.

\*A healthcare facility opened in July 2022. As part of this Plan the Town should continue to strive to ensure the healthcare needs of the Town residents are met.

#### ACTION STEPS

**ED 1.1:** Work with a local healthcare provider to attract a medical clinic or nurse practitioner to the community.\*

**ED 1.2:** Identify a local investor group to champion economic development and provide financial support for initiatives.

**ED 1.3:** Work with South Bend - Elkhart Regional Partnership to seek opportunities for new businesses to locate in North Liberty, including those in short supply or listed as a target industry include IT/data, logistics/warehousing, and advanced manufacturing.

**ED 1.4:** Focus traditional downtown commercial uses in the Town Center while supporting new areas for commercial uses, as identified by the Future Land Use Map, for businesses not suited for a Downtown location such as a large store front development for a grocery store.

**ED 1.5:** Work with local and state agencies to identify incentives for new development such as tax-increment financing (TIF) and local tax phase-ins.

#### PRIORITY



#### PARTNERS

- Local Healthcare Provider
- North Liberty Chamber of Commerce
- North Liberty Main Street Merchants Association
- St. Joseph County
- South Bend - Elkhart Regional Partnership
- Indiana Economic Development Corporation (IEDC)
- US EPA Indiana Office of Community and Rural Affairs (OCRA)
- Town Council

#### RESOURCES & TOOLS

- OCRA Grants
- IEDC Programs and Investments
- US EPA Small Towns and Rural Communities

# ECONOMIC DEVELOPMENT

## ED 2 CONTINUE TO SUPPORT EXISTING BUSINESSES.

Existing businesses, whether they are retail stores in Downtown or industrial operations in the industrial park, are some of the most important assets for North Liberty. These businesses have invested financial resources not only in their individual facilities but in the Town and the community. Many of these companies are locally owned and operated so owners are also residents. They have committed themselves and their families to the success of their business but also the Town. Through the planning process the community has recognized the efforts and contributions of the existing businesses, and in response, they have added this goal to help support them.



Hydro-Extrusions North America

### ACTION STEPS

**ED 2.3:** Work with local and state agencies to identify expansion incentives such as state programs and local tax phase-ins.

**ED 2.4:** Continue to promote placemaking activities to assist local businesses in attraction and retention of skilled employees.

**ED 2.1:** Support existing local industries through public-private partnerships to assist with necessary infrastructure improvements for existing facilities and expansion projects.

**ED 2.2:** Work with the Chamber, Merchants Association, and local business leaders to identify ways the community can support their success through regular meetings and feedback.

### PRIORITY



### PARTNERS

- North Liberty Chamber of Commerce
- Main Street Merchants Association
- St. Joseph County
- South Bend - Elkhart Regional Partnership
- Indiana Economic Development Corporation (IEDC)
- US EPA
- Town Council

### RESOURCES & TOOLS

- OCRA Grants
- IEDC Programs and Investments
- US EPA Small Towns and Rural Communities

# ECONOMIC DEVELOPMENT

## ED 3

### ENSURE BUSINESSES COMPLEMENT THE SMALL-TOWN CHARACTER OF NORTH LIBERTY.

North Liberty is a business-friendly community with sufficient public utility capacity to accommodate additional business and industrial growth. The Town also has access to good transportation routes and is close to larger communities with access to goods, services, and employees needed to support local businesses. The Town is supportive of development and continued growth but on their own terms. Public sentiment is that the small-town character and natural resources need to be maintained as the Town continues to grow. When asked what concerns they had regarding future development, responses focused on issues such as crime and traffic that could negatively impact the current character of North Liberty. They wanted to ensure that “the right type of development that fits North Liberty” is pursued and that growth does not impact the “small town feel.” “We want to keep our Town safe and secure and a great place to live,” one respondent indicated.

From these comments and others like them, it is critical to recognize that not all development and growth is created equal. Finding companies that are the “right fit” for North Liberty is very important to the community and it is worth the time and effort it will take to do so.



Over the Top Bakery & Cafe

#### ACTION STEPS

**ED 3.1:** Work with the Regional Partnership to identify businesses that would be attracted to the small-town atmosphere of North Liberty without negatively impacting it.

**ED 3.2:** Ensure businesses are sensitive to environmental conditions and are aware of the value the community places on protection of the environment, natural resources, and agriculture.

#### PRIORITY



#### PARTNERS

- North Liberty Chamber of Commerce
- Main Street Merchants Association
- St. Joseph County
- South Bend - Elkhart Regional Partnership
- Town Council

#### RESOURCES & TOOLS

- OCRA Grants
- IEDC Programs and Investments
- US EPA Small Towns and Rural Communities



# ECONOMIC DEVELOPMENT

## ED 4

**IDENTIFY AND FOCUS LOCAL EFFORTS TO EXPAND THE EXISTING INDUSTRIAL PARK OR ESTABLISH A NEW ONE ALONG TAMARACK ROAD.**

North Liberty has successfully developed the existing industrial park southwest of town along State Road 23. As the community desires the business and industrial base to continue to grow and prosper, identifying a location for a new industrial park is important. The Future Land Use Map identifies two potential locations that fit into the overall development patterns for the Town. These areas provide space for industrial growth while protecting environmentally sensitive areas and residential neighborhoods. Working with the business and real estate communities to provide professional expertise on selecting the final location and the appropriate level of public investment will be very important in ensuring the park is a success.

Taking the proactive steps of developing the industrial park where land is properly zoned for industrial development and has access to public utilities and infrastructure will help to attract new and expanding business to the Town. Although industrial development can certainly occur outside of an industrial park, by actively assembling land in an area that is appropriate for industrial use, the Town can meet its economic development goals while providing guidance and oversight for industrial growth and development.



*Modern Industrial Park Plan Example, MEC SMART Park, Cassopolis, Michigan*

### ACTION STEPS

**ED 4.1:** Determine the feasibility of expanding the existing industrial park or creating a new industrial park.

**ED 4.2:** Engage with local developers and realtors to ensure that they are aware when the new industrial park is available for development.

### PRIORITY

2.3

2.2

### PARTNERS

- North Liberty Chamber of Commerce
- Main Street Merchants Association
- St. Joseph County
- South Bend - Elkhart Regional Partnership
- Town Council

### RESOURCES & TOOLS

- OCRA Grants
- IEDC Programs and Investments
- US EPA Small Towns and Rural Communities
- [Site Selector Tool](#) on IEDC Website

## RESOURCES, & TOOLS

### NORTH LIBERTY CHAMBER OF COMMERCE

The Mission of the North Liberty Area Chamber of Commerce is to develop and sustain a prosperous economy and to implement a program of action that will enhance our community as a desirable place to live, to work and to visit.

Utilize for: **ED 1, ED 2, ED 3, ED 4**

Information: <http://www.northlibertychamber.org/>

### INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS - PUBLIC FACILITIES PROGRAM

The goals of our Public Facilities Program are to improve quality of place, generate jobs and spur economic revitalization. A maximum grant award of \$500,000 is in effect for all. General types of activities that are eligible for PFP funding include removal of architectural barriers for ADA accessibility, community centers, daycare centers, facilities for special needs groups, fire/EMS stations, healthcare centers, historic preservation, learning centers, libraries, senior centers, and youth centers.

Utilize for: **ED 1.1**

Information: <https://www.in.gov/ocra/cdbg/public-facilities-program/>

### NORTH LIBERTY MAIN STREET MERCHANTS ASSOCIATION

Utilize for: **ED 1, ED 2, ED 3, ED 4**

Information: <https://www.facebook.com/North-Liberty-Main-Street-Merchants-Association-440334059403144/>

### INDIANA ECONOMIC DEVELOPMENT CORPORATION IEDC PROGRAMS

Indiana Economic Development Corporation (IEDC) programs and initiatives offer business support and expertise to companies that are investing and creating jobs in Indiana. IEDC is working to improve our quality of place, infrastructure, available development sites and regulatory assistance to build economic strength and opportunity that grows and attracts new business and talent.

Utilize for: **ED 1, ED 2, ED 3, ED 4**

Information: <https://www.iedc.in.gov/programs>

## RESOURCES, & TOOLS

### US EPA SMART GROWTH IN SMALL TOWNS AND RURAL COMMUNITIES

Small towns and rural communities throughout the United States are looking for ways to strengthen their economies, provide better quality of life, and build on local assets. Many rural communities and small towns are facing challenges, including rapid growth at metropolitan edges, declining rural populations, and loss of farms and working lands.

Slow-growing and shrinking rural areas might find that their policies are not bringing the prosperity they seek, while fast-growing rural areas at the edge of metropolitan regions face metropolitan-style development pressures.

Smart growth strategies can help rural communities achieve their goals for growth and development while maintaining their distinctive rural character.

Planning where development should or should not go can help a rural community encourage growth in town, where businesses can thrive on a walkable main street and families can live close to their daily destinations. Policies that protect the rural landscape help preserve open space, protect air and water quality, provide places for recreation, and create tourist attractions that bring investments into the local economy. Policies that support walking, biking, and public transit help reduce air pollution from vehicles while saving people money

**Utilize for: ED 1, ED 2, ED 3, ED 4**

**Information:** <https://www.epa.gov/smartgrowth/smart-growth-small-towns-and-rural-communities>

### SOUTH BEND - ELKHART REGIONAL PARTNERSHIP

The South Bend - Elkhart Regional Partnership is a collaboration of the economic development partners from 47 smart connected communities in northern Indiana and southwest Michigan. The South Bend - Elkhart Regional Partnership focuses on a long-term systemic approach to advance the region's economy by aligning the efforts of various stakeholders around five key areas: educating a world-class workforce, recruiting and retaining great talent, attracting and growing new economy companies in complement to our remarkably strong manufacturing industries, promoting inclusion and sparking opportunities for minorities and helping entrepreneurs thrive. The South Bend - Elkhart Regional Partnership seeks to unify and collaborate so that together, the communities across the region to work together to achieve what cannot be done individually.

**Utilize for: ED 1, ED 2, ED 3, ED 4**

**Information:** <https://southbendelkhart.org/>

# PARKS & RECREATION

Parks, trails, and outdoor recreation are proven to be great assets to a community and positively affect the quality of life of residents. North Liberty provides residents and visitors with multiple parks and recreation opportunities including: Town Park, Wabash Avenue Pocket Park, Tamarack Trail, and Stellar Trail. Potato Creek State Park just east of the Town draws over 600,000 visitors every year. During the public engagement process, Town Park and Potato Creek State Park were the two highest valued assets to North Liberty residents and community stakeholders.

Part of the Plan North Liberty planning process was the creation of a companion document, an update to the Town's Five-Year Parks Plan. Parks and recreation information is provided in more detail in this specialized document. Goals in this section are intended to build upon the strong parks and recreation assets already present in the community to enhance the experience for residents and visitors.

## GOALS

### PR 1

**PROVIDE A HIGH-QUALITY PARK AND RECREATION EXPERIENCE TO NORTH LIBERTY'S CITIZENS.**

### PR 2

**ENHANCE RECREATION AND SOCIAL ACTIVITIES AND OPPORTUNITIES FOR RESIDENTS AND VISITORS OF ALL AGES AND ABILITIES.**

## KEY FINDINGS

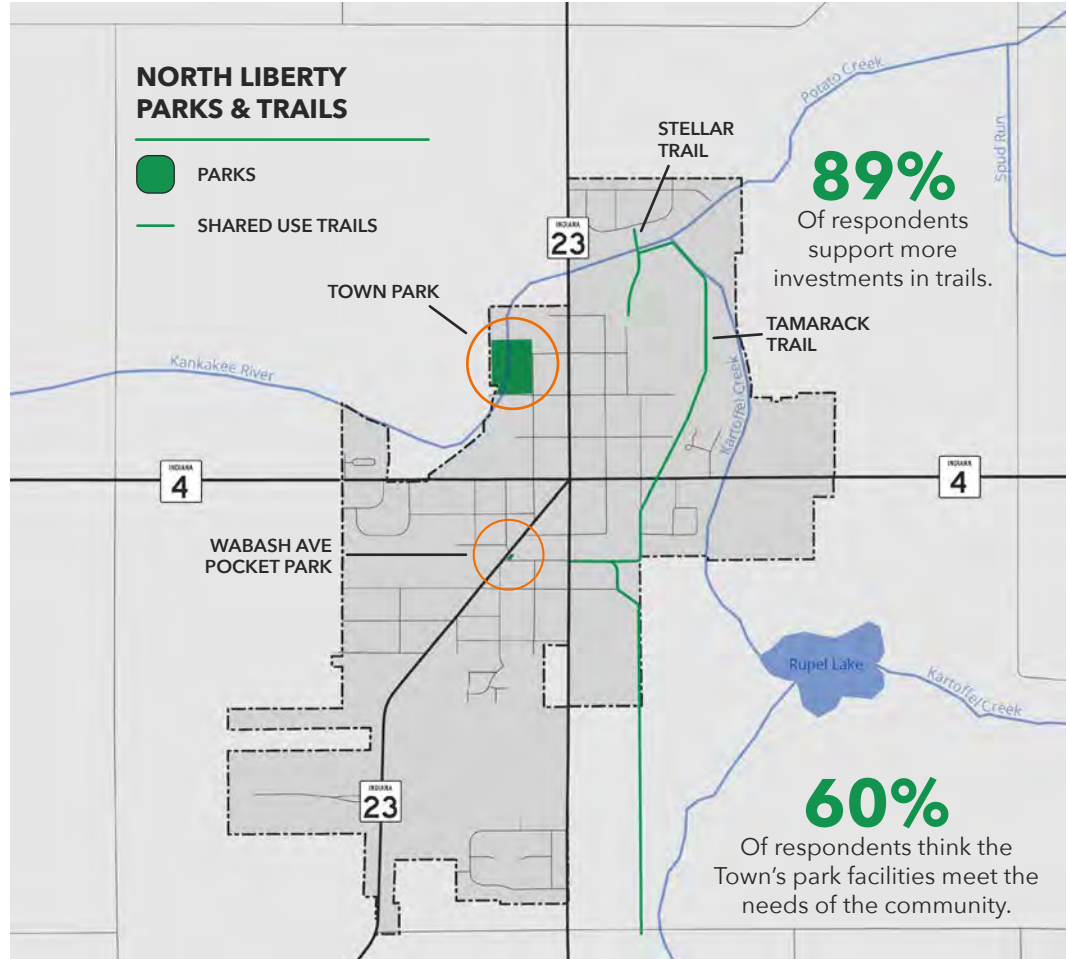
- Proximity to Potato Creek State Park was consistently mentioned during the public engagement process as an asset to North Liberty.
- Talks are ongoing for a new proposed trail that will connect North Liberty to Potato Creek State Park and then further east onto Lakeville.
- The installation of the spray pad, removal of baseball field, and improvements to playground area were mentioned as being positive enhancements to Town Park.
- Any need for additional facilities should explore opportunities to partner with the schools for access to school facilities.
- The Stellar Trail connecting the elementary school to the subdivision to the north is an example of John Glenn School Corporation's willingness to collaborate on significant community projects.
- Youth sports facilities in Walkerton meet this need for North Liberty residents, but there is potential for local youth sports programming in collaboration with John Glenn Schools or the VFW Post.
- Overall, there was agreement that there is a need for more programming with a need for general youth/teen activities and senior activities.

# EXISTING FACILITIES

The North Liberty Town Park is located along Potato Creek. The creek has been stocked with fish by Indiana DNR and is a popular fishing spot. Town Park was added to the National Register of Historic Places by the US Department of the Interior in 2007 (NPS Reference Number 7000211). The park is recognized as a community asset but also as an intact example of a Works Progress Administration (WPA) project. Much of the stonework remains, including steps, walls and two buildings within the 7-acre park along Potato Creek. The park also includes a small Veteran’s Memorial from the World War II era.

The Town also owns a linear parcel on the site of the old railroad corridor along Wabash Avenue. A small plaza space with site furnishings, landscaping, and flag poles was recently developed along State Street. Other recreation facilities are located on the grounds of North Liberty Elementary School, including walking trails.

# WHAT ARE STRENGTHS OF THE PARK?



# WHAT COULD BE IMPROVED AT THE PARK?



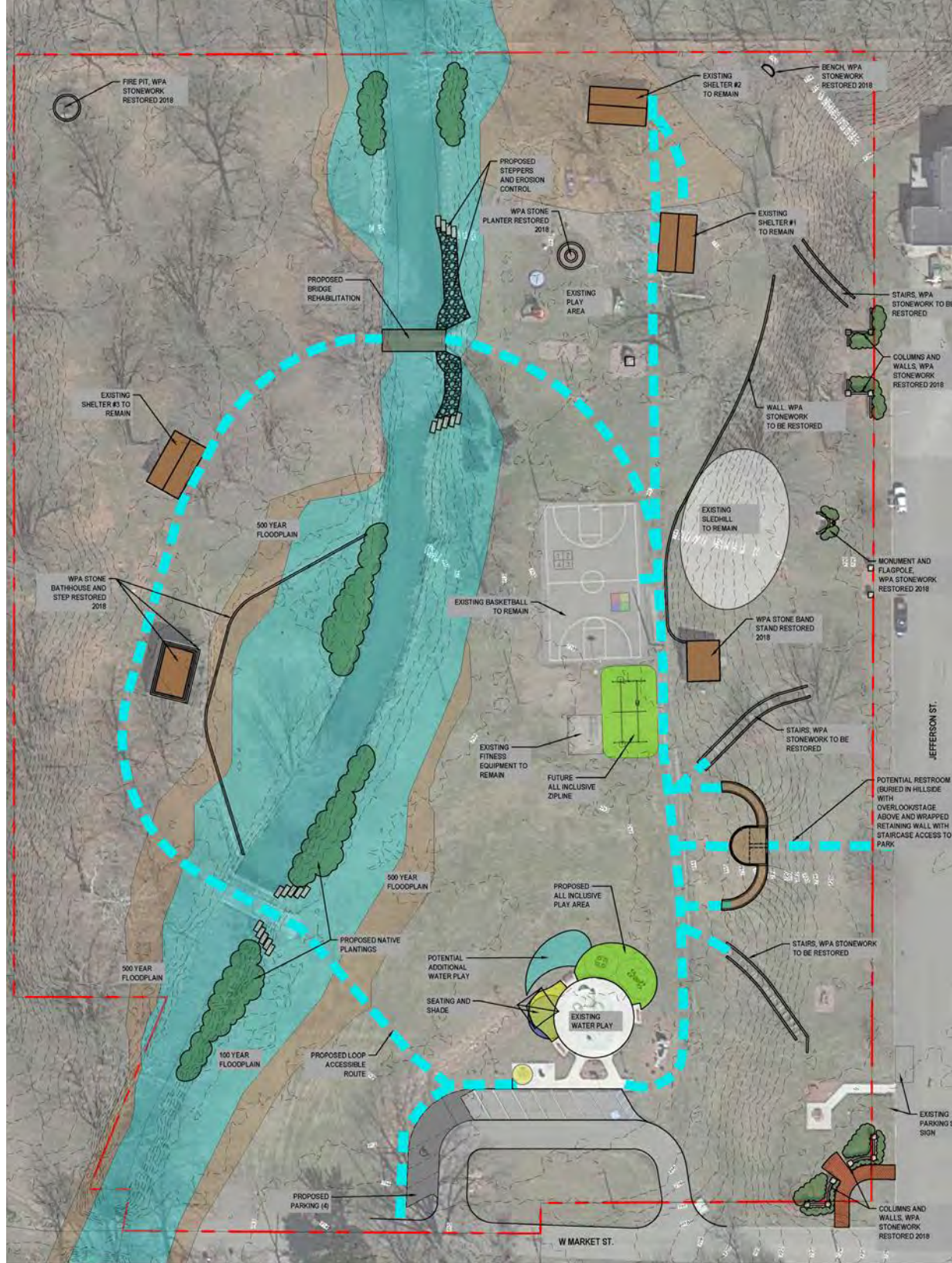
# PARKS & RECREATION

## PR 1

**PROVIDE A HIGH-QUALITY PARK AND RECREATION EXPERIENCE TO NORTH LIBERTY'S CITIZENS.**

Recent improvements to park and recreation facilities have been well received by the community. The Town is in a great position to improve upon these facilities to provide a high-quality experience for residents and visitors of North Liberty. Even with these investments, only 60% of survey respondents believe the current facilities meet the needs of the community. North Liberty leaders can provide an enhanced parks and recreation experience by completing this goal and action steps, along with utilizing the Five-Year Park Plan.

To the right is a map showing the proposed improvements to Town Park as found in the updated Five-Year Parks Plan. The plan includes a new loop trail with two Potato Creek crossings, a new playground, and picnic shelter. It is recommended that these new facilities be designed to provide accessibility that will allow users of all mobility needs to enjoy historic Town Park. A potential site for a new restroom is also included in this plan. More information on the proposed Town Park improvements can be found in the accompanying Five-Year Parks Plan.



Town Park Plan



Town Park, Potato Creek



Town Park, Spray Pad

**ACTION STEPS**

**PR 1.1:** Create a park system master plan.

**PR 1.2:** Continue restoration and preservation of existing historic structures and stonework in Town Park.

**PR 1.3:** Continue to work with other local agencies to improve existing events and offer more programs, including activities and special events.

**PRIORITY**



**PARTNERS**

- Park Board
- North Liberty Chamber of Commerce
- Main Street Merchants Association
- Visit South Bend / Mishawaka
- St. Joseph County Chamber of Commerce

**RESOURCES & TOOLS**

- Plan North Liberty Five-Year Parks Plan
- Rural Placemaking Innovation Challenge
- CreatiNg Places Matching Grant Program
- Planning Grants
- Indiana Landmarks Grant & Loans Programs
- Historic Renovation Grant Program

# PARKS & RECREATION

## PR 2

### ENHANCE RECREATION AND SOCIAL ACTIVITIES AND OPPORTUNITIES FOR RESIDENTS AND VISITORS OF ALL AGES AND ABILITIES.

Providing access and programming for residents and visitors of all ages and abilities will help foster a sense of community by making all feel welcome in North Liberty. Americans with Disabilities Act (ADA) compliance improvements are a priority focus of the proposed Town Park and Five-Year Parks Plan. During the public engagement process, additional programming and actives were a desire of respondents. Any new programming and activities should provide opportunities for all potential residents and visitors of North Liberty. Overall, respondents noted that there is a need for more programming with a need for general youth/teen activities and senior activities. Youth sports are a desire for North Liberty families, with most of this need being met by facilities in Walkerton. There is potential for youth sports programming in North Liberty in collaboration with John Glenn Schools or the VFW Post.



Stone Stairs in Town Park, While Historic can Be a Barrier For Users with Limited Mobility

#### ACTION STEPS

**PR 2.1:** Collaborate with schools and other agencies to provide facilities or programs for recreation activities.

**PR 2.2:** Continue expanding federal accessibility guideline compliance within the park system.

**PR 2.3:** Continue the development of programs that provide more community recreation and exercise program options.

#### PRIORITY



#### PARTNERS

- Park Board
- John Glenn School Corporation
- VFW Post
- North Liberty Chamber of Commerce
- Main Street Merchants Association

#### RESOURCES & TOOLS

- Plan North Liberty Five-Year Parks Plan
- Land and Water Conservation Fund
- Rural Placemaking Innovation Challenge
- CreatiNg Places Matching Grant Program



## RESOURCES, & TOOLS

### PLAN NORTH LIBERTY FIVE-YEAR PARKS PLAN

USDA is making available up to \$3 million in cooperative agreements under the Rural Placemaking Innovation Challenge (RPIC) for eligible entities to help them provide planning support, technical assistance and training to foster placemaking activities in rural communities. Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

Utilize for: **PR 1, PR 2**

### RURAL PLACEMAKING INNOVATION CHALLENGE

USDA is making available up to \$3 million in cooperative agreements under the Rural Placemaking Innovation Challenge (RPIC) for eligible entities to help them provide planning support, technical assistance and training to foster placemaking activities in rural communities. Qualified entities can use the funds to help rural communities create plans to enhance capacity for broadband access; preserve cultural and historic structures; and support the development of transportation, housing, and recreational spaces.

Utilize for: **PR 1, PR 2**

Information: <https://www.rd.usda.gov/about-rd/initiatives/rural-placemaking-innovation-challenge>

### CREATING PLACES MATCHING GRANT PROGRAM

The Indiana Housing and Community Development Authority (IHCDA) offers a place-based crowdfunding grant program. CreatINg Places employs a donation and reward-based method of crowdfunding called “crowdgranting”. In crowdgranting, citizens actively support projects and activities through web-based donations which, if the fundraising goal is reached within a set time, are matched by a sponsor. CreatINg Places aims to help generate public involvement in the selection of creative improvements within their own communities, help provide the funding to see the project through completion, and instill community pride when citizens become invested in their surroundings.

Utilize for: **PR 1, PR 2**

Information: <https://www.in.gov/ihcda/placemaking-indiana/creating-places/>

### INDIANA LANDMARKS GRANT & LOAN PROGRAMS

Indiana Landmarks is an organization with the goal to preserve historical and significant places across Indiana. This organization offers multiple different grant and loans for the preservation of historic structures.

Utilize for: **PR 1.2**

Information: <https://www.indianalandmarks.org/resources/grants-and-loans/>

# RESOURCES, & TOOLS

## PLANNING GRANTS

Planning grants are designed to provide municipalities with the funds necessary to undertake plans, such as Plan North Liberty. This grant program has a wide range of uses, including but not limited to: comprehensive plans, economic recovery plans, broadband plans, public facilities plans, economic development plans, and environmental assessment plans.

Utilize for: **PR 1.1**

Information: <https://www.in.gov/ocra/cdbg/planning-grants/>

## HISTORIC RENOVATION GRANT PROGRAM

This program from the Indiana Office of Community & Rural Affairs (OCRA) aims to support the preservation and rehabilitation of historic properties to further incentivize downtown economic development as well as enhance the design and overall appearance of Downtown commercial corridors.

Utilize for: **PR 1.2**

Information: <https://www.in.gov/ocra/historic-renovation-grant-program/>

## LAND AND WATER CONSERVATION FUND

This program is administered by DNR and helps cover land acquisition and/or development of outdoor recreation facilities. This grant requires a 50/50 match, a parks board, and five-year parks plan. Grants range from \$50,000-250,000.

Utilize for: **PR 2**

Information: <https://www.in.gov/dnr/state-parks/recreation/grants/outdoor-recreation-grants/>

## TOURISM MARKETING + HOSTING SPONSORSHIP

Visit South Bend Mishawaka (VSBM) is funded by a portion of the St. Joseph County Innkeepers Tax. VSBM has identified a portion of its budget to fund marketing and hosting of events with potential tourism to the St. Joseph County area. These funds, with grants up to \$5,000, are to assist qualified organizations with the promotion and hosting of events and activities aimed at driving an increase in hotel-motel occupancy while creating a positive image for St. Joseph County.

Utilize for: **PR 2.3**

Information: <https://www.visitsouthbend.com/about-us/sponsorship-opportunities/>

# 3 APPENDIX

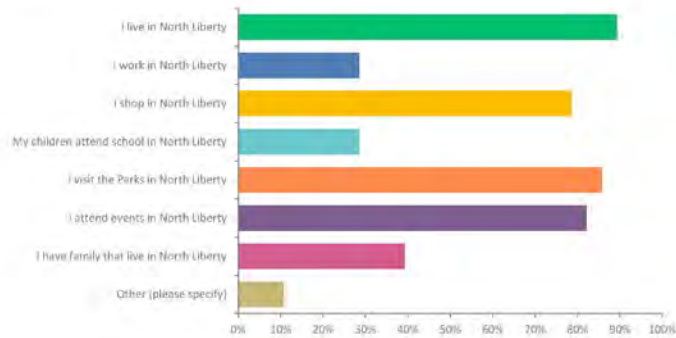


# **HOUSING, JOBS, & GROWTH COMMUNITY SURVEY**

# HOUSING, JOBS & GROWTH COMMUNITY SURVEY RESULTS

## Q1: PLEASE TELL US WHAT YOUR INTEREST IS IN NORTH LIBERTY (CHECK ALL THAT APPLY)?

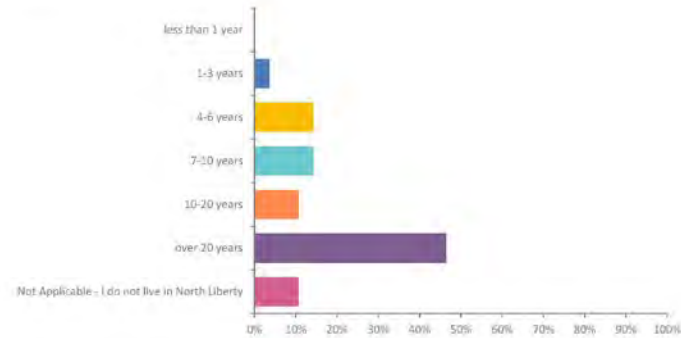
Answered: 28 Skipped: 0



ANSWER CHOICES	RESPONSES
I live in North Liberty	89.29%
I work in North Liberty	28.57%
I shop in North Liberty	78.57%
My children attend school in North Liberty	28.57%
I visit the Parks in North Liberty	85.71%
I attend events in North Liberty	82.14%
I have family that live in North Liberty	39.29%
Other (please specify)	10.71%
Total Respondents: 28	
#	OTHER (PLEASE SPECIFY)
1	I volunteer in North Liberty
2	Have many friends in North Liberty
3	Our church is in North Liberty

## Q2: IF YOU ARE A NORTH LIBERTY RESIDENT, HOW LONG HAVE YOU LIVED HERE?

Answered: 28 Skipped: 0

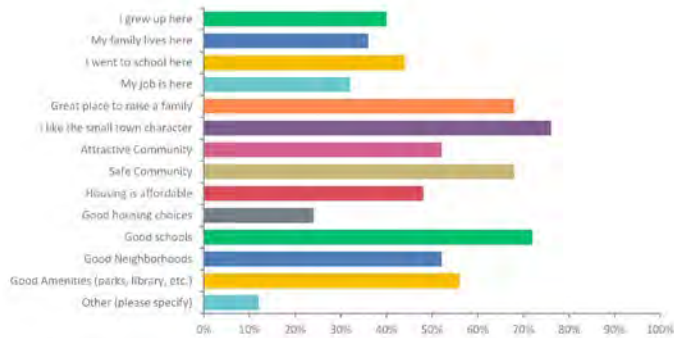


ANSWER CHOICES	RESPONSES
less than 1 year	0%
1-3 years	3.57%
4-6 years	14.29%
7-10 years	14.29%
10-20 years	10.71%
over 20 years	46.43%
Not Applicable - I do not live in North Liberty	10.71%
TOTAL	28

# HOUSING, JOBS & GROWTH COMMUNITY SURVEY RESULTS

## Q3: IF YOU LIVE IN NORTH LIBERTY, WHY DID YOU CHOOSE TO LIVE HERE? (CHECK ALL THAT APPLY)

Answered: 25 Skipped: 3



ANSWER CHOICES	RESPONSES
I grew up here	40.00%
My family lives here	36.00%
I went to school here	44.00%
My job is here	32.00%
Great place to raise a family	68.00%
I like the small town character	76.00%
Attractive Community	52.00%
Safe Community	68.00%
Housing is affordable	48.00%
Good housing choices	24.00%
Good schools	72.00%
Good Neighborhoods	52.00%
Good Amenities (parks, library, etc.)	56.00%
Other (please specify)	12.00%
Total Respondents:	25

#	OTHER (PLEASE SPECIFY)
1	Married a person who lives in North Liberty
2	Husband moved us here
3	Good churches

## Q4: DO YOU SHOP OR CONDUCT YOUR PERSONAL BUSINESS (BANKING, INSURANCE, ETC.) IN NORTH LIBERTY?

ANSWER CHOICES	RESPONSES
If Yes please describe the type of shopping or businesses you frequent.	85.19% 23
If Yes but you also shop and conduct personal business in other communities please tell us what you do and where (ex. grocery shopping in South Bend)	77.78% 21
If No please describe why	11.11% 3

#	IF YES PLEASE DESCRIBE THE TYPE OF SHOPPING OR BUSINESSES YOU FREQUENT	DATE
1	Healthies & the Ice Cream Shop	11/10/2021 9:06 PM
2	Dollar General, Over the Top bakery, Mercedes Reine ice cream shop, gas station, Subway, 567 Dance Studio, Liberty Lanes, Liberty Package liquor	11/9/2021 8:48 PM
3	Tangles, the bakery, Ted's barbershop, Bob's Country Store, Liberty Lanes, Dollar General	11/8/2021 3:36 PM
4	Bob's country store, speckled fox But most grocery at aldic	11/8/2021 12:08 PM
5	Restaurants, grocery, banking, mechanics, DO, Hair styling, dentist, tooling shop, motor shop, welding shop, delivery services, roator, church	11/8/2021 10:01 AM
6	Banking, groceries (Bob's), Treasure Chest, Bakery, Florist	11/8/2021 7:27 AM
7	Dollar General, Subway, Over the top Bakery	11/2/2021 12:10 PM
8	Yes	11/1/2021 9:36 PM
9	Bank shops	11/1/2021 6:05 PM
10	Small sun dries from Dollar General, service from Gene's, gas	11/1/2021 10:22 AM
11	bakery, gift shop	10/28/2021 8:26 AM
12	Dollar general and bob's	10/19/2021 1:40 PM
13	Retail stores, dining	10/11/2021 12:58 PM
14	I shop everywhere in town except the gas station and the liquor store.	9/30/2021 3:02 PM
15	banking, insurance, work	9/13/2021 5:00 PM
16	We often shop at Bob's! (I forgot that in the community surveys, Bob's is definitely a cornerstone) we also go to the bakery and DO often, and several times a year to Speckled Fox and Hutteri	9/9/2021 10:48 AM
17	bank, meat, Tangles, library, Healthies, tires	9/31/2021 10:36 AM
18	Necessaries at DG, business banking at 1st source, fuel from gas station	8/23/2021 11:18 PM
19	Bob's country store, the bank, tru-hion and Speckled Fox, Millers pizza, the bakery	8/23/2021 1:13 PM
20	Shopping or donuts	8/17/2021 8:25 PM
21	Bakery and gift shops	8/17/2021 6:08 PM
22	Bank, bakery, florist, specialty shop, groceries, barber, and dentist.	8/7/2021 7:43 PM
23	Quick or specialty shopping	8/2/2021 10:51 AM

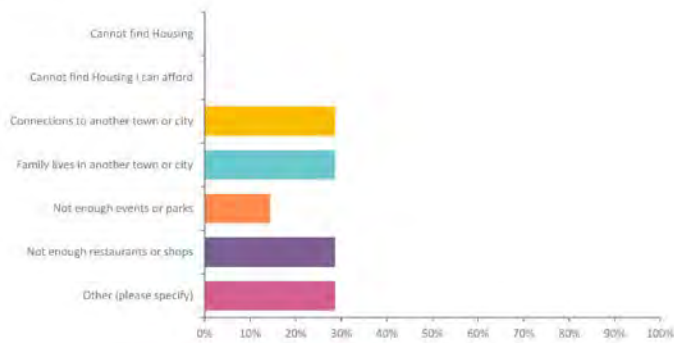
#	IF YES BUT YOU ALSO SHOP AND CONDUCT PERSONAL BUSINESS IN OTHER COMMUNITIES PLEASE TELL US WHAT YOU DO AND WHERE (EX. GROCERY SHOPPING IN SOUTH BEND)	DATE
1	Groceries in Plymouth, Schools in Plymouth, Banking in South Bend	11/10/2021 8:08 PM
2	SB for doctor/dentist, hair salon, groceries, banking, insurance, general shopping	11/9/2021 9:48 PM
3	Major grocery shopping, South Bend; banking, South Bend; other shopping, South Bend.	11/8/2021 3:36 PM
4	grocery, shopping, optometrist, doctor, chiropractor, auto parts, hardware, restaurants	11/8/2021 10:01 AM
5	hardware and kitchen store in Walkerton, clothes and household in South Bend or online	11/8/2021 7:27 AM
6	Grocery Shopping @ Meijer in South Bend	11/2/2021 12:10 PM
7	Grocery, clothes shopping in south bend	11/1/2021 8:38 PM
8	Plymouth Walmart	11/1/2021 6:05 PM
9	South Bend for groceries, most else, lots of mail order	11/1/2021 10:22 AM
10	most grocery and retail shopping in SB/Mishawaka	10/28/2021 8:26 AM
11	yes, other things	10/19/2021 1:40 PM
12	Grocery shopping in South Bend south and west side	10/11/2021 12:58 PM
13	I love having 1st Source, the local shops and Bob's grocery	9/30/2021 3:02 PM
14	Most Grocery shopping in South Bend, Hardware in south bend or occasionally Ace in Walkerton. We get Chinese and pizza from walkerton and almost other food from SB.	9/9/2021 10:48 AM
15	Walkerton insurance before available in NL, gas (incentive programs) Meijers one stop shopping fits better with my schedule	8/31/2021 10:36 AM
16	Grocery shopping in South Bend	8/23/2021 11:18 PM
17	Martins, Key bank, Doctors, restaurants south bend	8/23/2021 1:13 PM
18	Groceries in South Bend more variety	8/21/2021 3:50 PM
19	I try to avoid shopping due to prices	8/17/2021 8:25 PM
20	Groceries in South Bend or Plymouth	8/7/2021 7:43 PM
21	Primary shopping in South Bend for regular needs.	8/2/2021 10:51 AM

#	IF NO PLEASE DESCRIBE WHY	DATE
1	I use online banking with Wells Fargo & ins agent in Bremen...not enough options in North Liberty	11/8/2021 6:25 PM
2	Lack of options and the bank I use is not in NL	9/9/2021 5:13 AM
3	My bank not here	8/17/2021 7:31 PM

# HOUSING, JOBS & GROWTH COMMUNITY SURVEY RESULTS

**Q5: IF YOU WORK, SHOP, OR ATTEND EVENTS IN NORTH LIBERTY, BUT DO NOT LIVE HERE, PLEASE TELL US WHY. (CHECK ALL THAT APPLY)**

Answered: 7 Skipped: 21



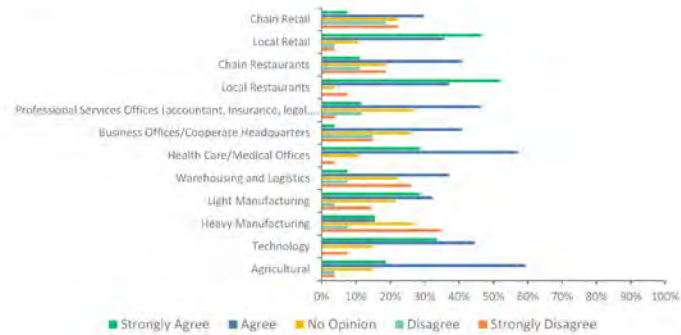
ANSWER CHOICES	RESPONSES
Cannot find Housing	0.00%
Cannot find Housing I can afford	0.00%
Connections to another town or city	28.57%
Family lives in another town or city	28.57%
Not enough events or parks	14.29%
Not enough restaurants or shops	28.57%
Other (please specify)	28.57%
Total Respondents: 7	

#	OTHER (PLEASE SPECIFY)
1	Could not find a home with a small amount of acres
2	I live here

**Q6: PLEASE TELL US WHAT YOUR INTEREST IS IN NORTH LIBERTY (CHECK ALL THAT APPLY)?**

Answered: 28 Skipped: 0



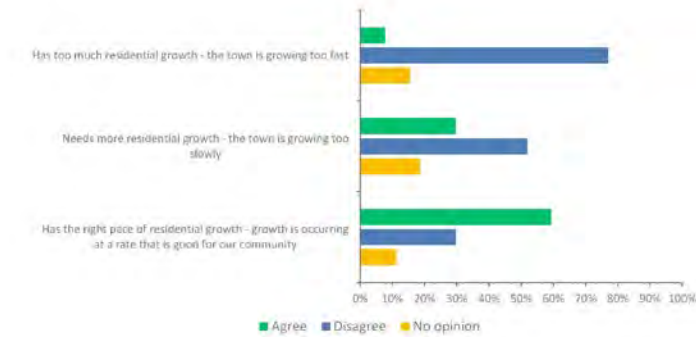
	STRONGLY AGREE	AGREE	NO OPINION	DISAGREE	STRONGLY DISAGREE	TOTAL
Chain Retail	7.41%	28.83%	22.22%	18.52%	22.22%	27
Local Retail	46.43%	35.71%	10.71%	3.57%	3.57%	28
Chain Restaurants	11.11%	40.74%	18.52%	11.11%	18.52%	27
Local Restaurants	51.85%	37.04%	3.70%	0.00%	7.41%	27
Professional Services Offices (accountant, insurance, legal, etc.)	11.54%	46.15%	28.92%	11.54%	3.88%	26
Business Offices/Corporate Headquarters	3.70%	40.74%	25.93%	14.81%	14.81%	27
Health Care/Medical Offices	28.57%	57.14%	10.71%	0.00%	3.57%	28
Warehousing and Logistics	7.41%	27.04%	22.22%	7.41%	25.93%	27
Light Manufacturing	28.57%	30.14%	21.43%	3.57%	14.29%	28
Heavy Manufacturing	15.38%	15.38%	26.92%	7.69%	36.62%	26
Technology	33.33%	44.44%	14.81%	0.00%	7.41%	27
Agricultural	18.52%	56.26%	14.81%	3.70%	3.70%	27

#	PLEASE PROVIDE ADDITIONAL DETAILS ON THOSE LISTED ABOVE OR ADD OTHERS	DATE
1	Farmers Market, Gym, Spa	11/10/2021 8:08 PM
2	We already have heavy manufacturing, ag, and logistics. We need the people to actually support the local small businesses, who give the town character and support town culture.	11/8/2021 7:27 AM
3	Adding additional Manufacturing, Chain restaurants, Corporate HQ will take away from the quiet small town feel and add unwanted traffic along with possibilities of higher crime. Less is more.	9/13/2021 6:00 PM
4	We would love a lunch/dinner restaurant to survive, either an original or a small chain like Bendy, would be great. We were so sad when they closed.	9/3/2021 10:49 AM
5	Restaurants are needed, keep people and \$\$ in Town. People will travel for good restaurants (for example Histon Bar)	8/31/2021 10:36 AM

# HOUSING, JOBS & GROWTH COMMUNITY SURVEY RESULTS

## Q7: WHEN YOU THINK ABOUT RESIDENTIAL GROWTH IN NORTH LIBERTY, DO YOU THINK IT...

Answered: 28 Skipped: 0

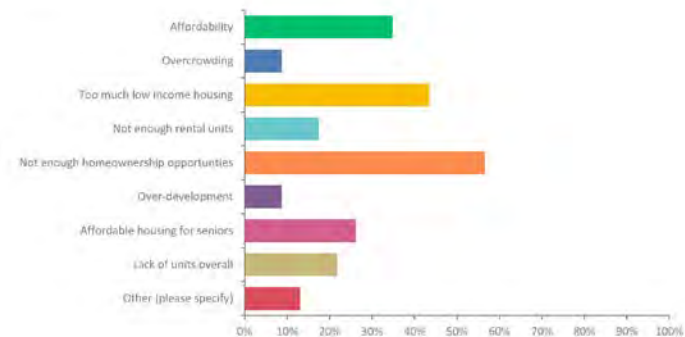


	AGREE	DISAGREE	NO OPINION	TOTAL
Has too much residential growth - the town is growing too fast	2	20	4	26
Needs more residential growth - the town is growing too slowly	8	14	5	27
Has the right pace of residential growth - growth is occurring at a rate that is good for our community	16	8	3	27

#	PLEASE PROVIDE ADDITIONAL DETAILS OR COMMENTS	DATE
1	development of more housing is needed	11/18/2021 8:25 PM
2	The town will need more housing	11/11/2021 6:05 PM
3	People want to move here for our school system. Affordable available housing. Houses are selling as soon as they are available.	8/31/2021 10:36 AM

## Q8: MY BIGGEST CONCERN REGARDING HOUSING IN NORTH LIBERTY IS... (CHECK ALL THAT APPLY)

Answered: 23 Skipped: 5



ANSWER CHOICES	RESPONSES
Affordability	8
Overcrowding	2
Too much low income housing	10
Not enough rental units	4
Not enough homeownership opportunities	13
Over-development	2
Affordable housing for seniors	6
Lack of units overall	6
Other (please specify)	3
Total Respondents:	23

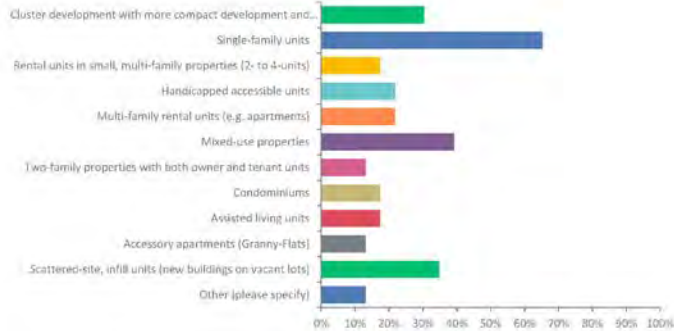
#	OTHER (PLEASE SPECIFY)	DATE
1	Unavailability of acreage less than 20 acres	10/11/2021 12:58 PM
2	the low income "the meadow" needs to become strict in who they let in	9/30/2021 3:02 PM
3	No place to develop more housing	8/23/2021 1:13 PM



# HOUSING, JOBS & GROWTH COMMUNITY SURVEY RESULTS

## Q9: THE TOWN SHOULD ALSO FOCUS ON PROMOTING THE FOLLOWING TYPES OF HOUSING UNITS IN THE COMMUNITY. (CHECK ALL THAT APPLY)

Answered: 23 Skipped: 5

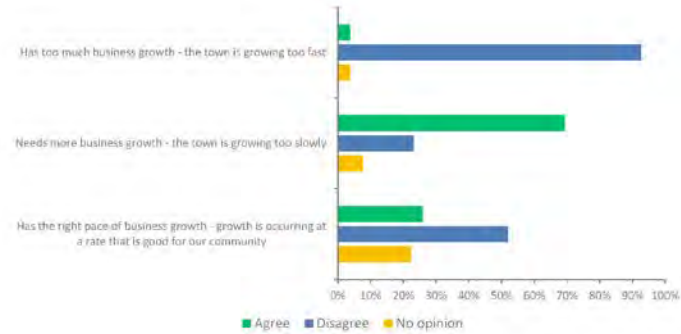


ANSWER CHOICES	RESPONSES
Cluster development with more compact development and preserved open space	30.43% 7
Single-family units	65.22% 15
Rental units in small, multi-family properties (2- to 4-units)	17.39% 4
Handicapped accessible units	21.74% 5
Multi-family rental units (e.g. apartments)	21.74% 5
Mixed-use properties	38.13% 9
Two-family properties with both owner and tenant units	18.04% 4
Condominiums	17.39% 4
Assisted living units	17.39% 4
Accessory apartments (Granny-Flats)	13.04% 3
Scattered-site, infill units (new buildings on vacant lots)	34.79% 8
Other (please specify)	13.04% 3
Total Respondents: 23	

#	OTHER (PLEASE SPECIFY)	DATE
1	only 1 condo, & assisted living	9/30/2021 3:02 PM
2	Need to take care of first home buyers and younger families because they are the ones that can offer our town growth	9/13/2021 8:59 PM
3	There is enough housing opportunities.	9/13/2021 5:00 PM

## Q10: WHEN YOU THINK ABOUT BUSINESS GROWTH IN NORTH LIBERTY, DO YOU THINK IT...

Answered: 28 Skipped: 0



	AGREE	DISAGREE	NO OPINION	TOTAL
Has too much business growth - the town is growing too fast	3.70% 1	92.59% 25	3.70% 1	27
Needs more business growth - the town is growing too slowly	69.23% 18	23.08% 6	7.69% 2	26
Has the right pace of business growth - growth is occurring at a rate that is good for our community	25.88% 7	51.85% 14	22.22% 6	27

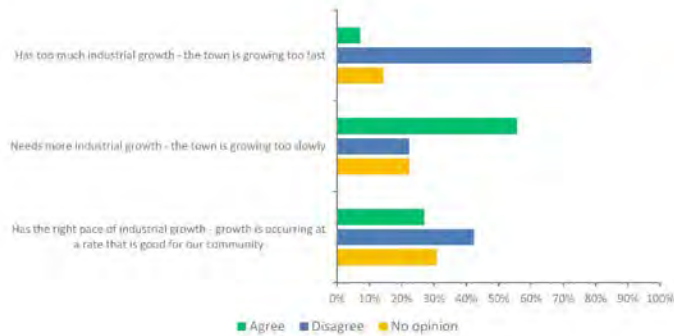
  

#	PLEASE PROVIDE ADDITIONAL DETAILS OR COMMENTS	DATE
1	I am not sure about this	9/30/2021 3:02 PM
2	Limited places to expand commercial /retail space	8/31/2021 10:36 AM
3	Where can we put more businesses?	8/23/2021 1:15 PM

# HOUSING, JOBS & GROWTH COMMUNITY SURVEY RESULTS

## Q11: WHEN YOU THINK ABOUT INDUSTRIAL GROWTH IN NORTH LIBERTY, DO YOU THINK IT...

Answered: 28 Skipped: 0

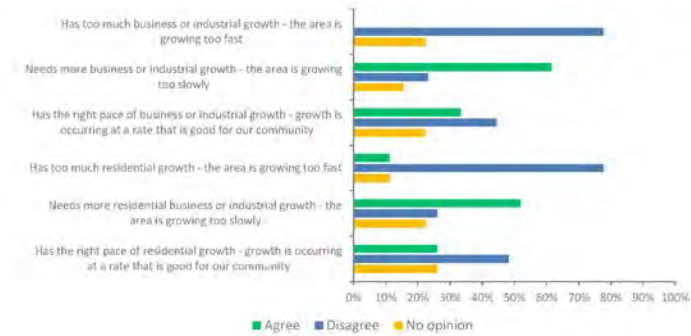


	AGREE	DISAGREE	NO OPINION	TOTAL
Has too much industrial growth - the town is growing too fast	7.14% 2	78.57% 22	14.29% 4	28
Needs more industrial growth - the town is growing too slowly	55.56% 15	22.22% 6	22.22% 6	37
Has the right pace of industrial growth - growth is occurring at a rate that is good for our community	28.82% 7	42.31% 11	30.77% 8	26

#	PLEASE PROVIDE ADDITIONAL DETAILS OR COMMENTS	DATE
1	Limited space for more industrial locations for it too grow	8/31/2021 10:36 AM
2	We need to provide jobs to keep local here local	8/23/2021 1:13 PM

## Q12: WHEN YOU THINK ABOUT GROWTH IN THE AREA OUTSIDE, BUT NEAR NORTH LIBERTY, DO YOU THINK...

Answered: 27 Skipped: 1



	AGREE	DISAGREE	NO OPINION	TOTAL
Has too much business or industrial growth - the area is growing too fast	0.00% 0	77.78% 21	22.22% 6	27
Needs more business or industrial growth - the area is growing too slowly	61.94% 16	23.08% 6	15.98% 4	26
Has the right pace of business or industrial growth - growth is occurring at a rate that is good for our community	33.33% 9	44.44% 12	22.22% 6	27
Has too much residential growth - the area is growing too fast	11.11% 3	77.78% 21	11.11% 3	27
Needs more residential business or industrial growth - the area is growing too slowly	51.85% 14	25.93% 7	22.22% 6	27
Has the right pace of residential growth - growth is occurring at a rate that is good for our community	25.03% 7	48.15% 13	25.93% 7	27

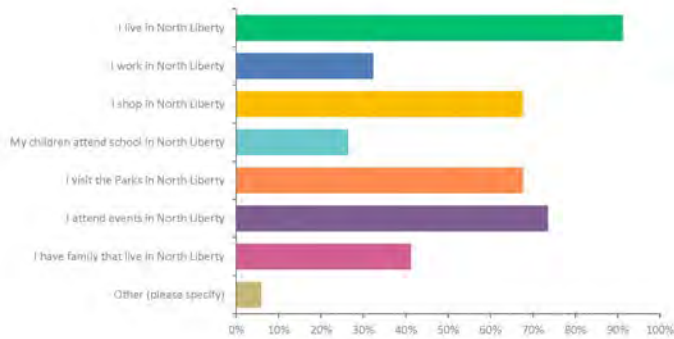
#	PLEASE PROVIDE ADDITIONAL DETAILS OR COMMENTS	DATE
1	this format is very repetitive (	10/19/2021 1:40 PM
2	North Liberty is fairly close to business' to work and it is safe and a great place to live!	9/30/2021 3:02 PM
3	Where? Do we need to change zoning codes?	8/23/2021 1:13 PM

# COMMUNITY CHARACTER SURVEY

# COMMUNITY CHARACTER SURVEY RESULTS

## Q1: PLEASE TELL US WHAT YOUR INTEREST IS IN NORTH LIBERTY (CHECK ALL THAT APPLY)?

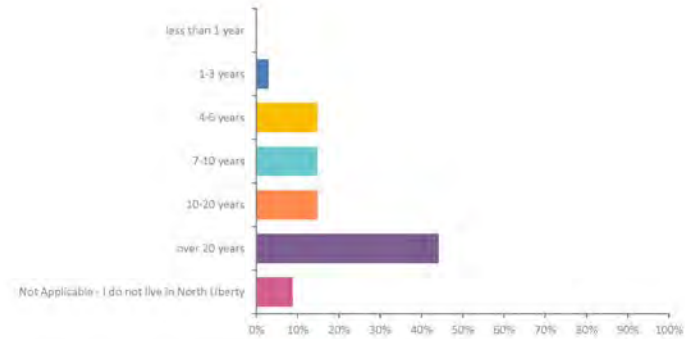
Answered: 34 Skipped: 1



ANSWER CHOICES	RESPONSES
I live in North Liberty	91.18%
I work in North Liberty	32.35%
I shop in North Liberty	67.65%
My children attend school in North Liberty	26.47%
I visit the Parks in North Liberty	67.65%
I attend events in North Liberty	73.53%
I have family that live in North Liberty	41.18%
Other (please specify)	5.88%
Total Respondents: 34	
#	OTHER (PLEASE SPECIFY)
1	I volunteer in North Liberty
2	Have many friends in North Liberty

## Q2: IF YOU ARE A NORTH LIBERTY RESIDENT, HOW LONG HAVE YOU LIVED HERE?

Answered: 34 Skipped: 1

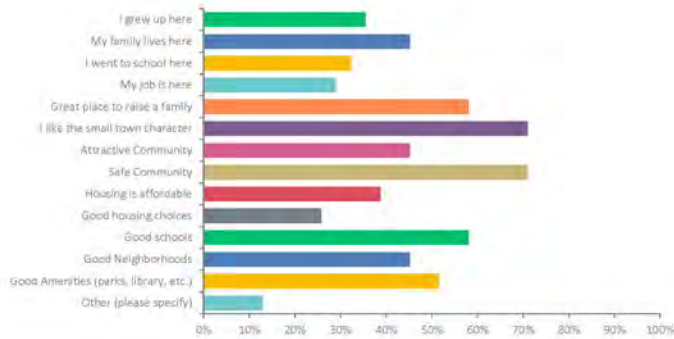


ANSWER CHOICES	RESPONSES
less than 1 year	0%
1-3 years	2.94%
4-6 years	14.71%
7-10 years	14.71%
10-20 years	14.71%
over 20 years	44.12%
Not Applicable - I do not live in North Liberty	8.82%
TOTAL	34

# COMMUNITY CHARACTER SURVEY RESULTS

## Q3: IF YOU LIVE IN NORTH LIBERTY, WHY DID YOU CHOOSE TO LIVE HERE? (CHECK ALL THAT APPLY)

Answered: 31 Skipped: 4



ANSWER CHOICES	RESPONSES
I grew up here	35.48%
My family lives here	45.16%
I went to school here	32.26%
My job is here	29.03%
Great place to raise a family	58.06%
I like the small town character	70.97%
Attractive Community	45.16%
Safe Community	70.97%
Housing is affordable	38.71%
Good housing choices	25.81%
Good schools	58.06%
Good Neighborhoods	45.16%
Good Amenities (parks, library, etc.)	51.61%
Other (please specify)	12.90%
Total Respondents:	31

#	OTHER (PLEASE SPECIFY)
1	Married someone who lives in North Liberty
2	Found a house I liked
3	my husbands family is here
4	Forced to

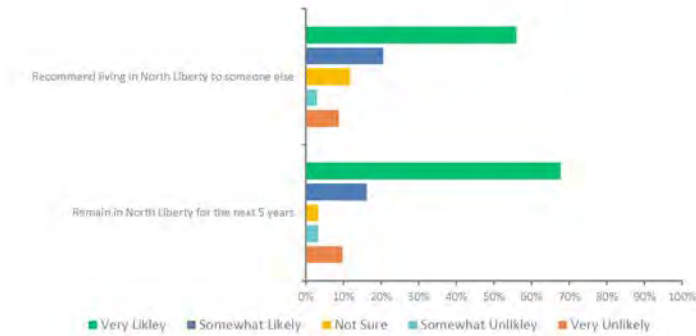
## Q4: IF YOU MOVED TO NORTH LIBERTY FROM ANOTHER LOCATION, WHAT ATTRACTED YOU TO NORTH LIBERTY?

#	RESPONSES	DATE
1	Small town living, school system	12/4/2021 7:18 AM
2	Quiet and neighborly. I can trust my fellow neighbor	11/10/2021 8:00 PM
3	cleanliness, size, school	11/9/2021 1:29 PM
4	I lived here from 1966 - 1972 and moved back in 2016. Love this small town.	11/8/2021 8:19 PM
5	The person I married.	11/8/2021 3:18 PM
6	Schools and housing. Family too	11/8/2021 11:59 AM
7	We purchased a business here	11/8/2021 7:18 AM
8	House	11/7/2021 9:36 PM
9	Away from big city problems.	11/2/2021 12:01 PM
10	School system and smaller town	11/1/2021 9:31 PM
11	The in town convenience.	11/1/2021 5:58 PM
12	Spouse	11/1/2021 10:14 AM
13	Family here	10/11/2021 2:29 PM
14	We lived in Walkerton and sold our farm and moved to a smaller home in North Liberty. It is safe and such a friendly place to live.	9/30/2021 2:29 PM
15	Family	9/21/2021 9:23 AM
16	My husbands family	9/3/2021 10:28 AM
17	Low crime and good school system	9/23/2021 11:34 PM
18	My husband lived here	8/23/2021 12:55 PM
19	It felt like a small town until they started making decisions like Walkerton and South Bend instead of being themselves	8/17/2021 8:14 PM
20	Nothing	8/17/2021 7:23 PM
21	My wife's family lived here.	8/7/2021 7:57 PM
22	My job brought me here, but I'm attracted to the size, feel, cleanliness, and so much more.	8/2/2021 11:03 AM

# COMMUNITY CHARACTER SURVEY RESULTS

## Q5: PLEASE INDICATE HOW LIKELY OR UNLIKELY YOU ARE TO DO EACH OF THE FOLLOWING:

Answered: 34 Skipped: 1



	VERY LIKELY	SOMEWHAT LIKELY	NOT SURE	SOMEWHAT UNLIKELY	VERY UNLIKELY	TOTAL	WEIGHTED AVERAGE
Recommend living in North Liberty to someone else	55.88% 19	20.59% 7	11.76% 4	2.94% 1	8.82% 3	34	1
Remain in North Liberty for the next 5 years	67.74% 21	16.13% 5	3.23% 1	3.23% 1	9.68% 3	31	1

## Q6: WHAT IS YOUR AGE?

#	RESPONSES	DATE
1	44	12/4/2021 7:18 AM
2	46	11/13/2021 11:20 AM
3	38	11/10/2021 8:00 PM
4	35	11/9/2021 8:30 PM
5	67	11/9/2021 1:29 PM
6	73	11/8/2021 8:19 PM
7	67	11/8/2021 3:10 PM
8	Over 65	11/8/2021 11:59 AM
9	49	11/8/2021 9:51 AM
10	71	11/8/2021 7:18 AM
11	50	11/7/2021 9:36 PM
12	40	11/2/2021 12:01 PM
13	37	11/1/2021 9:31 PM
14	38	11/1/2021 5:58 PM
15	59	11/1/2021 10:14 AM
16	42	10/29/2021 8:22 AM
17	25	10/19/2021 2:01 PM
18	54	10/11/2021 2:29 PM
19	70	10/11/2021 12:47 PM
20	63years	9/30/2021 2:26 PM
21	40	9/21/2021 9:23 AM
22	38	9/9/2021 5:08 AM
23	33	9/8/2021 10:28 AM
24	59	9/31/2021 10:18 AM
25	36	8/23/2021 11:34 PM
26	70	8/23/2021 12:55 PM
27	39	8/18/2021 5:15 AM
28	40	8/17/2021 8:14 PM
29	53	8/17/2021 7:23 PM
30	40	8/17/2021 6:05 PM
31	29	8/17/2021 2:16 PM
32	60	8/7/2021 7:57 PM
33	38	8/2/2021 11:03 AM

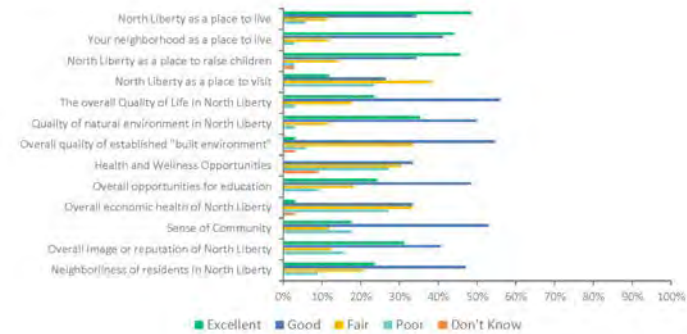
# COMMUNITY CHARACTER SURVEY RESULTS

## Q7: HOW DOES IT FEEL TO LIVE IN NORTH LIBERTY?

#	RESPONSES	DATE
1	Safe satisfying	12/4/2021 7:18 AM
2	Peaceful yet segregated	11/12/2021 11:20 AM
3	Like home - peaceful and comfortable.	11/10/2021 8:00 PM
4	Love the idyllic small town setting	11/9/2021 8:30 PM
5	fine.....except for weather (could you do something about that?)	11/9/2021 1:20 PM
6	safe, comfortable, and love knowing my neighbors and friends here	11/8/2021 9:19 PM
7	Ok	11/8/2021 3:19 PM
8	Enjoy the slower pace and safety here	11/8/2021 11:59 AM
9	good	11/8/2021 9:51 AM
10	It's pleasant, but no longer particularly friendly. I think that is now part of our general culture - people have learned (politicians and social media) to fear their neighbors. Sorry state of affairs.	11/8/2021 7:18 AM
11	Like living in a location that does not want growth. Stale and out dated ideas.	11/7/2021 9:36 PM
12	The small time feel is nice, but we are lacking in restaurants, shopping, and feels like either no opportunity or resistance for the town to grow.	11/7/2021 12:01 PM
13	Great community	11/1/2021 9:31 PM
14	Very likable	11/1/2021 5:58 PM
15	Without decent internet service, dilapidated or empty shops, and few new successful businesses, North Liberty feels stagnant, stuck in the late 1950s to early 1990s. Many see North Liberty as just a place to travel through, without stopping, which is really sad, considering its proximity to Hazel Dell, Chicago, and points southward. Most home town miss lack of sophistication? We needed high-speed internet, not someone's pet project walking trail. Leadership needs to be replaced with forward-thinking, progressive, educated professionals like Rick Klinedinst who can exhibit creativity and ingenuity in seamlessly propelling North Liberty into the future, while retaining a part of the small town experience. This town would benefit by attracting more young professionals who would bring in needed tax dollars and boost the economic base. We need to enforce stricter property and housing standards, explore grants/subsidies/opportunities to build for young professional families, and phase out the low-income subsidized apartments. We should invite cultural diversity, better/higher education, healthier environments, and social responsibility in every action that leadership takes by revisiting the principles of the ancestors who developed this town to serve the community, not just a few favored at the top.	11/1/2021 10:14 AM
16	homey	10/28/2021 8:22 AM
17	Before covid it was nice, but this pandemic has shown this community and the businesses do not care about us. Michael Huber has decided in person meetings would be best since covid "seems to be declining", meanwhile we are getting 100,000 more cases a day than when quarantine started in 2020. A meeting that could be online, isn't, because he thinks it's better in person. Rising lives is never better. This is just the most recent example of how our town has stopped caring about the people who live here.	10/19/2021 2:01 PM
18	Great	10/11/2021 2:29 PM
19	It feels very good to live in North Liberty. It is safe and that is so very important today. The people here are very friendly and kind. It is country living within a town!	9/30/2021 2:29 PM
20	Ok	9/21/2021 9:23 AM
21	Comfortable	9/9/2021 5:08 AM
22	We feel like it is a good community and love the library, park, bakery, etc. We do wish that there was a more diverse community here, and the current vaccination rate is appalling and makes us feel unsafe at our favorite places in town, especially with the number of people who refuse to mask.	9/9/2021 10:29 AM
23	comfortable	9/31/2021 10:18 AM
24	Stress-free, safe and peaceful. Feels like "home"	9/23/2021 11:24 PM
25	I love it	9/23/2021 12:55 PM
26	Safe	9/19/2021 5:15 AM
27	It is horrible because I pay way too much for water and trash fees	9/17/2021 8:14 PM
28	Clicks. If you didn't go to school here your an outcast.	8/17/2021 7:23 PM
29	A comfortable, peaceful, and safe lifestyle	9/7/2021 7:57 PM
30	Good, safe, happy	9/2/2021 11:03 AM

## Q8: PLEASE RATE EACH OF THE FOLLOWING ASPECTS OF QUALITY OF LIFE IN NORTH LIBERTY.

Answered: 35 Skipped: 0



	EXCELLENT	GOOD	FAIR	POOR	DONT KNOW	TOTAL
North Liberty as a place to live	48.57% 17	34.29% 12	11.43% 4	5.71% 2	0.00% 0	35
Your neighborhood as a place to live	44.12% 15	41.18% 14	11.76% 4	2.94% 1	0.00% 0	34
North Liberty as a place to raise children	45.71% 16	34.29% 12	14.29% 5	2.86% 1	2.86% 1	35
North Liberty as a place to visit	11.76% 4	26.47% 9	38.24% 13	23.53% 8	0.00% 0	34
The overall Quality of Life in North Liberty	23.53% 8	55.88% 19	17.65% 6	2.94% 1	0.00% 0	34
Quality of natural environment in North Liberty	35.29% 12	50.00% 17	11.76% 4	2.94% 1	0.00% 0	34
Overall quality of established "built environment"	3.03% 1	54.55% 18	33.33% 11	6.06% 2	3.03% 1	33
Health and Wellness Opportunities	0.00% 0	33.33% 11	30.30% 10	27.27% 9	9.09% 3	33
Overall opportunities for education	24.24% 8	48.48% 16	18.18% 6	9.09% 3	0.00% 0	33
Overall economic health of North Liberty	3.03% 1	33.33% 11	33.33% 11	27.27% 9	3.03% 1	33

# COMMUNITY CHARACTER SURVEY RESULTS

## Q9: DO YOU USE THE TOWN'S BIKING/WALKING TRAILS?

ANSWER CHOICES		RESPONSES	
If Yes, how often		82.35%	28
If No, Why		20.59%	7

#	IF YES, HOW OFTEN	DATE
1	Yes not often though	12/4/2021 7:18 AM
2	Daily	11/12/2021 11:20 AM
3	occasionally	11/9/2021 1:29 PM
4	yes... at least 5 times a week	11/9/2021 6:19 PM
5	1-2 times per month	11/9/2021 3:19 PM
6	Yes	11/9/2021 11:56 AM
7	occasionally	11/9/2021 9:51 AM
8	occasionally	11/9/2021 7:18 AM
9	Yes monthly	11/7/2021 9:36 PM
10	Few times per month	11/2/2021 12:01 PM
11	Yes often	11/1/2021 9:31 PM
12	3-4 Time a month	11/1/2021 5:58 PM
13	monthly	10/26/2021 8:22 AM
14	Once a week before I decided the few people I pass weren't worth my families safety since liberty has never put any real safeties in place for the deadliest pandemic in the last couple hundred years	10/19/2021 2:01 PM
15	yes, when I can	10/19/2021 1:52 PM
16	infrequent	10/11/2021 12:47 PM
17	At least once a week	9/30/2021 2:29 PM
18	2-4 times/summer	9/21/2021 9:23 AM
19	2-3 times a week	9/9/2021 5:08 AM
20	once a week	9/9/2021 10:28 AM
21	week days	8/31/2021 10:18 AM
22	Once a month	8/23/2021 11:34 PM
23	Couple times a week	8/21/2021 3:44 PM
24	Several times a year	8/18/2021 5:15 AM
25	No	8/17/2021 7:23 PM
26	1/month	8/17/2021 8:05 PM
27	Almost daily	8/7/2021 7:57 PM
28	yes, 5-7 times per week	8/2/2021 11:03 AM

#	IF NO, WHY	DATE
1	Mosquitos - Would like it to be much longer	11/10/2021 8:00 PM
2	Live 4 miles outside of town and have lots of land to walk/bike on	11/9/2021 8:30 PM
3	Potato Creek is more attractive	11/1/2021 10:14 AM
4	Haven't yet, but intend to.	10/11/2021 2:29 PM
5	no bike	8/23/2021 12:55 PM
6	I have to cross the highway to use them	8/17/2021 8:14 PM
7	I don't bike and no time to walk trails	8/17/2021 7:23 PM

## Q10: IF YOU ANSWERED YES, HOW WOULD YOU RATE THE TRAILS?

Answered: 27 Skipped: 8



**AVERAGE RATING: 3.9**

	NOT GOOD	OK BUT NOT GOOD	GOOD	GREAT	EXCELLENT	TOTAL	WEIGHTED AVERAGE
★	0.00% 0		7.41% 2	25.93% 7	37.04% 10	29.63% 8	27
							3.89

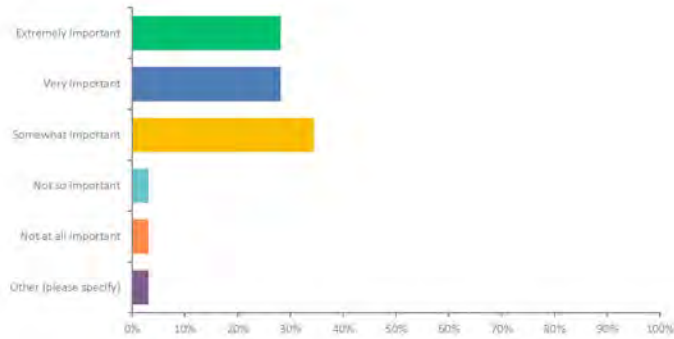
#	OTHER (PLEASE SPECIFY)	DATE
1	Good. Click above stars and it automatically clicks the ones above the one you choose	11/7/2021 9:36 PM



# COMMUNITY CHARACTER SURVEY RESULTS

## Q11: HOW IMPORTANT ARE THE TOWN'S BIKING/WALKING TRAILS TO IT'S CHARACTER AND ATTRACTIVENESS?

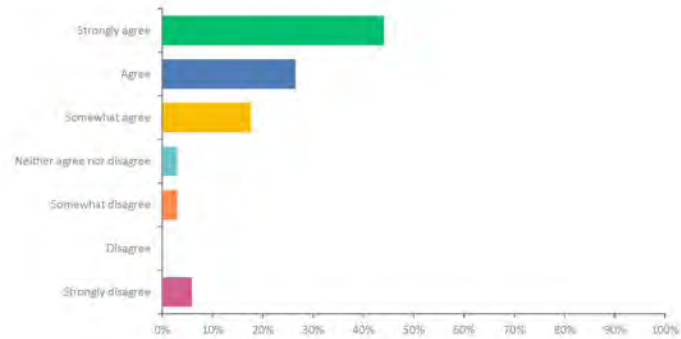
Answered: 32 Skipped: 3



ANSWER CHOICES	RESPONSES
Extremely important	28.13%
Very important	28.13%
Somewhat important	34.38%
Not so important	3.13%
Not at all important	3.13%
Other (please specify)	3.13%
TOTAL	
#	OTHER (PLEASE SPECIFY)
1	we just open some of them

## Q12: HOW STRONGLY DO YOU AGREE WITH THE VISION STATEMENT?

Answered: 34 Skipped: 1



ANSWER CHOICES	RESPONSES
Strongly agree	44.12% 15
Agree	26.47% 9
Somewhat agree	17.65% 6
Neither agree nor disagree	2.94% 1
Somewhat disagree	2.94% 1
Disagree	0% 0
Strongly disagree	5.88% 2
TOTAL	34

# COMMUNITY CHARACTER SURVEY RESULTS

## Q13: WHAT ASPECTS OF THE VISION STATEMENT MORE REFLECT WHAT MAKES NORTH LIBERTY UNIQUE?

#	RESPONSES	DATE
1	Small town character	12/4/2021 7:18 AM
2	We have a diverse culture that is welcomed and nurtured. I am happy to see that our residents can fly their flags proudly without the worry of repercussions.	11/10/2021 8:00 PM
3	Small town character that focuses on family values	11/9/2021 8:30 PM
4	town character, family values, making the concerted effort to plan for the future and well being of North Liberty	11/9/2021 6:19 PM
5	Small town character	11/9/2021 3:19 PM
6	where people love to work... We need more places to work in North Liberty, which would then give us more opportunities to grow and have more business to shop from	11/9/2021 9:51 AM
7	Location near a metro area, the State Park. However, job opportunities are poor	11/9/2021 7:18 AM
8	Small town character - but not such a good thing.	11/2/2021 12:01 PM
9	Small town character	11/1/2021 5:58 PM
10	Currently, it is a unique place to live, and not necessarily in a good way. This town faces backward instead of being forward-looking.	11/1/2021 10:14 AM
11	small town character, proximity to potato creek, educational	10/28/2021 8:22 AM
12	It claims to care about its community while doing nothing to consider them or their loved ones during the deadliest pandemic in hundreds of years. Crossing to have a meeting in person while covid cases are 100,000 more a day than when quarantine started feels like the committee is screaming they don't care about our lives. Asking us to fill out a survey about how great north liberty is while doing nothing to protect us is gross.	10/19/2021 2:01 PM
13	Quality of life.	10/11/2021 2:29 PM
14	Location, schools and family atmosphere	10/11/2021 12:47 PM
15	It is a community focused on quality of life, small town character and that everyone is so friendly and it is a safe place to live!!	9/30/2021 2:29 PM
16	Small town character	9/21/2021 9:23 AM
17	Quality Education and Family Values	9/9/2021 5:08 AM
18	I think North Liberty has put forth good effort to improve the attractiveness and cohesiveness of the downtown area, as well as establishing community events like the strawberry festival, town party, and the upcoming 5k.	9/9/2021 10:28 AM
19	Quality of life, Small town character, people love to live and play here	9/23/2021 11:34 PM
20	quality of life, family values, quality education	9/23/2021 12:56 PM
21	Other than a great education there is nothing because they base their decisions on what our towns are doing	8/17/2021 8:14 PM
22	Same as all small towns	8/17/2021 7:23 PM
23	Quality of life, small town character, relationship with Potato creek	8/17/2021 6:05 PM
24	The quality of life, small town character, family values, and yet within an easy drive to surrounding larger communities in case of a needed service.	8/17/2021 7:57 PM
25	quality of life, small town character, quality education, location in relation to the PCSP. People love to live, work, play and worship here.	8/2/2021 11:03 AM

## Q14: WHAT THREATS OR OBSTACLES DO YOU THINK COULD HARM OR CHANGE NORTH LIBERTY'S CHARACTER?

#	RESPONSES	DATE
1	Overflow of rill fall from south bend	12/4/2021 7:18 AM
2	Lack of education and health options. Also bringing in small businesses that reflect the same values that we share as a community.	11/10/2021 8:00 PM
3	Becoming too built up.	11/9/2021 8:30 PM
4	Losing any of our retail businesses, unplanned real estate development... zoning is important but growth is too so it needs to go together	11/9/2021 6:19 PM
5	closed mindedness to new business opportunities. Chamber of Commerce needs to focus more on finding business to come into community verse worrying about garage sales and Holidays strolls	11/9/2021 9:51 AM
6	Two state highways intersecting the town makes walking very difficult - and the speed of the traffic is not controlled at all - especially large trucks. It's not safe to cross the street for children, hikers, adults, especially in the "business district".	11/8/2021 7:18 AM
7	The same town council members and the same clerk (pressure, New leadership and term limits)	11/7/2021 9:36 PM
8	Never growing. Stagnant community that remains the same while the world around us grows and changes with the times.	11/2/2021 12:01 PM
9	Big business	11/1/2021 5:58 PM
10	Continued tolerance and even acceptance of a lower standard of living, illiterate and unsophisticated citizenry, and continued stagnate leadership	11/1/2021 10:14 AM
11	code enforcement/keeping up residential properties	10/28/2021 8:22 AM
12	The committee not caring about the people in the community's lives. What character does North Liberty have if it won't look after the people here? What reputation are you going for with the lack of consideration you've had for our safety? If you can't count on your community during the deadliest pandemic in the past hundreds of years, when can you count on your community? What is the point of being a part of a community that doesn't look out for each other, even if it's a little inconvenient? Your behavior is your own threat.	10/19/2021 2:01 PM
13	Few competitive nature of a few in the community. Small mindedness of some.	10/11/2021 2:29 PM
14	Lack of housing. Apathy, lack of vision and fear of change	10/11/2021 12:47 PM
15	anyone not keeping their house and yard looking clean, any crime or strangers that job or steal. also we do need a good medical office.	9/30/2021 2:29 PM
16	Lack of diversity and community support of changing diversity	9/21/2021 9:23 AM
17	Housing doesn't grow	9/9/2021 5:08 AM
18	The vaccination rate. A bunch of us could literally die. Also this town is rather one toned. When we do not encourage diversity in our community we close ourselves off to the ideas and opportunities that could help us grow and evolve. Times are changing, we need to make sure that our town is equipped to change with it, that includes having people of color in our community and in leadership positions and being open to their guidance.	9/9/2021 10:28 AM
19	traffic at the five points with the Inn at Potato Creek State Park. That intersection is already a challenge. Most locals avoid the intersection	8/31/2021 10:19 AM
20	Low/no income housing (with the exception of seniors)	8/23/2021 11:34 PM
21	obstacles are too much small town politics. They don't work together for the common good. We need a town manager	8/23/2021 12:56 PM
22	No business stays so long in North Liberty	8/17/2021 8:14 PM
23	Theft, major speeding down residential streets, rude residents. Nothing here	8/17/2021 7:23 PM
24	Too many rentals- upkeep	8/17/2021 6:05 PM
25	The town board is a joke!	8/17/2021 2:16 PM
26	If Hydro would leave town	8/7/2021 7:57 PM
27	Growth changes the feel of a town. While I appreciate what the town is, growth is necessary and worth pursuing. I'm concerned that the community would "strive to preserve the traits that are valued" at the expense of improvements or growth that could take place for this community.	8/2/2021 11:03 AM

# COMMUNITY CHARACTER SURVEY RESULTS

## Q15: HOW IS NORTH LIBERTY CHANGING?

#	RESPONSES	DATE
1	Growing fast	12/4/2021 7:18 AM
2	Moving up! I have loved watching the face of the town brighten. The slow really steps up the cultural interaction and the live music brings us all together.	11/10/2021 8:00 PM
3	Increase in subdivisions and decrease in farmland. Not as rural feeling as it used to be	11/9/2021 8:30 PM
4	It is changing for the better, the grant was wonderful, infrastructure improvements etc, but there is a need for more housing and more small business, a good restaurant for sure!	11/9/2021 8:19 PM
5	Adding trails and upgrading "downtown" buildings.	11/9/2021 3:19 PM
6	Seems like a more houses not being kept up. Not sure if they are rentals not being taken care of	11/9/2021 11:59 AM
7	more and more of a bedroom community vorse a self supporting community	11/9/2021 9:51 AM
8	Going backward on health and safety	11/7/2021 9:36 PM
9	It isn't. New trails are nice, but it seems no businesses want to come here to give new opportunity/jobs for entertainment/food's/topping.	11/2/2021 12:01 PM
10	Attractive	11/1/2021 5:58 PM
11	For the worse, I think. It seems to be embracing lower income/lower standards. Just this summer, 3 of my visible neighbors have erected wood panel fences to keep the undesirables out.	11/1/2021 10:14 AM
12	Love the more vibrant downtown atmosphere - more business, group of individuals working hard to provide community building/gathering opportunities, pride	10/29/2021 8:22 AM
13	For years I thought North Liberty was wonderful, and a great community. I wanted to live my life here, raise my family, fall in love with the people of my wonderful small town. Covid hit and brought how naive I was to light. North Liberty has and continues to show it will put businesses, the committee, and ease, before people's lives.	10/19/2021 2:01 PM
14	It's not	10/11/2021 2:29 PM
15	Becoming a more active community	10/11/2021 12:47 PM
16	to the better I believe! The new trails, fixing the sidewalks and the streets, getting more business in town. It was very bad that the medical doctor just left - obviously they were no good. It would be great to have our own veterinarian too!	9/30/2021 2:29 PM
17	Growing	9/21/2021 9:23 AM
18	NL is very slow at changing typically, overall the willingness of the town board to try to move the improvements is reflected in the growing changes.	9/9/2021 5:08 AM
19	I appreciate the growth in businesses and hope it keeps up.	8/30/2021 10:28 AM
20	Growing	8/31/2021 10:18 AM
21	The recent changes with trails has offered more for children and families to do	8/29/2021 11:24 PM
22	It is struggling with getting new businesses in town. Thus people are not shopping local.	8/29/2021 12:55 PM
23	For the better more business	8/18/2021 5:15 AM
24	In horrible ways with dumb decisions and incompetent people finishing it	8/17/2021 8:14 PM
25	They are trying but I don't visit new establishments.	8/17/2021 7:23 PM
26	More community involvement	8/17/2021 8:05 PM
27	Slow population growth and a younger population.	8/7/2021 7:57 PM
28	North Liberty has some incredible opportunities with the connection to the PCSP as well as some potential manufacturing businesses coming to our town. These opportunities provide jobs, require housing, and offer the potential of growth in several business sectors. I think everything is on the table	8/2/2021 11:03 AM

## Q16: COMMUNITY CORNERSTONES ARE PLACES, EVENTS, TRADITIONS, POINTS OF INTEREST, SCENIC VIEWS, CULTURAL AND/OR HISTORIC RESOURCES THAT ARE PARTICULAR TO A COMMUNITY AND CONTRIBUTE TO ITS CHARACTER. PLEASE LIST UP TO 5 COMMUNITY CORNERSTONES THAT YOU VALUE MOST IN NORTH LIBERTY:

#	RESPONSES	DATE
1	The Ten Commandments on the sidewalk, I have always treasures. The library, the sunsets over the fields	12/4/2021 7:18 AM
2	Bakery, Library, Town Park, Walking trails	11/12/2021 11:20 AM
3	Strawberry Fest, The Alley, Potato Creek	11/10/2021 8:00 PM
4	Potato Creek SP NL elementary school	11/9/2021 8:30 PM
5	4th of July Parade, Methodist Church building is so historic and beautiful, the State Park is a huge asset.	11/8/2021 8:19 PM
6	The cemetery, closeness to Potato Creek, Ted's barbershop, Liberty Lane.	11/8/2021 3:19 PM
7	Library - Town Park - School - proximity to PCSP	11/8/2021 7:18 AM
8	Town Park, Strawberry Festival, Trails, 4th of July Parade	11/2/2021 12:01 PM
9	The park. The main street shops. The grocery shop.	11/1/2021 5:58 PM
10	Gene's, Post Office, John Glenn band events/Potato Creek festival, Fireworks and the gas station.	11/1/2021 10:14 AM
11	Strawberry Festival, natural character (i.e. fish stocking at the creek, trails, potato creek state park close by)	10/29/2021 8:22 AM
12	Anything I enjoyed before the pandemic has been ruined by North Liberty's lack of concern. I value the lives in North Liberty and that's all there is to value anymore.	10/19/2021 2:01 PM
13	Downtown, UMC building, town park, new mural, holiday home tour	10/11/2021 2:29 PM
14	Potato Creek state park Strawberry festival, Christmas walk, 4th of July parade and celebration	10/11/2021 12:47 PM
15	town park, the police, fireman, ambulance service, potato creek park, our new trails, places of worship, and the main street in town with the library and school!	9/30/2021 2:29 PM
16	Potato creek state park Main Street shops Town park North liberty church of christ	9/21/2021 9:23 AM
17	Potato Creek NLES NLCC Trails	9/9/2021 5:08 AM
18	Over the top! The town park, the Outdoor Lab, and the Strawberry Festival. I hope the Town wide party at the park becomes one as well!	9/9/2021 10:28 AM
19	trail	8/31/2021 10:18 AM
20	4th of July parade and fireworks celebration, Lions Strawberry Festival	8/29/2021 11:34 PM
21	Events-Strawberry festival, Christmas home tour, Library, updated store fronts, town park, the mural	8/29/2021 12:55 PM
22	The Festival and that about it	8/17/2021 8:14 PM
23	July 4th parade is top notch and state park other than that nothing	8/17/2021 7:23 PM
24	Downtown shops, strawberry festival, historic buildings	8/17/2021 8:05 PM
25	Churches, Potato Creek State Park, schools, the citizens, and the surrounding area.	8/7/2021 7:57 PM
26	Strawberry Festival 4th of July Parade/activities Main Street businesses PCSP Walking/Bike Trails	8/2/2021 11:03 AM

# COMMUNITY CHARACTER SURVEY RESULTS

## Q17: WHAT IS ONE THING THE WORLD WOULD MISS IF THERE WAS NO NORTH LIBERTY?

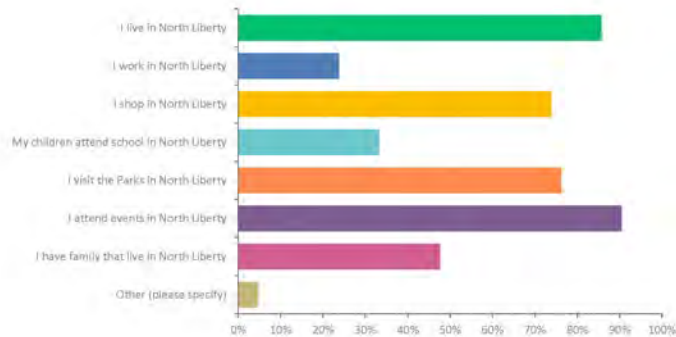
#	RESPONSES	DATE
1	My neighbors	12/4/2021 7:18 AM
2	A peaceful way of living.	11/10/2021 8:00 PM
3	Potato Creek SP	11/9/2021 8:30 PM
4	don't know about the world but I would miss the 4th of July Parade...that's apple pie, USA and Chevrolet all the way!!	11/8/2021 6:19 PM
5	A nice small town.	11/8/2021 3:19 PM
6	Community	11/8/2021 9:51 AM
7	The Treasure Chest	11/8/2021 7:18 AM
8	Unfortunately, nothing.	11/2/2021 12:03 PM
9	The small town feel	11/1/2021 5:58 PM
10	Potato Creek	11/1/2021 10:14 AM
11	donuts!	10/28/2021 8:22 AM
12	Another town who doesn't care about the people in it	10/19/2021 2:01 PM
13	Boo's country store.	10/11/2021 2:29 PM
14	Small town hospitality	10/11/2021 12:47 PM
15	A wonderful country community with friendly people!!	9/30/2021 2:29 PM
16	Over the top bakery!	9/21/2021 9:23 AM
17	The people who call it home.	8/8/2021 5:08 AM
18	Those doughnuts... they are seriously the best. do everything to can to keep that bakery running forever	9/9/2021 10:28 AM
19	Boo's Country Store	8/31/2021 10:18 AM
20	Potato Creek	8/23/2021 11:34 PM
21	I don't know	8/23/2021 12:55 PM
22	Safe schools	8/18/2021 5:15 AM
23	Nothing	8/17/2021 8:14 PM
24	Nothing	8/17/2021 7:23 PM
25	The bakery!	8/17/2021 6:05 PM
26	The simple small town life style.	8/7/2021 7:57 PM
27	The word would be free.	9/2/2021 11:05 AM

# **PARKS COMMUNITY SURVEY**

# PARKS COMMUNITY SURVEY RESULTS

## Q1: PLEASE TELL US WHAT YOUR INTEREST IS IN NORTH LIBERTY (CHECK ALL THAT APPLY)?

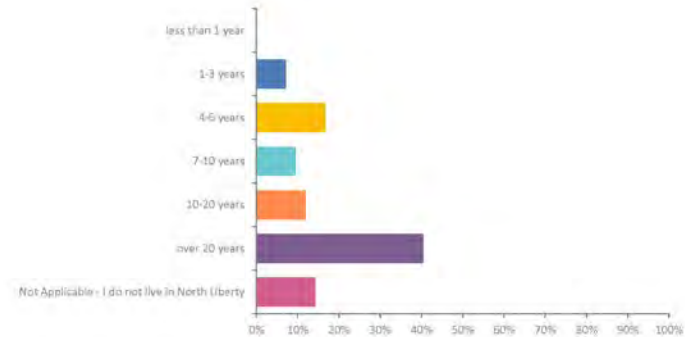
Answered: 42 Skipped: 1



ANSWER CHOICES	RESPONSES
I live in North Liberty	85.71% 36
I work in North Liberty	23.81% 10
I shop in North Liberty	73.81% 31
My children attend school in North Liberty	33.33% 14
I visit the Parks in North Liberty	76.19% 32
I attend events in North Liberty	90.48% 38
I have family that live in North Liberty	47.62% 20
Other (please specify)	4.76% 2
<b>TOTAL</b>	<b>183</b>

## Q2: IF YOU ARE A NORTH LIBERTY RESIDENT, HOW LONG HAVE YOU LIVED HERE?

Answered: 42 Skipped: 1

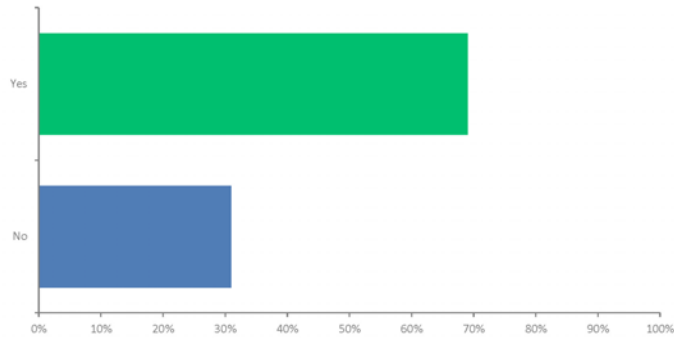


ANSWER CHOICES	RESPONSES
less than 1 year	0% 0
1-3 years	7.14% 3
4-6 years	16.67% 7
7-10 years	9.52% 4
10-20 years	11.90% 5
over 20 years	40.48% 17
Not Applicable - I do not live in North Liberty	14.29% 6
<b>TOTAL</b>	<b>42</b>

# PARKS COMMUNITY SURVEY RESULTS

## Q3: DO YOU AND/OR HOUSEHOLD MEMBERS USE THE PARK ON A REGULAR?

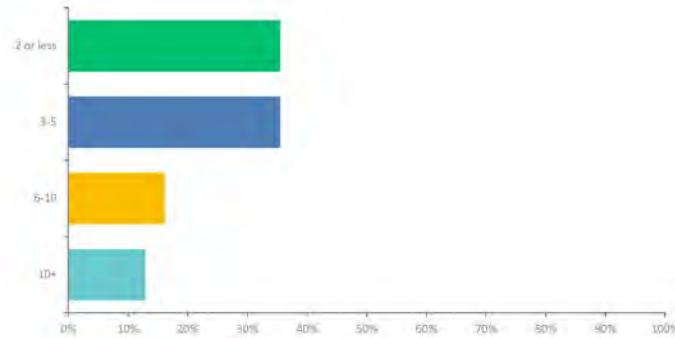
Answered: 42 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	69.05%	29
No	30.95%	13
<b>TOTAL</b>		<b>42</b>

## Q4: IF YOU ANSWERED YES TO Q3, LIST THE NUMBER OF TIMES PER MONTH DURING PRIME SEASON?

Answered: 31 Skipped: 12



ANSWER CHOICES	RESPONSES	
2 or less	35.48%	11
3-5	35.48%	11
6-10	16.13%	5
10+	12.90%	4
<b>TOTAL</b>		<b>31</b>

# PARKS COMMUNITY SURVEY RESULTS

## Q5: IF YOU ANSWERED YES TO Q3, WHAT ARE THE AGES OF USERS?

RESPONSES	DATE
44, 5, 4	12/4/2021 7:11 AM
45, 14 and 17	11/12/2021 11:17 AM
10 & 13	11/10/2021 7:51 PM
3 and 6	11/9/2021 8:23 PM
3, 11, 16, 66	11/9/2021 3:04 PM
Used the park from when I was a child thru raising my own family,	11/7/2021 12:09 AM
2, 2, 5, 7, 34, 35	11/3/2021 3:17 PM
20, 51, 55	11/2/2021 10:38 PM
6, 10, 12, 42, 68	11/2/2021 4:21 PM
5, 12, 13	11/2/2021 11:46 AM
3 year old	11/1/2021 9:26 PM
13, 11, 10, 9, 8	11/1/2021 5:44 PM
42	10/28/2021 8:17 AM
58, 62	10/20/2021 7:02 AM
kids ages 4, 7, 10, 13, 16, 19	10/18/2021 8:56 AM
63, 6, 10	9/29/2021 3:40 PM
40, 7, 5	9/21/2021 9:14 AM
3, 6, and 2 grownups	9/3/2021 10:13 AM
62, 59	8/31/2021 10:10 AM
Over 30	8/28/2021 4:44 PM
16, 36, 38	8/23/2021 11:39 PM
2	8/18/2021 8:55 PM
50	8/17/2021 2:27 PM
67 years	8/17/2021 2:21 PM
69 and 64	8/7/2021 8:03 PM

## Q6: WHAT DO YOU FEEL ARE GOOD ASPECTS OF THE PARK?

RESPONSES	DATE
Water, playground, pavilion, bridge	12/4/2021 7:11 AM
Peacefulness	11/12/2021 11:17 AM
Clean	11/10/2021 7:51 PM
Nicely maintained, lots of shade on the playground, pretty setting on the creek	11/9/2021 8:23 PM
beauty, activity areas, picnic areas, creek	11/9/2021 1:25 PM
splash pad, playground, landscaping and the creek	11/8/2021 6:06 PM
Creek, covered shelters, playground	11/8/2021 3:04 PM
Splash pad, kids equipment scenic relaxation	11/8/2021 11:49 AM
Openness and natural environment	11/7/2021 12:09 AM
Clean, playground, splash pad, safe	11/3/2021 3:17 PM
Ability to rent Pavilion for events, Peaceful setting	11/2/2021 10:38 PM
Love the old feel with stone stairs and walks. Love the old trees and benches along the creek.	11/2/2021 4:21 PM
Stream, bridge, water park, slides, pavilion.	11/2/2021 11:46 AM
Wide variety of play equipment, parent seating	11/1/2021 9:26 PM
We love the openness and nature feel	11/1/2021 5:44 PM
Spray pad, natural setting, historic features	10/28/2021 8:17 AM
Serene, nature	10/20/2021 7:02 AM
Playground, bridge	10/18/2021 8:56 AM
Location, quiet setting, family friendly	10/11/2021 12:10 PM
Love the water & bridge, the water park for our kids & neighbors, and all the wonderful benches and tables and playground equipment.	9/29/2021 3:40 PM
Splash pad, natural elements - creek, hill	9/21/2021 9:14 AM
The creek is in the park.	9/9/2021 5:01 AM
The playground and splash pad are great	9/3/2021 10:13 AM
spray pad, no clutter, well maintained	8/31/2021 10:10 AM
Open space and trees	8/26/2021 4:44 PM
Peaceful scenery	8/23/2021 11:39 PM
The location, the shelters, equipment and the creek	8/23/2021 12:33 PM
The double slide, fire truck and the horse	8/19/2021 8:55 PM
Safe upkeep	8/18/2021 5:13 AM
Nothing	8/17/2021 8:04 PM
Nothing	8/17/2021 7:26 PM
Spray pad, historic wells, mature trees, creek	8/17/2021 6:00 PM
accessible for everyone to use	8/17/2021 4:42 PM
The newer equipment, the picnic area, and plenty of trash cans.	8/17/2021 4:12 PM
Atmosphere & character	8/17/2021 2:27 PM
The upkeep is wonderful...very peaceful	8/17/2021 2:21 PM
I love the splash pad, I have a feeling we'll be using the park more in the future, as we are expecting	8/17/2021 2:11 PM
Family oriented and a nice place to relax.	8/7/2021 8:03 PM
Splash pad, creek	8/2/2021 11:08 AM



# PARKS COMMUNITY SURVEY RESULTS

## Q7: WHAT ASPECTS COULD BE IMPROVED?

RESPONSES	DATE
Accessibility	12/4/2021 7:11 AM
Restrooms	11/12/2021 11:17 AM
Something for older children besides basketball hoops. Such as a skate park area.	11/10/2021 7:51 PM
Shade at the splash pad, updated playground equipment	11/9/2021 8:23 PM
basketball court, playground equipment, lighting, bathrooms	11/9/2021 6:06 PM
playground	11/9/2021 3:04 PM
Along the creek	11/9/2021 11:49 AM
Shelters	11/7/2021 12:09 AM
Dog park area (fenced in just for dogs to run)	11/3/2021 3:17 PM
More Benches	11/2/2021 10:33 PM
Landscaping should be reviewed. There's typically poison ivy and poison oak growing around playground and in the landscaping itself.	11/2/2021 4:21 PM
More playground equipment. Better restroom facilities. More cameras to deter questionable behavior. Stream cameras to police to monitor activity.	11/2/2021 11:46 AM
Update play equipment	11/1/2021 9:26 PM
More sports oriented	11/1/2021 5:44 PM
restrooms, playground	10/26/2021 6:17 AM
Accessible	10/20/2021 7:02 AM
?	10/11/2021 12:10 PM
Have music events there!	9/29/2021 3:40 PM
Some playground equipment, available bathroom facilities	9/21/2021 9:14 AM
BATHROOMS, playground equipment	9/9/2021 5:01 AM
public restroom, maybe more "jungle gym" type structures in the playground	9/3/2021 10:13 AM
restrooms, ada	9/31/2021 10:10 AM
Shade for splash pad	9/26/2021 4:44 PM
Seating	9/23/2021 11:39 PM
It needs a facility to have entertainment, weddings, and other events	9/23/2021 12:33 PM
Toys that younger kids can play on, my daughter is almost 2 and all she can do by herself is go down the slides and the horse that moves back and fourth while I'm standing behind her. She loves the fire truck but she can only play with that so long	9/19/2021 8:55 PM
Could be prettier with flowers in spring but no real complaints	8/19/2021 5:13 AM
More handicap access and bring back the baseball diamond	8/17/2021 8:04 PM
Don't know	8/17/2021 7:26 PM
Connectivity of walks, playground	8/17/2021 6:00 PM
more active recreation opportunities	8/17/2021 4:42 PM
Keeping up the maintenance, mainly keeping it safe (branches, trash, esp. broken glass picked up) Maybe more lighting	8/17/2021 4:12 PM
Trees	8/17/2021 2:27 PM
?	8/17/2021 2:21 PM
N/A	8/17/2021 2:11 PM
Restrooms and more planned activities	8/7/2021 8:03 PM
playground equipment, bathrooms, use of the west side of the creek, community events	9/2/2021 11:08 AM

## Q8: DO YOU FEEL THE TOWN'S PARK FACILITIES MEET THE NEEDS OF THE COMMUNITY?

ANSWER CHOICES	RESPONSES
Yes - please describe why	63.64%
No- please describe why	45.45%

YES - PLEASE DESCRIBE WHY	DATE
Nice play area and plenty of pavilion space	11/9/2021 8:23 PM
Somewhat - would like to see playground updated.	11/9/2021 3:04 PM
Yes	11/3/2021 3:17 PM
yes	11/2/2021 10:33 PM
Lots of kids and families utilize this park. It's a great reason to come to town!	11/2/2021 4:21 PM
yes	10/29/2021 8:17 AM
Walkable	10/20/2021 7:02 AM
Easily assessable, but not sure if handicapped assessable	10/11/2021 12:10 PM
I think the park is great for the children but we could do more for the adults. Have cook outs, music events, arts & craft fairs to help make money for our town.	9/29/2021 3:40 PM
They are in frequent use	9/3/2021 10:13 AM
Has a good variety for all ages	9/29/2021 4:44 PM
Yes	9/23/2021 11:39 PM
It is well kept and nice equipment for the children	9/23/2021 12:33 PM
Yes- family friendly	9/18/2021 8:55 PM
I do it's safe and fun for all	9/18/2021 5:13 AM
Provides place to gather and enjoy nature	9/17/2021 6:00 PM
Nice wide area to play	9/17/2021 4:12 PM
Convenient & well kept	9/17/2021 2:27 PM
Yes... it is a place for all ages	9/17/2021 2:21 PM
Yes, there's something for everyone to do	9/17/2021 2:11 PM
Yes - it meets the need, but it doesn't excel. There is a lot of unmet potential.	9/2/2021 11:08 AM

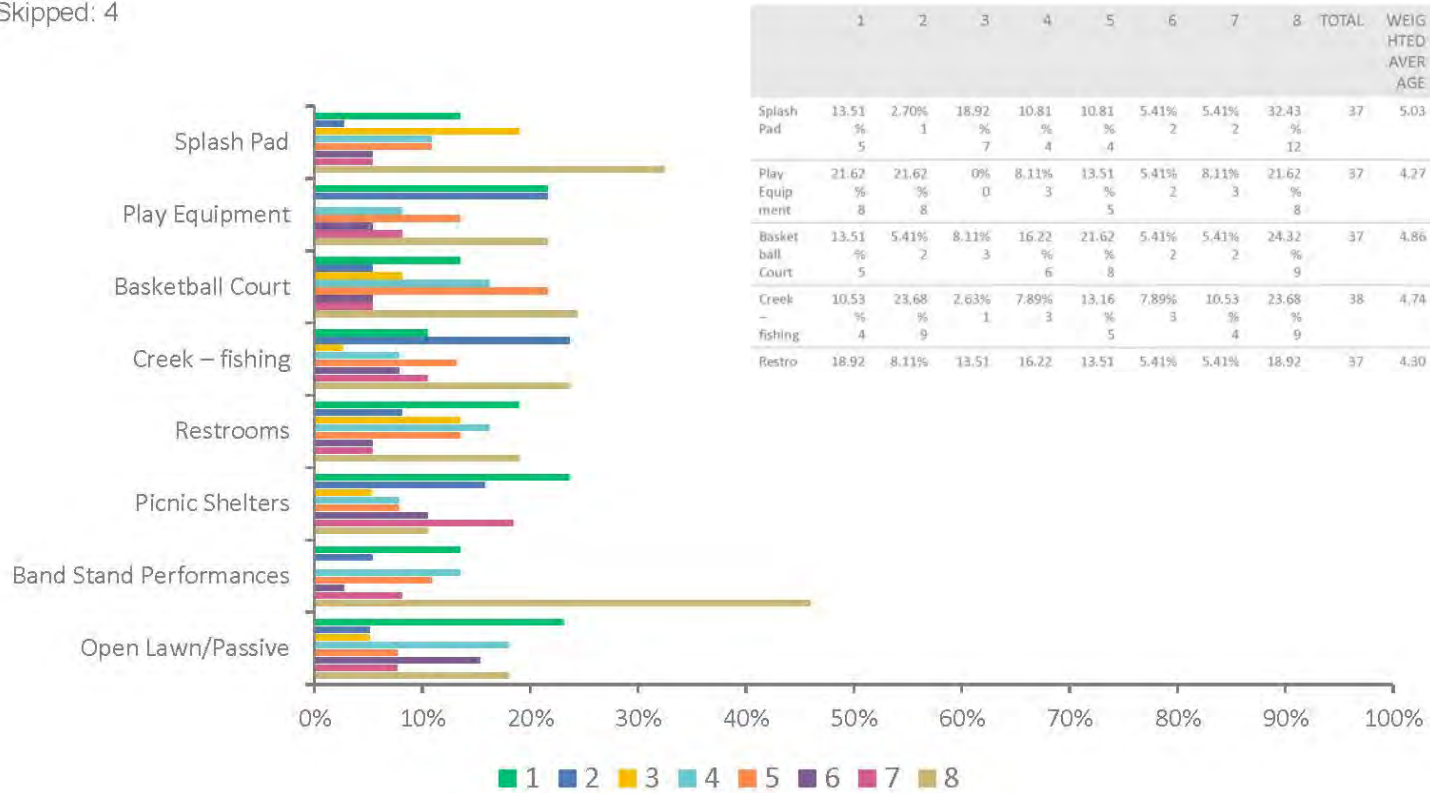
  

NO- PLEASE DESCRIBE WHY	DATE
The steps/hill make it difficult for elderly, strollers, etc.	12/4/2021 7:11 AM
We have a group of older children that are not being stimulated.	11/10/2021 7:51 PM
I don't see a lot of use	11/9/2021 11:49 AM
Money that was spent on the splash pad could have been better utilized.	11/7/2021 12:09 AM
To younger ones, does not look inviting.	11/2/2021 11:46 AM
It needs to be updated	11/1/2021 9:26 PM
The bathroom could use updated	11/1/2021 5:44 PM
The park is aged and not keeping up with other improvements in the town. The fact you can not see much of the park from the road does not attract others to explore the park or use it.	9/9/2021 5:01 AM
It needs to be more creative in utilizing the creek. Also to drive more usage to the park.	9/23/2021 12:33 PM
Could there be more?	8/18/2021 8:55 PM
No bathrooms and no handicap access	8/17/2021 8:04 PM
No interest in park	8/17/2021 7:26 PM
I feel that the town is behind all neighboring communities when it comes to sports facilities	8/17/2021 4:42 PM
No permanent bathrooms	9/17/2021 4:12 PM
No, more planned opportunities	9/7/2021 8:03 PM

# PARKS COMMUNITY SURVEY RESULTS

**Q9: PLEASE INDICATE THE AMENITIES WITHIN THE PARK THAT YOU USE THE MOST RANKING THEM FROM 1-8 (1 BEING THE MOST USED AND 8 BEING THE LEAST USED).**

Answered: 39 Skipped: 4



# PARKS COMMUNITY SURVEY RESULTS

## Q10: PLEASE INDICATE ANY RECREATIONAL AMENITIES OR IMPROVEMENTS THAT YOU WOULD LIKE TO SEE ADDED TO THE PARK OR WITHIN THE COMMUNITY.

RESPONSES	DATE
Parking and better accessibility	12/4/2021 7:11 AM
An outdoor skating rink and/or a skate park.	11/10/2021 7:51 PM
Updated playground equipment, shade at the splash pad	11/9/2021 8:23 PM
make park available for decorating for Christmas walk, Halloween, better lighting and walking access from street	11/9/2021 8:06 PM
Updated playground equipment	11/8/2021 3:04 PM
Zip line, High life course	11/7/2021 12:09 AM
More paved trails- we love them!	11/3/2021 3:17 PM
More Seating	11/2/2021 10:33 PM
I would love to see the bandstand used for weekend events.	11/2/2021 4:21 PM
Modern restroom facilities, cameras, more playground equipment.	11/2/2021 11:46 AM
Updated play equipment, larger splash pad	11/1/2021 9:26 PM
More shaded benches for elderly	11/1/2021 5:44 PM
varied play areas: natural areas, dog park	10/28/2021 9:17 AM
Dog lover but would never want a dog park	10/20/2021 7:02 AM
I would love to see events at the park like music, like we have during the town's festivals each year, any events to help out our town. Pumpkin carving, arts & crafts, bands, car shows, play games, and anything that people like and would come to enjoy.	9/29/2021 3:40 PM
Events/recreation that bring state park visitors into town	9/21/2021 9:14 AM
Updated play equipment for different ages, open bathrooms, more lights	9/9/2021 5:01 AM
Jungle gym, public restrooms, maybe some sort of "littles" area with some low structures for them to climb around and toddle through. Some shade "sails" at the splashpad would also be great for families with infants.	9/9/2021 10:13 AM
more WPA restoration, bathrooms	8/31/2021 10:10 AM
Music play	8/26/2021 4:44 PM
A nice pavilion for weddings - electrical outlets	8/23/2021 12:33 PM
Need a filtered water system for the splash pad so that children drinking the water do not get sick.	8/21/2021 3:39 PM
My daughter falls on the concrete while playing on the splash pad, maybe add something soft in case kids fall.	8/18/2021 8:55 PM
Everything with better ideas	8/17/2021 8:04 PM
Clean public bathrooms. Some side walks are still not safe	8/17/2021 4:12 PM
N/a	8/17/2021 2:27 PM
Restrooms near the spray pad.	8/7/2021 8:03 PM
Update play equipment. Find uses for the open grass area. Maximize the west side of the creek.	8/2/2021 11:08 AM

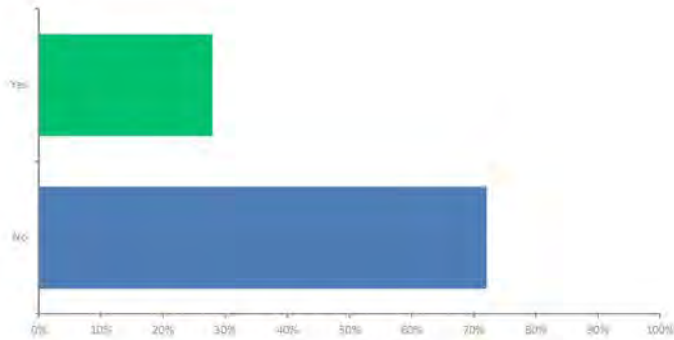
## Q11: PLEASE PROVIDE ANY ADDITIONAL COMMENTS THAT YOU FEEL WOULD BE BENEFICIAL TO AID IN THE FUTURE DEVELOPMENT OF THE PARK.

RESPONSES	DATE
NA	12/4/2021 7:11 AM
Summer spot activities for the community to be involved. i.e. volleyball tourney by age groups, SK runs, etc.	11/10/2021 7:51 PM
N/A	11/9/2021 8:23 PM
Security cameras on trails and/or emergency buttons that alert officials if something is wrong. More dog waste stations on trails.	11/9/2021 3:17 PM
N/C	11/2/2021 10:33 PM
Na	11/2/2021 4:21 PM
Kids love to play in the creek, making it more accessible to wade through in a larger area would be great!	11/2/2021 11:46 AM
Bathroom improvements	10/20/2021 7:02 AM
Increased use of bandstand offering music or theater venues	10/11/2021 12:10 PM
Volunteers for helping with the care and the events!	9/29/2021 3:40 PM
While I appreciate upgrades to the playground equipment, kids really like the bigger more inclusive sets, verse the individual style the park currently offers.	9/21/2021 9:14 AM
We love the park!	9/9/2021 10:13 AM
New bathrooms	8/26/2021 4:44 PM
none	8/23/2021 12:33 PM
Younger kid friendly toys	8/18/2021 8:55 PM
Don't raise my taxes	8/17/2021 8:04 PM
Community is encouraged to pick up after themselves and with hopes of the "if you see trash pick it up" mentality	8/17/2021 4:12 PM
N/a	8/17/2021 2:27 PM

# PARKS COMMUNITY SURVEY RESULTS

## Q12: HAVE YOU RENTED THE PARK FACILITIES FOR A PRIVATE EVENT OR GATHERING?

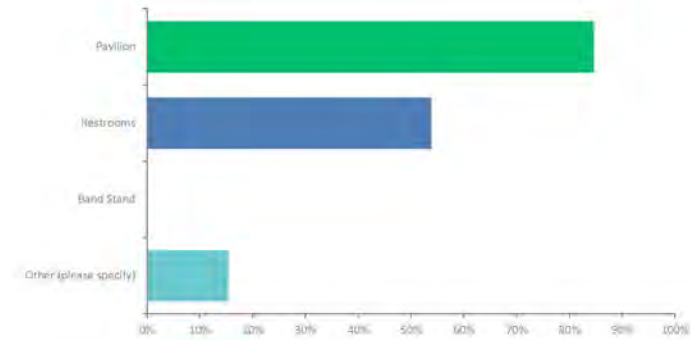
Answered: 43 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	27.91% 12
No	72.09% 31
TOTAL	43

## Q13: IF YOU ANSWERED YES TO Q12, PLEASE SELECT THE FACILITIES YOU RENTED (SELECT ALL THAT APPLY?)

Answered: 13 Skipped: 30

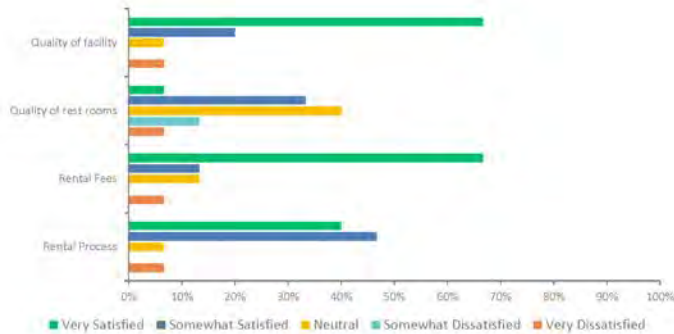


ANSWER CHOICES	RESPONSES
Pavilion	84.62% 11
Restrooms	53.85% 7
Band Stand	0% 0
Other (please specify)	15.38% 2
TOTAL	20

# PARKS COMMUNITY SURVEY RESULTS

## Q14: IF YOU RENTED A FACILITY, PLEASE RATE YOUR SATISFACTION OF THE FOLLOWING?

Answered: 16 Skipped: 27



	VERY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL	SOMEWHAT DISSATISFIED	VERY DISSATISFIED	TOTAL	WEIGHTED AVERAGE
Quality of facility	66.67% 10	20.00% 3	6.67% 1	0% 0	6.67% 1	15	1
Quality of rest rooms	6.67% 1	33.33% 5	40.00% 6	13.33% 2	6.67% 1	15	1
Rental Fees	66.67% 10	13.33% 2	13.33% 2	0% 0	6.67% 1	15	1
Rental Process	40.00% 6	46.67% 7	6.67% 1	0% 0	6.67% 1	15	1

## Q15: DO YOU USE THE TOWN'S BIKING/WALKING TRAILS?

ANSWER CHOICES	RESPONSES
If Yes, How Often?	80.95%
If No, Why?	19.05%

IF YES, HOW OFTEN?	DATE
Yes but not often enough	12/4/2021 7:11 AM
Almost daily	11/12/2021 11:17 AM
occasionally	11/9/2021 1:25 PM
yes...walking path at least 5 times a week...love it!!!	11/8/2021 6:08 PM
Yes - 1 - 2 times a month	11/8/2021 3:04 PM
3-4 times a week	11/8/2021 11:49 AM
Once a quarter	11/7/2021 10:30 AM
No near enough	11/7/2021 12:09 AM
Multiple times a week	11/3/2021 3:17 PM
3-4 times a month	11/2/2021 10:33 PM
Daily	11/2/2021 4:21 PM
At least twice a week	11/2/2021 11:46 AM
Several time a month	11/1/2021 9:26 PM
3-4 times a month	11/1/2021 5:44 PM
monthly	10/28/2021 8:17 AM
Yes 3-4 days a week	10/20/2021 7:02 AM
Infrequently	10/11/2021 12:10 PM
At least once a week. We love the trails. a lot of our neighbors and friends use the trails.	9/29/2021 3:40 PM
2-4 times summer	9/21/2021 9:14 AM
2-3 times a week	9/9/2021 5:01 AM
once a week	9/9/2021 10:12 AM
weekdays	8/31/2021 10:10 AM
Once a month	8/28/2021 4:44 PM
2 times a month	8/23/2021 11:39 PM
Couple times per week	8/21/2021 3:29 PM
We enjoy them! Our daughter can walk by herself and I feel comfortable since the road isn't close	8/18/2021 8:55 PM
Several times a year	8/18/2021 5:13 AM
1/month	8/17/2021 6:00 PM
2-3 times per year	8/17/2021 4:42 PM
Yes, 3-4 times a week	8/17/2021 4:12 PM
Almost daily	8/17/2021 2:27 PM
Yes 2 times a week at least	8/17/2021 2:21 PM
Several times a week	8/7/2021 8:03 PM
Yes, 5-7 times per week	8/2/2021 11:06 AM

IF NO, WHY?	DATE
Mosquitos were terrible. I couldn't run fast enough to get away!	11/10/2021 7:51 PM
Live 4 miles outside of town and have lots of land to walk/bike on.	11/9/2021 8:23 PM
We usually go to the state park for trails	10/18/2021 8:56 AM
I don't live in the town.	10/11/2021 10:21 PM
no bikes	8/23/2021 12:33 PM
I have to cross the highway just to get to them	8/17/2021 8:04 PM
No interest	8/17/2021 7:26 PM
We usually just walk the sidewalks since we don't live too close to the trails	8/17/2021 2:11 PM

# PARKS COMMUNITY SURVEY RESULTS

## Q16: IF YOU ANSWERED YES, HOW DO YOU RATE THE TRAILS?

Answered: 35 Skipped: 8

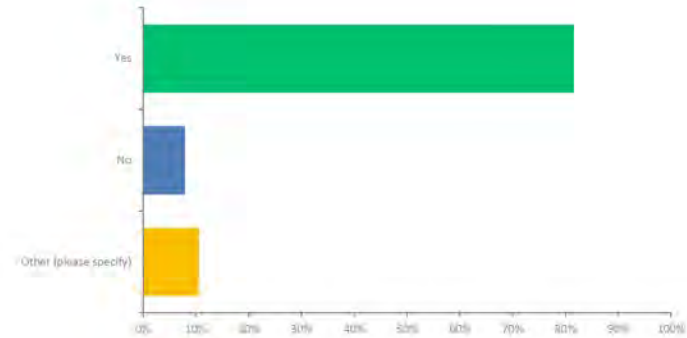


**AVERAGE RATING: 4.2**

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	0%	5.71%	11.43%	42.86%	40.0%	35	4.17
	0	2	4	15	14		

## Q17: WOULD YOU SUPPORT ADDITIONAL INVESTMENT IN THE NORTH LIBERTY TRAIL SYSTEM?

Answered: 38 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	81.58%	31
No	7.89%	3
Other (please specify)	10.53%	4
<b>TOTAL</b>		<b>38</b>

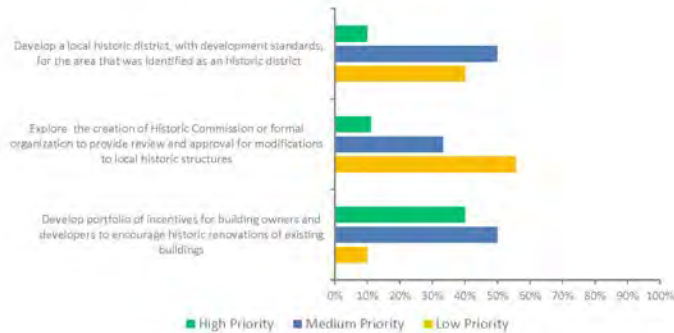
# **GOAL PRIORITIZATION COMMUNITY SURVEY**

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## COMMUNITY CHARACTER & PLACEMAKING

### Q1: PRESERVE AND ENHANCE HISTORIC STRUCTURES AND PLACES IN THE COMMUNITY.

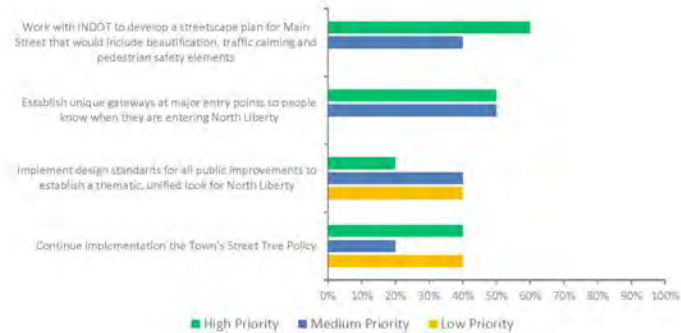
Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Develop a local historic district, with development standards, for the area that was identified as an historic district	10.00%	50.00%	40.00%	10
Explore the creation of Historic Commission or formal organization to provide review and approval for modifications to local historic structures	11.11%	33.33%	55.56%	9
Develop portfolio of incentives for building owners and developers to encourage historic renovations of existing buildings	40.00%	50.00%	10.00%	10

### Q2: MAKE IT VISUALLY APPARENT THAT NORTH LIBERTY IS A SPECIAL COMMUNITY.

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Work with INDOT to develop a streetscape plan for Main Street that would include beautification, traffic calming and pedestrian safety elements	60.00%	40.00%	0.00%	10
Establish unique gateways at major entry points so people know when they are entering North Liberty	50.00%	50.00%	0.00%	10
Implement design standards for all public improvements to establish a thematic, unified look for North Liberty	20.00%	40.00%	40.00%	10
Continue implementation the Town's Street Tree Policy	40.00%	20.00%	40.00%	10

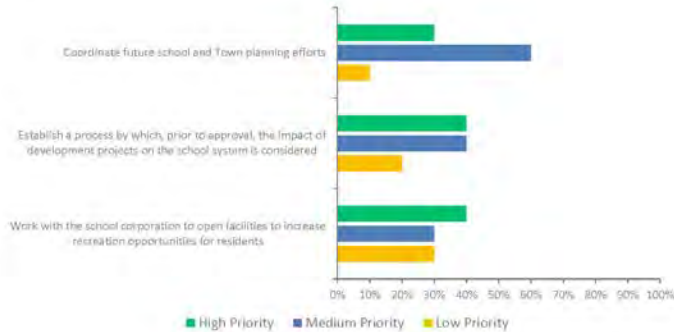


# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## MUNICIPAL FACILITIES & SERVICES

**Q3: CONTINUE TO PARTNER WITH THE SCHOOL CORPORATION IN THEIR EFFORTS TO PROVIDE A QUALITY EDUCATION EXPERIENCE.**

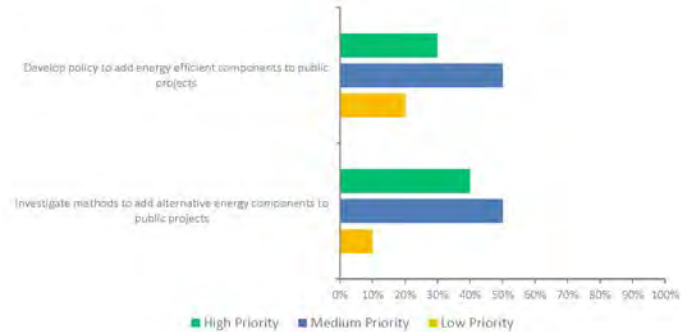
Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Coordinate future school and town planning efforts	30.00% 3	60.00% 6	10.00% 1	10
Establish a process by which, prior to approval, the impact of development projects on the school system is considered	40.00% 4	40.00% 4	20.00% 2	10
Work with the school corporation to open facilities to increase recreation opportunities for residents	40.00% 4	30.00% 3	30.00% 3	10

**Q4: EXPLORE ALTERNATIVE ENERGY PROJECTS TO PROVIDE SERVICES TO MUNICIPAL FACILITIES AS A LONG-TERM OPERATING COST SAVINGS STRATEGY.**

Answered: 10 Skipped: 0



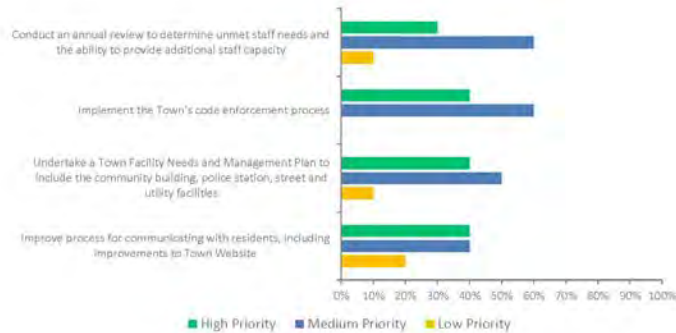
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Develop policy to add energy efficient components to public projects	30.00% 3	50.00% 5	20.00% 2	10
Investigate methods to add alternative energy components to public projects	40.00% 4	50.00% 5	10.00% 1	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## MUNICIPAL FACILITIES & SERVICES

### Q5: MAINTAIN OR IMPROVE THE TOWN'S SERVICES TO IT'S RESIDENTS & BUSINESSES.

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Conduct an annual review to determine unmet staff needs and the ability to provide additional staff capacity	30.00%	60.00%	10.00%	10
Implement the Town's code enforcement process	40.00%	60.00%	0.00%	10
Undertake a Town Facility Needs and Management Plan to include the community building, police station, street and utility facilities	40.00%	50.00%	10.00%	10
Improve process for communicating with residents, including improvements to Town Website	40.00%	40.00%	20.00%	10

## TRANSPORTATION

### Q6: PLAN FOR CURRENT AND FUTURE NEEDS OF THE ROADWAY, ALLEY, AND SIDEWALK NETWORK.

Answered: 10 Skipped: 0



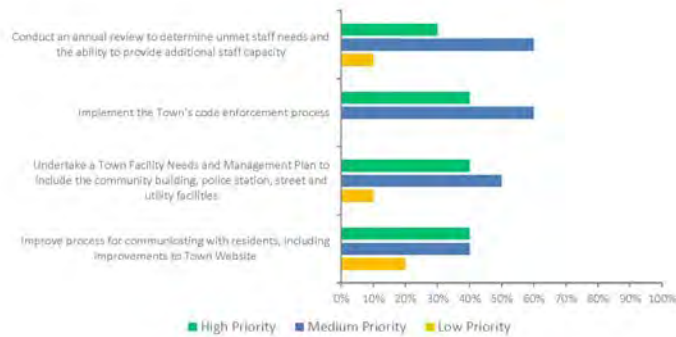
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Integrate complete street principals into Main Street Streetscape activities to increase pedestrian and bike safety	50.00%	40.00%	10.00%	10
Develop a master sidewalk and trails plan, to include a sidewalk completion and replacement strategy and recommendations for funding strategies	50.00%	50.00%	0.00%	10
Develop and adopt an alley maintenance policy to clarify maintenance responsibilities, criteria for alley vacation requests and new alley improvements.	30.00%	30.00%	40.00%	10
Engage INDOT to determine options and feasibility of removing South Main Street at Five Points Intersection	50.00%	20.00%	30.00%	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## UTILITIES

### Q7: ENSURE THAT ALL RESIDENTS HAVE ACCESS TO UTILITY SERVICES.

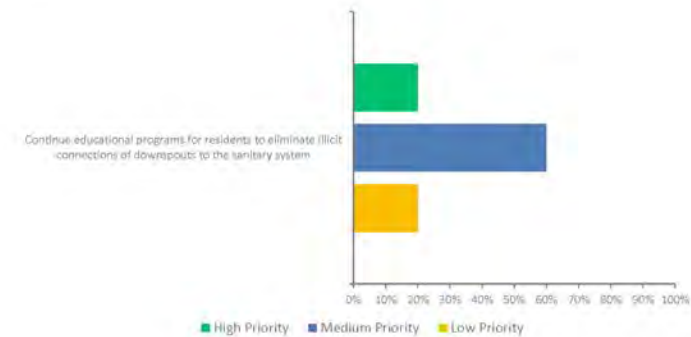
Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Work with utility providers to expand service, particularly cable and internet	66.67% 5	30.00% 3	10.00% 1	10
Work with St. Joseph County Infrastructure, Planning and Growth to secure connectivity through the County's broadband fiber network expansions	80.00% 8	20.00% 2	0.00% 0	10
Continue making improvements to water and wastewater systems that are needed due to regulatory or maintenance requirements	50.00% 5	40.00% 4	10.00% 1	10

### Q8: UTILIZE THE STORMWATER UTILITY TO REDUCE STORMWATER FROM ENTERING THE WASTEWATER TREATMENT PLANT.

Answered: 10 Skipped: 0



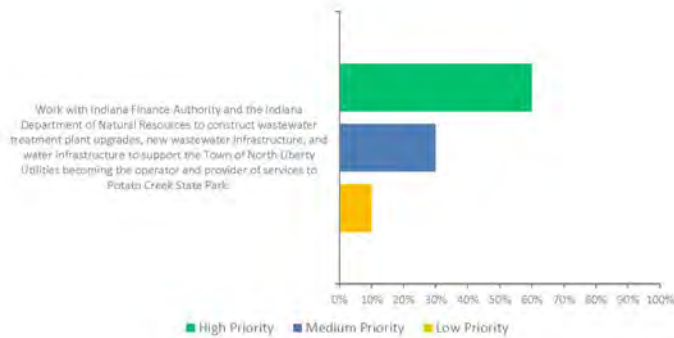
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Continue educational programs for residents to eliminate illicit connections of downspouts to the sanitary system	20.00% 2	60.00% 6	20.00% 2	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## UTILITIES

**Q9: ENSURE NORTH LIBERTY WASTEWATER AND WATER SYSTEMS CAN ADEQUATELY PROVIDE SERVICE TO POTATO CREEK STATE PARK.**

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Work with Indiana Finance Authority and the Indiana Department of Natural Resources to construct wastewater treatment plant upgrades, new wastewater infrastructure, and water infrastructure to support the Town of North Liberty Utilities becoming the operator and provider of services to Potato Creek State Park.	60.00%	30.00%	10.00%	10

## HOUSING

**Q10: PROVIDE A WIDE VARIETY OF HOUSING CHOICES TO ACCOMMODATE AND RETAIN RESIDENTS IN ALL PHASES OF LIFE.**

Answered: 10 Skipped: 0



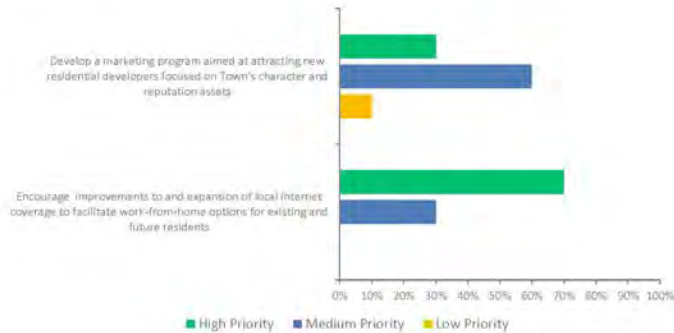
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Utilize the existing Zoning Ordinance to ensure the development of a variety of housing types are possible	55.56%	22.22%	22.22%	9
Identify and utilize local, state and federal incentive programs to support housing	70.00%	30.00%	0.00%	10
Develop and adopt housing policies to maintain and protect the existing housing stock	40.00%	30.00%	30.00%	10
Develop and adopt housing policies to promote new housing development	50.00%	30.00%	20.00%	10
Update the Future Land Use Map to identify areas appropriate for different types of housing including detached homes, senior housing, apartments, etc.	50.00%	50.00%	0.00%	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## HOUSING

### Q11: PROMOTE NORTH LIBERTY AS A COMMUNITY OF CHOICE FOR RESIDENTS.

Answered: 10 Skipped: 0



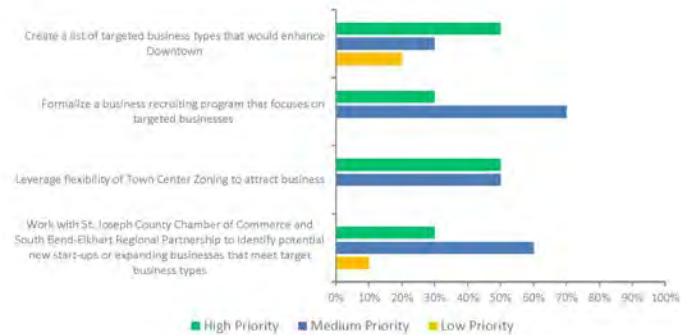
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Develop a marketing program aimed at attracting new residential developers focused on Town's character and reputation assets	30.00%	60.00%	10.00%	10
Encourage improvements to and expansion of local internet coverage to facilitate work-from-home options for existing and future residents	70.00%	30.00%	0.00%	10

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## DOWNTOWN & TOURISM

### Q12: STRENGTHEN THE DOWNTOWN BUSINESS BASE BY ATTRACTING AND RETAINING BUSINESSES THAT ENHANCE NORTH LIBERTY'S REPUTATION AND APPEAL TO BOTH RESIDENTS AND POTENTIAL VISITORS.

Answered: 10 Skipped: 0



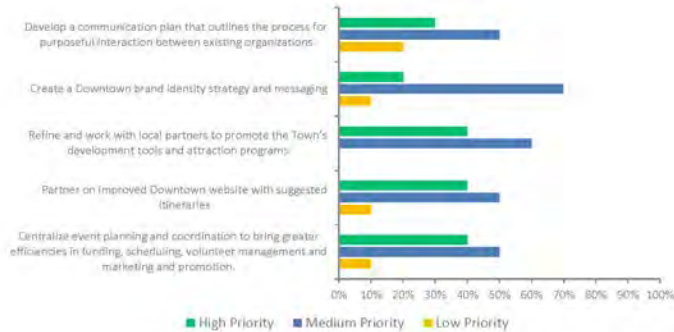
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Create a list of targeted business types that would enhance Downtown	50.00%	30.00%	20.00%	10
Formalize a business recruiting program that focuses on targeted businesses	30.00%	70.00%	0.00%	10
Leverage flexibility of Town Center Zoning to attract business	50.00%	50.00%	0.00%	10
Work with St. Joseph County Chamber of Commerce and South Bend-Elkhart Regional Partnership to identify potential new start-ups or expanding businesses that meet target business types	30.00%	80.00%	10.00%	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## DOWNTOWN & TOURISM

### Q13: IMPROVE COMMUNICATION AND COOPERATION WITH NORTH LIBERTY GOVERNMENT, CHAMBER OF COMMERCE, AND MAIN STREET ORGANIZATION.

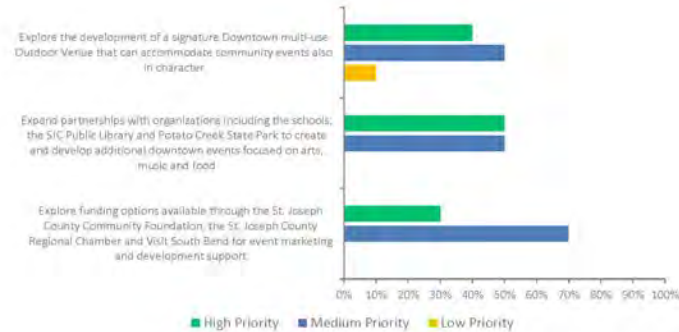
Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Develop a communication plan that outlines the process for purposeful interaction between existing organizations	30.00% 3	50.00% 5	20.00% 2	10
Create a Downtown brand identity strategy and messaging	20.00% 2	70.00% 7	10.00% 1	10
Refine and work with local partners to promote the Town's development tools and attraction programs	40.00% 4	60.00% 6	0.00% 0	10
Partner on improved Downtown website with suggested itineraries	40.00% 4	50.00% 5	10.00% 1	10
Centralize event planning and coordination to bring greater efficiencies in funding, scheduling, volunteer management and marketing and promotion	40.00% 4	50.00% 5	10.00% 1	10

### Q14: INCREASE THE VIBRANCY OF DOWNTOWN NORTH LIBERTY THROUGH COMMUNITY PLACEMAKING AND ACTIVATION EFFORTS.

Answered: 10 Skipped: 0



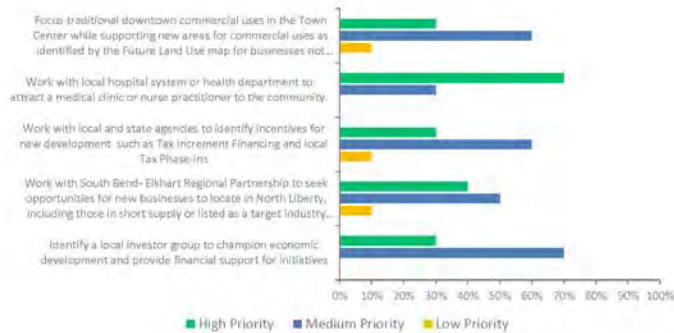
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Explore the development of a signature Downtown multi-use Outdoor Venue that can accommodate community events also in character	40.00% 4	50.00% 5	10.00% 1	10
Expand partnerships with organizations including the schools, the SJC Public Library and Potato Creek State Park to create and develop additional downtown events focused on arts, music and food	50.00% 5	50.00% 5	0.00% 0	10
Explore funding options available through the St. Joseph County Community Foundation, the St. Joseph County Regional Chamber and Visit South Bend for event marketing and development support	30.00% 3	70.00% 7	0.00% 0	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## ECONOMIC DEVELOPMENT

### Q15: MAKE NORTH LIBERTY MORE ATTRACTIVE FOR NEW BUSINESS DEVELOPMENT.

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Focus traditional downtown commercial uses in the Town Center while supporting new areas for commercial uses as identified by the Future Land Use map for businesses not suited for a downtown such as a large store front development for a grocery store.	30.00%	60.00%	10.00%	10
Work with local hospital system or health department to attract a medical clinic or nurse practitioner to the community.	70.00%	30.00%	0.00%	10
Work with local and state agencies to identify incentives for new development such as Tax Increment Financing and local Tax Phase-ins	30.00%	60.00%	10.00%	10
Work with South Bend- Elkhart Regional Partnership to seek opportunities for new businesses to locate in North Liberty, including those in short supply or listed as a target industry include IT/data, logistics/warehousing and advanced manufacturing.	40.00%	50.00%	10.00%	10
Identify a local investor group to champion economic development and provide financial support for initiatives	30.00%	70.00%	0.00%	10

### Q16: CONTINUE TO SUPPORT EXISTING BUSINESSES.

Answered: 10 Skipped: 0



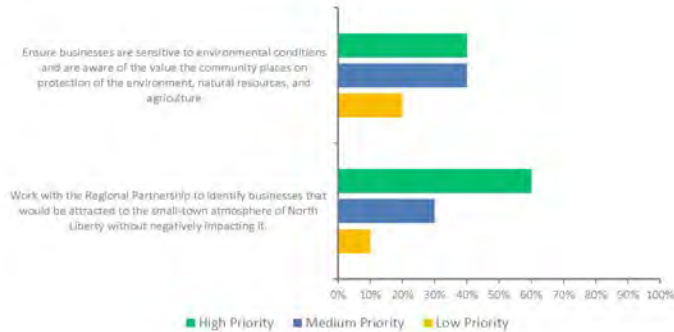
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Support existing local industries through public-private partnerships to assist with necessary infrastructure improvements for existing facilities and expansion projects	30.00%	70.00%	0.00%	10
Work with the Chamber and local business leaders to identify ways the community can support their success through regular meetings and feedback	50.00%	10.00%	40.00%	10
Work with local and state agencies to identify expansion incentives such as state programs and local Tax Phase-ins	50.00%	50.00%	0.00%	10
Continue to promote placemaking activities to assist local businesses in attraction and retention of skilled employees	30.00%	70.00%	0.00%	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## ECONOMIC DEVELOPMENT

### Q17: ENSURE BUSINESS COMPLEMENT THE SMALL-TOWN CHARACTER.

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Ensure businesses are sensitive to environmental conditions and are aware of the value the community places on protection of the environment, natural resources, and agriculture.	40.00%	40.00%	20.00%	10
Work with the Regional Partnership to identify businesses that would be attracted to the small-town atmosphere of North Liberty without negatively impacting it.	60.00%	30.00%	10.00%	10

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### Q18: IDENTIFY AND FOCUS LOCAL EFFORTS TO DEVELOP OR EXPAND THE EXISTING INDUSTRIAL PARK OR ESTABLISH A NEW ONE ALONG TAMARACK ROAD AS IDENTIFIED IN THE FUTURE LAND USE MAP.

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Support existing local industries through public-private partnerships to assist with necessary infrastructure improvements for existing facilities and expansion projects.	30.00%	70.00%	0.00%	10
Work with the Chamber and local business leaders to identify ways the community can support their success through regular meetings and feedback.	50.00%	10.00%	40.00%	10
Work with local and state agencies to identify expansion incentives such as state programs and local Tax Phase-ins.	50.00%	50.00%	0.00%	10
Continue to promote placemaking activities to assist local businesses in attraction and retention of skilled employees.	30.00%	70.00%	0.00%	10

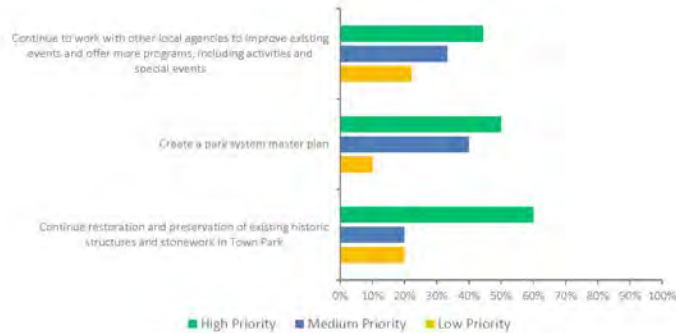


# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## PARKS & TRAILS

### Q19: PROVIDE HIGH-QUALITY PARK AND RECREATION EXPERIENCE TO NORTH LIBERTY'S CITIZENS.

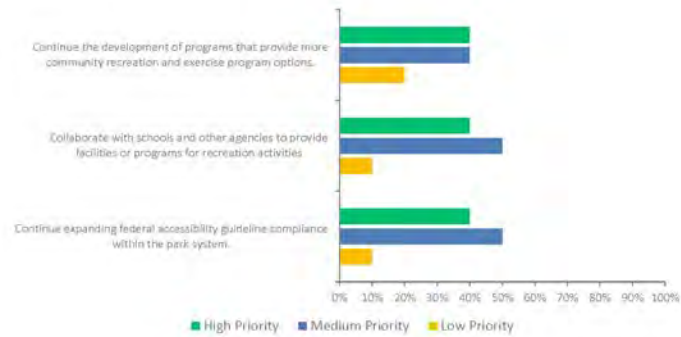
Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Continue to work with other local agencies to improve existing events and offer more programs, including activities and special events	44.44% 4	33.33% 3	22.22% 2	9
Create a park system master plan	50.00% 5	40.00% 4	10.00% 1	10
Continue restoration and preservation of existing historic structures and stonework in Town Park	60.00% 6	20.00% 2	20.00% 2	10

### Q20: ENHANCE RECREATION AND SOCIAL ACTIVITY AND OPPORTUNITIES FOR RESIDENTS AND VISITORS OF ALL AGES AND ABILITIES.

Answered: 10 Skipped: 0



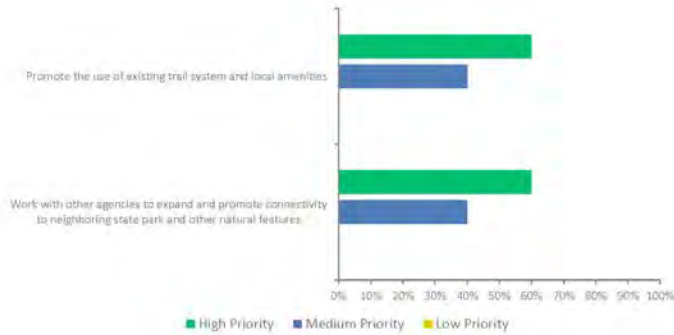
	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Continue the development of programs that provide more community recreation and exercise program options	40.00% 4	40.00% 4	20.00% 2	10
Collaborate with schools and other agencies to provide facilities or programs for recreation activities	40.00% 4	50.00% 5	10.00% 1	10
Continue expanding federal accessibility guideline compliance within the park system	40.00% 4	50.00% 5	10.00% 1	10

# GOAL PRIORITIZATION COMMUNITY SURVEY RESULTS

## PARKS & TRAILS

### Q21: PLAN FOR CURRENT AND FUTURE NEEDS FOR THE PATH AND SIDEWALK SYSTEM.

Answered: 10 Skipped: 0



	HIGH PRIORITY	MEDIUM PRIORITY	LOW PRIORITY	TOTAL
Promote the use of existing trail system and local amenities	60.00% 6	40.00% 4	0.00% 0	10
Work with other agencies to expand and promote connectivity to neighboring state park and other natural features	60.00% 6	40.00% 4	0.00% 0	10

**STEERING  
COMMITTEE  
MEETING #1 -  
SEP 14, 2021**

# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

**PLAN NORTH LIBERTY**  
growing a quality community

Steering Committee Workshop #1  
Existing Conditions Summary  
September 14, 2021

ABONMARCHÉ

## WORKSHOP AGENDA

1. EXISTING PLAN REVIEW
2. COMMUNITY CHARACTERISTICS AND EXISTING CONDITIONS REVIEW
3. KEY STAKEHOLDER INTERVIEW SUMMARY
4. COMMUNITY VISION WORKSHOP

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EXISTING PLAN REVIEW

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## 2015 COMPREHENSIVE PLAN

1. Vision
  - "North Liberty is a community focused on quality of life, small town character, family values, and quality education, all conveniently located near the South Bend metro area and Potato Creek State Park. North Liberty will maintain its unique identity where people love to live, work, play, and worship. As it grows, North Liberty will strive to preserve the traits that are valued by its residents and visitors alike."
2. Goals & Objectives – Policy Recommendations
  - Community Character
  - Schools, Public & Government Services
  - Housing, Development & Redevelopment
  - Infrastructure
3. Future Land Use Plan
  - Analysis of future land use needs based on growth projections
  - Examine Town growth and annexation options
  - Preferred Development Scenario

**ACCOMPLISHMENTS**

- Integral Component of Stellar Community Designation
- Foundation for development of Parks Master Plan, Downtown Plan, and Tourism Action Plan
- Foundation for new Zoning Ordinance to achieve preferred development scenario

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# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## 2016 FIVE-YEAR PARKS & RECREATION MASTER PLAN

2016 Parks Master Plan Priorities (from highest to lowest)

1. Town Park Improvements (bridge rehabilitation, shelter repair, tree replacements, and Phase II WPA work at Town Park)
2. Bike Routes
3. Spray Pad (including sidewalk, parking, and other accessibility improvements to the general area)
4. Trails (School Trail, Tamarack Trail, Potato Creek Trail, Senior Housing)
5. Unity Garden
6. Shamrock Alley
7. Parks Programming
8. Band Shell
9. Sports Complex
10. Playground Improvements

**ACCOMPLISHMENTS**

- Rehabilitation of one Town Park Bridge
- Town Park annual tree replacement program
- Town Park WPA strom work repair and restoration
- ADA compliant Spray Pad constructed in Town Park
- Trail system / bike route network expansion

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## 2018 COMMUNITY TOURISM ACTION PLAN

1. Identified opportunities for destination development and marketing
  - Location - proximity to Potato Creek State Park and South Bend/Mishawaka, high pass-thru traffic counts
  - Product - highly visible revitalized historic downtown, unique shops and eateries, expanded trail connections
  - Product - coordinated event strategies, local collaborative organizations (school, library, Main Street, PCSF)
  - Marketing - Main Street marketing committee in place, collaboration with Visit South Bend/Mishawaka
2. Identified challenges facing future visitor potential
  - Viability of downtown retail/commercial mix
  - Need for a community/destination brand positioning and identity in conjunction w/ PCSF
  - Fully coordinated community/destination marketing group leveraging promotional resources
3. Created Brand Vision and Brand Promise
  - Vision - North Liberty with its revitalized Main Street retail, arts and sports adventure services, has become a lively downtown with active event programming and promotion to residents and visitors alike
  - Promise - North Liberty, adjacent to Potato Creek State Park and centrally located to South Bend, LaPorte and Plymouth with easy access to the US 31 bypass, is the quintessential rural commuter town with a quaint downtown retail experience
4. Identify critical factors for tourism growth
  - Development of downtown critical mass of minimum 10 retailers
  - Agreement and consistent usage on a community/area brand identity
  - Coordination and marketing of quality event programs

**PRIORITY PROJECTS**

- Town Gateway Development
- Energized Town/Main Street Marketing Group
- Long-term Marketing Partnership with Potato Creek State Park & Visit South Bend/Mishawaka
- Improved downtown website
- Consistent Town/Main Street Brand Identity

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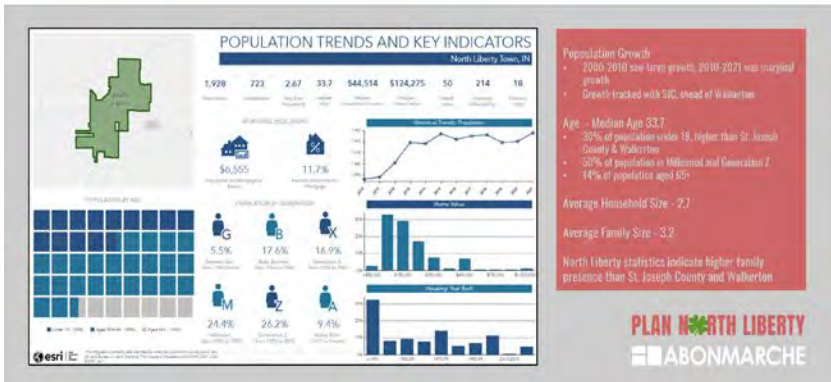


## COMMUNITY CHARACTERISTICS - DEMOGRAPHICS



# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## COMMUNITY CHARACTERISTICS - POPULATION



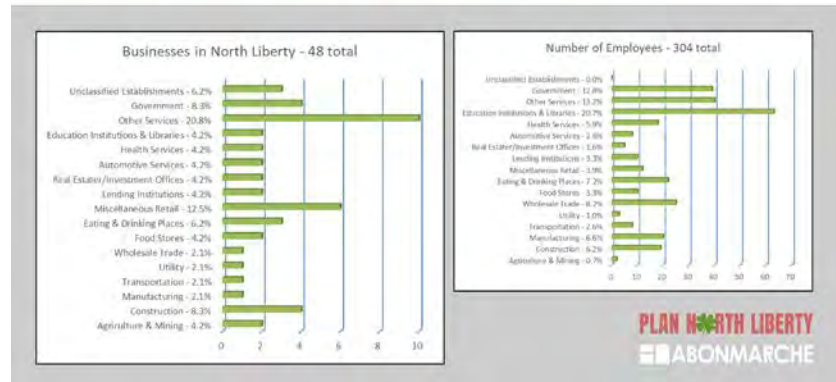
## COMMUNITY CHARACTERISTICS - TAPESTRY SEGMENTS



## COMMUNITY CHARACTERISTICS - RESIDENT EMPLOYMENT



## COMMUNITY CHARACTERISTICS - BUSINESS CLASSIFICATIONS



# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## COMMUNITY CHARACTERISTICS – TOURISM DATA

- Potato Creek State Park**
  - Between 2015-2019, Potato Creek State Park has averaged over 609,000 visitors
  - IDNR has committed to construction of new 100 room Inn
  - Indiana State Park Inns average near 60% occupancy
- Visit South Bend-Mishawaka Economic Impact**
  - Camping visitors in St. Joseph County accounted for over \$7m in direct visitor spending
  - Almost 11% of visitors listed hiking/biking as activity participated in while visiting
  - Camping visitors spent \$57 per person per day
- Other Opportunities**
  - Four Winds Casino – construction of new 317 room hotel
  - SR 23 & SR 4 pass-thru traffic
    - SR 23 between 5,400-5,800 AADT
    - SR 4 approximately 1,900 AADT

**TRAVEL EXPENDITURES BY INDUSTRY SECTOR**

TOTAL EXPENDITURES: \$708,518,196

- 39% LODGING
- 30% ATTRactions
- 14% VFR
- 10% PASS-THROUGH
- 1% CAMPING
- 1% OTHER

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## COMMUNITY CHARACTERISTICS – RESIDENT INCOME

INCOME	Median Household Income	North Liberty	St. Joseph County	Walkerton
\$44,514	2021	\$44,514	\$53,894	\$52,464
\$22,182	2026	\$55,397	\$58,903	\$58,823
\$55,100	21-26 Change	\$10,883	\$5,009	\$6,359
	21-26 Percent Change	24.4%	9.3%	12.1%

**21-26 Average Household Income Change**

**Income Growth**

- 2000-2010 lagged behind St. Joseph County and Walkerton
- 2021-2026 projected growth significantly higher than St. Joseph County and Walkerton
- 2021-2026 increase driven by growth in highest income categories

**ESRI Wealth Index**

- North Liberty ESRI Wealth Index is 50, where 100 is average
- St. Joseph County is 78.

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## TAPESTRY SEGMENT – EMPLOYMENT & EARNINGS

**Heartland Communities**

**Green Acres**

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## COMMUNITY CHARACTERISTICS – HOUSING

Housing Units	2000	2010	2021	2026
Owner Occupied	67.6%	59.6%	61.8%	63.0%
Renter Occupied	27.6%	33.1%	32.9%	31.9%
Vacant	4.8%	6.3%	5.4%	5.1%

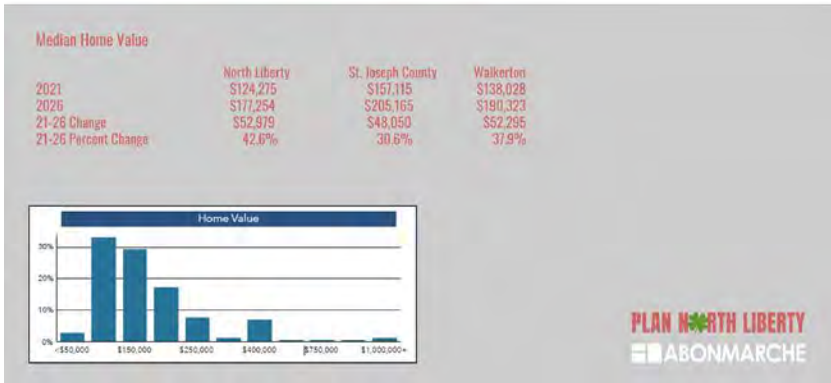
**Housing: Year Built**

Housing Unit Growth Projections	North Liberty	St. Joseph County	Walkerton
2026 Projected Units	768	121,302	856
21-26 Change	4	2,322	2
Owner Occupied Housing Units	12	1,783	10
Renter Occupied Housing Units	(6)	-303	(9)
Vacant Housing Units	(2)	237	2

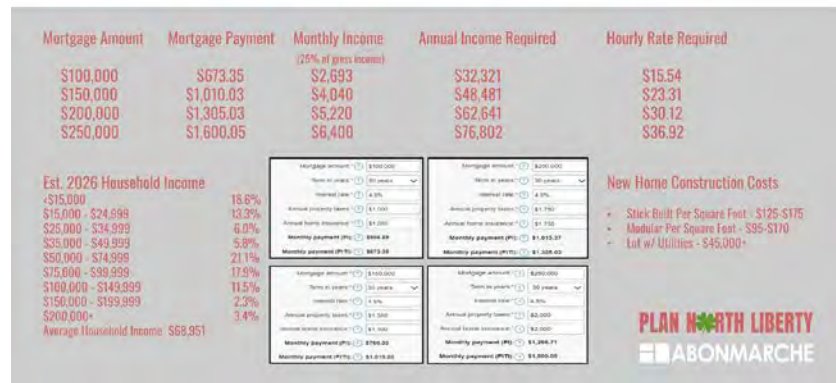
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# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

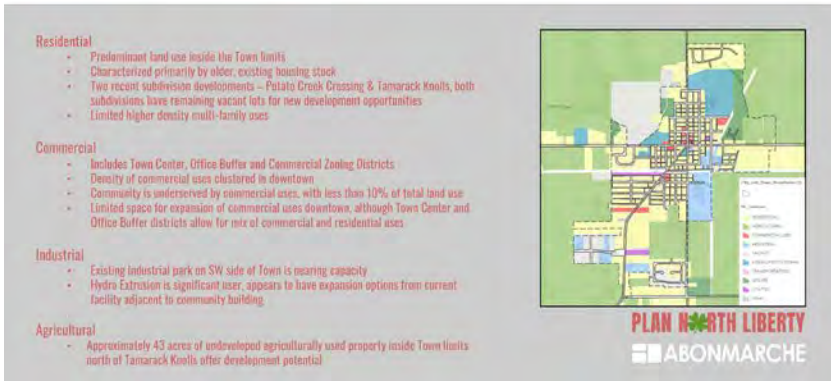
## COMMUNITY CHARACTERISTICS – HOUSING



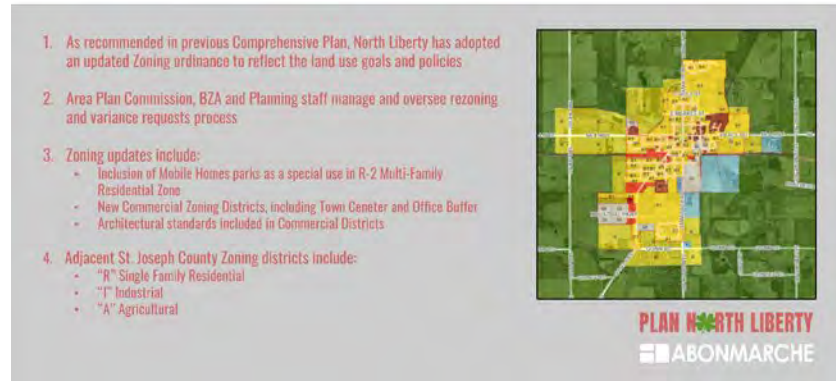
## COMMUNITY CHARACTERISTICS – HOUSING AFFORDABILITY



## EXISTING CONDITIONS – LAND USE



## EXISTING CONDITIONS – ZONING





# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## EXISTING CONDITIONS – TRANSPORTATION

Two INDOT controlled state routes – SR 23 & SR 4  
Classified as Major Rural Collectors by INDOT

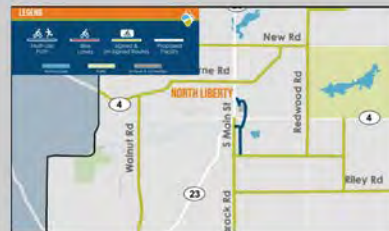
MACOG Traffic counts

- SR 23: 4,400-5,800 AADT; 15% Trucks
- SR 4: 1,700-1,900 AADT; 13% Trucks

Air Transportation provided by South Bend Regional Airport

Passenger Rail service includes Amtrak and South Shore  
Commuter Rail to Chicago

Non-Vehicular Transportation – North Liberty Trail System



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## EXISTING CONDITIONS – INFRASTRUCTURE

### Sanitary Sewer

- The capacity of the wastewater system is defined by the permitted daily flow of the wastewater treatment plant, which is 180,000 gallons per day.
- From June 1, 2020, through May 31, 2021, the wastewater system treated 112,000 gallons per day, or approximately 62% of the permitted capacity.
- Expansion of the wastewater system is limited by the capacity of the primary and secondary treatment components at the wastewater treatment plant. However, land area is available at the plant to allow for the construction of these additional components.

### Municipal Drinking Water

- From June 1, 2020, through May 31, 2021, the water works system produced 206,600 gallons per day, or approximately 41% of the capacity of the elevated storage tank.
- The ground surface of the elevated storage tank is approximately 72 feet and the height of the elevated storage tank is 330 feet.
- Expansion of the water works system is limited by the height and the volume of the elevated storage tank. As the water works system is expanded outward from the center of the Town, the available pressure and flow will be reduced.
- A second elevated storage tank or other component may be required to expand the system, especially eastward, which is at a higher elevation than the center of the town.

### Broadband

- St. Joseph County Redevelopment Department has submitted request for St. Joseph County Council to use Economic Act funds to install broadband along Westinghouse South Bend, North Liberty and Walkerton to Midway.



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## EXISTING CONDITIONS – INFRASTRUCTURE

### Sewer & Water Extension to Potato Creek State Park

- Indiana DNR choosing to get out of the infrastructure business at all State Park Facilities
- Partnering with neighboring communities for municipal water and sanitary sewer services
- Has identified North Liberty as preferred partner to serve and operate system
- Route alternatives currently being studied – INDOT has conceptually approved use of SR 4 ROW
- Indiana Finance Authority will cover all costs associated with design and construction



### Trail Connector

- Current INDOT SR 4 Right of Way not sufficient to accommodate the trail designed by INDOT standards.
- Discusses underway with St. Joseph County Redevelopment related to partnership application for New Level Trails Grant connecting North Liberty to Laksville & Potato Creek State Park
- Make alternatives under consideration

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## EXISTING CONDITIONS – PARKS & RECREATION

### Natural & Landscape Features

#### Specific to Town Park:

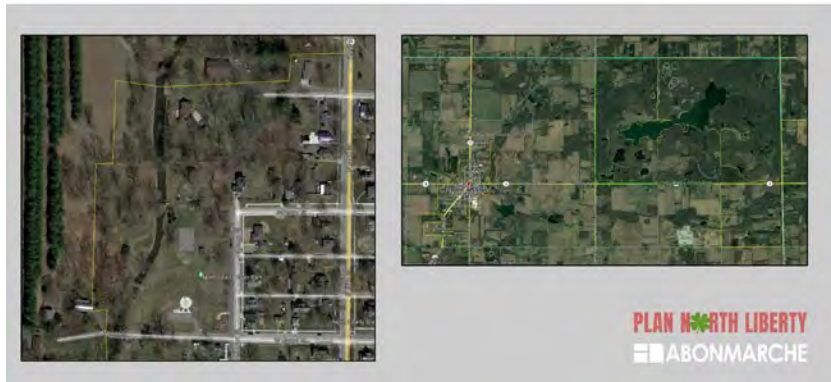
- Town Park located within flood plain
- Potato Creek runs north/south through park, dividing it approx. 1/3 west area and 2/3 east area
- Potato Creek flows southwest from Potato Creek State Park about 2.5 miles of stream between PCSP and Town Park.
- Eastern land is mostly open area with some mature trees of various desirable species at the northeast corner near the play area.
- Western land is mostly wooded with mature trees of various desirable species.



PLAN NORTH LIBERTY  
ABONMARCHÉ

# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## EXISTING CONDITIONS – PARKS & RECREATION



## EXISTING CONDITIONS – PARKS & RECREATION

**Man-made, Historical and Cultural Features**

- Specific to Town Park:
  - North border – fence line adjacent to residential
  - East border – Steep grass slope down from Jefferson Street. On-street parking available along Jefferson St.
  - South border – E. Market Street (dead end)
  - West border – densely vegetated slope with fence line adjacent to undeveloped R1 zoned land
- 3 park shelters (1 one west, 2 on east near playground)
- Historic band stand structure
- Historic restroom building
- Historic tiered stone terraces down to former swimming pool creek flood area (no longer in use)
- Numerous historic stone walls, columns, and stairs along Jefferson Street bluff
- Historic stone bench at northeast corner of park
- Historic torii at northwest corner of site
- Historic tiered stone planter at existing playground areas

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## EXISTING CONDITIONS – PARKS & RECREATION

**Man-made, Historical and Cultural Features**

- Specific to Town Park (continued):
- A variety of play equipment pieces of varying ages.
- Wood fiber (wood chips) safety surfacing under play equipment. Most play equipment does not have CPSC Safety Guideline safety surfacing limits (depth would need to be confirmed)
- Recently constructed spray pad and support parking (8 spaces) – the park's most popular feature during summer.
- Small bioswale SWM features southwest of spray pad. Some desirable natives are present, but invasives are starting to take hold.
- Basketball Court (asphalt surface)
- Two (2) pedestrian bridges over Potato Creek. South bridge has recently been renovated, there are plans to renovate the north bridge to match.
- Most of park is not wheel-chair accessible.

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## EXISTING CONDITIONS – PARKS & RECREATION

**Park Inventory**

**Facilities**

- Town Park
- Pocket Park (flag poles and seating area) near S State St. and W. Wabash Ave.
- Recently constructed trail and boardwalk near senior housing development and Elementary School
- Trail connection between Potato Creek Crossing residential development and Elementary School.

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# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## EXISTING CONDITIONS – PARKS & RECREATION

Park Inventory

Programming

- Church groups events
- Movie In The Park Nights
- "Party In The Park"
- Shelter Rentals, 12-15 rentals during peak summer months





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## EXISTING CONDITIONS – PARKS & RECREATION

Park Inventory

ADA Accessibility

- Newly constructed spray pad and parking lot are ADA compliant
- Majority of the rest of Town Park is ADA deficient
- Pocket Park is ADA compliant
- New Boardwalk is ADA compliant

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## EXISTING CONDITIONS – PARKS & RECREATION


Park Inventory

Regional Facilities

- Potato Creek State Park – just over two (2) miles away from downtown.




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STAKEHOLDER INTERVIEWS

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# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## STAKEHOLDER INTERVIEWS

1. Conducted 10 Interviews by Zoom
2. Interviews lasted between 1-1.5 hours
3. Discussion Topics Included
  - Community Character/Vision
  - Stellar Project Awareness & Impacts
  - Community Housing Needs
  - Downtown/Commercial Opportunities & Limitations
  - Jobs and Industrial Growth Opportunities & Limitations
  - Parks & Recreation Facilities and Programming
4. Mix between North Liberty Residents and Walkerton residents
  - Most stakeholders interviewed moved to the community from outside
  - About half had long-time community connection (personal or spouse family connections)

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## STAKEHOLDER INTERVIEWS – COMMUNITY CHARACTER

### What is attractive about or attracted you to North Liberty?

- Safety
- Quality Schools
- Small town charm, quaint downtown
- Community amenities – trails, parks,
- Proximity to South Bend and to Potato Creek State Park
- Transitioning from farming community to bedroom community of South Bend

### What does Quality of Life Mean to You?

- Similar Town
- Quiet, friendly neighbors, safety, low cost of living, access to everything you need
- Overall, stakeholders feel that the Town's vision matches what it's like living in North Liberty

### What are outside perceptions of North Liberty?

- Mix between positive and negative
- People don't know about North Liberty – just in the conversation
- Far from South Bend; rural, farm living, lack of diversity
- Schools have very positive perception – driver for new residents to the community
- Great place to raise a family
- More politically conservative than South Bend, more progressive than Walkerton
- Town receives strong link to Potato Creek, Potato Creek visitors maybe don't perceive link to North Liberty
- Negative perceptions not referred

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## STAKEHOLDER INTERVIEWS – STELLAR IMPACTS

No stakeholders interviewed had direct involvement with Stellar planning or project implementation

Almost all stakeholders were aware of visible projects, most were aware of the Stellar Designation and planning process:

- Trails, green pad and downtown facade projects were most recognized as Stellar projects
- Less recognition for senior housing and community health initiatives

### Most Impactful

- Downtown streetscape and trail – visibility of this project for people driving SR 22/SR 4, this project changes the visage of the downtown and North Liberty apart from Lakeland and Walkerton
- Trails – extremely popular and heavily used by residents, connections to school, promotes a healthy lifestyle, add to the community's attractiveness for families
- Snow Park improvements

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## STAKEHOLDER INTERVIEWS – HOUSING NEEDS

### Housing Needs/Issues

- Inventory/Availability – not as large given the current housing shortage
- Limited options for people who might want to rent
- Affordability – range of responses related to affordability
  - Generally, older housing stock provides most affordable options
  - How construction costs of \$250+ – how affordable is that?
  - Development of large homes on acreage just outside of Town Limits shows that high end home development is possible
  - Utility costs were mentioned as being too high, impacting affordability, but taxes were mentioned as not being a significant factor

### Housing Limitations

- Land available for development
- Construction costs

### Housing Opportunities

- School system is driving demand for families wanting to relocate into the district – 22% of respondents is out of district families
- Stellar improvements have strengthened North Liberty's appeal as a bedroom community to South Bend
- City leaders are incentivized to take risk on spec homes? School Building Trades program has constructed spec homes and others had the house sold before construction was complete
- Explores multi-family rental opportunities, but less interest in community character
- Stakeholders support incentives, not sure residents would support

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# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## STAKEHOLDER INTERVIEWS – DOWNTOWN & COMMERCIAL

### Describe Downtown North Liberty

- Positive – well maintained, appealing to the eye, amenities and aesthetics are positive
- Bakery, sales and flowers/gift shop are attractions
- Chamber Alley is a unique, attractive space
- Stakeholders interviewed all sleep and support downtown businesses
- Negative – limited options, crossing SR 23 is difficult/unsafe

### Downtown Opportunities

- There is an evening dining option in North Liberty – Friday Feast Trucks very successful
- Are there shops/bars that could appeal to Potato Creek State Park visitors?
- Can downtown attract young professionals to open office space?
- Increase specialized events, including arts, to attract more people downtown
- Leverage local ag producers – Farmer's Market

### Downtown Limitations

- Parking was noted as being limited downtown
- SR 23 safety concerns, pedestrian crossing and 5 points intersection
- Is there enough population to support riding operating costs associated with owning small business?

### General Commercial Discussion

- South Bend – increased development in Ireland Road area is accessible for NL residents, competes with local businesses
- Dollar General & Pub's identified as local grocery options – Dollar's prices are high, Dollar General doesn't have fresh inventory such as produce/meats
- Health care/Medical care – no local options since the nurse practitioner left, important for older residents who don't want to drive into South Bend

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## STAKEHOLDER INTERVIEWS – EMPLOYMENT & INDUSTRY

### Existing Industry

- Limited industry – SAPP/Hydro is recognized as major employer
- North Liberty is dependent on strength of regional economy for job/industrial growth – a strong South Bend is critical for success of North Liberty and other smaller communities
- Overall stakeholder feedback was an understanding of the importance of industry for local tax base, but community character is not compatible with significant new industrial growth (in Manufacturing and Nonmetal)
- Future of North Liberty is more likely to be increased connectivity to employment centers, that's ok

### Employment/Industry Limitations

- North Liberty not positioned for corporate HQ operations
- Workforce/ labor shortage is regional, not just impacting schools
- Mixture of local jobs and logging impacts housing affordability
- Quality of internal services is poor
- Utility user costs are too high – reduce water/sewer fees

### Employment/Industry Opportunities

- Future opportunities should focus on diversity of industry, not just rely on their manufacturing
- Concerns with pollution and environmental impact – focus on industry that is clean and sustainable
- If industrial park to fail, Town should look at space/pace for new industrial growth, but should be managed and be selective
- How can North Liberty increase service and administrative sector employees (school system faculty staff, health care, professional offices)
- Create worker opportunities if broadband is improved

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## STAKEHOLDER INTERVIEWS – PARKS & RECREATION

### North Liberty Parks Facilities

- Mixed response when asked to describe North Liberty Parks
- Spray pad, removal of baseball field, and improvements to playground area were mentioned as being positive improvements
- Any need for additional facilities should explore opportunities to partner with the schools for access to school facilities – schools are open to collaboration
- Youth sports facilities were noted as being a community need if North Liberty is trying to attract families – Walkabout baseball and soccer fields were noted as being a draw

### North Liberty Parks Programming

- Overall there was agreement that there is a need for more programming
- Youth sports, general youth/teen activities and senior activities lacking
- Recommendations for collaboration with schools, library and other non-profits to expand programming offerings

### North Liberty Trails

- Consensus among all stakeholders that trails are positive for the town
- Most stakeholders actively use the trails, if they don't, they commented on how actively used they are
- Safety referred to the trails attractive for families
- However, there were many safety concerns related to crossing SR 23 – limits use by people on the west side of SR 23, and limits accessibility to downtown/Town Park
- Possibility of water trail connecting Potato Creek to Town Park

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### OPPORTUNITIES

- Town's values related to quality education, small town life, family values and quality of life amenities resonate with residents
- Reputation of schools is viewed as a driver for new resident (family) growth – 25% of enrollment out of district
- Stellar projects have resulted in visible changes, improve community perception over competing communities
- Parks and Trails have positive reputation, are well used and add to desirability of community
- Stable, affordable existing housing stock perceived as higher quality than competing towns (affordable median home values)
- Available land agricultural land adjacent to town to accommodate growth
- Municipal utilities have capacity to support future growth
- Development of new State Park Inn has potential to draw additional 28,000+ visitors annually
- St. Joseph County Redevelopment Commission interest in broadband improvements and development of trail connecting to Potato Creek State Park and Lakeville

### CHALLENGES

- Limited housing availability – not just limited to current market conditions
- Lack of new housing development activity
- SR 23 traffic and 5 points intersection perceived as safety risk
- Median Household Income lags behind St. Joseph County, limit the ability to afford new construction homes
- Some perceptions that North Liberty is too far away South Bend
- Sustainable commercial development requires continued population growth or higher visitation from State Park or region

## EXISTING CONDITIONS SUMMARY

PLAN NORTH LIBERTY  
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# STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

## COMMUNITY VISION WORKSHOP

### Format

- Presentation of existing conditions and community/stakeholder survey results
- Interactive exercises to confirm vision, develop goals and objectives for plan elements
- Required for Parks Master Plan
- Current (9/4/21) St. Joseph County Health Mandates – requires face coverings

### Host at Community Building Large Room

- Space tables and chairs for social distancing

### Host on Zoom

- Virtual break out rooms

### Date/Time

- Week of October 18

### Promotion of attendance and community survey

- Need assistance of organizations, businesses, schools and churches
- Social Media, email, direct mail (utility bills)

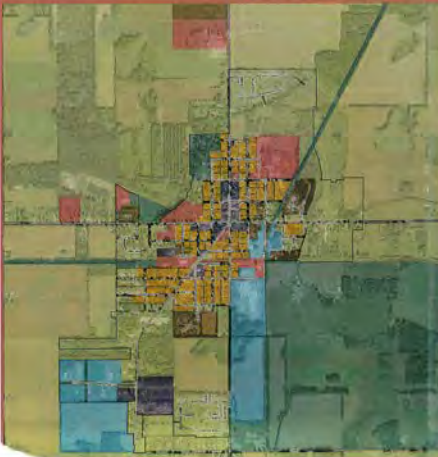


**IN-PERSON  
OPEN HOUSE #1  
- NOV 9 , 2021**

# IN-PERSON OPEN HOUSE #1 - NOV 9, 2021

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT



**DOES THE EXISTING FUTURE LAND USE MAP (2015 PLAN) STILL REFLECT YOUR VISIONS OF DEVELOPMENT?**

If the future land uses on this map **DO NOT** reflect your vision of development for North Liberty, mark the locations on the map. Then fill the corresponding blank with a brief description.

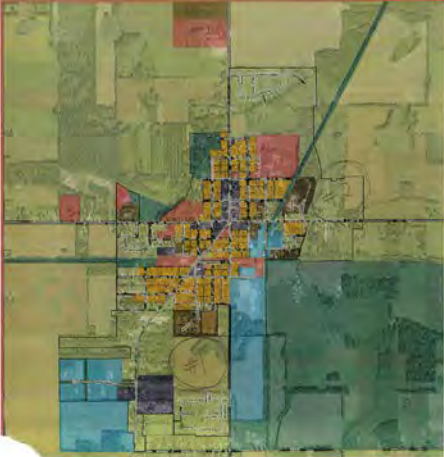
- ① *apartment housing in downtown area*
- ② *subdivisions south from highway toward Ball park*
- ③
- ④ *Industrial - south on 23*
- ⑤ *Rehab big old railroad tracks and Ballpark 4*
- ⑥

Future Land Use Map (2015 Plan)

■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL / OFFICE / MIXED USE	■ PARKS
■ MEDIUM DENSITY RESIDENTIAL	■ INSTITUTIONAL	■ TOWN LIMITS
■ HIGH DENSITY RESIDENTIAL	■ INDUSTRIAL	

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT



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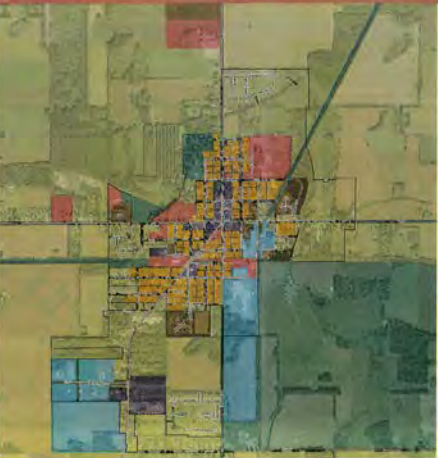
- ① *Park*
- ② *Commercial*
- ③
- ④
- ⑤
- ⑥

Future Land Use Map (2015 Plan)

■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL / OFFICE / MIXED USE	■ PARKS
■ MEDIUM DENSITY RESIDENTIAL	■ INSTITUTIONAL	■ TOWN LIMITS
■ HIGH DENSITY RESIDENTIAL	■ INDUSTRIAL	

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

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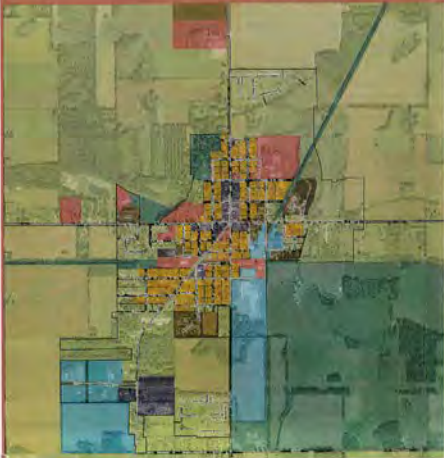
- ①
- ②
- ③
- ④
- ⑤
- ⑥

Future Land Use Map (2015 Plan)

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North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

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If the future land uses on this map **DO NOT** reflect your vision of development for North Liberty, mark the locations on the map. Then fill the corresponding blank with a brief description.

- ①
- ②
- ③
- ④
- ⑤
- ⑥

Future Land Use Map (2015 Plan)

■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL / OFFICE / MIXED USE	■ PARKS
■ MEDIUM DENSITY RESIDENTIAL	■ INSTITUTIONAL	■ TOWN LIMITS
■ HIGH DENSITY RESIDENTIAL	■ INDUSTRIAL	



# IN-PERSON OPEN HOUSE #1 - NOV 9, 2021

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT

**SHOULD NORTH LIBERTY ANNEX ADJACENT PROPERTY TO GROW THE TOWN LIMITS?**

Mark the locations on the map that you think North Liberty should annex. Then fill the corresponding blank with a brief description.

① Commercial Use ④ \_\_\_\_\_  
 ② Include Home/Church ⑤ \_\_\_\_\_  
 ③ \_\_\_\_\_ ⑥ \_\_\_\_\_

**WHAT CONCERNS OR COMMENTS DO YOU HAVE IN NORTH LIBERTY RELATED TO:**

Circle your answer and provide an explanation if you'd like.

<b>SAFETY</b>	<b>HOUSING COSTS (RENTAL UNITS)</b>
Safe <input checked="" type="radio"/>	Too Inexpensive _____
Unsafe _____	Reasonable <input checked="" type="radio"/>
<b>PARKING</b>	Too Expensive _____
Sufficient <input checked="" type="radio"/>	<b>HOUSING COSTS (FOR SALE UNITS)</b>
Not Enough _____	Too Inexpensive _____
Generally Enough But Not During Specific Events <input checked="" type="radio"/>	Reasonable <input checked="" type="radio"/>
	Too Expensive _____

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT

**SHOULD NORTH LIBERTY ANNEX ADJACENT PROPERTY TO GROW THE TOWN LIMITS?**

Mark the locations on the map that you think North Liberty should annex. Then fill the corresponding blank with a brief description.

① I would not want North Liberty to ④ \_\_\_\_\_  
 annex more land ⑤ \_\_\_\_\_  
 ② \_\_\_\_\_ ⑥ \_\_\_\_\_  
 ③ \_\_\_\_\_

**WHAT CONCERNS OR COMMENTS DO YOU HAVE IN NORTH LIBERTY RELATED TO:**

Circle your answer and provide an explanation if you'd like.

<b>SAFETY</b>	<b>HOUSING COSTS (RENTAL UNITS)</b>
Safe _____	Too Inexpensive _____
Unsafe <input checked="" type="radio"/>	Reasonable <input checked="" type="radio"/>
<b>PARKING</b>	Too Expensive _____
Sufficient <input checked="" type="radio"/>	<b>HOUSING COSTS (FOR SALE UNITS)</b>
Not Enough _____	Too Inexpensive _____
Generally Enough But Not During Specific Events <input checked="" type="radio"/>	Reasonable <input checked="" type="radio"/>
	Too Expensive <input checked="" type="radio"/>

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT

**SHOULD NORTH LIBERTY ANNEX ADJACENT PROPERTY TO GROW THE TOWN LIMITS?**

Mark the locations on the map that you think North Liberty should annex. Then fill the corresponding blank with a brief description.

① Annex Sky trail for bike walk ④ \_\_\_\_\_  
 ② \_\_\_\_\_ ⑤ \_\_\_\_\_  
 ③ \_\_\_\_\_ ⑥ \_\_\_\_\_

**WHAT CONCERNS OR COMMENTS DO YOU HAVE IN NORTH LIBERTY RELATED TO:**

Circle your answer and provide an explanation if you'd like.

<b>SAFETY</b>	<b>HOUSING COSTS (RENTAL UNITS)</b>
Safe <input checked="" type="radio"/>	Too Inexpensive _____
Unsafe _____	Reasonable _____
<b>PARKING</b>	Too Expensive _____
Sufficient _____	<b>HOUSING COSTS (FOR SALE UNITS)</b>
Not Enough <input checked="" type="radio"/>	Too Inexpensive _____
Generally Enough But Not During Specific Events <input checked="" type="radio"/>	Reasonable _____
	Too Expensive _____

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT

**WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?**

Using the abbreviations listed below, mark the locations on the map of where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

<b>RESIDENTIAL</b>	<b>OFFICE</b>
Smaller Single-Family Homes (SFS)	Professional (P)
Larger Single-Family Homes (SFL)	Not-For-Profit (NFP)
Duplex Homes (2 units) (D)	Government (G)
Condominiums (C)	Other _____
Townhomes (T)	
Units above commercial in two town center (TC)	
Mixed-Use Building (Commercial & Residential) (M)	<b>COMMERCIAL</b>
Small Rental Building (4-10 units) (SR)	Restaurants (REST)
Large Rental Bldg (10+ units) (LR)	Bars / Pubs (B)
Senior Housing Apartment (4-10 units) (SMA)	Microbrewery (MB)
Senior Housing Apartment (10+ units) (SLA)	Retail (R)
Other _____	Services (Hair Salon, Vet, Doctor, etc) (S)
	Other _____
<b>INDUSTRIAL</b>	
Manufacturing (M)	
Agricultural Products (A)	
Warehouse (W)	
Other _____	

# IN-PERSON OPEN HOUSE #1 - NOV 9, 2021

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT

### WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?

Using the abbreviations listed below, mark the locations on the map where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

<b>RESIDENTIAL</b>	<b>OFFICE</b>
Smaller Single-Family Homes (SFS)	Professional (P)
Larger Single-Family Homes (LSFH)	Not-for-Profit (NFP)
Duplex Homes (2 units) (D)	Government (G)
Condominiums (C)	Other _____
Townhomes (T)	
Units above commercial in this town center (TC)	
Mixed-use Buildings (Commercial & Residential) (MUR)	
Small Rental Buildings (4-10 units) (SRB)	<b>COMMERCIAL</b>
Larger Rental Bldgs (10+ units) (LRB)	Restaurants (REST)
Senior Housing Apartment (4-10 units) (SHAM)	Bars / Pubs (B)
Senior Housing Apartment (10+ units) (SHG)	Microbrewery (MB)
Other _____	Retail (R)
	Services (Hair Salon, Vet, Doctor, etc.) (S)
	Other _____
<b>INDUSTRIAL</b>	
Manufacturing (M)	
Agricultural Products (A)	
Warehousing (W)	
Other _____	

■ TOWN LIMITS  
 ■ PARKS  
 ■ WATER

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

## LAND USE AND DEVELOPMENT

### WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?

Using the abbreviations listed below, mark the locations on the map where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

*Think from a variety of more*

<b>RESIDENTIAL</b>	<b>OFFICE</b>
Smaller Single-Family Homes (SFS)	Professional (P)
Larger Single-Family Homes (LSFH)	Not-for-Profit (NFP)
Duplex Homes (2 units) (D)	Government (G)
Condominiums (C)	Other _____
Townhomes (T)	
Units above commercial in this town center (TC)	
Mixed-use Buildings (Commercial & Residential) (MUR)	
Small Rental Buildings (4-10 units) (SRB)	<b>COMMERCIAL</b>
Larger Rental Bldgs (10+ units) (LRB)	Restaurants (REST) - July 15 / Priority Parcel
Senior Housing Apartment (4-10 units) (SHAM)	Bars / Pubs (B)
Senior Housing Apartment (10+ units) (SHG)	Microbrewery (MB)
Other _____	Retail (R)
	Services (Hair Salon, Vet, Doctor, etc.) (S)
	Other _____
<b>INDUSTRIAL</b>	
Manufacturing (M)	
Agricultural Products (A)	
Warehousing (W)	
Other _____	

■ TOWN LIMITS  
 ■ PARKS  
 ■ WATER

*2570 to be for low*

*Butler center is former Senior Center - w/ farm areas*

Tree city - want to obtain designation (8)

Let'see Van Orman & create safety before Community

Ang Schmetz

Geoff Brown

# IN-PERSON OPEN HOUSE #1 - NOV 9, 2021

North Liberty **PLAN NORTH LIBERTY** growing a quality community **ABONMARCHÉ**

## TOWN PARK POTENTIAL IMPROVEMENTS

**POTENTIAL AMENITIES PLAN**

100' PARK AND ADJACENT BENCHES, BIKE RACKS, STATION, ETC.

ACCESSIBLE ROUTE THROUGHOUT PARK

BASKETBALL COURT

BARBEQUE WITH ACCESSIBLE SEATING AND LAWN SEATING

STEPS TO SELECT LOCATION ALONG BANK OF CREEK FOR WATER ACCESS

LANDSCAPE ENHANCEMENT OF STONE PLANTERS, WALLS AND COLUMNS

WATER PLAYING IN SELECTED LOCATIONS ALONG BANK OF CREEK

**Legend**

- 1 TOWN PARK
- 2 POCKET PARK
- 3 VIEW BALL FIELDS
- 4 POTATO CREEK CROSSING PARK
- 5 POTATO CREEK STATE PARK
- EXISTING RECREATION FACILITY
- PROPOSED RECREATION FACILITY
- EXISTING MULTI-USE TRAIL
- POTENTIAL FUTURE CONNECTION
- POTENTIAL WATERWAY CONNECTION

**RESTROOM FACILITY**

A ACCESSIBLE COMPOSITE PLAYGROUND

B SHADE STRUCTURE

C RESTROOM FACILITY

D BASKETBALL COURT


E WATER PLAYING IN SELECTED LOCATIONS ALONG BANK OF CREEK

North Liberty **PLAN NORTH LIBERTY** growing a quality community **ABONMARCHÉ**

## SURROUNDING REGION RECREATION ASSETS

**Legend**

- 1 TOWN PARK
- 2 POCKET PARK
- 3 VIEW BALL FIELDS
- 4 POTATO CREEK CROSSING PARK
- 5 POTATO CREEK STATE PARK
- EXISTING RECREATION FACILITY
- PROPOSED RECREATION FACILITY
- EXISTING MULTI-USE TRAIL
- POTENTIAL FUTURE CONNECTION
- POTENTIAL WATERWAY CONNECTION




**VIRTUAL OPEN  
HOUSE #1 -  
NOV 11, 2021**

# VIRTUAL OPEN HOUSE #1 - NOV 11, 2021

**North Liberty** **PLAN NORTH LIBERTY** growing a quality community **ABONMARCHÉ**

## POSITIVE ASSETS

Place a numbered sticker on the map for a place, thing, or characteristic that you find to have a **POSITIVE** impact on North Liberty. Then fill in the corresponding blank with a brief description.




1	_____	16	_____
2	_____	17	_____
3	_____	18	_____
4	_____	19	_____
5	_____	20	_____
6	_____	21	_____
7	_____	22	_____
8	_____	23	_____
9	_____	24	_____
10	_____	25	_____
11	_____	26	_____
12	_____	27	_____
13	_____	28	_____
14	_____	29	_____
15	_____	30	_____

TOWN LIMITS  
 PARKS  
 WATER

**North Liberty** **PLAN NORTH LIBERTY** growing a quality community **ABONMARCHÉ**

## ISSUES TO ADDRESS

Place a numbered sticker on the map for a place, thing, or characteristic that you think needs to be **ADDRESSED** in North Liberty. Then fill in the corresponding blank with a brief description.



1	_____	16	_____
2	_____	17	_____
3	_____	18	_____
4	_____	19	_____
5	_____	20	_____
6	_____	21	_____
7	_____	22	_____
8	_____	23	_____
9	_____	24	_____
10	_____	25	_____
11	_____	26	_____
12	_____	27	_____
13	_____	28	_____
14	_____	29	_____
15	_____	30	_____

TOWN LIMITS  
 PARKS  
 WATER

**North Liberty** **PLAN NORTH LIBERTY** growing a quality community **ABONMARCHÉ**

## FUTURE OPPORTUNITIES

Place a numbered sticker on the map for a place, thing, or characteristic that you think is an **OPPORTUNITY** for North Liberty. Then fill in the corresponding blank with a brief description.



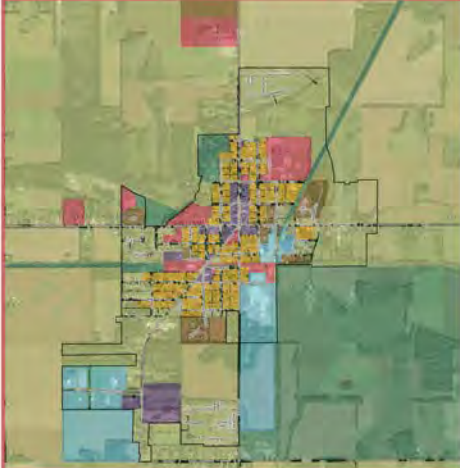
1	_____	16	_____
2	_____	17	_____
3	_____	18	_____
4	_____	19	_____
5	_____	20	_____
6	_____	21	_____
7	_____	22	_____
8	_____	23	_____
9	_____	24	_____
10	_____	25	_____
11	_____	26	_____
12	_____	27	_____
13	_____	28	_____
14	_____	29	_____
15	_____	30	_____

TOWN LIMITS  
 PARKS  
 WATER

# VIRTUAL OPEN HOUSE #1 - NOV 11, 2021

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## LAND USE AND DEVELOPMENT



**DOES THE EXISTING FUTURE LAND USE MAP (2015 PLAN) STILL REFLECT YOUR VISIONS OF DEVELOPMENT?**

If the future land uses on this map **DO NOT** reflect your vision of development for North Liberty, mark the locations on the map. Then fill the corresponding blank with a brief description.


① \_\_\_\_\_  
② \_\_\_\_\_  
③ \_\_\_\_\_  
④ \_\_\_\_\_  
⑤ \_\_\_\_\_  
⑥ \_\_\_\_\_

**Future Land Use Map (2015 Plan)**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL / OFFICE / MIXED USE
- INSTITUTIONAL
- INDUSTRIAL
- PARKS
- TOWN LIMITS

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## LAND USE AND DEVELOPMENT



**SHOULD NORTH LIBERTY ANNEX ADJACENT PROPERTY TO GROW THE TOWN LIMITS?**

Mark the locations on the map that you think North Liberty should annex. Then fill the corresponding blank with a brief description.

① \_\_\_\_\_ ④ \_\_\_\_\_  
② \_\_\_\_\_ ⑤ \_\_\_\_\_  
③ \_\_\_\_\_ ⑥ \_\_\_\_\_


**WHAT CONCERNS OR COMMENTS DO YOU HAVE IN NORTH LIBERTY RELATED TO:**

Circle your answer and provide an explanation if you'd like.

<b>SAFETY</b>	<b>HOUSING COSTS (RENTAL UNITS)</b>
Safe	Too Inexpensive
Unsafe	Reasonable
	Too Expensive
<b>PARKING</b>	<b>HOUSING COSTS (FOR SALE UNITS)</b>
Sufficient	Too Inexpensive
Not Enough	Reasonable
Generally Enough But Not During Specific Events	Too Expensive

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## LAND USE AND DEVELOPMENT



**WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?**

Using the abbreviations listed below, mark the locations on the map of where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

<b>RESIDENTIAL</b>	<b>OFFICE</b>
Smaller Single-Family Homes (SPFS)	Professional (P)
Larger Single-Family Homes (LPH)	Non-Profit (NP)
Duplex Homes (D) or Triplex (T)	Government (G)
Condominiums (C)	Other: _____
Townhomes (TH)	
Units above commercial in this town center (TC)	<b>COMMERCIAL</b>
Mixed-use Buildings (Commercial & Residential) (M)	Restaurants (REST)
Small Rental Buildings (4-10 units) (SM)	BBQ/Pubs (BP)
Longer Rental Buildings (10+ units) (LR)	Microbrewery (MB)
Senior Housing Apartment (4-10 units) (SHA)	Retail (R)
Senior Housing Apartment (10+ units) (SH)	Services (Hair Salon, Vet, Doctor, etc.) (S)
Other: _____	Other: _____
<b>INDUSTRIAL</b>	
Manufacturing (M)	
Agricultural Production (A)	
Warehousing (W)	
Other: _____	

# VIRTUAL OPEN HOUSE #1 - NOV 11, 2021

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## TOWN PARK EXISTING CONDITIONS

EXISTING CONDITIONS PLAN  
NOT TO SCALE

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## TOWN PARK POTENTIAL IMPROVEMENTS

POTENTIAL IMPROVEMENTS PLAN  
NOT TO SCALE

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## NORTH LIBERTY RECREATION ASSETS

NOT TO SCALE

**Legend**

- EXISTING RECREATION FACILITY
- PROPOSED RECREATION FACILITY
- EXISTING MULTI-USE TRAIL
- EXISTING SIDEWALK CONNECTION
- POTENTIAL FUTURE CONNECTION

- 1 TOWN PARK
- 2 POCKET PARK
- 3 VFW BALL FIELDS
- 4 POTATO CREEK CROSSING PARK



**STEERING  
COMMITTEE  
MEETING #2 -  
DEC 8, 2021**



# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

**PLAN NORTH LIBERTY**  
growing a quality community

Steering Committee Workshop #2  
Community Engagement Summary  
December 8, 2021

## WORKSHOP AGENDA

1. Public Engagement Summary
2. Parks Vision
3. Community Growth and Development Vision
4. Plan Elements and Next Steps

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## PUBLIC ENGAGEMENT ACTIVITIES

**STAKEHOLDER INTERVIEWS**

1. Conducted 10 interviews by Zoom
2. Interviews lasted between 1-1.5 hours
3. Discussion Topics Included
  - Community Character/Vision
  - Staffs/Project Alignment & Reports
  - Community Housing Needs
  - Downtown/Commercial Opportunities & Limitations
  - Jobs and Industrial Growth Opportunities & Limitations
  - Parks & Recreational Facilities and Programming
4. Mix between North Liberty Residents and Walpole residents
  - Most stakeholders interviewed moved to the community from outside
  - About half had long-time community connection (personal or spouse/family connections)

**COMMUNITY SURVEYS**

COMMUNITY CHARACTER - 45  
PARKS AND LEAS - 45  
DEVELOPMENT - 32

**COMMUNITY OPEN HOUSE**

IN PERSON TUESDAY NOVEMBER 6, 6-8 PM - 22 PARTICIPANTS  
VIRTUAL THURSDAY NOVEMBER 11, 6-8 PM - 3 PARTICIPANTS

## COMMUNITY SURVEY RESULTS - WHO

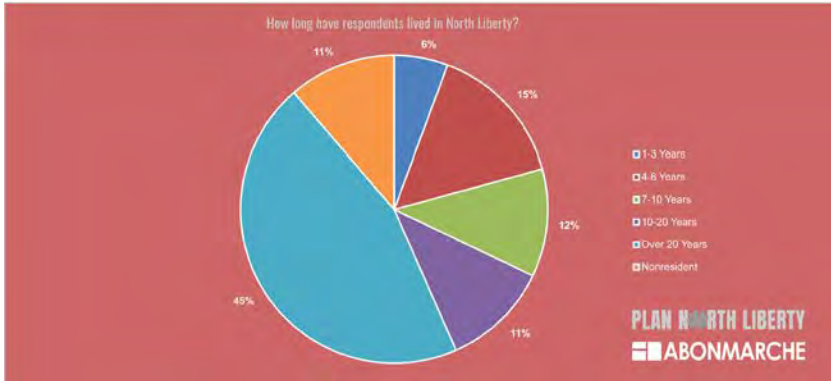
What are respondents' interest in North Liberty?

I live in North Liberty.	47	88.68%
I work in North Liberty.	17	32.08%
I shop in North Liberty.	41	77.36%
My children attend school in North Liberty.	17	32.66%
I visit the parks in North Liberty.	41	77.36%
I attend events in North Liberty.	46	86.79%
I have family that lives in North Liberty.	31	58.49%
Other (Library, Friends, Church, Volunteer)	4	7.59%

**30.18%**  
Both Live and Work in North Liberty

# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## COMMUNITY SURVEY RESULTS - WHO



PARKS & TRAILS VISION

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## STAKEHOLDER INTERVIEWS – PARKS & RECREATION

**North Liberty Parks Facilities**

- Mixed response when asked to describe North Liberty Parks
- Spray pad, removal of baseball field, and improvements to playground area were mentioned as being positive improvements
- Any need for additional facilities should explore opportunities to partner with the schools for access to school facilities - schools are open to collaboration
- Youth sports facilities were noted as being a community need if North Liberty is trying to attract families - Walkway baseball and soccer fields were noted as being a draw

**North Liberty Parks Programming**

- Overall there was agreement that there is a need for more programming
- Youth sports, general youth/teen activities and senior activities lacking
- Recommendations for collaboration with schools, library and other non-profits to expand programming offerings

**North Liberty Trails:**

- Consensus among all stakeholders that Trails are positive for the Town
- Most stakeholders actively use the trails, if they don't, they commented on how actively used they are
- Safety referred to the trails attractive for families
- However, there were many safety concerns related to crossing SR 223 - limits use by people on the west side of SR 223, and limits accessibility to downtown/Town Park
- Possibility of water load connecting Potato Creek to Town Park

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## PARKS AND TRAILS SURVEY RESULTS

Q9: Please indicate the amenities within the park that you use the most ranking them from 1-8: 1 being the most used and 8 being the least used.

LEAST USED → MOST USED

**68.29%**  
Said They Used The Park On A Regular Basis

When asked how many times per month they used the park:

- 13.33% 10+ times
- 16.67% 6-10 times
- 36.67% 3-5 times
- 33.33% 2 or less times

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# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## PARKS AND TRAILS SURVEY

If you have rented a facility, please rate your satisfaction of the following:

	Very Satisfied	Somewhat Satisfied	Neutral	Somewhat Dissatisfied	Very Dissatisfied	Total
Quality of facility	64.29% (9)	21.43% (3)	7.14% (1)	0% (0)	7.14% (1)	14
Quality of restrooms	6.67% (1)	33.33% (5)	40% (6)	13.33% (2)	6.67% (1)	15
Rental fees	71.43% (10)	7.14% (1)	14.29% (2)	0% (0)	7.14% (1)	14
Rental process	42.86% (6)	42.86% (6)	7.14% (1)	0% (0)	7.14% (1)	14

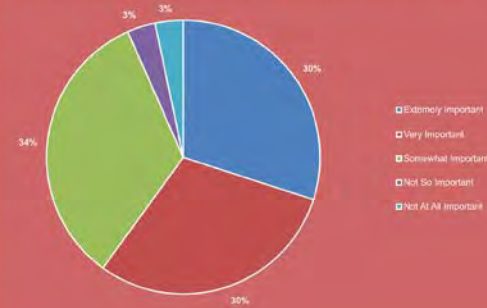
### SURVEY STATISTICS

- 26.19% HAVE RENTED A PARK FACILITY
- OF THOSE
  - 83.3% RENTED THE PAVILION
  - 58.33% RESTROOMS
  - 16.67% OTHER

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## TRAILS IMPRESSIONS

How important are the Town's biking / walking trails to its character and attractiveness?



### SURVEY STATISTICS

- 78.37% Rated North Liberty's Trails as Excellent or Great
- 83.78% Indicated That They Would Support Additional Investment In The Trail System

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## COMMUNITY OPEN HOUSE – PARKS

**TOWN PARK POTENTIAL IMPROVEMENTS**

The participants attending the open house selected the following items as desired components of the Town Park:

- Accessible Composite Playground
- Shade Structure
- Restroom Facility
- Fire Pit/Seating Area
- Portable Ice Skating Rink
- Native Plantings along Bank of Creek
- Steps along Bank of Creek
- Bandshell with Accessible Seating and Lawn Seating
- Accessible Path through Park

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## COMMUNITY OPEN HOUSE – TRAILS

**SURROUNDING REGION RECREATION ASSETS**

- Existing trail network provides excellent non-motorized access to in-town recreation areas and is viewed positively by the majority of residents
- Additional seating opportunities along existing trail network desired (every 1/4 - 1/2 mile)
- Using Potato Creek as a waterway trail connection between State Park and Town Park highly favorable if practical logistics are established
- Potential future trail connection to Potato Creek State Park highly favorable, but
  - Trail location preference is mixed
  - Effects on adjacent landowners is controversial

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# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021



## STAKEHOLDER INTERVIEWS – COMMUNITY CHARACTER

### What is attractive about or attracted you to North Liberty?

- Safety
- Quality Schools
- Small town charm, quiet downtown
- Community amenities – trails, parks
- Proximity to South Bend and to Potato Creek State Park
- Transitioning from farming community to bedroom community of South Bend

### What does Quality of Life Mean to You?

- Similar themes
- Quiet, friendly neighbors, safety, live just off being, access to everything you need
- Overall stakeholders feel that the town's vision matches what it's like living in North Liberty

### What are outside perceptions of North Liberty?

- Mix between positive and negative
- People don't know about North Liberty – not in the conversation
- Far from South Bend, rural, farm living, lack of diversity
- Schools have very positive perception – driver for new residents to the community
- Great place to raise a family
- More politically conservative than South Bend, more progressive than Walkerton
- Town sees strong link to Potato Creek, Potato Creek visitors maybe don't perceive live in North Liberty
- Negative perceptions not believed

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## COMMUNITY CHARACTER SURVEY RESULTS

### Why did you choose to live in North Liberty?

I grew up here.	36.57% (11)
My family lives here.	46.57% (14)
I went to school here.	33.33% (10)
My job is here.	30% (9)
It's a great place to raise a family.	56.57% (17)
I like the small town character.	70% (21)
Attractive community.	46.57% (14)
Safe community.	70% (21)
Housing is affordable.	40% (12)
Good housing choices.	26.57% (8)
Good schools.	56.57% (17)
Good neighborhoods.	46.57% (14)
Good amenities (parks, library, etc.)	50% (15)
Other	13.33% (4)

**75.76%**

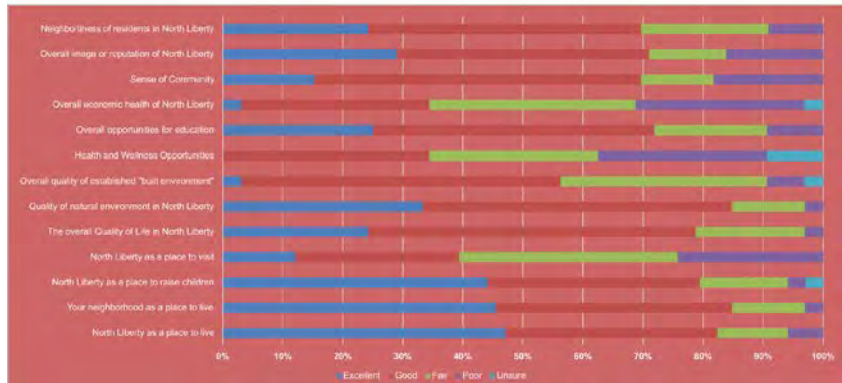
Very or Somewhat Likely to Recommend  
Living in North Liberty to Someone Else

**83.34%**

Very or Somewhat Likely to Remain in  
North Liberty for the Next 5 Years

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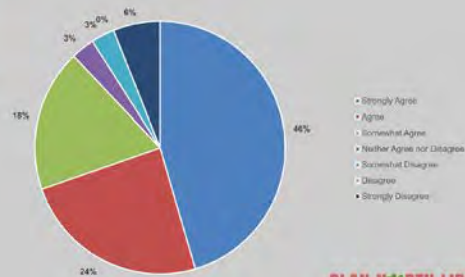
## COMMUNITY CHARACTER SURVEY RESULTS



# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## COMMUNITY CHARACTER SURVEY RESULTS - VISION

"North Liberty is a community focused on quality of life, small town character, family values, and quality education, all conveniently located near the South Bend metro area and Potato Creek State Park. North Liberty will maintain its unique identity where people love to live, work, play, and worship. As it grows, North Liberty will strive to preserve the traits that are valued by its residents and visitors alike."



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## OPPORTUNITIES AND CHALLENGES

### OPPORTUNITIES

- Town's values related to quality education, small town life, family values and quality of life amenities resonate with residents
- Reputation of schools is viewed as a driver for new resident (family) growth – 25% of enrollment out of district
- Stellar projects have resulted in visible changes, improve community perception over competing communities
- Parks and Trails have positive reputation, are well used and add to desirability of community
- Stable, affordable existing housing stock perceived as higher quality than competing towns (affordable median home values)
- Available land agricultural land adjacent to Town to accommodate growth
- Municipal utilities have capacity to support future growth
- Development of new State Park Inn has potential to draw additional 28,000+ visitors annually
- St. Joseph County Redevelopment Commission interest in broadband improvements and development of trail connecting to Potato Creek State Park and Lakeville

### CHALLENGES

- Limited housing availability – not just limited to current market conditions
- Lack of new housing development activity
- Median Household Income: lag behind St. Joseph County, limit the ability to afford new construction homes
- Some perceptions that North Liberty is too far away South Bend
- Sustainable commercial development requires population growth or higher visitation from State Park or region
- SR-23 traffic and 5 points intersection perceived as safety risk

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## COMMUNITY OPEN HOUSE - CHARACTER

### POSITIVE ASSETS

- Walk/Hydro
- Downtown Renovation
- Methodist Church
- Town Park & Creek
- Quality School System

### ISSUES TO ADDRESS

- Park Equipment/Maintenance
- Benches on Trails
- Parking – downtown
- Enhance park access to creek for recreation
- Rain gardens along street for stormwater management

### FUTURE OPPORTUNITIES

- Diner/Restaurant/Brewery
- Antique Store
- Dollar General
- Parking by Community Building in old rail corridor



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## GROWTH & DEVELOPMENT VISION

### Population Growth

2,500 Residents by 2041  
936 Households (2.67 people per household)  
1,030 Housing Units (approximately accounting for vacancy rate of 10%)

### Target Residential Segments:

Household size and type – Families, Seniors, Couples with no children (Empty nesters, young professionals, etc.)  
Income  
Education  
Employment  
From where? – Imported, home-grown, mix?

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# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## STAKEHOLDER INTERVIEWS – HOUSING NEEDS

**Housing Needs/Issues**

- Inventory/Availability – was it lower prior to the current housing shortage?
- Limited options for people who might want to rent
- Affordability – range of responses related to affordability
  - Generally, when housing stock provides most affordable options
  - New construction units of \$250+ – how affordable is this?
  - Development of large homes on acreage just outside of Town limits shows that high end/home development is possible
  - Utility costs were mentioned as being too high, impacting affordability, but taxes were mentioned as not being a significant factor

**Housing Limitations**

- Land available for development
- Construction costs

**Housing Opportunities**

- School system is driving demand for families wanting to relocate into the district – 75% of enrollment is out of district families
- Similar improvements have strengthened North Liberty's appeal as a business community in Smith Square
- Can builders be incentivized to take risk on spec homes? School Building Friday program has constructed spec homes and always had the home sold before construction was complete
- Explore multi-family rental opportunities, but be careful of impact on community character
- Stakeholders support incentives, but some residents would support

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## DEVELOPMENT SURVEY - HOUSING

**My biggest concern regarding housing in North Liberty is**

Affordability	34.78% (8)
Overcrowding	8.70% (2)
Too Much Low-Income Housing	43.48% (10)
Not Enough Rental Units	17.39% (4)
Not Enough Homeownership Opportunities	58.52% (13)
Over-Development	8.70% (2)
Affordable Housing for Seniors	26.09% (6)
Lack of Units Overall	21.74% (5)
Other	12.04% (3)

**If you work, shop, or attend even in North Liberty but do not live here, please tell us why.**

Cannot Find Housing (Car Afford)	0% (0)
Cannot Find Housing (Car Afford)	0% (0)
Connection to Another Town or City	28.57% (2)
Family Lives in Another Town or City	28.57% (2)
Not Enough Events or Parks	14.29% (1)
Not Enough Restaurants or Shops	28.57% (2)
Other	28.57% (2)

**59.26%** Said the Town Has the Right Pace of Residential Growth

**29.63%** Said the Town Needs More Residential Growth

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## DEVELOPMENT SURVEY

What types of housing should be promoted?



## STAKEHOLDER INTERVIEWS – DOWNTOWN & COMMERCIAL

**Describe Downtown North Liberty**

- Footfall – well maintained, appealing to the eye, amenities and aesthetics are positive
- Bakery, cafe and flower/gift shop are attractions
- Shoppers Alley is a unique, attractive space
- Stakeholders interviewed all shop and support downtown businesses
- Negative – limited options, missing SP 22 in difficult locale

**Downtown Opportunities**

- There is an emerging dining option in North Liberty – Friday Food Trucks very successful
- Are there shops/closets that could appeal to Pistula Creek State Park campers?
- Can downtown attract young professionals to open office space?
- Increase coordinated events including arts to attract more people downtown
- Leverage local ag producers – Farmer's Market

**Downtown Limitations**

- Parking was noted as being limited downtown
- SP 22 safety concerns, pedestrian crossing and S points intersection
- Is there enough population to support rising operating costs associated with running small business?

**General Commercial Discussion**

- South Road – increased development in Ireland Road area is accessible for NL residents, competes with local businesses
- Dollar General & Bob's identified as local grocery options – Bob's prices are high, Dollar General doesn't have fresh inventory such as produce/meats
- Health care/Medical care – no local options since the most successful left, important for older residents who don't want to drive into South Road

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# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## STAKEHOLDER INTERVIEWS – EMPLOYMENT & INDUSTRY

**Existing Industry**

- Limited industry - SAPTA/India is recognized as major employer
- North Liberty is dependent on strength of regional economy for job/industrial growth - a strong South Bend is critical to success of North Liberty and other smaller communities
- Overall stakeholder feedback was an understanding of the importance of industry for local tax base, but generally character is not compatible with significant new industrial growth (in Middlebury and Napoleon)
- Future of North Liberty is more likely to be dependent on proximity to employment centers, that's ok.

**Employment/Industry Limitations**

- North Liberty not positioned for corporate HQ operations
- Workforce/ labor shortage is regional, but not impacting schools
- Wages of local jobs are lagging, impacts housing affordability
- Quality of related services is poor
- Utility user costs are too high - reduce water/sewer fees

**Employment/Industry Opportunities**

- Future opportunities should focus on diversity of industry, not just rely on more manufacturing
- Concerns with pollution and environmental impact - focus on industry that is clean and sustainable
- If industrial park is built, Town should look at someplace for new industrial growth, but should be managed and be selective
- How can North Liberty increase service and administrative sector employees (school system faculty staff, health care, professional office)
- Remove worker opportunities if broadband is improved.

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## DEVELOPMENT SURVEY

What types of businesses would be a positive addition to North Liberty?

	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree	Total
Chain Retail	7.41% (2)	29.83% (8)	22.22% (5)	18.52% (5)	22.22% (5)	27
Local Retail	46.43% (13)	35.71% (10)	10.71% (3)	3.57% (1)	3.57% (1)	28
Chain Restaurants	11.11% (3)	40.74% (11)	18.52% (5)	11.11% (3)	18.52% (5)	27
Local Restaurants	51.85% (14)	37.04% (10)	3.70% (1)	0% (0)	7.41% (2)	27
Professional Services	11.54% (3)	46.15% (12)	26.92% (7)	11.54% (3)	3.85% (1)	26
Business Office/Corporate HQ	3.70% (1)	40.74% (11)	25.93% (7)	14.81% (4)	14.81% (4)	27
Healthcare/Medical Offices	28.57% (8)	57.14% (16)	10.71% (3)	0% (0)	3.57% (1)	28
Warehousing/Logistics	7.41% (2)	37.04% (10)	22.22% (6)	14.1% (4)	25.33% (7)	27
Light Manufacturing	28.57% (8)	32.14% (9)	21.43% (6)	3.57% (1)	14.29% (4)	28
Heavy Manufacturing	15.38% (4)	15.38% (4)	26.92% (7)	7.69% (2)	34.62% (9)	26
Technology	33.33% (9)	44.44% (12)	14.81% (4)	0% (0)	7.41% (2)	27
Agriculture	18.52% (5)	59.26% (16)	14.81% (4)	3.70% (1)	3.70% (1)	27

**TOP POSITIVE ADDITIONS**

- Local Restaurants
- Local Retail
- Technology
- Agriculture

**TOP NEGATIVE ADDITIONS**

- Chain Retail
- Heavy Manufacturing

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Overwhelmingly, respondents agreed that most development types would be a positive addition to North Liberty.

## DEVELOPMENT SURVEY – EMPLOYMENT & INDUSTRY

**69.23%**  
Said the Town Needs More Business Growth

**55.56%**  
Said the Town Needs More Industrial Growth

**3.70%**  
Said the Town Has Too Much Business Growth

**7.14%**  
Said the Town Has Too Much Industrial Growth

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## COMMUNITY OPEN HOUSE - DEVELOPMENT

Future Land Use Map is still accurate with some comments:

- Apartments in Downtown
- Subdivision south of town towards Ball Park
- Industrial along SR 23
- Retail near RR and East on SR 4
- Commercial east of Town northside of SR 4
- Large Park on vacant land north of Tamarack Knolls

Annexation - Yes with some comments:

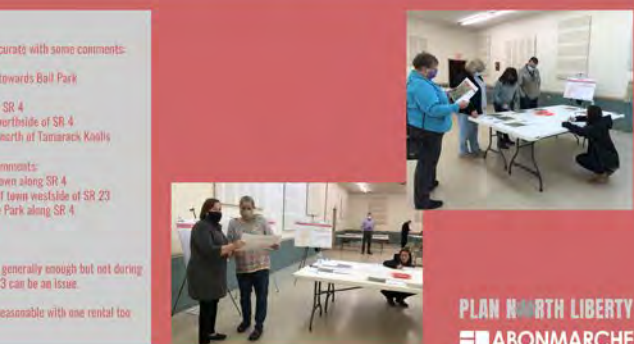
- Commercial uses east of Town along SR 4
- Homes and Church north of town westside of SR 23
- Toward Potata Creek State Park along SR 4

Safety - believe Town is safe

Parking - mix of sufficient and generally enough but not during events. Parallel parking on SR 23 can be an issue.

Housing Costs are considered reasonable with one rental too expensive.

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# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## COMMUNITY OPEN HOUSE - DEVELOPMENT

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### LAND USE AND DEVELOPMENT

WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?

Using the abbreviations listed below, mark the locations on the map of where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

**RESIDENTIAL**

- Single-Family Detached
- Single-Family Attached
- Multi-Family (Low Density)
- Multi-Family (Medium Density)
- Multi-Family (High Density)

**OFFICE**

- Professional
- Business
- Government

**COMMERCIAL**

- Retail
- Food Service
- Service
- Professional

**INDUSTRIAL**

- Manufacturing
- Warehouse
- Logistics
- Research and Development

- Community will need to balance development with preserving farmland
- Development should be connected to amenities and sewer
- Build more housing like Tamarack Knolls
- Condos
- Mid-sized Senior Apartments
- Need family friendly restaurants adjacent to Downtown
- Need restaurants, bars/pubs, microbrewery and services

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### Future Land Use Map (2015 Plan)

Legend:

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL / OFFICE / MIXED USE
- INTERMEDIATE
- INDUSTRIAL
- PARKS
- TOWN LIMITS

**Residential -**

- Predominant land use inside the Town limits
- Characterized primarily by older, existing housing stock
- Two recent subdivision developments – Potato Creek Crossing & Tamarack Knolls, both subdivisions have remaining vacant lots for new development opportunities
- Limited higher density multi-family uses

**Commercial**

- Includes Town Center, Office Buffer and Commercial Zoning Districts
- Density of commercial uses clustered in downtown
- Community is underserved by commercial uses, with less than 10% of total land use
- Limited space for expansion of commercial uses downtown, although Town Center and Office Buffer districts allow for mix of commercial and residential uses

**Industrial**

- Existing Industrial park on SW side of Town is nearing capacity
- Hydro Extrusion is significant user, appears to have expansion options from current facility adjacent to community building

**Agricultural**

- Approximately 43 acres of agriculturally used property inside Town limits
- Agricultural Land not in Future Land Use Map

**Parks**

- Additional Park Land?

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**PLAN ELEMENTS & NEXT STEPS**

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## PLAN ELEMENTS – NEXT STEPS

Facilitate Work Sessions Focused on the Following Plan Element Themes

<ul style="list-style-type: none"> <li>Parks, Trails &amp; Natural Resources (Parks Board)</li> <li>Community Wellness</li> <li>Culture</li> <li>Natural Resources</li> <li>Parks and Recreation</li> <li>Historic and Archaeological Resources</li> </ul>	<ul style="list-style-type: none"> <li>Development &amp; Land Use (SC)</li> <li>Land Use</li> <li>Placemaking</li> <li>Economic Development</li> <li>Housing</li> <li>Agriculture</li> </ul>	<ul style="list-style-type: none"> <li>Municipal Facilities &amp; Infrastructure (SC)</li> <li>Public Facilities and Services</li> <li>Government and Fiscal Capacity</li> <li>Education</li> <li>Transportation</li> <li>Broadband Access</li> <li>Hazard Mitigation</li> </ul>
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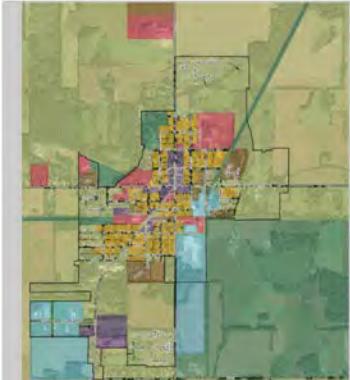
Work Sessions will include a deeper dive in issues and opportunities, along with a review of the Goals, Policies and Projects from the 2015 Plan to determine which policies should carry over in the up-dated plan.

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# STEERING COMMITTEE WORKSHOP #2 - DEC 8, 2021

## NEXT STEPS - FUTURE LAND USE



Next phase will be to develop the future Land Use Map by:

Determining (based on infrastructure, area data and public engagement) the What, Where, Density and Character of the following Land Uses:

- Residential
- Commercial
- Industrial
- Agricultural
- Parks

Identify Growth Corridors and Areas.

Identify areas for annexation and answer the where, when, how much, and what will it be for questions.

Confirm the role of Agricultural Land Uses in and around the town including commercial agriculture and agriculturally based businesses.

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**STEERING  
COMMITTEE PLAN  
ELEMENTS WORK  
SESSION -  
JAN 11, 2022**

# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022



**PLAN NORTH LIBERTY**  
growing a quality community

Steering Committee Work Session  
Plan Element Framework  
January 11, 2022

**ABONMARCHE**

## WORK SESSION AGENDA



**Plan Element Themes Discussion**

- Review of Existing Conditions Findings
- Review of Community Engagement Feedback
- Review of 2015 Plan Policies
- Discussion on Key Takeaways

**Future Land Use Map Discussion**

- Location, Density and Character of Future Development
- Define Growth Areas
- Future Annexation Goals
- Role of Agriculture

**Community Workshop Schedule:**

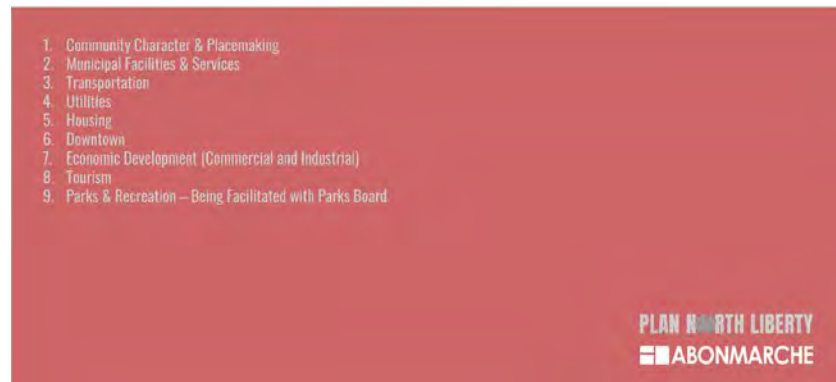
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**PLAN ELEMENT FRAMEWORK**

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## COMPREHENSIVE PLAN ELEMENTS



1. Community Character & Placemaking
2. Municipal Facilities & Services
3. Transportation
4. Utilities
5. Housing
6. Downtown
7. Economic Development (Commercial and Industrial)
8. Tourism
9. Parks & Recreation – Being Facilitated with Parks Board

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# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

## ELEMENT #1 – Community Character & Placemaking

<p><b>Stakeholder Interview Summary</b></p> <p><b>What is attractive about or attracted you to North Liberty?</b></p> <ul style="list-style-type: none"> <li>• Safety</li> <li>• Quality Schools</li> <li>• Small town charm, quiet downtown</li> <li>• Community amenities – trails, parks</li> <li>• Proximity to South Bend and to Potato Creek State Park</li> <li>• Transitioning from farming community to bedroom community of South Bend</li> </ul> <p><b>What are outside perceptions of North Liberty?</b></p> <ul style="list-style-type: none"> <li>• Mix between positive and negative</li> <li>• People don't know about North Liberty – not in the conversation</li> <li>• Far from South Bend: rural, farm living; lack of diversity</li> <li>• Schools have very positive perception – driver for new residents to the community</li> <li>• Great place to raise a family</li> <li>• More politically conservative than South Bend, more progressive than Walkerton</li> <li>• Town perceives strong link to Potato Creek, Potato Creek visitors maybe don't perceive link to North Liberty</li> <li>• Negative perceptions not informed</li> </ul>	<p><b>Community Engagement Summary</b></p> <p><b>Why did you choose to live in North Liberty?</b></p> <ul style="list-style-type: none"> <li>• Small Town Character (70%)</li> <li>• Safe Community (70%)</li> <li>• Good Schools (57%)</li> <li>• Great Place to Raise Family (57%)</li> <li>• Attractive Community (47%)</li> <li>• Housing is affordable (40%)</li> <li>• Good housing choices (27%)</li> </ul> <p><b>Quality of Life Ratings (Excellent/Good)</b></p> <ul style="list-style-type: none"> <li>• North Liberty as a Place to Live (80+%)</li> <li>• Neighborhood as a Place to Live (80+%)</li> <li>• Quality of Natural Environment (80+%)</li> <li>• Economic Health of NL (35%)</li> <li>• Health &amp; Wellness Opportunities (35%)</li> <li>• NL as a place to visit (40%)</li> </ul>
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## ELEMENT #1 – Community Character & Placemaking

<p><b>2015 Plan Policies</b></p> <p><b>Goal: Proserve and enhance historic structure and places in the community</b></p> <p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>• Develop a new historic overlay zoning district, complete with development standards, for the area in North Liberty that was previously identified as an historic district</li> </ul> <p><b>Goal: Make it visually apparent that North Liberty is a special community</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Establish unique gateways at major entry points so people know when they are entering North Liberty</li> <li>• Implement design standards for all public improvements to establish a thematic, unified look for North Liberty</li> <li>• Formalize Town's street tree policy</li> </ul>	<p><b>Key Takeaways Discussion</b></p> <p>Key themes of safe community, quality schools and development of trails have significant appeal to attract families</p> <p>Specifically, reputation of schools has potential to drive residential growth</p> <p>Stellar downtown improvements have resulted in Downtown North Liberty having perceived advantage over neighboring communities for attractiveness and vibrancy</p> <p>Residents agree (70%) with vision statement elements, would recommend living in NL (76%) and plan to stay in NL for the next 5 years (83%)</p>
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## ELEMENT #2 – Municipal Facilities & Services

<p><b>Existing Conditions Summary</b></p> <p><b>Fire Protection</b> – Liberty Township Volunteer Fire Department provides fire and emergency medical services to all of Liberty Township, including the Town of North Liberty. The LTVFD opened its current station in 2016.</p> <p><b>Police Protection</b> – The North Liberty Police Department operates from the police station downtown North Liberty.</p> <p><b>Public Buildings</b> – In addition to the Police Department building, the Town owns and operates the North Liberty Community Building. The building includes 2 public meeting/gathering halls. The building also includes the Town administrative offices, including the Town Clerk's Office, and hosts Town Council meetings.</p> <p>The North Liberty Utilities Department operates at the wastewater treatment plant. The Town operates a Water Utility, Wastewater Utility and Stormwater Utility. The Town recently installed smart water meters for residential water customers.</p>	<p><b>Community Engagement Summary</b></p> <p>There appears to be overall satisfaction with the quality of the municipal services provided by the Town, as there were few if any negative comments received during stakeholder interviews or overall community engagement activities.</p> <p>Community engagement activities consistently described North Liberty as a safe community.</p>
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## ELEMENT #2 – Municipal Facilities & Services

<p><b>2015 Plan Policies</b></p> <p><b>Goal: Continue to partner with the School Corporation in their efforts to provide a quality educational experience</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Coordinate before school and town planning efforts</li> <li>• Formally consider development impact on the school corporation</li> <li>• Work with the school corporation to open facilities to increase recreation opportunities for residents</li> </ul> <p><b>Goal: Maintain or improve the Town's services to its residents and businesses</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>• Formally consider adding a Town manager position</li> <li>• Provide a higher level of service for code enforcement</li> <li>• Provide a higher level of service for waste disposal (trash pick up and recycling)</li> </ul>	<p><b>Key Takeaways Discussion</b></p> <p>SIG is in the process of working to expand broadband fiber access to North Liberty. Need additional clarity on how this translates to residential service.</p> <p>Utility extension to Potato Creek State Park will create additional capacities for wastewater services.</p> <p>Utility extension to Potato Creek State Park will create additional development pressure in area between Town limits and Park</p>
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# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

## ELEMENT #3 – Transportation

### Existing Conditions Summary

Two INDOT controlled state routes – SR 23 & SR 4

10 Miles of local streets to maintain

MACOG Traffic counts

- SR 23: 4,400-5,800 AADT; 15% Trucks
- SR 4: 1,700-1,900 AADT; 13% Trucks

Non-Vehicular Transportation – North Liberty Trail System

Multiple abandoned RR lines

### Community Engagement Summary

High traffic volumes on SR 23 and SR 4 negatively impact pedestrian safety and ease of crossing

Five-Points intersection still unresolved

North Liberty Trail System is a significant asset for resident and business attraction



## ELEMENT #3 – Transportation

### 2015 Plan Policies

Goal: Plan for current and future needs of the roadway and sidewalk network

Objectives:

- Perform Pavement Ratings
- Develop Street Maintenance strategy
- Adopt a complete street policy and standards
- Develop sidewalk completion and replacement strategy – including funding
- Master sidewalk and trails plan
- Investigate abandonment of alleys
- Determine options and feasibility of removing S. Main Street at Five Points intersection

### Key Takeaways Discussion

SR 23 & SR 4 – linkages to South Bend and Potato Creek State Park important for growth

Traffic volumes are good/bad

- High volumes good as business attraction
- High volumes bad for pedestrian safety and ease of crossing

Five-Points intersection still unresolved

North Liberty Trail System is a significant asset for resident and business attraction

Expand trails and integrate into sidewalk/pedestrian networks



## ELEMENT #4 – Utilities

### Existing Conditions Summary

Town operates Water Utility, Wastewater Utility and Stormwater Utility

Expansion of the wastewater system is limited by the capacity of the primary and secondary treatment components at the wastewater treatment plant. However, land area is available at the plant to allow for the construction of these additional components

Expansion of the water works system is limited by the height and the volume of the elevated storage tank. As the water works system is expanded outward from the center of the town, the available pressure and flow will be reduced

IDNR is abandoning salt-run water and waste-water at Potato Creek State Park. Will contract with Town to provide utility services. IFA will pay for utility improvements associated with this project.

St. Joseph County Redevelopment Department has submitted request to St. Joseph County Council to use Reszone Act funds to install broadband loop connecting South Bend, North Liberty and Walkerton to Metrolinx.

### Community Engagement Summary

The need for improved broadband connectivity was mentioned as a frustration for existing residents and business, as well as a barrier to both future residential and business growth



## ELEMENT #4 – Utilities

### 2015 Plan Policies

Goal: Ensure that all residents have access to utility services

Objectives:

- Work with utility providers to expand service, particularly cable and internet
- Continue making improvements to water and wastewater systems that are needed due to regulatory or maintenance requirements

Goal: Establish a stormwater utility focused on reducing introduction of stormwater to the wastewater treatment plant

Objectives:

- Finalize stormwater ordinance to better utilize stormwater as a resource rather than a waste product
- Develop educational programs for residents about the beneficial uses of stormwater to encourage elimination of illicit connections of downspouts to the sanitary system

### Key Takeaways Discussion

SIG is in the process of working to expand broadband fiber access to North Liberty. Need additional clarity on how this translates to residential service.

Utility extension to Potato Creek State Park will create additional capacities for wastewater services.

Utility extension to Potato Creek State Park will create additional development pressure in area between Town limits and Park



# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

## ELEMENT #5 – Housing

**Existing Conditions Summary**

Housing Units	2000	2010	2021	2026
Owner Occupied	81.5%	60.0%	61.8%	63.0%
Renter Occupied	27.6%	33.1%	32.9%	31.9%
Vacant	4.6%	6.3%	5.4%	5.1%

Median Home Value	North Liberty	St. Joseph County	Walkerton
2021	\$124,275	\$157,115	\$138,028
2026	\$177,254	\$205,165	\$190,323
21-26 Change	\$52,979	\$48,050	\$52,295
21-26 Percent Change	42.6%	30.6%	37.9%

**Housing Unit Growth Projections**

	North Liberty	St. Joseph County	Walkerton
2026 Projected Units	769	121,302	856
21-26 Change	4	2,322	2
Owner Occupied Housing Units	12	1,763	10
Renter Occupied Housing Units	(6)	393	(9)
Vacant Housing Units	(2)	237	2

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## ELEMENT #5 – Housing

**Existing Conditions Summary**

Est. 2026 Household Income

Income Range	Percentage
<\$15,000	18.8%
\$15,000 - \$24,999	13.3%
\$25,000 - \$34,999	6.8%
\$35,000 - \$49,999	5.9%
\$50,000 - \$74,999	21.1%
\$75,000 - \$99,999	17.9%
\$100,000 - \$149,999	11.5%
\$150,000 - \$199,999	2.3%
\$200,000+	3.4%

Average Household Income: \$68,951

Mortgage Amount	Mortgage Payment	Monthly Income (% of mortgage)	Annual Income Required	Home Price Required
\$100,000	\$872.35	\$2,617	\$32,221	\$1554
\$150,000	\$1,010.03	\$3,049	\$48,181	\$2331
\$200,000	\$1,305.03	\$3,220	\$62,541	\$3012
\$250,000	\$1,600.05	\$3,400	\$78,802	\$3892

**Community Engagement Summary**

**Biggest Concerns (Survey)**

- Not enough homeownership opportunities (56%)
- Too much low-income housing (46%)
- Affordability (35%)

**What Types Should Be Promoted?**

- Single Family (69%)
- Mixed Use (35%)
- Multi (35%)

New housing development constrained by lack of available land and construction costs

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## ELEMENT #5 – Housing

**2015 Plan Policies**

**Goal:** Provide a wide variety of housing choices in order to accommodate and retain residents in all phases of life

**Objective:**

- Review Zoning Ordinance to ensure it allows additional housing types, including accessory apartments, townhouses and senior housing options

**Goal:** Seek non-enforcement means to improve condition of run-down properties

**Objective:**

- Seek funding to improve properties and utilize volunteers and organizations to assist homeowners with needed repairs

**Housing Strategies**

- Identify locations for new multi-family developments
- Identify areas appropriate for new construction of starter homes (SF or Duplex)
- Identify locations for senior housing
- Revise zoning ordinance standards to allow varying densities and setbacks
- Create rural residential zoning district for larger lot residential on existing Ag properties

**Key Takeaways Discussion**

**Challenges:**

- Limited housing availability – not just limited to current market conditions
- Lack of new housing development activity
- Median Household Incomes lag behind St. Joseph County, limit the ability to afford new construction homes

**Opportunities:**

- Stable, affordable existing housing stock perceived as higher quality than competing towns (affordable median home values)
- Available agricultural land adjacent to town to accommodate growth
- Can builders be incentivized to take risk on spec homes?
- Explore multi-family rental opportunities, but be careful of impact on community character
- Stakeholders support incentives, not sure residents would support

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## ELEMENT #6 – Downtown

**Stakeholder Interview Summary**

**Describe Downtown North Liberty**

- Positive – well maintained, appealing to the eye, amenities and aesthetics are positive
- Riskier, urban and flower/gift shop are attractions
- Shawnee Alley is a unique, all inclusive space
- Stakeholders interested in shop and support downtown businesses
- Negative – limited options, crossing SR 22 is difficult/unsafe

**Downtown Opportunities**

- There is no existing dining option in North Liberty – Friday Food Trucks very successful
- Are there shops/stores that could appeal to Potato Creek State Park visitors?
- Can downtown attract young professionals to open office space?
- Increase coordinated events, including arts, to attract more people downtown
- Leverage local ag producers – Farmer's Market

**Downtown Limitations**

- Parking was noted as being limited downtown
- SR 22 safety concerns, pedestrian crossing and 5 points intersection
- Is there enough population to support using existing assets associated with serving small business?

**Downtown Plan Market Analysis Summary**

**Downtown Plan Target Business Recommendations:**

- Nursery/Garden Center
- Pharmacy/Drug Store, Cosmetics/Beauty Supply
- Coff/Messy/Savory
- Used merchandise store
- Sporting goods store
- Gasoline station/Convenience Store

These businesses track the Green Acres and Heartland Communities Tapestry Segments identified by ESRI, as well as having some relevance and appeal for Potato Creek State Park Visitors

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# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

## ELEMENT #6 – Downtown

### 2015 Plan Policies

#### Preferred Development Scenario:

Commercial development around the Downtown should be redeveloped as "mixed-use" allowing office/commercial and residential use in the same structure. Downtown commercial should be used for a year-round Farmer's Market or arts/crafts gallery. As part of this, the Town should encourage boutique home businesses, concentrating on homemade jams, quilts, baby things, etc for both the gallery and internet sales. Redevelopment incentives will be key to making the downtown a healthy commercial area.

### Key Takeaways Discussion

A vibrant, healthy downtown is a significant component of resident and tourism attraction goals.

Main Street Merchants Association currently tasked with events and business attraction activities. Organization is volunteer with limited to no funding. No formal incentives for new businesses.

Downtown has positive perception and businesses appear healthy. There is an identified need for evening dining options. This would strengthen appeal to FCSP visitors.

Parking can be a limiting factor during peak attendance events.

Current zoning allows mixed-use business opportunities.



## ELEMENT #7 – Economic Development

### Existing Conditions Summary

Daytime Population – 1,593

- Only 26% of daytime population are workers
- Less than St. Joseph County (47.6%) or Walkerton (59.7%)
- North Liberty exports a net of 306 workers per day within the region
- Top destinations for workers include South Bend (29%), Mishawaka (9%), Elkhart (7%), Walkerton (4%), Goshen (3%) and Plymouth (3%)

Total of 48 businesses in North Liberty, employing 304 persons.

Employees who work in North Liberty live in South Bend (12%), North Liberty (8%), LaPorte (4%), Kootz Lake (3%), Michigan City (3%), Plymouth (3%) and Walkerton (2.5%)

Almost 60% of North Liberty residents are employed in White Collar job sector

### Community Engagement Summary

70% of survey response – Town needs more business growth  
56% of survey response – Town needs more industrial/job growth

What businesses would be positive additions?

- Local Restaurants
- Local Retail
- Technology
- Health Care/Wellness

South Bend – increased development in Ireland Road area is accessible for NL residents, competes with local businesses

Health care/Medical care – no local options since the nurse practitioner left, important for older residents who don't want to drive into South Bend



## ELEMENT #7 – Economic Development

### 2015 Plan Policies

**Goal: Make North Liberty more attractive to commercial and industrial developers**

#### Objectives:

- Develop a clear development process and identify a single point of contact for the Town
- Seek opportunities for new businesses to locate in North Liberty, including those in short supply and those who could locate in industrial park
- Develop a package for developers that includes financial incentives and development checklists

**Goal: Continue to support existing commercial and industrial development**

#### Objective:

- Support existing local industries through public-private partnerships which assist in the provision of necessary infrastructure improvements

### Key Takeaways Discussion

North Liberty exports workers, room for employment growth. Proximity to other job centers reinforces role as bedroom community. Residents had negative reaction to industry that might negatively impact Town's natural resources.

Future commercial development corridors along SR 4 with extension of utilities to park, or SR 23 north or south. Character and health of Downtown needs to be maintained.

Industrial park is full, where can future job development happen?

Professional office/services options downtown, remote work possibilities (need broadband improvements).



## ELEMENT #8 – Tourism

### Existing Conditions Summary

**Potato Creek State Park – Impact**

- Between 2015-2019, Potato Creek State Park has averaged over 609,000 visitors
- IDNR has committed to construction of new 100 room inn
- Indiana State Park has average near 80% occupancy
- Camping visitors in St. Joseph County accounted for over \$1m in direct visitor spending
- Almost 11% of visitors listed hiking/biking as activity participated in while visiting
- Camping visitors spent \$27 per person per day

#### Other Opportunities

- Four Winds Casino – construction of new 317 room hotel
- SR 23 & SR 4 pass-thru traffic
  - SR 23 between 5:00-8:00 AM
  - SR 4 approximately 1:00 AM

#### Brand Promise

"North Liberty, adjacent to Potato Creek State Park and centrally located to South Bend, LaPorte and Plymouth with easy access to the US 31, is the quintessential rural commuter town with a quaint downtown retail experience."

### Community Engagement Summary

Community stakeholders clearly identify North Liberty as the home town of Potato Creek State Park. Unclear if State Park Visitors identify North Liberty as strongly.

Creating trail link to Potato Creek State Park is still a very high priority.



# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

## ELEMENT #8 – Tourism

### 2015 Plan Policies

Goal: Work with Southwest St. Joseph County to develop a more aggressive marketing strategy for growth in the region.

### Objective:

- Establish a solid reputation for North Liberty through marketing the Town's assets: low crime, high quality schools, proximity to highways and the South Bend/Mishawaka area, dependable workforce and family-friendly atmosphere.

### Tourism Action Plan Projects

- Town gateway development including directional signage
- Energized marketing group with event coordination protocols
- Long-term marketing partnership w/ PCSP, IN Tourism and Visit SB-Mishawaka
- Improved downtown website with suggested itineraries
- Brand identity strategy and messaging
- Proactive business relocation program
- Continued Town Park development
- Continued Trail development

### Key Takeaway Discussion

Town has well developed Tourism Action Strategy in place.

Identified partners (Visit South Bend-Mishawaka, Potato Creek State Park, IN Tourism) provides opportunity to leverage funds and activities

New lin development should create increased visitation opportunities from Park visitors.

Challenges remain around lead organization capacity for developing and executing activities, along with funding of activities

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FUTURE LAND USE EXERCISE

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## COMMUNITY OPEN HOUSE - DEVELOPMENT

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### LAND USE AND DEVELOPMENT

**WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?**

Using the abbreviations listed below, mark the locations on the map of where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

<b>RESIDENTIAL</b>	<b>OFFICE</b>
<ul style="list-style-type: none"> <li>Single-Family Detached (SFD)</li> <li>Single-Family Attached (SFA)</li> <li>Multi-Family (MF)</li> <li>Mobile Home Park (MHP)</li> <li>Other (Specify)</li> </ul>	<ul style="list-style-type: none"> <li>Professional Office (PO)</li> <li>Executive Office (EO)</li> <li>Other (Specify)</li> </ul>
<b>INDUSTRIAL</b>	<b>COMMERCIAL</b>
<ul style="list-style-type: none"> <li>Light Industrial (LI)</li> <li>Medium Industrial (MI)</li> <li>Heavy Industrial (HI)</li> <li>Other (Specify)</li> </ul>	<ul style="list-style-type: none"> <li>Retail (R)</li> <li>Office (O)</li> <li>Other (Specify)</li> </ul>

- Community will need to balance development with preserving farmland
- Development should be connected to amenities and sewer
- Build more housing like Tamarack Knolls
- Condos
- Mid-sized Senior Apartments
- Need family friendly restaurants adjacent to Downtown
- Need restaurants, bars/pubs, microbrewery and services

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## COMMUNITY OPEN HOUSE - DEVELOPMENT

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**Population Growth Targets**

- 2,500 Residents by 2041
- 936 Households (2.67 people per household)
- 1,030 Housing Units (approximately accounting for vacancy rate of 10%)

**Future Land Use Map is still accurate with some comments:**

- Apartments in Downtown
- Subdivision south of town towards Ball Park
- Industrial along SR 23
- Retail near RR and East on SR 4
- Commercial east of Town northside of SR 4
- Large Park on vacant land north of Tamarack Knolls

**Annexation – Yes with some comments:**

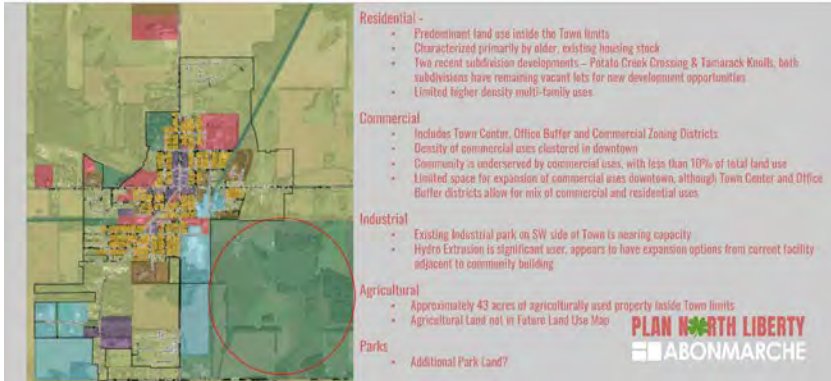
- Commercial uses east of town along SR 4
- Homes and Church north of town westside of SR 23
- Toward Potato Creek State Park along SR 4

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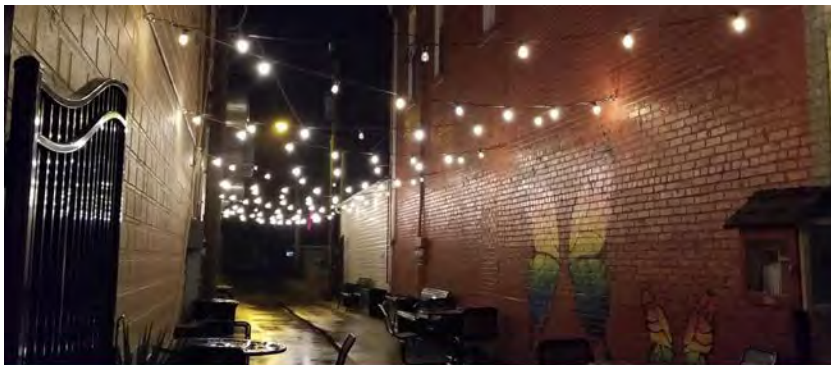


# STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

## Future Land Use Map (2015 Plan)



## FUTURE LAND USE



## COMMUNITY WORKSHOP #2

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## COMMUNITY VISION WORKSHOP





**STEERING COMMITTEE  
PLAN LAND USE/  
IMPLEMENTATION  
WORK SESSION -  
MAR 8, 2022**

# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022



Steering Committee Work Session  
Plan Element Framework  
March 8, 2022



## WORK SESSION AGENDA

- Future Land Use Map Discussion
  - Review Existing Land Use
  - Review 2015 Plan Future Land Use
  - Proposed Future Land Use Plan
  - Future Annexation Goals
  - Role of Agriculture
- Plan Element Themes Discussion
  - Review Key Findings
  - Goals & Objectives
  - Priority Rank



## COMMUNITY OPEN HOUSE - DEVELOPMENT



### LAND USE AND DEVELOPMENT

WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?

Using the abbreviations listed below, mark the locations on the map of where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

RESIDENTIAL	OFFICE
Single-Family Detached (SR)	Professional Office (PO)
Single-Family Attached (SA)	General Office (GO)
Multi-Family Detached (MD)	Government Office (GOV)
Multi-Family Attached (MA)	Other Office (OO)
Mobile Home Park (MHP)	
Other Residential (OR)	


COMMERCIAL
Neighborhood Retail (NR)
Community Retail (CR)
Office Retail (OR)
Other Commercial (OC)

INDUSTRIAL
Light Industrial (LI)
Medium Industrial (MI)
Heavy Industrial (HI)
Other Industrial (OI)

- Community will need to balance development with preserving farmland
- Development should be concentrated to amenities and lower
- Build more housing like Tamarack Knolls
- Higher Density Housing – Grades & Apartments
- Mid-sized Senior Apartments
- Need family friendly restaurants adjacent to Downtown
- Need restaurants, bars/nightclub, microbrewery and services



## COMMUNITY OPEN HOUSE - DEVELOPMENT



### Population Growth Targets




- 2,500 Residents by 2041
- 936 Households (2.81 people per household)
- 1,030 Housing Units (approximately accounting for vacancy rate of 10%)

### Future Land Use Map is still accurate with some comments:

- Apartments in Downtown
- Subdivision south of town towards Ball Park
- Industrial along SR 23
- Retail near RR and East on SR 4
- Commercial east of Town northside of SR 4
- Large Park on vacant land north of Tamarack Knolls

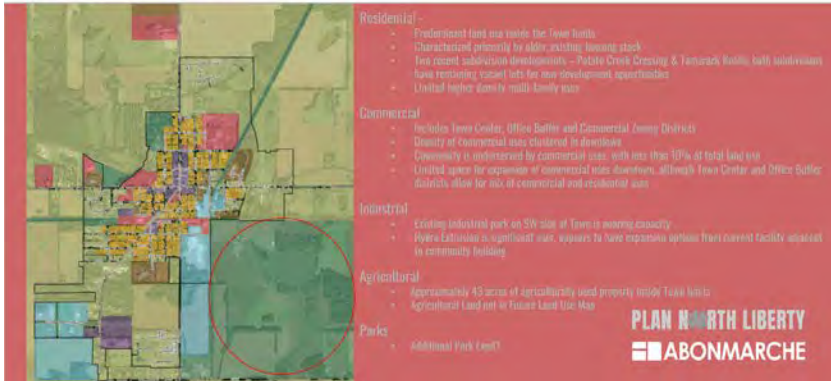
### Annexation – Yes with some comments:

- Commercial uses east of Town along SR 4
- Homes and Church north of town westside of SR 23
- Toward Potato Creek State Park along SR 4

# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

## Future Land Use Map (2015 Plan)



- Residential**
- Predominant land use inside the town limits
  - Characterized primarily by older, existing housing stock
  - Two recent subdivision developments – Miller Creek Crossing & Tamarack Bend, both subdivisions have remaining vacant lots for new development opportunities
  - Limited higher density multi-family uses
- Commercial**
- Includes Town Center, Office Bldg and Commercial Office Districts
  - Density of commercial uses clustered in downtown
  - Density is maintained by commercial uses with less than 50% of total land use
  - Limited space for expansion of commercial uses downtown, although Town Center and Office Bldg Districts allow for mix of commercial and residential uses
- Industrial**
- Existing industrial park on SW side of Town is nearing capacity
  - River Exchange neighborhood near, appears to have expansion options from current facility adjacent to community building
- Agricultural**
- Approximately 45 acres of agriculturally used property inside town limits
  - Agricultural Land not in Future Land Use Map
- Parks**
- Additional Park Land
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## FUTURE LAND USE OBJECTIVES

### FUTURE LAND USE OBJECTIVES

Determining (based on infrastructure, area data and public engagement) the What, Type, Where, and How Much of the following Land Uses:

- Residential
- Commercial
- Industrial
- Agricultural
- Parks

Identify Growth Corridors and Arterials

Identify areas for annexation and answer the where, when, how much, and what will it be for questions.

Confirm the role of Agricultural Land Uses in and around the town including commercial agriculture and agriculturally based businesses.

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## FUTURE LAND USE TYPES

### RESIDENTIAL LAND USES

**Low-Density Residential:** This type of use should allow residential development between 1-3 dwelling units per acre and should be in close proximity to water and sanitary sewer infrastructure. Larger lot sizes are preferred in this category, including provisions for open space and landscaping in larger subdivisions.

**Moderate-Density Residential:** This type of use should allow residential development up to 4-8 dwelling units per acre and should be in close proximity to water and sanitary sewer infrastructure. Two-family dwelling units, single-family attached units, along with attached townhomes/dwelling units should also be considered in this district. Smaller lots may be accepted in this district but should also include common open spaces.

**Higher Density Residential:** Development occurring in this area should allow moderately dense residential units between 9-12 units per acre depending on the neighboring uses. High density development should be considered if the structure is compatible in height, scale, and character to surrounding uses. This use should be encouraged as part of mixed-use developments in areas that provide amenities or services that help support the demand for these residential densities.

**Mixed Density Residential:** These areas can accommodate larger planned developments with the goal of providing multiple different housing options of varying density levels within the same development. All housing types, including multi-family, attached townhomes, two-family dwellings and single-family dwellings should be included.

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## FUTURE LAND USE TYPES

### COMMERCIAL LAND USES

**Town Center Mixed-Use:** This district should include restaurants, small-scale retail, professional office, or service uses. Where available, development should provide retail and entertainment uses on the first floor, with office and housing uses on upper floors. Development should be built in a manner that is consistent with the existing character and density.

**Commercial:** Commercial development typically describes office and retail uses that require larger amounts of square footage and are typically more automobile dependent, requiring appropriate space for parking and travel lanes. However alternative transportation connectivity should also be considered here.

**Mixed-Use:** This district includes a combination of uses, typically residential and non-residential buildings or uses such as retail, office, civic, and/or recreational spaces. These uses can range from a single building to an entire neighborhood or development. The mix of uses should be compatible to the surrounding context and environment, appropriately transitioning to lesser intensity uses nearby. These uses should promote walkability and connectivity. A singular use, such as general commercial, should be discouraged.

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# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

## FUTURE LAND USE TYPES

### OTHER LAND USES:

**Agricultural:** Similar to the existing agricultural and rural residential zoning classifications, these areas should remain relatively undeveloped or used for agricultural, recreational, or residential uses with a maximum density of one dwelling unit per 1.5 acres.

**Institutional/ Civic:** This use is identified as a node on the following map. This area should focus on public and semi-public uses. Activity in this area should not take away from the draw to downtown.

**General Industrial:** This use is typically associated with manufacturing, processing, distribution and other related industrial activities. This district could also allow large office uses catering to large employment centers. This use should not produce adverse impacts to adjacent property owners such as light, smoke, odor, or noise, and should be visually appealing or campus-like. Proper infrastructure must be in place to support this use.

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## COMPREHENSIVE PLAN – GOALS, OBJECTIVES & IMPLEMENTATION

1. Community Character & Placemaking
2. Municipal Facilities & Services
3. Transportation
4. Utilities
5. Housing
6. Downtown & Tourism
7. Economic Development (Commercial and Industrial)
8. Parks & Recreation – Being Facilitated with Parks Board

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## ELEMENT #1 – Community Character & Placemaking

### Key Findings

- Key themes of safe community, quality schools and development of trails have significant appeal to attract families.
- Specifically, reputation of schools has potential to drive residential growth
- Stellar downtown improvements have resulted in Downtown North Liberty having perceived advantage over neighboring communities for attractiveness and vibrancy
- Residents agree (70%) with vision statement elements, would recommend living in NL (76%) and plan to stay in NL for the next 5 years (83%)

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## ELEMENT #1 – Community Character & Placemaking

**Goal:** Preserve and enhance historic structure and places in the community

### Objectives:

- Develop a new historic overlay zoning district, complete with development standards, for the area in North Liberty that was previously identified as a historic district
- Explore the creation of Historic Commission or formal organization to provide review and approval for modifications to local historic structures
- Develop a portfolio of incentives for building owners and developers to encourage historic renovations of existing buildings

**Goal:** Make it visually apparent that North Liberty is a special community

### Objectives:

- Work with INDOT and develop a streetscape plan for Main Street that would include beautification, traffic calming and pedestrian safety elements
- Establish unique gateways at major entry points so people know when they are entering North Liberty
- Implement design standards for all public improvements to establish a thematic, unified look for North Liberty
- Continue implementation of the Town's Street Tree Policy

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## ELEMENT #2 – Municipal Facilities & Services

### Key Findings

- SIC is in the process of working to expand broadband fiber access to North Liberty. Need additional clarity on how this translates to residential service.
- Utility extension to Potato Creek State Park will create additional capacities for wastewater services.
- Utility extension to Potato Creek State Park will create additional development pressure in area between Town limits and Park.

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## ELEMENT #2 – Municipal Facilities & Services

**Goal:** Continue to partner with the School Corporation in their efforts to provide a quality educational experience.

### Objectives:

- Integrate future school and land planning efforts.
- Formally consider development impact on the school corporation Work with the school corporation to open facilities to increase recreational opportunities for residents.

**Goal:** Explore alternative Energy projects to provide services to municipal facilities as a long-term operating cost savings strategy.

### Objectives:

- Develop policy to add energy efficient components to public projects.
- Investigate methods to add alternative energy components to public projects.

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**Goal:** Maintain or improve the Town's services to its residents and businesses.

### Objectives:

- Conduct an annual review of staffing needs as a part of the budget review process to determine current needs and the ability to provide additional staff capacities.
- Implement the Town's code enforcement program.
- Undertake a Town Facility Needs and Management Plan to include Community Building, Police Station, Street and Utility facilities.
- Improve process for communicating with residents, including improvements to Town Website.

## ELEMENT #3 – Transportation

### Key Findings

- SR 23 & SR 4 – linkages to South Bend and Potato Creek State Park important for growth.
- Traffic volumes are good/bad
  - High volumes good as business attraction
  - High volumes bad for pedestrian safety and ease of crossing.
- Five-Points intersection still unresolved.
- North Liberty Trail System is a significant asset for resident and business attraction.
- Expand trails and integrate into sidewalk/pedestrian networks.

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## ELEMENT #3 – Transportation

**Goal:** Plan for current and future needs of the roadway, alley and sidewalk network.

### Objectives:

- Integrate complete street principals into Main Street Streetscape activities to increase pedestrian and bike safety.
- Develop and adopt an alley maintenance policy to establish clarity of maintenance responsibilities, criteria for alley vacation requests and new alley improvements.
- Engage INDOT to determine options and feasibility of renewing South Main Street at Five Points intersection.

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# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

## ELEMENT #4 – Utilities

### Key Findings

- SIC is in the process of working to expand broadband fiber access to North Liberty. Need additional clarity on how this translates to residential service.
- Utility extension to Potato Creek State Park will create additional capacities for wastewater services.
- Utility extension to Potato Creek State Park will create additional development pressure in area between Town limits and Park.

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## ELEMENT #4 – Utilities

Goal: Ensure that all residents have access to utility services.

### Objectives:

- Work with utility providers to expand service, particularly cable and internet.
- Work with St. Joseph County Infrastructure, Planning and Growth to ensure connectivity through the County's broadband fiber network expansion.
- Continue making improvements to water and wastewater systems that are needed due to regulatory or maintenance requirements.

Goal: Establish a stormwater utility focused on reducing introduction of stormwater to the wastewater treatment plant.

### Objectives:

- Continue educational programs for residents about the beneficial uses of stormwater to encourage elimination of illicit connections of downspouts to the sanitary system.

Goal: Ensure North Liberty Wastewater and Water systems can adequately provide service to Potato Creek State Park.

### Objectives:

- Work with Indiana Finance Authority and the Indiana Department of Natural Resources to construct wastewater treatment plant upgrades, new wastewater infrastructure, and water infrastructure to support the Town of North Liberty Utilities becoming the operator and provider of services to Potato Creek State Park.

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## ELEMENT #5 – Housing

### Key Findings

- Residential is the predominant land use in town and it is made up of primarily older, existing single-family housing stock.
- Roughly a third of the current housing units are occupied by renters indicating there is a demand for rental housing in the community.
- Although the community feels that there is a lack of available housing, two recent subdivision developments – Potato Creek Crossing & Tamarack Knolls, both subdivisions have remaining vacant lots for new development opportunities.
- Generally, existing houses provides a more affordable option while new construction costs of \$250+ raise concern about affordable housing units for the community.
- Development of large homes on acreage just outside of Town limits shows that high end home development is possible.
- Utility costs were mentioned as being too high, impacting affordability, but taxes were mentioned as not being a significant factor.
- A lack of land available for development is considered a limitation for new housing development.
- Construction costs has an impact on availability and affordability of new housing.
- School system is driving demand for families wanting to relocate into the district – 25% of enrollment is out of district families.
- Stellar improvements have strengthened North Liberty's appeal as a bedroom community to South Bend.
- There are currently a limited number of higher density developments, but the community would like to explore multi-family rental and condominiums opportunities with special care given to retain the small-town community character.

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## ELEMENT #5 – Housing

Goal: Provide a wide variety of housing choices to accommodate and retain residents in all phases of life.

### Objectives:

- Utilize the existing Zoning Ordinance to ensure the development of a variety of housing types are possible:
  - Different housing types such as accessory dwelling units, townhomes, senior housing, etc.
  - Development standards that allow for a different densities, setbacks and lot frontages.
  - Utilize R-2 to allow for large lot development for planned neighborhoods.
- Identify and utilize housing incentives to support housing including:
  - Support of quality and desirable housing projects through the planning review and approval process.
  - Waiving of tap fees.
  - Extension of public utilities.
  - Work with Developers to obtain grants.
  - Investigate the establishment of a Housing Tax Incremental Financing Area.
  - Evaluate applicability of County, State and Federal Funds to support housing locally.
- Develop and adopt housing policies to maintain and protect the existing housing stock including:
  - Employ non-enforcement means to improve condition of run-down properties such as referral to local housing assistance agencies.
  - Investigate CDBG funds for an owner-occupied renovation program.
  - Utilize volunteers and organizations to assist homeowners with needed repairs.
  - Work with County Commissioners to obtain tax certificates for existing homes that could be renovated.
  - Evaluate potential for conversion of existing single-family homes from rental to provide homeownership opportunities.

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# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

## ELEMENT #5 – Housing

Goal: Provide a wide variety of housing choices to accommodate and retain residents in all phases of life

### Objectives:

- Develop and adopt housing policies to promote new housing development including:
  - Promote the development of the existing residential vacant lots in residential subdivisions and near downtown
  - Work with a developer to identify a location for a Market-Rate Rent Apartment development (potentially downtown)
  - Identify parcels that are contiguous to existing town lots for annexation and development for residential units
  - Work with County Commissioners to obtain tax certificates for vacant lots so that they might be offered for sale and redevelopment
  - Work with School Building Trades program to increase the number of available housing units
- Update the Future Land Use Map to identify areas appropriate for different types of housing including detached homes, senior housing, apartments, etc.

Goal: Promote North Liberty as a community of choice for residents

### Objective:

- Develop a marketing program aimed at attracting new residential developers focused on Town's character and reputation assets:
  - Work with Regional and County agencies to tell the story of North Liberty as a great place to live and raise a family
  - Capitalize on the reputation of the local school district to promote housing with developers and realtors to build market demand
  - Highlight the Town's small-town charm with easy and quick access all of St. Joseph County and the Region
- Existing and proposed improvements to the internet will facilitate work-from-home options for existing and future residents



## ELEMENT #6 – Downtown & Tourism

### Key Findings

- A vibrant, healthy downtown is a significant component of resident and tourism attraction goals.
- Main Street Merchants Association currently tasked with events and business attraction activities. Organization is volunteer with limited to no funding. No formal incentives for new businesses.
- Downtown has positive perception and businesses appear healthy.
- There is an identified need for evening dining options. This would strengthen appeal to PCSF visitors.
- Parking can be a limiting factor during peak attendance events.
- Current zoning allows mixed-use business opportunities.
- Town has well developed Tourism Action Strategy in place.
- Identified partners (Visit South Bend-Mishawaka, Potato Creek State Park, IN Tourism) provides opportunity to leverage funds and activities
- New Inn development should create increased visitation opportunities from Park visitors
- Challenges remain around lead organization capacity for developing and executing activities, along with funding of activities



## ELEMENT #6 – Downtown & Tourism

Goal: Strengthen the Downtown business base by attracting and retaining businesses that enhance North Liberty's reputation and appeal to both residents and potential visitors

### Objectives:

- Formulate a business recruiting program that includes target business list, available business locations, incentives, organizational responsibility and measurable activities.
- Leverage flexibility of Town Center Zoning to attract and work business opportunities and operations of retail and service businesses within residential districts
- Work with St. Joseph County Chamber of Commerce and South Bend Elkhart Regional Partnership to identify additional new start-ups or expanding businesses that meet target business types

Goal: Improve communication and cooperation with North Liberty Government, Chamber of Commerce and Main Street Organization

### Objectives:

- Develop a communication plan that outlines the process for purposeful interaction between the organization
- Create a Downtown brand identity strategy and messaging
- Define and work with local partners to promote the Town's development goals and attraction programs
- Partner on improved downtown website with suggested itineraries
- Generate event planning and coordination to bring greater effectiveness in hosting, scheduling, volunteer management and marketing and promotion:
  - Share and create promotional assets by the different groups
  - Support efforts by the other organizations to improve and promote North Liberty
  - Create joint events and promotion opportunities



## ELEMENT #6 – Downtown & Tourism

Goal: Increase the vibrancy of Downtown North Liberty through community placemaking and activation efforts

### Objectives:

- Explore the development of a signature Downtown Multi-use Outdoor Venue that can accommodate community events.
- Expand partnerships with organizations including the schools, the SIC Public Library and Potato Creek State Park to create and develop additional downtown events focused on arts, music, food
- Explore dining options available through the St. Joseph County Community Foundation, the St. Joseph County Regional Chamber and Visit South Bend for event marketing and development support





# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

## ELEMENT #7 – Economic Development

### Key Findings

- North Liberty is dependent on strength of regional economy for job/industrial growth – a strong St. Joseph County is critical to success of North Liberty and other smaller communities.
- Overall stakeholder feedback was an understanding of the importance of industry for local tax base, but the goal of retaining small-town community character may not be compatible with significant new industrial growth.
- Future development should focus on diversifying the local economy.
- Concerns with pollution and environmental impact indicate that the community should focus on industrial development that is clean and sustainable.
- The Town should identify a location for new industrial growth, but this development should be managed and be selective in end users.
- North Liberty should investigate ways to increase service and administrative sector employees (school system faculty staff, health care, professional office, etc.)
- There are remote worker opportunities for the community if broadband is improved.
- Wages of local jobs are lagging, impacting housing affordability.
- Utility user costs are too high and the Town should work to reduce water/sewer fees.



## ELEMENT #7 – Economic Development

Goal: Make North Liberty more attractive for new business development

### Objectives

- Focus traditional downtown commercial uses in the Town Center while supporting new areas for commercial uses as identified by the Future Land Use map for businesses not suited for a downtown such as a large store front development for a grocery store.
- Work with local hospital or health department to attract a medical clinic or nurse practitioner to the community.
- Work with local and state agencies to identify new development incentives such as Tax Increment Financing and Local Tax Phase-In.
- Work with South Bend-Libhart Regional Partnership (Regional Partnership) to seek opportunities for new businesses to locate in North Liberty, including those in short supply or listed as a target industry include IT/data, logistics/warehousing and advanced manufacturing. <https://seelibendregion.com/main/economic-profile/>
- Identify a local investor group to champion economic development and provide financial support for initiatives.



Goal: Continue to support existing businesses

### Objectives

- Support existing local industries through public-private partnerships which assist in the provision of necessary infrastructure improvements for existing facilities and expansion projects.
- Work with the Chamber and local business leaders to identify ways the community can support their success through regular meetings and feedback.
- Work with local and state agencies to identify expansion incentives such as state programs and Local Tax Phase-In.
- Continue to promote placemaking activities to assist local businesses in attraction and retention of skilled employees.

## ELEMENT #7 – Economic Development

Goal: Ensure business complement the small-town character

### Objectives

- Ensure businesses are sensitive to environmental and are aware of the value the community places on protection of the environment, natural resources, and agriculture.
- Work with the Regional Partnership to identify businesses that would be attracted to the small-town atmosphere at North Liberty without negatively impacting it.

Goal - Identify and focus local efforts to develop to expand the existing industrial park or establish a new one along Tamarack Road as identified in the Future Land Use map.

### Objectives

- Determine the feasibility of expanding the existing industrial park or creating a new park.
  - Research who worked on the development of the existing industrial park.
  - Create a committee or task force consisting of landowners, County Economic Development staff and town utilities staff to
  - Work with local and regional realtors to identify needed improvements for a successful industrial park.
- Engage with local developers and realtors to ensure that they are aware when the new park is available for development.
  - List available land or commonly used industrial development real estate services to promote the park and land.



## ELEMENT #8 Parks & Trails

### Key Findings

#### North Liberty Parks Facilities

- Mixed response when asked to describe North Liberty Parks.
- Spray pad, removal of baseball field, and improvements to playground area were mentioned as being positive improvements.
- Any need for additional facilities should explore opportunities to partner with the schools for access to school facilities – schools are open to collaboration.
- Youth sports facilities were noted as being a community need if North Liberty is trying to attract families – Walkerton baseball and soccer fields were noted as being a draw.

#### North Liberty Parks Programming

- Overall, there was agreement that there is a need for more programming.
- Youth sports, general youth/teen activities and senior activities lacking.
- Recommendations for collaboration with schools, library and other non-profits to expand programming offerings.



# STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

## ELEMENT #8 Parks & Trails

### Key Findings

#### North Liberty Trails

- Consensus among all stakeholders that Trails are positive for the Town
- Most stakeholders actively use the Trails, if they didn't, they commented on how actively used they are
- Safety offered by the trails attractive for families
- However, there were many safety concerns noted related to crossing SR 23 – limits use by people on the west side of SR 23, and limits accessibility to downtown/Town Park
- Possibility of water trail connecting Potato Creek to Town Park

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## ELEMENT #8 Parks & Trails

Goal: Provide a high-quality park and recreation experience to North Liberty's citizens.

#### Objective

- Continue to work with other local agencies to improve existing events and offer more programs, including activities and special events
- Create a park system master plan
- Continue restoration and preservation of existing historic structures and stonework in Town Park

Goal: Plan for current and future needs for the path and sidewalk system.

#### Objective

- Promote the use of existing trail system and local amenities
- Work with other agencies to expand and promote connectivity to neighboring state park and other natural features

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Goal: Enhance recreation and social activities and opportunities for residents and visitors of all ages and abilities.

#### Objective

- Continue the development of programs that provide more community recreation and exercise program options
- Collaborate with schools and other agencies to provide facilities or programs for recreation activities
- Continue expanding federal accessibility guideline compliance within the park system

**OPEN HOUSE #2  
- APR 5/6 , 2021**

# OPEN HOUSE #2 - APR 5/6 , 2021



**PLAN NORTH LIBERTY**  
growing a quality community

**Community Work Session  
Plan Element Framework**  
April 5 and 6, 2022



### WORK SESSION AGENDA

- Future Land Use Map Discussion
  - Review Existing Land Use
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- Plan Element Themes Discussion
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## COMMUNITY OPEN HOUSE - DEVELOPMENT



### LAND USE AND DEVELOPMENT

**WHAT TYPES OF DEVELOPMENT WOULD YOU LIKE TO SEE IN NORTH LIBERTY?**

Using the abbreviations listed below, mark the locations on the map of where you'd like to see the different types of development in North Liberty. If you don't see a specific use listed, feel free to add your own.

<b>RESIDENTIAL</b>	<b>OFFICE</b>
<ul style="list-style-type: none"> <li>Single-Family Detached (SR)</li> <li>Single-Family Attached (SA)</li> <li>Multi-Family Detached (MD)</li> <li>Multi-Family Attached (MA)</li> <li>Mobile Home Park (MHP)</li> <li>Other (Specify):</li> </ul>	<ul style="list-style-type: none"> <li>Professional Office (PO)</li> <li>Business Office (BO)</li> <li>Other (Specify):</li> </ul>
<b>INDUSTRIAL</b>	<b>COMMERCIAL</b>
<ul style="list-style-type: none"> <li>Light Industrial (LI)</li> <li>Medium Industrial (MI)</li> <li>Heavy Industrial (HI)</li> <li>Other (Specify):</li> </ul>	<ul style="list-style-type: none"> <li>General Commercial (GC)</li> <li>Professional Office (PO)</li> <li>Business Office (BO)</li> <li>Other (Specify):</li> </ul>

- Community will need to balance development with preserving farmland
- Development should be connected to roads and sewer
- Build more housing like Townrack Knolls
- Higher Density Housing – Condos & Apartments
- Mid-sized Senior Apartments
- More family friendly restaurants adjacent to Downtown
- More restaurants, bars/pubs, microbrewery and services




## COMMUNITY OPEN HOUSE - DEVELOPMENT

**Population Growth Targets**





- 2,500 Residents by 2041
- 936 Households (2.67 people per household)
- 983 Housing Units (approximately accounting for vacancy rate of 5%)

**Future Land Use Map is still accurate with some comments:**

- Apartments in Downtown
- Subdivision south of town towards Ball Park
- Industrial along SR 23
- Retail near RR and East on SR 4
- Commercial east of town northside of SR 4
- Large Park on vacant land north of Tamarack Knolls

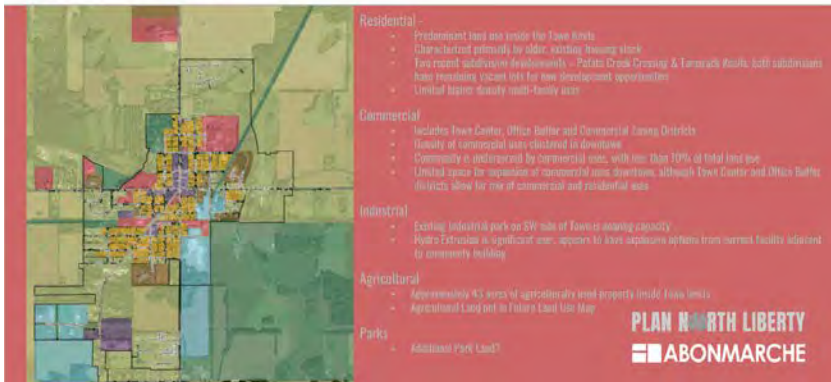
**Annexation – Yes with some comments:**

- Commercial east of town along SR 4
- Homes and Church north of town westside of SR 23
- Toward Potato Creek State Park along SR 4

# OPEN HOUSE #2 - APR 5/6 , 2021

## Future Land Use Map (2015 Plan)



## FUTURE LAND USE OBJECTIVES

### FUTURE LAND USE EXERCISE

Determining (based on infrastructure, area data and public engagement) the What Type, Where, and How Much of the following Land Uses:

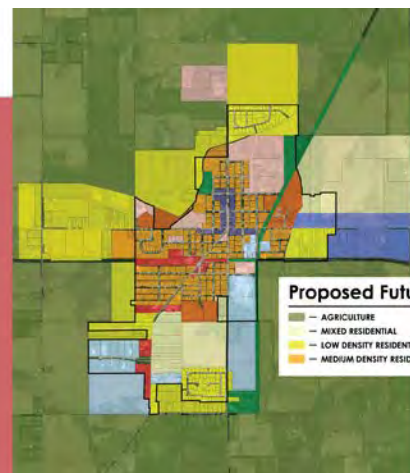
- Residential
- Commercial
- Industrial
- Agricultural
- Parks

Identify Growth Corridors and Areas

Identify areas for annexation and answer the where, when, how much, and what will it be for questions.

Confirm the role of Agricultural Land Uses in and around the town including commercial agriculture and agriculturally based businesses.

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## PROPOSED FUTURE LAND USE MAP

Low-Density Residential: 1-3 units/acre similar to Tamarack Knolls and Potato Creek Crossing

Moderate-Density Residential: 4-8 units/acre like most of existing in town neighborhoods

Higher-Density Residential: 9+ units/acre such as multifamily or condominium development.

## FUTURE LAND USE TYPES

### RESIDENTIAL LAND USES

**Low-Density Residential:** This type of use should allow residential development between 1-3 dwelling units per acre and should be in close proximity to water and sanitary sewer infrastructure. Larger lot sizes are preferred in this category, including provisions for open space and landscaping in larger subdivisions.

**Moderate-Density Residential:** This type of use should allow residential development up to 4-8 dwelling units per acre and should be in close proximity to water and sanitary sewer infrastructure. Two-family dwelling units, single-family attached units, along with attached townhome dwelling units should also be considered in this district. Smaller lots may be accepted in this district but should also include common open spaces.

**Higher-Density Residential:** Development occurring in this area should allow moderately dense residential units between 9-12 units per acre depending on the neighboring uses. High-density development should be considered if the structure is compatible in height, scale, and character to surrounding uses. This use should be encouraged as part of mixed-use developments in areas that provide amenities or services that help support the demand for these residential densities.

**Mixed Density Residential:** These areas can accommodate larger planned developments with the goal of providing multiple different housing options of varying density levels within the same development. All housing types, including multi-family, attached townhomes, two-family dwellings and single-family dwellings should be included.

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# OPEN HOUSE #2 - APR 5/6 , 2021

## FUTURE LAND USE TYPES

### COMMERCIAL LAND USES

**Town Center Mixed-Use:** This district should include restaurants, small-scale retail, professional office, or service uses. Where available, development should provide retail and entertainment uses on the first floor, with office and housing uses on upper floors. Development should be built in a manner that is consistent with the existing character and density.

**Commercial:** Commercial development typically describes office and retail uses that require larger amounts of square footage and are typically more automobile dependent, requiring appropriate space for parking and travel lanes. However alternative transportation connectivity should also be considered here.

**Mixed Use:** This district includes a combination of uses, typically residential and non-residential buildings or uses such as retail, office, civic, and/or recreational spaces. These uses can range from a single building to an entire neighborhood or development. The mix of uses should be compatible to the surrounding context and environment, appropriately transitioning to lesser intense uses nearby. These uses should promote walkability and connectivity. A singular use, such as general commercial, should be discouraged.

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## FUTURE LAND USE TYPES

### OTHER LAND USES:

**Agricultural:** Similar to the existing agricultural and rural residential zoning classifications, these areas should remain relatively undeveloped or used for agricultural, recreational, or residential uses with a maximum density of one dwelling unit per 1.5 acres.

**Institutional/Civic:** This use is identified as a node on the following map. This area should focus on public and semi-public uses. Activity in this area should not take away from the draw to downtown.

**General Industrial:** This use is typically associated with manufacturing, processing, distribution and other related industrial activities. This district could also allow large office uses catering to large employment centers. This use should not produce adverse impacts to adjacent property owners such as light, smoke, odor, or noise, and should be visually appealing or campus-like. Proper infrastructure must be in place to support this use.

**Parks:** Open spaces including public and private parks, trails, sports fields, etc.

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## COMPREHENSIVE PLAN – GOALS & ACTION STEPS

1. Community Character & Placemaking
2. Municipal Facilities & Services
3. Transportation
4. Utilities
5. Housing
6. Downtown & Tourism
7. Economic Development (Commercial and Industrial)
8. Parks & Recreation – Being Facilitated with Parks Board

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## ELEMENT #1 – Community Character & Placemaking

### Key Findings

- Common themes of safe community, quality schools and development of trails have significant appeal to attract families
- Specifically, reputation of schools has potential to drive residential growth
- Stellar downtown improvements have resulted in Downtown North Liberty having perceived advantage over neighboring communities for attractiveness and vibrancy
- Residents agree (70%) with vision statement elements, would recommend living in NL (76%) and plan to stay in NL for the next 5 years (83%)

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## ELEMENT #1 – Community Character & Placemaking

**Goal:** Preserve and enhance historic structure and places in the community

**Action Steps:**

- Develop a historic district, complete with development standards, for the area in North Liberty that was previously identified as an historic district.
- Develop a portfolio of incentives for building owners and developers to encourage historic renovations of existing buildings.

**Goal:** Make it visually apparent that North Liberty is a special community

**Action Steps:**

- Work with INDOT and develop a streetscape plan for Main Street that would include beautification, traffic calming and pedestrian safety elements.
- Establish unique gateways at major entry points so people know when they are entering North Liberty.
- Implement design standards for all public improvements to establish a thematic, unified look for North Liberty.
- Continue implementation of the Town's Street Tree Policy.



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growing a quality community

**COMMUNITY CHARACTER & PLACEMAKING**

■ HIGH PRIORITY  
■ MEDIUM PRIORITY  
■ LOW PRIORITY

GOAL	ACTION STEPS
<p><b>Preserve and enhance historic structure and places in the community.</b></p>	<p>Develop a list of historic district with development standards for the areas that were identified as an historic district.</p> <hr/> <p>Develop a portfolio of incentives for building owners and developers to encourage historic renovations of existing historic structures.</p>
<p><b>Make it visually apparent that North Liberty is a special community.</b></p>	<p>Work with INDOT to develop a streetscape plan for Main Street that would include beautification, traffic calming and pedestrian safety elements.</p> <hr/> <p>Establish unique gateways at major entry points so people know when they are entering North Liberty.</p> <hr/> <p>Implement design standards for all public improvements to establish a thematic, unified look for North Liberty.</p> <hr/> <p>Continue implementation of the Town's Street Tree Policy.</p>



## ELEMENT #2 – Municipal Facilities & Services

**Key Findings:**

- SIC is in the process of working to expand broadband fiber access to North Liberty. Need additional clarity on how this translates to residential service.
- Utility extension to Potato Creek State Park will create additional capacities for wastewater services.
- Utility extension to Potato Creek State Park will create additional development pressure in area between Town limits and Park



## ELEMENT #2 – Municipal Facilities & Services

**Goal:** Continue to partner with the School Corporation in their efforts to provide a quality educational experience

**Action Steps:**

- Coordinate future school site/zone planning efforts
- Formally consider development impact on the school corporation. Work with the school corporation to open facilities to increase recreation opportunities for residents

**Goal:** Explore alternative energy projects to provide services to municipal facilities as a long-term operating cost savings strategy.

**Action Steps:**

- Develop policy to add energy efficient components to public projects
- Investigate methods to add alternative energy components to public projects

**Goal:** Maintain or improve the Town's services to its residents and businesses

**Action Steps:**

- Conduct an annual review to determine current staff needs and the ability to provide additional staff capacity
- Implement the Town's code enforcement process
- Undertake a Town Facility Needs and Management Plan to include Community Building, Police Station, Street and Utility facilities
- Improve process for communicating with residents, including improvements to the Town Website



# OPEN HOUSE #2 - APR 5/6 , 2021



**PLAN NORTH LIBERTY**  
GROWING THROUGH COMMUNITY

**MUNICIPAL FACILITIES & SERVICES**

**GOAL**

- Continue to partner with the School Corporation in their efforts to provide a quality educational experience.
- Explore alternative energy projects to provide services to municipal facilities as a long-term operating cost savings strategy.
- Maintain or improve the Town's services to its residents and businesses.

**ACTION STEPS**

- Continued to partner with school district on shared services.
- Review a contract on energy usage to support the goal of reducing energy costs for the Town and school corporation.
- Work with school corporation to explore future on-site energy production opportunities.
- Develop plan to explore alternative energy projects to provide services to municipal facilities as a long-term operating cost savings strategy.
- Review current utility contracts to ensure they are the most cost-effective.
- Review current utility contracts to ensure they are the most cost-effective.
- Review current utility contracts to ensure they are the most cost-effective.

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## ELEMENT #3 – Transportation

### Key Findings

- SR 23 & SR 4 – linkages to South Bend and Potato Creek State Park important for growth
- Traffic volumes are good/bad
  - High volumes good as business attraction
  - High volumes bad for pedestrian safety and ease of crossing
- Five-Points intersection still unresolved
- North Liberty Trail System is a significant asset for resident and business attraction
- Expand trails and integrate into sidewalk/pedestrian networks

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## ELEMENT #3 – Transportation

**Goal:** Plan for current and future needs of the roadway, alley and sidewalk network.

### Action Steps:

- Integrate complete street principals into Main Street Streetage activities to increase pedestrian and bike safety.
- Develop a master sidewalk and trails plan, to include a sidewalk completion and replacement strategy and recommendations for funding strategies.
- Develop and adopt an alley maintenance policy to establish clarity of maintenance responsibilities, criteria for alley vacation requests and new alley improvements.
- Engage INDOT to determine options and feasibility of removing South Main Street at Five Points intersection

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**PLAN NORTH LIBERTY**  
GROWING THROUGH COMMUNITY

**TRANSPORTATION & UTILITIES**

**GOAL**

- Plan for current and future needs of the roadway, alley, and sidewalk network.
- Ensure that all residents have access to utility services.
- Utilize the stormwater utility to reduce stormwater from entering the wastewater treatment plant.
- Ensure North Liberty wastewater and water systems can adequately provide service to Potato Creek State Park.

**ACTION STEPS**

- Review current utility contracts to ensure they are the most cost-effective.
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# OPEN HOUSE #2 - APR 5/6 , 2021

## ELEMENT #4 – Utilities

### Key Findings

- SID is in the process of working to expand broadband fiber access to North Liberty. Need additional clarity on how this translates to residential service.
- Utility extension to Potato Creek State Park will create additional capacities for wastewater services.
- Utility extension to Potato Creek State Park will create additional development pressure in areas between Town limits and Park.

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## ELEMENT #4 – Utilities

Goal: Ensure that all residents have access to utility services.

### Action Steps:

- Work with utility providers to expand services, particularly cable and internet.
- Work with St. Joseph County Infrastructure, Planning and Growth to secure connectivity through the County's broadband fiber network expansion.
- Continue making improvements to water and wastewater systems that are needed due to regulatory or maintenance requirements.

Goal: Establish a stormwater utility (focused on reducing introduction of stormwater to the wastewater treatment plant).

### Action Steps:

- Continue educational programs for residents about the beneficial uses of stormwater to encourage elimination of illicit discharges of pollutants to the sanitary system.

Goal: Ensure North Liberty Wastewater and Water systems can adequately provide service to Potato Creek State Park.

### Action Steps:

- Work with Indiana Financial Authority and the Indiana Department of Natural Resources to construct wastewater treatment plant upgrades, new wastewater infrastructure, and water infrastructure to support the Town of North Liberty. Utilities becoming the operator and provider of services to Potato Creek State Park.

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TRANSPORTATION & UTILITIES	
<p><b>GOAL</b></p> <p>Plan for current and future needs of the roadway, alley, and sidewalk network.</p>	<p><b>ACTION STEPS</b></p> <p>1. Review and update the town's transportation plan.</p> <p>2. Review and update the town's utility plan.</p> <p>3. Review and update the town's stormwater management plan.</p>
<p>Ensure that all residents have access to utility services.</p>	<p>1. Review and update the town's utility plan.</p> <p>2. Review and update the town's stormwater management plan.</p>
<p>Utilize the stormwater utility to reduce stormwater from entering the wastewater treatment plant.</p>	<p>1. Review and update the town's stormwater management plan.</p> <p>2. Review and update the town's wastewater treatment plant.</p>
<p>Ensure North Liberty wastewater and water systems can adequately provide service to Potato Creek State Park.</p>	<p>1. Review and update the town's wastewater treatment plant.</p> <p>2. Review and update the town's water infrastructure.</p>

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## ELEMENT #5 – Housing

### Key Findings

- Residential is the predominant land use in town and it is made up of primarily older, existing single-family housing stock.
- Roughly a third of the current housing units are occupied by renters indicating there is a demand for rental housing in the community.
- Although the community feels that there is a lack of available housing, two recent subdivision developments – Potato Creek Crossing & Tamarack Knolls, both subdivisions have remaining vacant lots for new development opportunities.
- Generally, existing houses provides a more affordable option while new construction costs of \$250+ raise concern about affordable housing units for the community.
- Development of large homes on acreage just outside of Town limits shows that high end home development is possible.
- Utility costs were mentioned as being too high, impacting affordability, but taxes were mentioned as not being a significant factor.
- A lack of land available for development is considered a limitation for new housing development.
- Construction costs has an impact on availability and affordability of new housing.
- School system is driving demand for families wanting to relocate into the district – 25% of enrollment is out of district families.
- Stellar improvements have strengthened North Liberty's appeal as a bedroom community to South Bend.
- There are currently a limited number of higher density developments, but the community would like to explore multi-family rental and condominiums opportunities with special care given to retain the small-town community character.

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## ELEMENT #5 – Housing

Goal: Provide a wide variety of housing choices to accommodate and retain residents in all phases of life

### Action Steps:

- Identify and utilize housing incentives to support housing including:
  - Support of quality and desirable housing projects through the planning review and approval process
  - Waiving of tap fees
  - Extension of public utilities
  - Work with Developers to obtain grants
  - Investigate the establishment of a Housing Tax Increment Financing Area
  - Evaluate applicability of County, State and Federal Funds to support housing locally
- Develop and adopt housing policies to maintain and protect the existing housing stock including:
  - Employ non-enforcement means to improve condition of run-down properties such as referrals to local housing assistance agencies
  - Investigate CDBG funds for an owner-occupied renovation program
  - Utilize volunteers and organizations to assist homeowners with needed repairs
  - Work with County Commissioners to obtain tax certificates for existing homes that could be renovated.
  - Evaluate potential for conversion of existing single-family homes from rental to provide homeownership opportunities



## ELEMENT #5 – Housing

Goal: Provide a wide variety of housing choices to accommodate and retain residents in all phases of life

### Action Steps:

- Develop and adopt housing policies to promote new housing development including:
  - Promote the development of the existing residential vacant lots in residential subdivisions and near downtown
  - Work with a developer to identify a location for a Market-Rate Rent Apartment development (potentially downtown)
  - Identify parcels that are contiguous to existing town limits for annexation and development for residential units
  - Work with County Commissioners to obtain tax certificates for vacant lots so that they might be offered for sale and redevelopment
  - Work with School Building Trades program to increase the number of available housing units
- Update the Future Land Use Map to identify areas appropriate for different types of housing including detached homes, senior housing, apartments, etc.

Goal: Promote North Liberty as a community of choice for residents

### Action Steps:

- Develop a marketing program aimed at attracting new residential developers located in Town's character and reputation assets
  - Work with Regional and County agencies to tell the story of North Liberty as a great place to live and raise a family
  - Capitalize on the reputation of the local school district to promote housing with developers and realtors to build market demand
  - Highlight the Town's small-town charm with easy and quick access all of St. Joseph County and the Region
- Encourage improvements to and expansion of local internet coverage to facilitate work-from-home options for existing and future residents.



## ELEMENT #6 – Downtown & Tourism

### Key Findings

- A vibrant, healthy downtown is a significant component of resident and tourism attraction goals.
- Main Street Merchants Association currently tasked with events and business attraction activities. Organization is volunteer with limited to no funding. No formal incentives for new businesses.
- Downtown has positive perception and businesses appear healthy.
- There is an identified need for evening dining options. This would strengthen appeal to PCSF visitors.
- Parking can be a limiting factor during peak attendance events.
- Current zoning allows mixed-use business opportunities.
- Town has well developed Tourism Action Strategy in place.
- Identified partners (Visit South Bend-Mishawaka, Potato Creek State Park, IN Tourism) provides opportunity to leverage funds and activities
- New Inn development should create increased visitation opportunities from Park visitors
- Challenges remain around lead organization capacity for developing and executing activities, along with funding of activities



# OPEN HOUSE #2 - APR 5/6 , 2021

## ELEMENT #6 – Downtown & Tourism

**Goal:** Strengthen the Downtown business base by attracting and retaining businesses that enhance North Liberty's reputation and appeal to both residents and potential visitors

**Action Steps:**

- Create a list of targeted business types that would enhance Downtown
- Formulate a business recruiting program that focuses on include target business including:
  - available business locations,
  - incentives,
  - organizational responsibility
- Leverage flexibility of Town Center Zoning to attract business opportunities such as:
  - live/work units,
  - retail and service businesses within previously residential structures.
- Work with St. Joseph County Chamber of Commerce and South Bend-Elkhart Regional Partnership to identify potential new start-ups or expanding businesses that meet target business types.

**Goal:** Improve communication and cooperation with North Liberty Government, Chamber of Commerce and Main Street Organization

**Action Steps:**

- Develop a communication plan that outlines the process for purposeful interaction between existing organizations.
- Create a Downtown brand identity strategy and messaging
- Refine and work with local partners to promote the Town's development goals and attraction programs.
- Partner to improve downtown website with suggested alterations
- Centralize event planning and coordination to bring greater efficiencies in funding, scheduling, volunteer management and marketing and promotion.
  - Share and create promote events by the different groups
  - Support efforts by the other organizations to improve and promote North Liberty
  - Create joint events and promotion opportunities



## ELEMENT #6 – Downtown & Tourism

**Goal:** Increase the vibrancy of Downtown North Liberty through community placemaking and activation efforts

**Action Steps:**

- Explore the development of a signature downtown Multi-use Outdoor Venue that can accommodate community events.
- Expand partnerships with organizations including the schools, the St. Joseph Library and Potlatch Creek State Park to create and develop additional downtown events focused on arts, music and food
- Explore funding options available through the St. Joseph County Community Foundation, the St. Joseph County Regional Chamber and Visit South Bend for event marketing and development support



<b>PLAN NORTH LIBERTY</b> <small>(growing in quality communities)</small>	
DOWNTOWN & TOURISM	
<p><b>GOAL</b></p> <p><b>Strengthen the Downtown business base by attracting and retaining businesses that enhance North Liberty's reputation and appeal to both residents and potential visitors.</b></p> <p><b>Improve communication and cooperation with North Liberty Government, Chamber of Commerce and Main Street Organization.</b></p> <p><b>Increase the vibrancy of Downtown North Liberty through community placemaking and activation efforts.</b></p>	<p><b>ACTION STEPS</b></p> <p>1. Create a list of targeted business types that would enhance Downtown</p> <p>2. Formulate a business recruiting program that focuses on include target business including:</p> <ul style="list-style-type: none"> <li>◦ available business locations,</li> <li>◦ incentives,</li> <li>◦ organizational responsibility</li> </ul> <p>3. Leverage flexibility of Town Center Zoning to attract business opportunities such as:</p> <ul style="list-style-type: none"> <li>◦ live/work units,</li> <li>◦ retail and service businesses within previously residential structures.</li> </ul> <p>4. Work with St. Joseph County Chamber of Commerce and South Bend-Elkhart Regional Partnership to identify potential new start-ups or expanding businesses that meet target business types.</p> <p>5. Develop a communication plan that outlines the process for purposeful interaction between existing organizations.</p> <p>6. Create a Downtown brand identity strategy and messaging</p> <p>7. Refine and work with local partners to promote the Town's development goals and attraction programs.</p> <p>8. Partner to improve downtown website with suggested alterations</p> <p>9. Centralize event planning and coordination to bring greater efficiencies in funding, scheduling, volunteer management and marketing and promotion.</p> <ul style="list-style-type: none"> <li>◦ Share and create promote events by the different groups</li> <li>◦ Support efforts by the other organizations to improve and promote North Liberty</li> <li>◦ Create joint events and promotion opportunities</li> </ul> <p>10. Explore the development of a signature downtown Multi-use Outdoor Venue that can accommodate community events.</p> <p>11. Expand partnerships with organizations including the schools, the St. Joseph Library and Potlatch Creek State Park to create and develop additional downtown events focused on arts, music and food</p> <p>12. Explore funding options available through the St. Joseph County Community Foundation, the St. Joseph County Regional Chamber and Visit South Bend for event marketing and development support</p>



## ELEMENT #7 – Economic Development

**Key Findings**

- North Liberty is dependent on strength of regional economy for job/industrial growth – a strong St. Joseph County is critical to success of North Liberty and other smaller communities.
- Overall stakeholder feedback was an understanding of the importance of industry for local tax base, but the goal of retaining small-town community character may not be compatible with significant new industrial growth
- Future development should focus on diversifying the local economy
- Concerns with pollution and environmental impact indicate that the community should focus on industrial development that is clean and sustainable
- The Town should identify a location for new industrial growth, but this development should be managed and be selective in end users
- North Liberty should investigate ways to increase service and administrative sector employees (school system faculty staff, health care, professional office, etc.)
- There are remote worker opportunities for the community if broadband is improved.
- Wages of local jobs are lagging, impacting housing affordability
- Utility user costs are too high, and the Town should work to reduce water/sewer fees



# OPEN HOUSE #2 - APR 5/6 , 2021

## ELEMENT #7 – Economic Development

**Goal:** Make North Liberty more attractive for new business development

**Action Steps:**

- Focus traditional downtown commercial uses in the Town Center while supporting new areas for commercial uses as identified by the Future Land Use map for businesses not suited for a downtown such as a large store front development for a grocery store.
- Work with local hospital or health department to attract a medical clinic or nurse practitioner to the community.
- Work with local and state agencies to identify new development incentives such as Tax Increment Financing and local Tax Phase-Ins
- Work with South Bend– Elkhart Regional Partnership (Regional Partnership) to seek opportunities for new businesses to locate in North Liberty, including those in short supply or listed as a target industry include IT/data, logistics/warehousing and advanced manufacturing. <https://southbendregion.com/main/economic-profile/>
- Identify a local investor group to champion economic development and provide financial support for initiatives

**Goal:** Continue to support existing businesses

**Action Steps:**

- Support existing local industries through public-private partnerships which assist in the provision of necessary infrastructure improvements for existing facilities and expansion projects
- Work with the Chamber and local business leaders to identify ways the community can support their success through regular meetings and feedback
- Work with local and state agencies to identify expansion incentives such as state programs and local Tax Phase-Ins
- Continue to promote platemarking activities to assist local businesses in attraction and retention of skilled employees

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## ELEMENT #7 – Economic Development

**Goal:** Ensure business complement the small-town character

**Action Steps:**

- Ensure businesses are sensitive to environmental and are aware of the value the community places on protection of the environment, natural resources, and agriculture
- Work with the Regional Partnership to identify businesses that would be attracted to the small-town atmosphere of North Liberty without negatively impacting it.

**Goal:** Identify and focus local efforts to develop to expand the existing industrial park or establish a new one along Tamarack Road as identified in the Future Land Use map.

**Action Steps:**

- Determine the feasibility of expanding the existing industrial park or creating a new park
  - Research who worked on the development of the existing industrial park
  - Create a committee or task force consisting of landowners, County Economic Development staff and town utilities staff to
  - Work with local and regional realtors to identify needed improvements for a successful industrial park
- Engage with local developers and realtors to ensure that they are aware when the new park is available for development
  - List available land on commonly used industrial development real estate services to promote the park and land

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**ECONOMIC DEVELOPMENT**

GOAL	ACTION STEPS
Make North Liberty more attractive for new business development.	<ul style="list-style-type: none"> <li>Identify and describe commercial uses in the Town Center while supporting new areas for commercial uses as identified by the Future Land Use map for businesses not suited for a downtown such as a large store front development for a grocery store.</li> <li>Work with local hospital or health department to attract a medical clinic or nurse practitioner to the community.</li> <li>Work with local and state agencies to identify new development incentives such as Tax Increment Financing and local Tax Phase-Ins</li> <li>Work with South Bend– Elkhart Regional Partnership (Regional Partnership) to seek opportunities for new businesses to locate in North Liberty, including those in short supply or listed as a target industry include IT/data, logistics/warehousing and advanced manufacturing. <a href="https://southbendregion.com/main/economic-profile/">https://southbendregion.com/main/economic-profile/</a></li> <li>Identify a local investor group to champion economic development and provide financial support for initiatives</li> </ul>
Continue to support existing businesses.	<ul style="list-style-type: none"> <li>Support existing local industries through public-private partnerships which assist in the provision of necessary infrastructure improvements for existing facilities and expansion projects</li> <li>Work with the Chamber and local business leaders to identify ways the community can support their success through regular meetings and feedback</li> <li>Work with local and state agencies to identify expansion incentives such as state programs and local Tax Phase-Ins</li> <li>Continue to promote platemarking activities to assist local businesses in attraction and retention of skilled employees</li> </ul>
Ensure business complement the small-town character.	<ul style="list-style-type: none"> <li>Ensure businesses are sensitive to environmental and are aware of the value the community places on protection of the environment, natural resources, and agriculture</li> <li>Work with the Regional Partnership to identify businesses that would be attracted to the small-town atmosphere of North Liberty without negatively impacting it.</li> </ul>
Identify and focus local efforts to develop to expand the existing industrial park or establish a new one along Tamarack Road as identified in the Future Land Use map.	<ul style="list-style-type: none"> <li>Determine the feasibility of expanding the existing industrial park or creating a new park                             <ul style="list-style-type: none"> <li>Research who worked on the development of the existing industrial park</li> <li>Create a committee or task force consisting of landowners, County Economic Development staff and town utilities staff to</li> <li>Work with local and regional realtors to identify needed improvements for a successful industrial park</li> </ul> </li> <li>Engage with local developers and realtors to ensure that they are aware when the new park is available for development                             <ul style="list-style-type: none"> <li>List available land on commonly used industrial development real estate services to promote the park and land</li> </ul> </li> </ul>

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## ELEMENT #8 Parks & Trails

**Key Findings**

**North Liberty Parks Facilities**

- Mixed response when asked to describe North Liberty Parks
- Spray pad, removal of baseball field, and improvements to playground area were mentioned as being positive improvements
- Any need for additional facilities should explore opportunities to partner with the schools for access to school facilities – schools are open to collaboration
- Youth sports facilities were noted as being a community need if North Liberty is trying to attract families – Walkerton baseball and soccer fields were noted as being a draw

**North Liberty Parks Programming**

- Overall, there was agreement that there is a need for more programming
- Youth sports, general youth/teen activities and senior activities lacking
- Recommendations for collaboration with schools, library and other non-profits to expand programming offerings

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## ELEMENT #8 Parks & Trails

### Key Findings

#### North Liberty Trails

- Consensus among all stakeholders that Trails are positive for the Town
- Most stakeholders actively use the trails, if they didn't, they commented on how actively used they are
- Safety offered by the trails attractive for families
- However, there were many safety concerns noted related to crossing SR 23 – limits use by people on the west side of SR 23, and limits accessibility to downtown/Town Park
- Possibility of water trail connecting Potato Creek to Town Park

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## ELEMENT #8 Parks & Trails

**Goal:** Provide a high-quality park and recreation experience to North Liberty's citizens.

#### Action Steps:

- Continue to work with other local agencies to improve existing events and offer more programs, including activities and special events.
- Create a park system master plan
- Continue restoration and preservation of existing historic structures and stonework in Town Park

**Goal:** Plan for current and future needs for the path and sidewalk system.

#### Action Steps:

- Promote the use of existing trail system and local amenities
- Work with other agencies to expand and promote connectivity to neighboring state park and other natural features

**Goal:** Enhance recreation and social activities and opportunities for residents and visitors of all ages and abilities.

#### Action Steps:

- Continue the development of programs that provide more community recreation and exercise program options.
- Collaborate with schools and other agencies to provide facilities or programs for recreation activities
- Continue expanding federal accessibility guideline compliance within the park system.

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## ELEMENT #8 Parks & Trails

**Goal:** Provide a high-quality park and recreation experience to North Liberty's citizens.

#### Action Steps:

- Continue to work with other local agencies to improve existing events and offer more programs, including activities and special events
- Create a park system master plan
- Continue restoration and preservation of existing historic structures and stonework in Town Park

**Goal:** Plan for current and future needs for the path and sidewalk system.

#### Action Steps:

- Promote the use of existing trail system and local amenities
- Work with other agencies to expand and promote connectivity to neighboring state park and other natural features

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### PARKS & TRAILS

= HIGH PRIORITY
  = MEDIUM PRIORITY
  = LOW PRIORITY

GOAL	ACTION STEPS
<p><b>Provide a high-quality park and recreation experience to North Liberty's citizens.</b></p>	<p>Collaborate to work with other local agencies to improve existing events and offer more programs, including activities and special events.</p> <p>Create a park system master plan.</p> <p>Continue restoration and preservation of existing historic structures and stonework in Town Park.</p>
<p><b>Enhance recreation and social activities and opportunities for residents and visitors of all ages and abilities.</b></p>	<p>Continue the development of programs that provide more community recreation and exercise program options.</p> <p>Collaborate with schools and other agencies to provide facilities or programs for recreation activities.</p> <p>Continue expanding federal accessibility guideline compliance within the park system.</p>
<p><b>Plan for current and future needs for the path and sidewalk system.</b></p>	<p>Promote the use of existing trail system and local amenities.</p> <p>Work with other agencies to expand and promote connectivity to neighboring state park and other natural features.</p>

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# OPEN HOUSE #2 - APR 5/6 , 2021




### ELEMENT #8 Parks & Trails

## Town Schematic Plan



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### Next Steps



2022

## PLAN NORTH LIBERTY

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- Incorporate Comments
- Complete Draft Plan
- Review of Draft Plan with Steering Committee
- Comprehensive Plan presentation to Common Council for Adoption
- Comprehensive Plan presentation to St. Joseph Area Plan Commission
- Parks Plan presentation to the Parks Board

Plan Element Survey:  
<http://www.surveymonkey.com/r/5WSL8VM>

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