

2023



PLAN NORTH LIBERTY

5 - YEAR PARKS PLAN

 ABONMARCHE

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Vicki Kitchen

Town Clerk-Treasurer

This Parks Master Plan is an update to the 2016 Town of North Liberty Five-Year Parks and Recreations Master Plan, prepared by DLZ Indiana, LLC. Unchanged, relevant and/or applicable information from the 2016 Master Plan remains throughout this updated document.

This Parks Master Plan Update was developed in conjunction with the 2022 *Plan North Liberty Comprehensive Plan* prepared by Abonmarche. Much of the relevant research data and resultant planning strategies from the Comprehensive Plan are included here. The complete *Plan North Liberty Comprehensive Plan* is available at www.northliberty.in.gov.

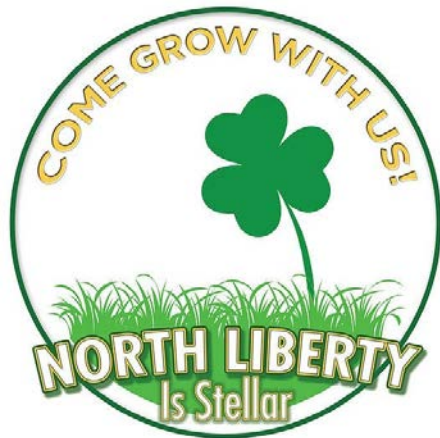
Prepared by



Abonmarche Consultants

315 W. Jefferson Blvd.
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ADOPTION



Cover Photos (from left to right). Potato Creek Running through Town Park, Potato Creek State Park, Spray Pad at North Liberty Town Park, Stellar Trail Bridge over Potato Creek, and Historic Stone Planter in Town Park.

FIVE YEAR PARK BOARD PLAN ACCEPTANCE RESOLUTION #2023-05

WHEREAS, the North Liberty Park and Recreation Board is aware of the parks and recreation needs of the residents of North Liberty Indiana, and

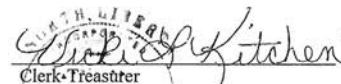
WHEREAS, the Board realizes the importance of sound planning in order to meet the needs of its citizens,

NOW, THEREFORE, BE IT RESOLVED THAT THE NORTH LIBERTY PARK AND RECREATION BOARD, by unanimous declaration, does adopt the North Liberty Park and Recreation Master Plan as its official plan for the next five years, for the growth and development of parks and recreational opportunities in North Liberty, Indiana.

Passed and signed this 3rd day of April 2023.

ATTEST:


Park Board President


Clerk-Treasurer



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1 INTRODUCTION

PLAN  RTH LIBERTY

INTRODUCTION

The Town of North Liberty presents this 5-Year Parks and Recreation Master Plan per the 'Planning Guidelines' set forth by the Indiana Department of Natural Resources (IDNR), Division of Outdoor Recreation, updated June 25, 2020.

This Plan is generally being developed for the following reasons:

- Improve funding opportunities;
- Formulate written framework for future action that acts as guide for sensible facility and service development;
- Provide community input opportunities;
 - a. Ensure public desire for the facilities that are developed
 - b. Provide an opportunity to share information about programs and facilities with the public
- Give a clear sense of direction.

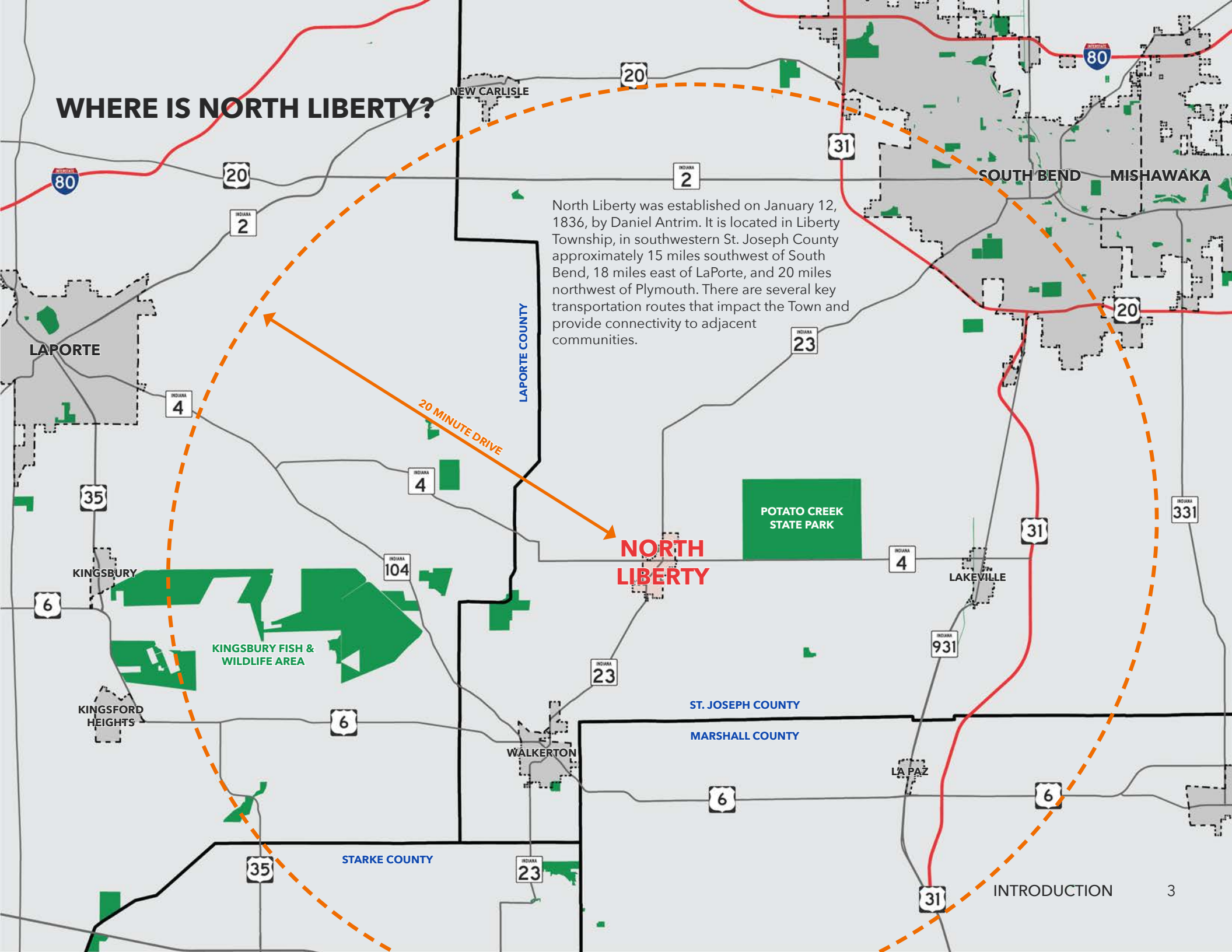
Specifically for North Liberty, preparation of this plan will aid in eligibility for grant programs administered by the IDNR Division of Outdoor Recreation as well as further funding from grant programs associated with the Stellar Communities designation. North Liberty was named a Stellar Community in 2015.

In addition to this Parks Plan, Abonmarche concurrently updated the Town's comprehensive plan, titled Plan North Liberty Comprehensive Plan. Both of these Plans are complementary and support the goals contained in each Plan.



North Liberty Town Park

WHERE IS NORTH LIBERTY?



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.

NORTH LIBERTY

20 MINUTE DRIVE

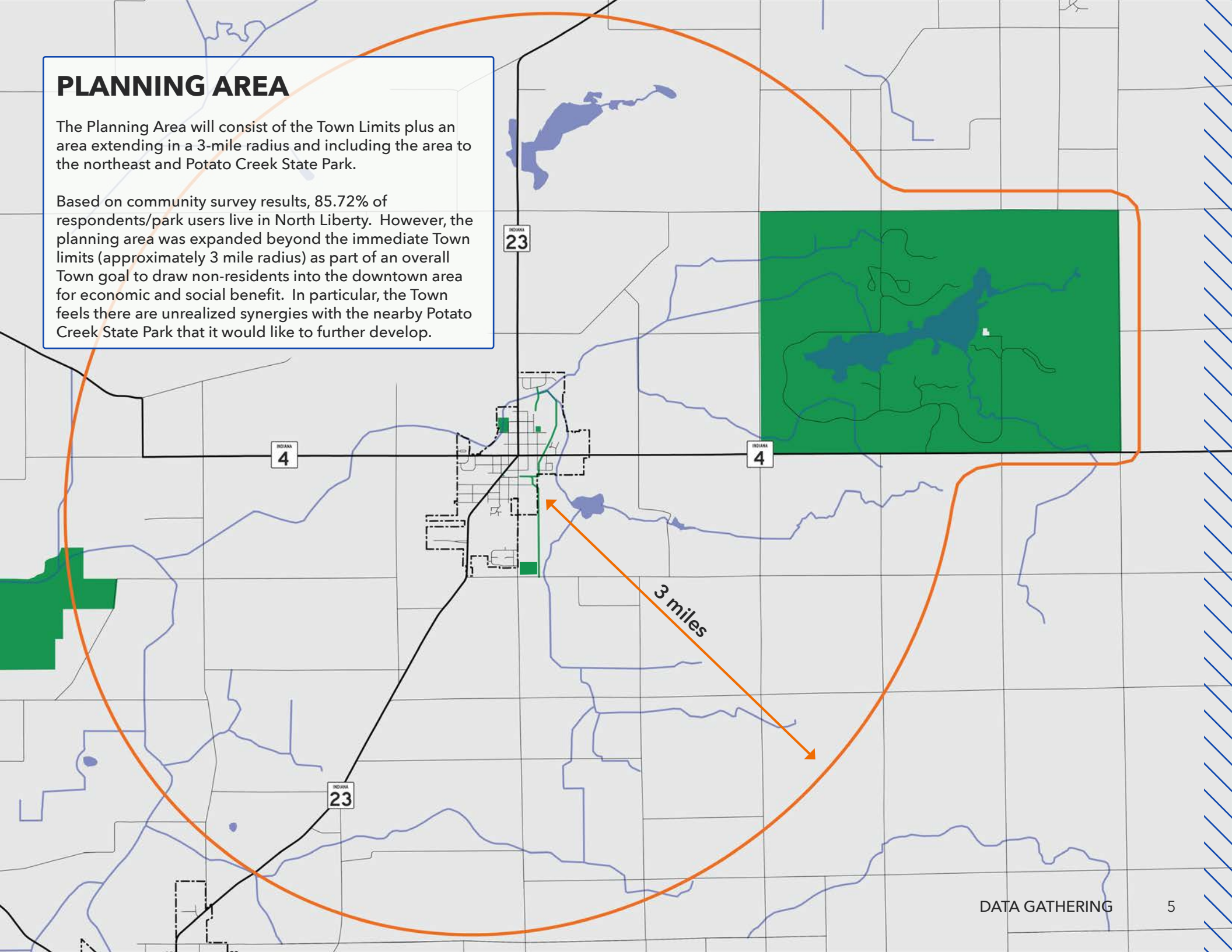
2 DATA GATHERING

PLAN  RTH LIBERTY

PLANNING AREA

The Planning Area will consist of the Town Limits plus an area extending in a 3-mile radius and including the area to the northeast and Potato Creek State Park.

Based on community survey results, 85.72% of respondents/park users live in North Liberty. However, the planning area was expanded beyond the immediate Town limits (approximately 3 mile radius) as part of an overall Town goal to draw non-residents into the downtown area for economic and social benefit. In particular, the Town feels there are unrealized synergies with the nearby Potato Creek State Park that it would like to further develop.






NATURAL FEATURES & LANDSCAPE

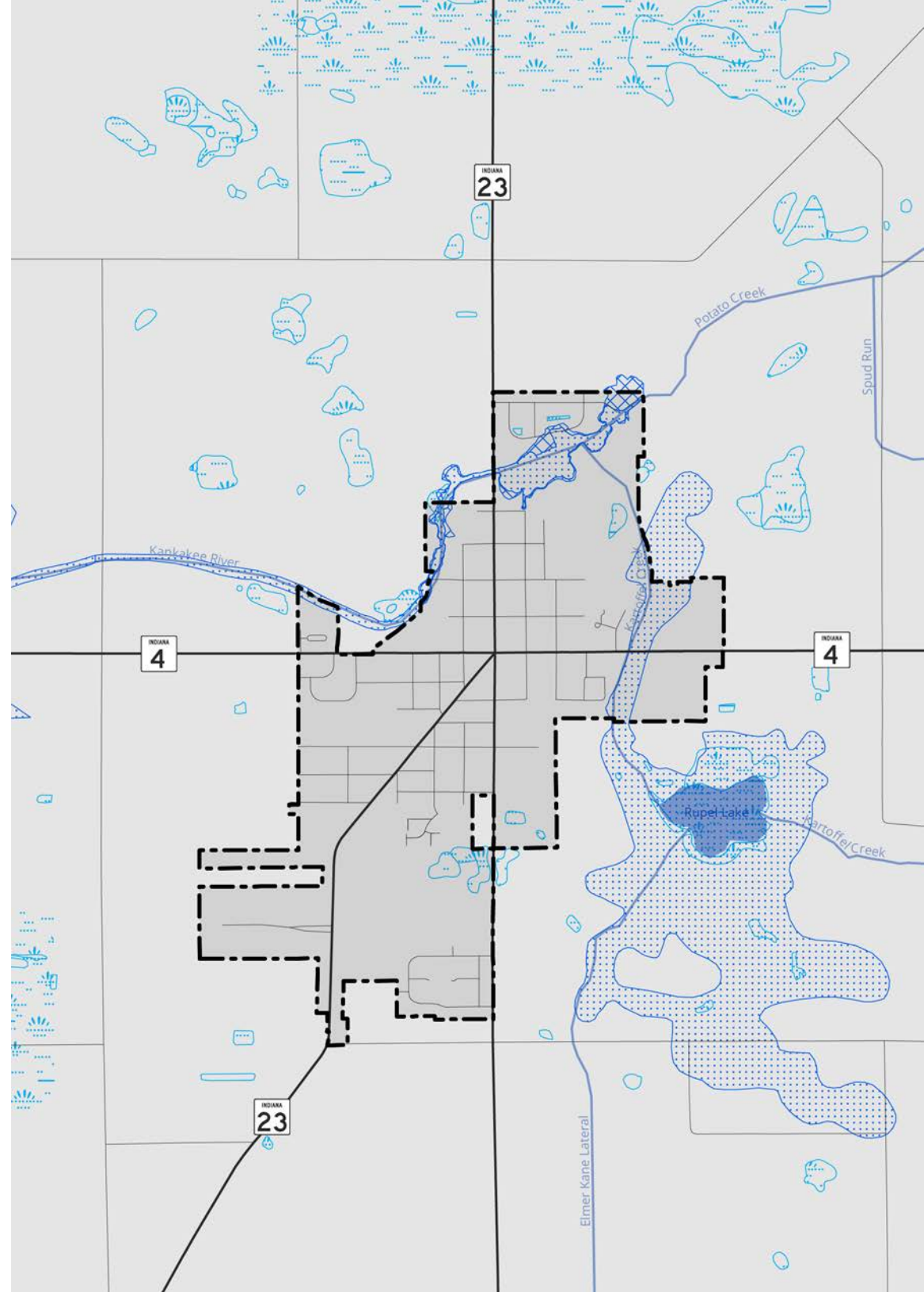
HYDROLOGY

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% 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



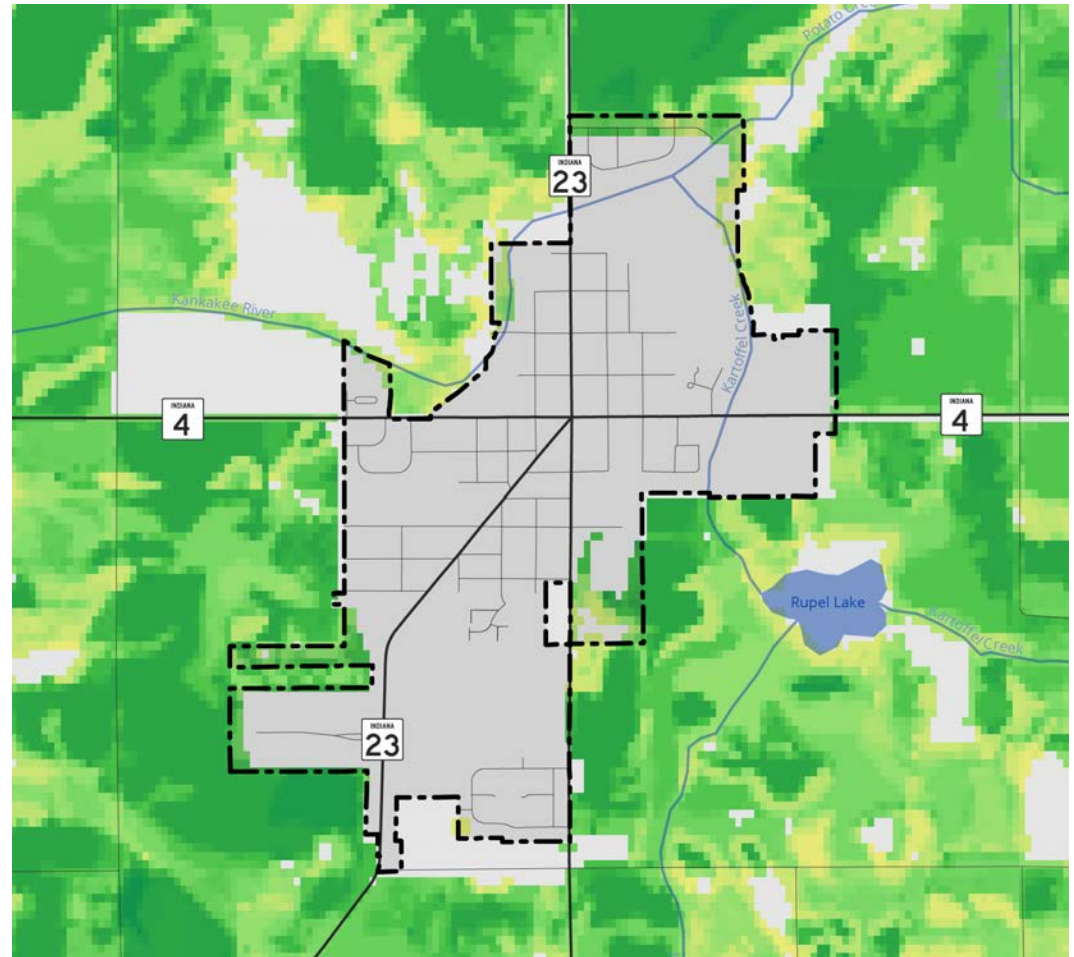
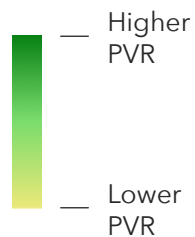
NATURAL FEATURES & LANDSCAPE

AGRICULTURAL RESOURCES

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

NATURAL FEATURES & LANDSCAPE

The Natural Features & Landscapes drove the creation of the Land Use goals found in Plan North Liberty Comprehensive Plan. Below are the Land Use goals found in the Comprehensive Plan that will influence the development and maintenance of parks and recreation amenities in North Liberty. Refer to Plan North Liberty Comprehensive Plan for more information about these goals.

LU 1 PRIORITIZE DEVELOPMENT WITHIN EXISTING TOWN LIMITS.

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*.

LU 3 CONSERVE GREEN SPACE LAND USES.

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.

* See Plan North Liberty Comprehensive Plan, available upon request from the Town of North Liberty.

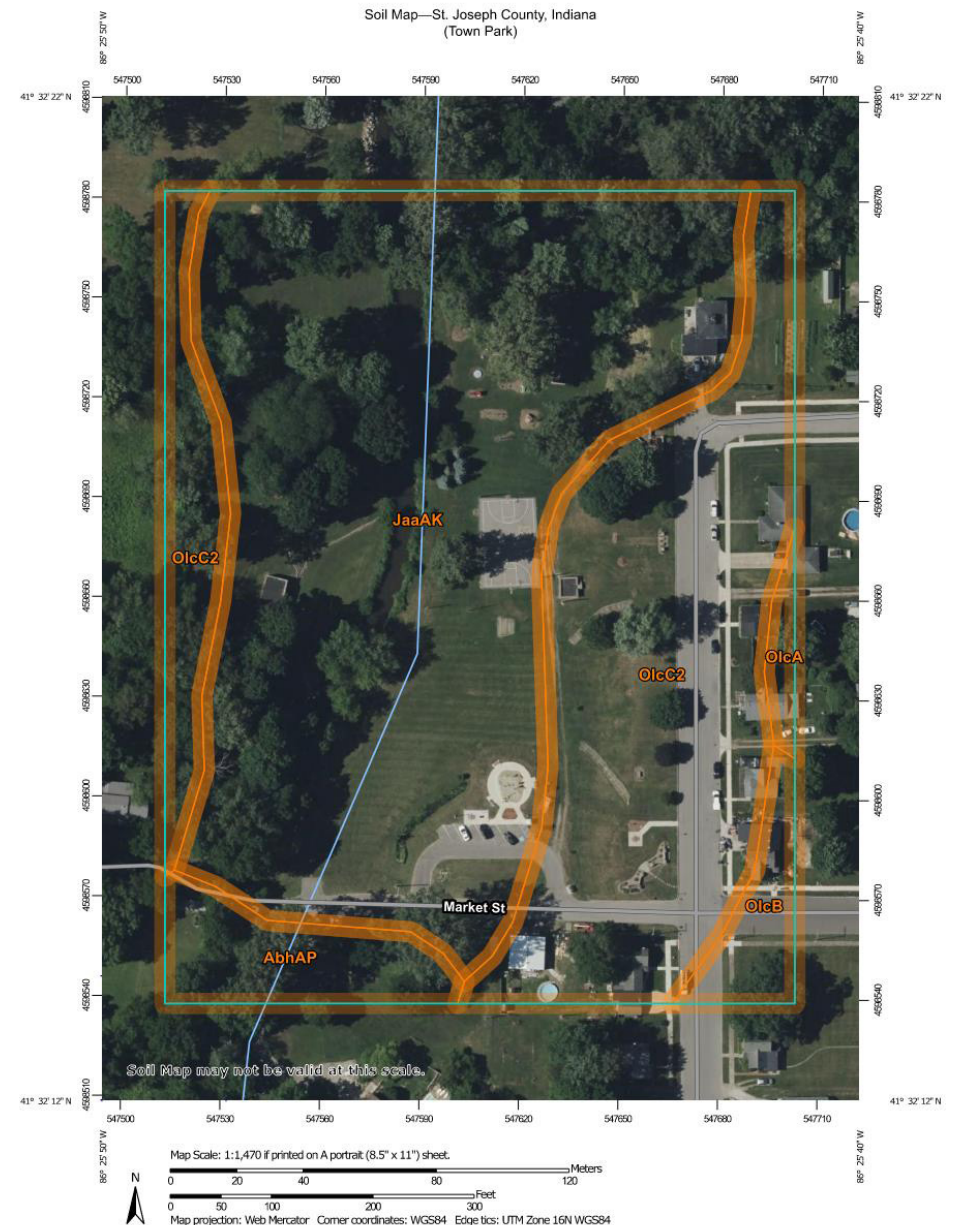
NATURAL FEATURES & LANDSCAPE

SOILS - TOWN PARK

Based on United States Department of Agriculture soil map information, North Liberty's Town Park is comprised of two soil types: Jamestown Silt Loam (JaaAk) and Oshtemo Sandy Loam, Eroded (OlcC2).

Jamestown Silt Loam comprises the majority of the Park's soils and is located in lower elevations adjacent to Potato Creek. This soil type is very deep, poorly drained with a high water table and high organic content. It does not serve as a good base for structural construction. This could potentially lead to higher construction costs for future improvements in these areas of the park due to increased base and foundation stabilization requirements as well as de-watering efforts during construction.

Oshtemo Sandy Loam comprises the upper bluff area along the eastern portion of the Park. This soil is very deep, well drained with high organic content. The drainage properties of this soil makes it more suitable for base and foundation construction than the lower areas of the site, but the high organic content still presents stabilization challenges and increased costs.



MAN-MADE, HISTORICAL, CULTURAL FEATURES

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 community stakeholders;
- Distribution of community character survey; and
- Facilitation of community workshops.

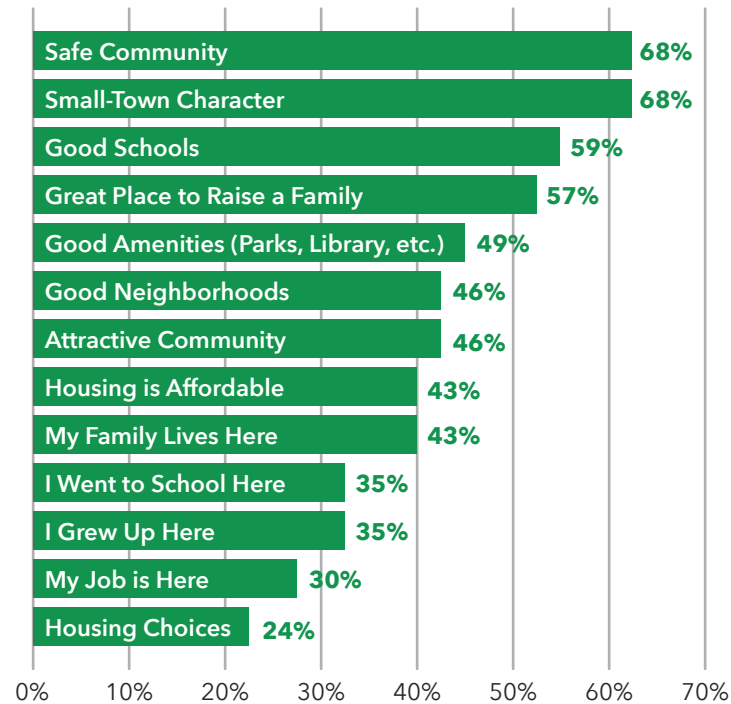
VALUES

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 South Bend's urban services and amenities and the State 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

MAN-MADE, HISTORICAL, CULTURAL FEATURES

“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
- Stellar Trail.



Storefront Facade Renovations



Shamrock Alley Stellar Project

MAN-MADE, HISTORICAL, CULTURAL FEATURES

TOWN HISTORICAL FEATURES

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.”

It is recommended in the Plan North Liberty Comprehensive Plan that the Town officially create a local historic organization and establish a downtown historic district as shown in the map to the right.



Proposed Historic District

MAN-MADE, HISTORICAL, CULTURAL FEATURES

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.



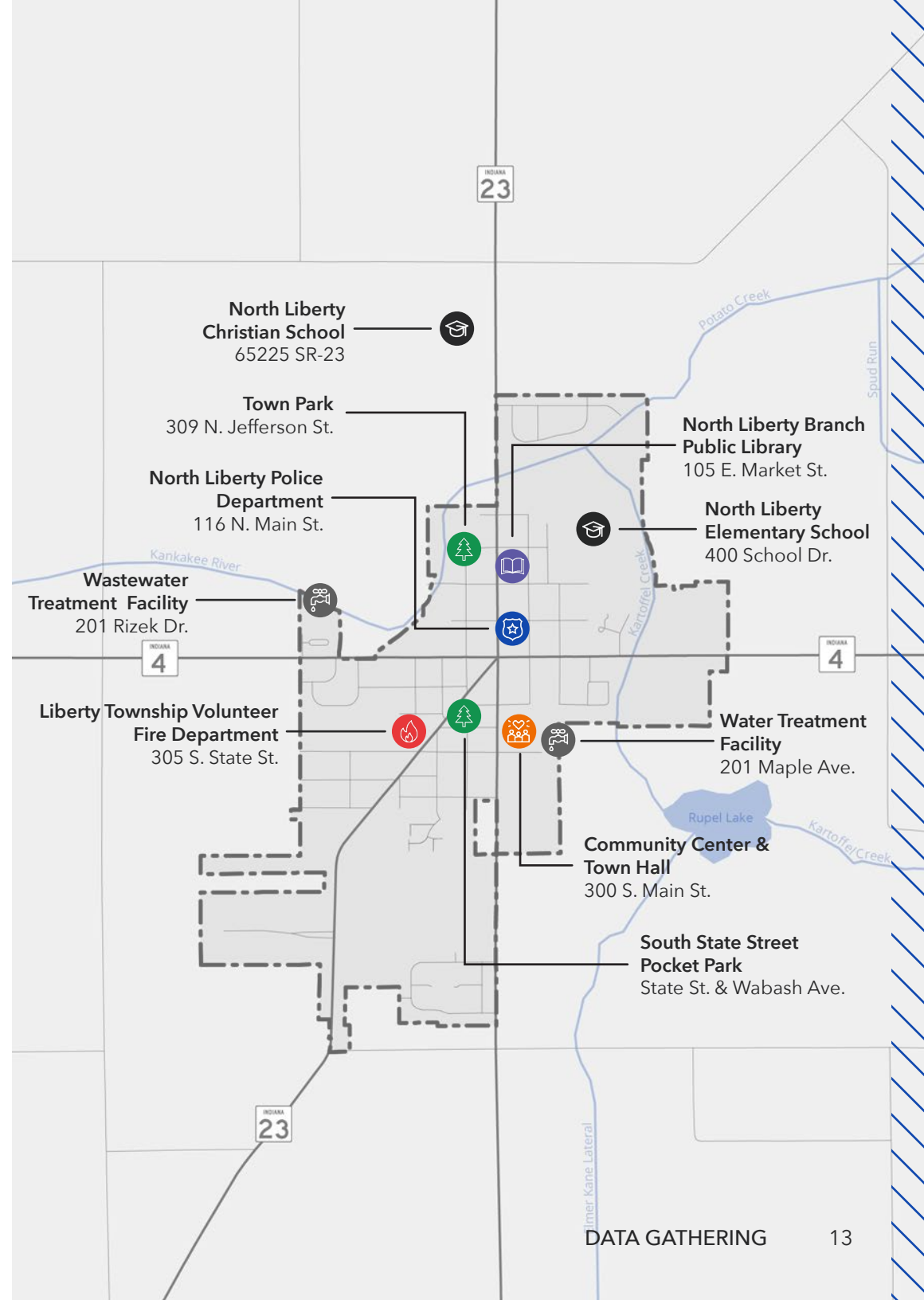
Liberty Township Volunteer Fire Department (LTVFD) provides fire and emergency medical services to all of Liberty Township. The LTVFD opened its current station in 2016. During the development of this Plan, the LTVFD initiated plans to create an expanded fire territory that would include Greene Township.



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.

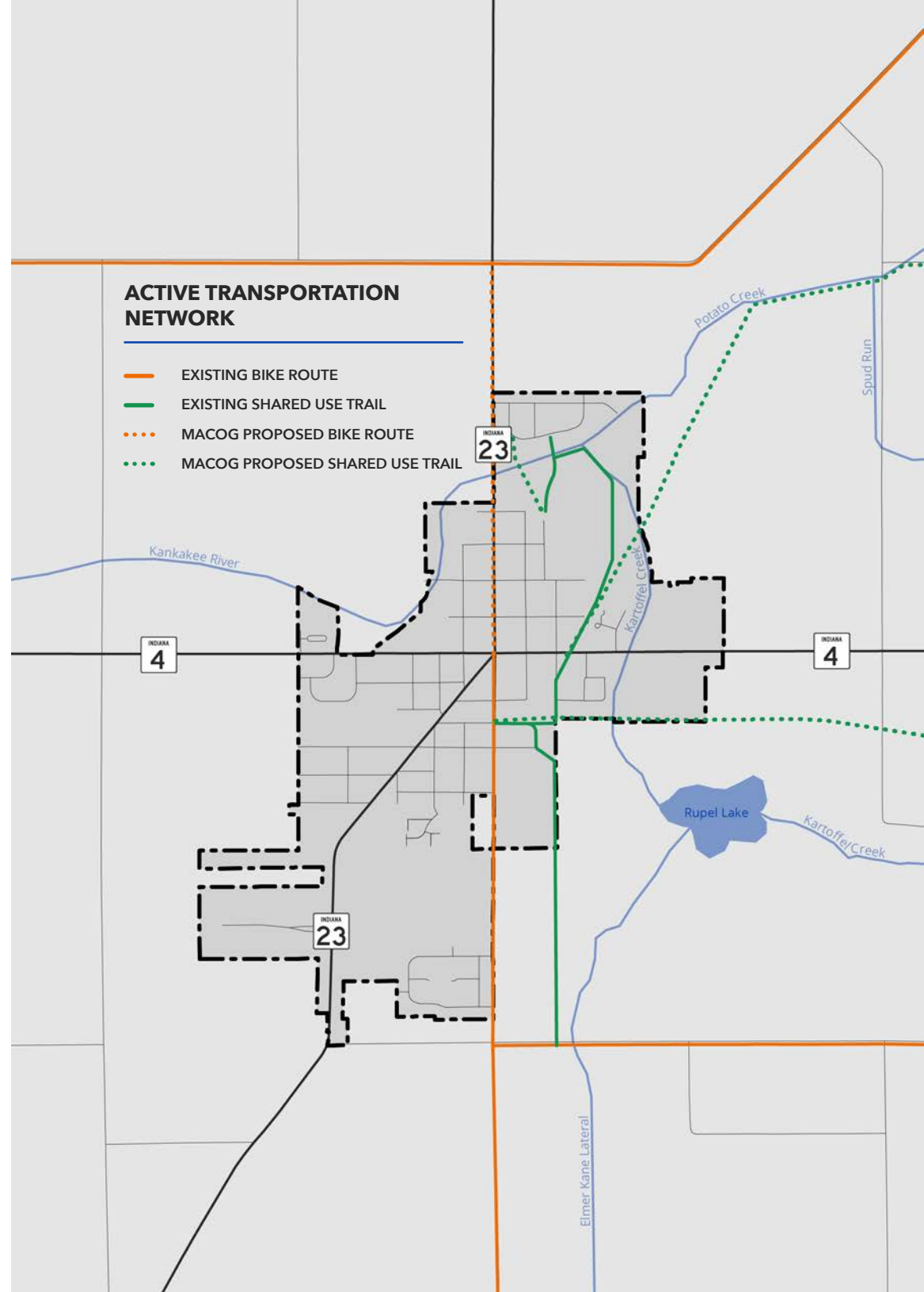


MAN-MADE, HISTORICAL, CULTURAL FEATURES

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.



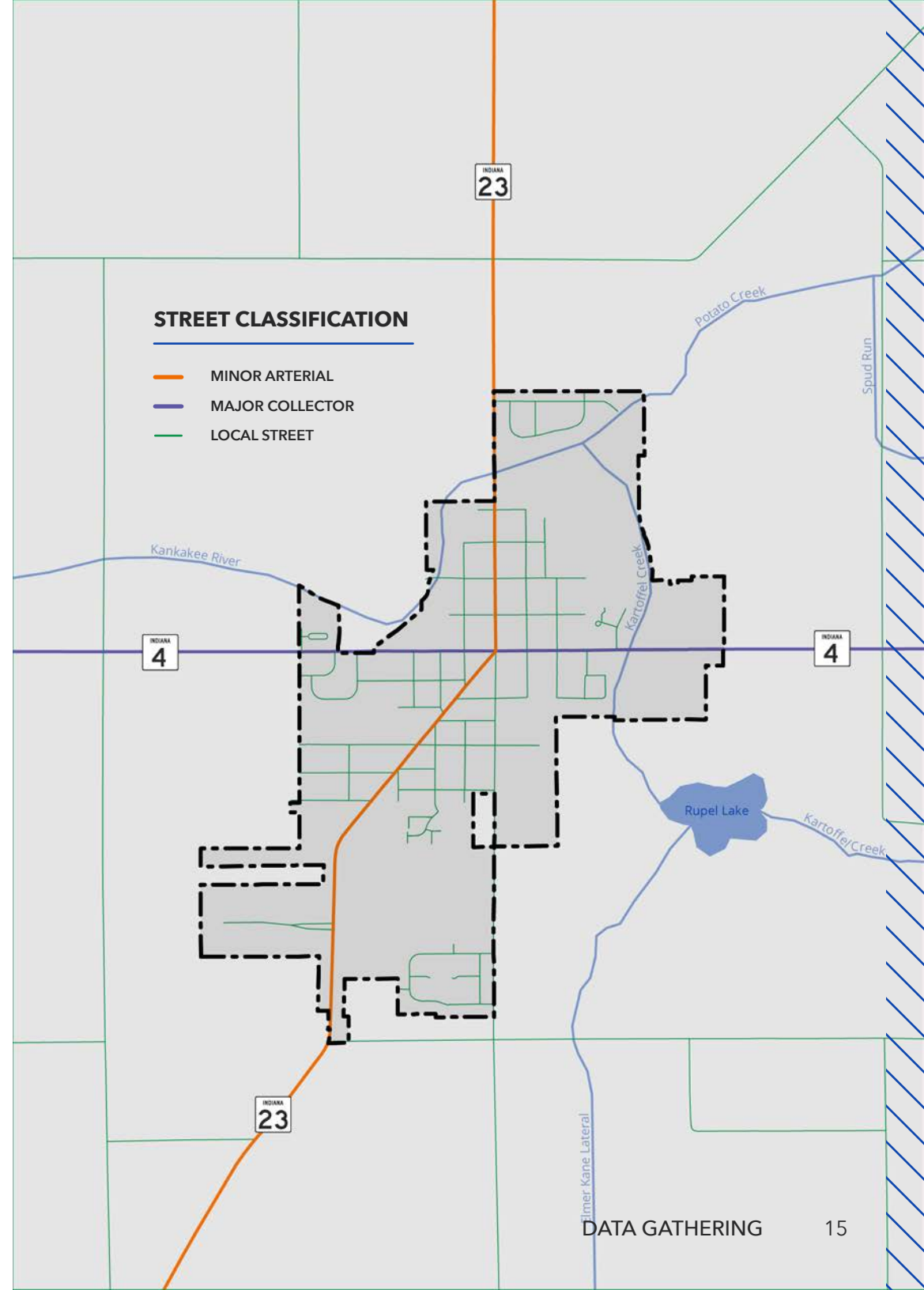
MAN-MADE, HISTORICAL, CULTURAL FEATURES

PLANES, TRAINS & AUTOMOBILES

Man-made features influencing the Town include arterial roadways, two abandoned rail corridors, the Historic Downtown, and existing commercial/industrial development. Indiana SR 23 and SR 4 intersect and pass through the Downtown Business District. These roads are the main transportation routes for visitors and those passing through, as well as daily commuter routes for residents. Tamarack Road also provides connection from the Downtown to US 30.

Other transportation opportunities exist further from the Town. North Liberty is serviced by the South Bend International Airport (SBN), located approximately 18 miles away. The terminal also offers interstate bus service and the South Shore Line, a commuter train service to Chicago operated by the Norther Indiana Commuter Transportation District. The South Bend Amtrak Train Station is located approximately 15 miles away and provides passenger rail service throughout the country.

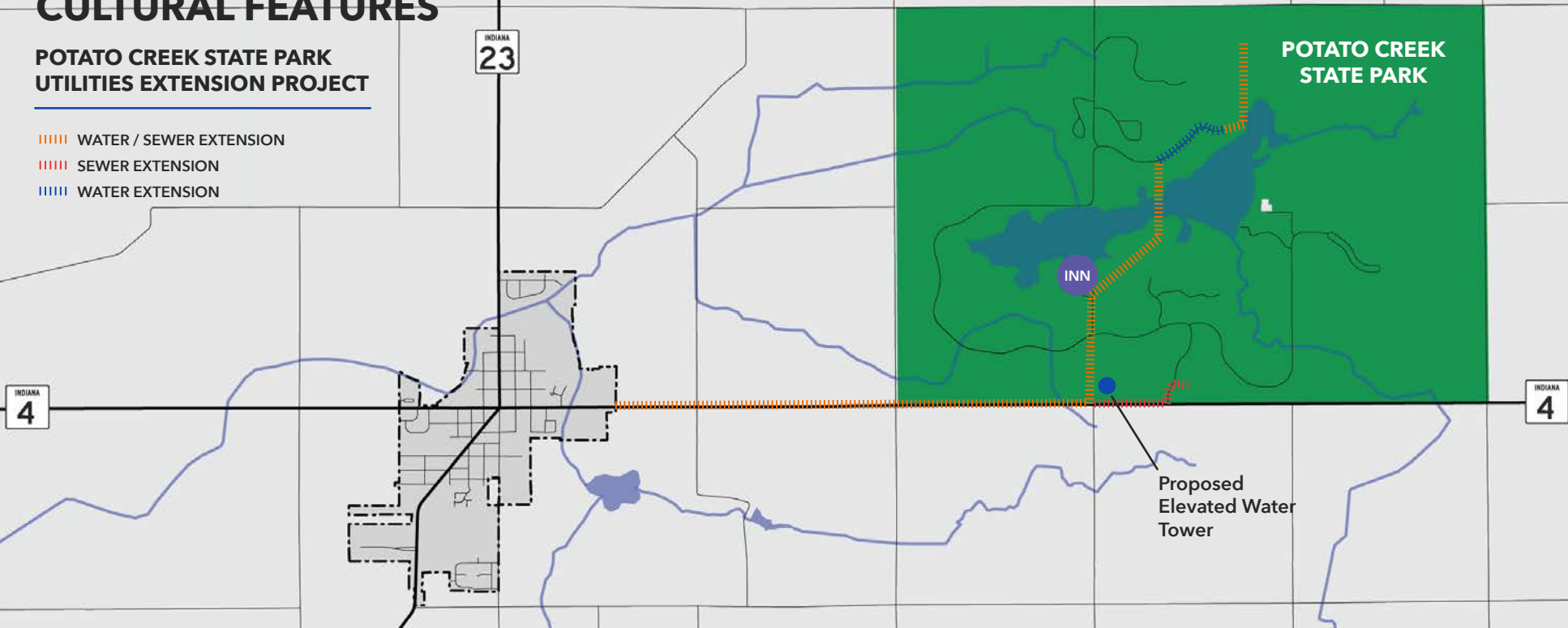
The Town's transportation elements provide convenient connections to communities outside its immediate boundaries, widening the potential user groups for the Town's parks facilities and programs. The State roadways also pose a challenge for trail development as safety must be considered for any crossings.



MAN-MADE, HISTORICAL, CULTURAL FEATURES

POTATO CREEK STATE PARK UTILITIES EXTENSION PROJECT

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



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 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.

This utility extension will provided the utilities needed to support future growth along this corridor. New growth will have an effect on the parks and recreation needs of the Town. New growth could benefit from additional parks and the proposed trails that would connect downtown to Potato Creek State Park.

MAN-MADE, HISTORICAL, CULTURAL FEATURES

The Man-Made, Historical, Cultural features drove the creation of goals found in Plan North Liberty Comprehensive Plan. Below are the goals found in the Comprehensive Plan that will influence the development and maintenance of parks and recreation amenities in North Liberty. Refer to Plan North Liberty Comprehensive Plan for more information about these goals.

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

ACTION STEPS

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

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.

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.

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

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

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.

MO 1 CONTINUE TO PARTNER WITH THE SCHOOL CORPORATION IN THEIR EFFORTS TO PROVIDE A QUALITY EDUCATIONAL EXPERIENCE.

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.

MAN-MADE, HISTORICAL, CULTURAL FEATURES

The Man-Made, Historical, Cultural features drove the creation of goals found in Plan North Liberty Comprehensive Plan. Below are the goals found in the Comprehensive Plan that will influence the development and maintenance of parks and recreation amenities in North Liberty. Refer to Plan North Liberty Comprehensive Plan for more information about these goals.

MO 3

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

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.

TU 1

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

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.

TU 3

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

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.

MAN-MADE, HISTORICAL, CULTURAL FEATURES

TOWN PARK HISTORICAL FEATURES

The North Liberty Town Park was designated as a Historic National Landmark in 2007 (NPS Reference Number 7000211). Much of the original 1930s Works Progress Administration (WPA) stone work remains, including steps, walls and two buildings within the 7 acre park along Potato Creek. The Town Park also includes a small Veteran's Memorial from the World War II era. This park has been a work-in-progress for the Town with recent restoration efforts. Town Park is easily accessible due to its proximity to the Downtown and residential areas.



INFLUENCE

The historic Downtown provides a destination for visitors which may increase traffic to local parks and encourage use of present and future trails to reach the Downtown particularly from Potato Creek State Park.

The Historic National Landmark status of the existing Town Park is influential as both a public draw to the park itself and as an avenue for potential funding opportunities for improvements.



*Examples of historic stone work at
North Liberty Town Park.*

MAN-MADE, HISTORICAL, CULTURAL FEATURES

TOWN PARK CULTURAL FEATURES

The Town holds an annual Potato Creek and Strawberry Festival which draws a large number of visitors each June. A spring and fall Town-wide Garage Sale, the American Legion's Annual Easter Egg Hunt at the Town Park, the 4TH of July celebration including a parade and fireworks, and the Holiday Stroll round out the Town event calendar. These community events are helpful for the North Liberty Park system because they expose visitors to the Town which may help grow the user group. Events also help residents feel a sense of belonging to the community which may increase interest in Town programs.



*Images of public events held in
Town Park*



SOCIAL & ECONOMIC FACTORS

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.

The current 2022 population according to the Town is 1,952 residents. Population growth at this fast rate will influence park and recreation needs. According to the Esri the Town has a population of 1,928, leading to an annual growth rate of 0.17%. Regardless of the actual population, planning for the future parks system of North Liberty will ensure all current and future residents will have parks that are enjoyable and meet their needs.

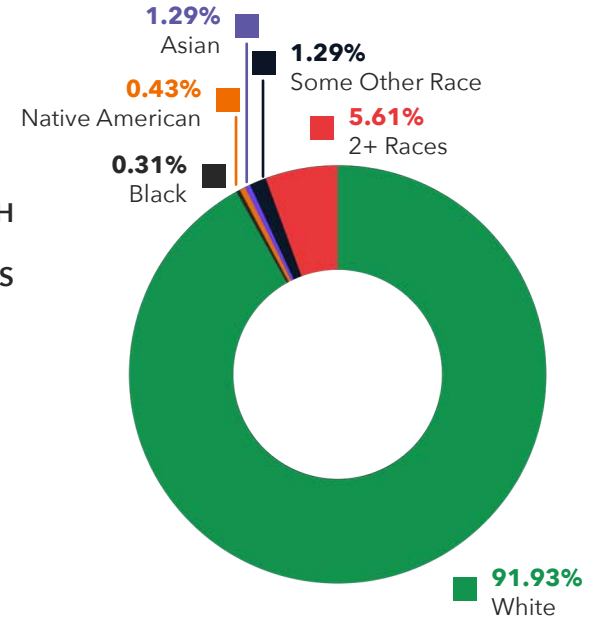
POPULATION



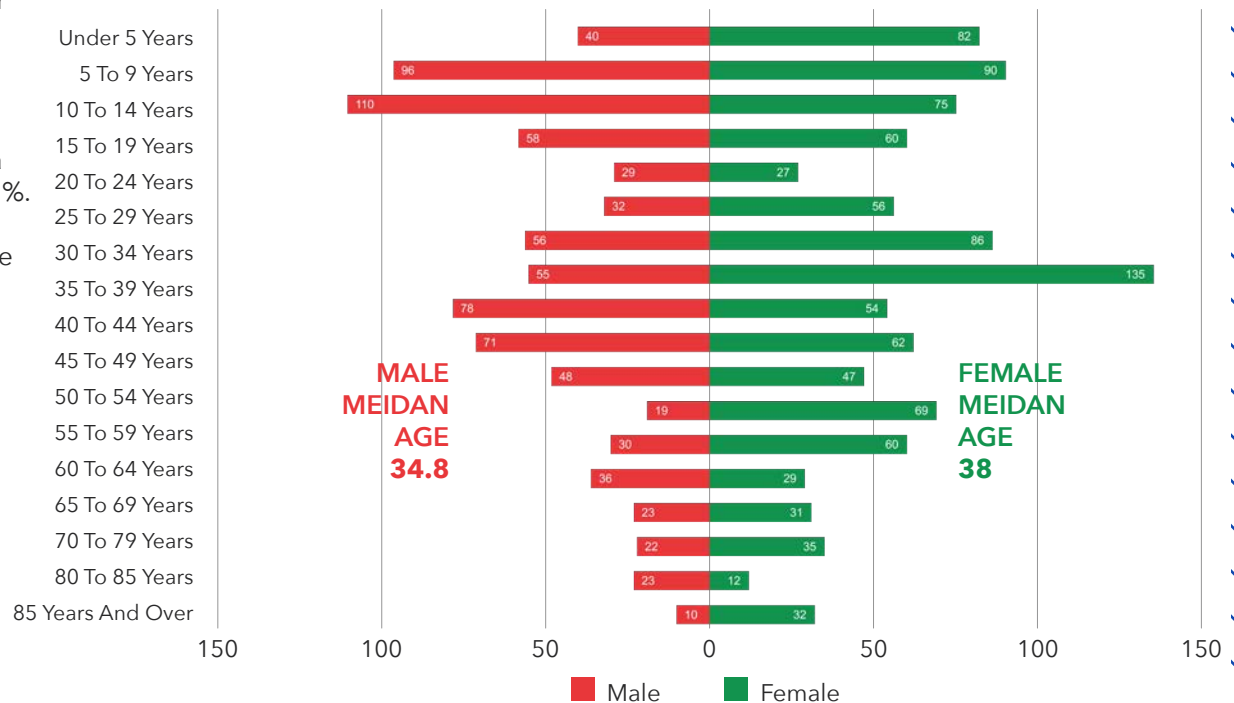
0.71% OF ST. JOESPH COUNTY RESIDENTS LIVE IN NORTH LIBERTY



DIVERSITY



AGE



HOUSING



\$107,900
Median Home Value

\$757
Median Monthly Housing Cost

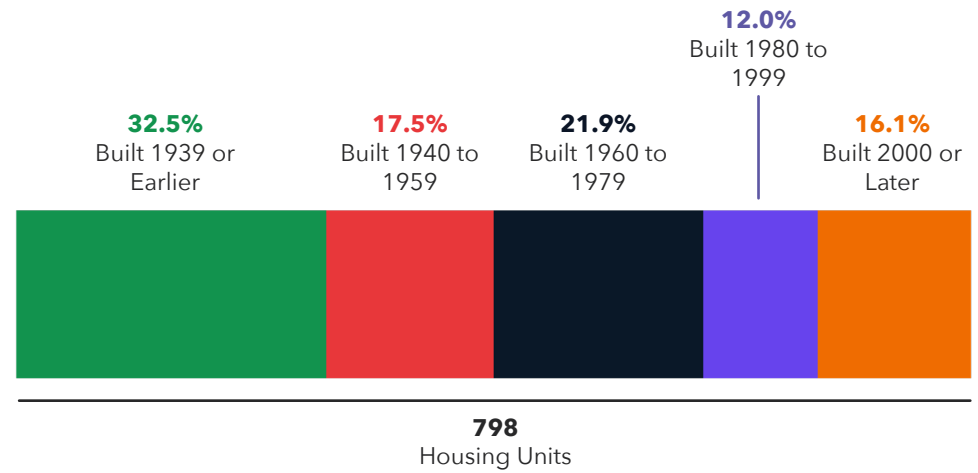
\$1,103
Median Monthly Mortgage Cost

\$517
Median Monthly Rent Cost

72.4%
Owner-Occupied Housing Units

27.6%
Renter-Occupied Housing Units

5.5%
Vacant Housing Units

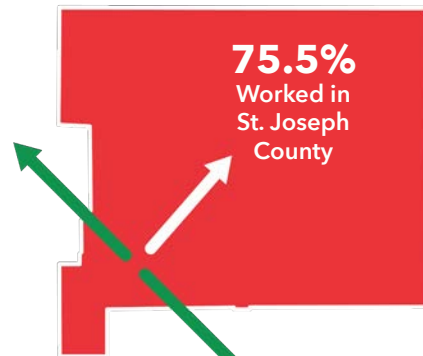


INCOME



\$48,250
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

SOCIAL & ECONOMIC FACTORS

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 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.

GROWTH MILESTONES

936

Households by 2041

983

Housing Units by 2041

2,500

Population by 2041

INFLUENCE

These demographics and trends are important when planning for future facilities and programs. Given the large number of families with children, and the projected draw of more families with school age children may indicate a need to focus on active recreation such as playgrounds, sports fields, and trails for exercise. Similarly, with the senior population, recreation may be focused on trails, convenient access, and accessibility improvements. Programming may be directed at these target groups. While using this information to guide parks and recreation needs, the Town also wants to address the needs of those who do not fit into the traditional demographics which many projects target. This would include those that are not seniors, youth, or low-moderate income. The goal for their programs is to increase the quality of life for all groups and make all residents feel a part of the community.

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.
- 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.

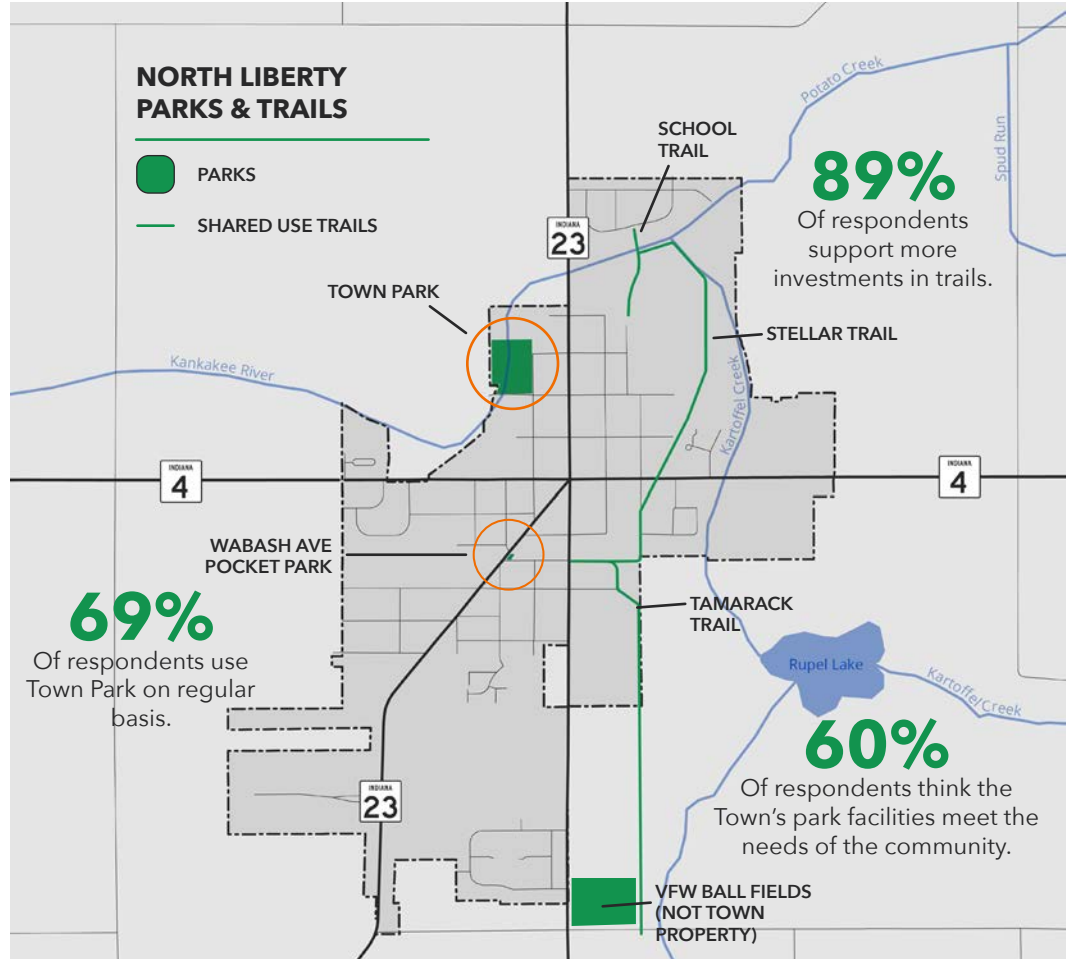
CHALLENGES

- 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.

PARKS DEPARTMENT & FACILITY INVENTORY

North Liberty owns and maintains two parks: Town Park and Wabash Avenue Pocket Park. There are also three trails: Tamarack Trail, Stellar Trail, and the Elementary School Trail. There are three other recreational facilities/parks in and around North Liberty that are maintained by outside organizations: Potato Creek State Park, North Liberty Elementary School Playground, and the VFW Ball Fields. The following pages include more information about these facilities.

During the public engagement process, specifically the community survey, 60% of respondents think the Town's park facilities meet the needs of the community and 69% use Town Park on regular basis. There is overwhelming support for future investments in the Town's trail system, with 89% of respondents supporting the development of additional trails. The responses to the questions below helped drive the development of the future improvements to Town Park found later in this Plan.



WHAT ARE STRENGTHS OF THE PARK?



WHAT COULD BE IMPROVED AT THE PARK?

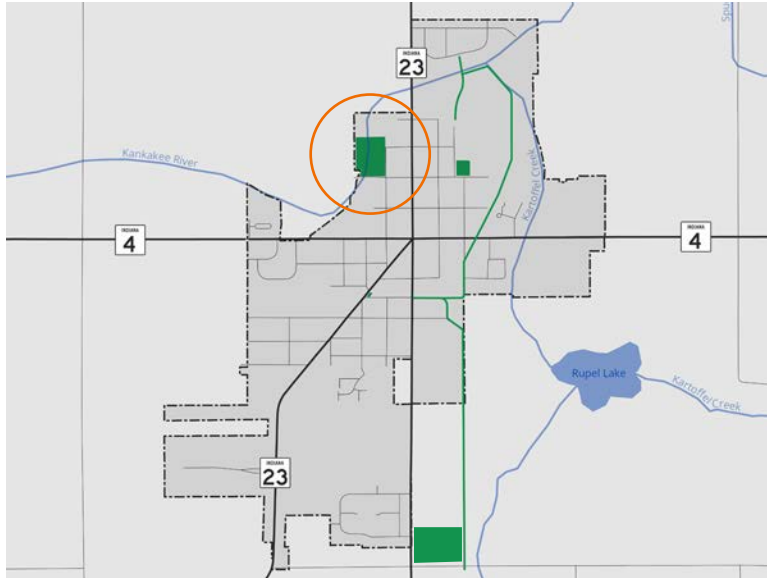


PARKS DEPARTMENT & FACILITY INVENTORY

TOWN PARK

309 N. JEFFERSON ST., NORTH LIBERTY, IN 46554

6.65 ACRES



Town Park is located along Potato Creek and is accessed from Jefferson Street, between Market and Mill Streets. The creek has been stocked with fish by Indiana DNR and is a popular fishing spot. In addition to the aforementioned historical features and veterans memorial, the park features mature trees and open lawns, picnic shelters, play equipment, a historic dam and bridge(s) over Potato Creek, a basketball court that also includes four square markings, and an accessible spray pad. Potato Creek has been stocked with trout by Indiana DNR making Town Park a popular fishing spot.



North Liberty Town Park, Upper Bluff



Historic Dam on Potato Creek in Town Park



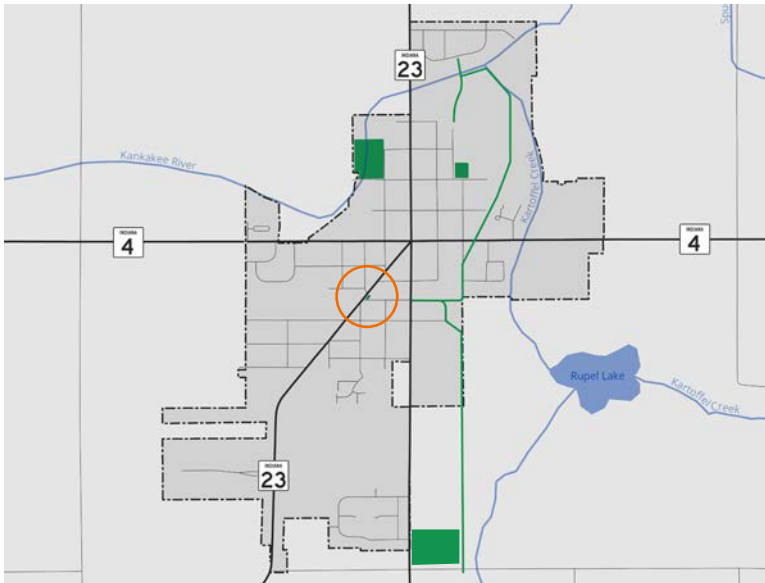
Potato Creek is a popular fishing spot in Town Park

PARKS DEPARTMENT & FACILITY INVENTORY

SOUTH STATE STREET POCKET PARK

CORNER OF STATE ST. & WABASH AVE., NORTH LIBERTY, IN 46554

0.08 ACRES



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.



South State Street Pocket Park

PARKS DEPARTMENT & FACILITY INVENTORY

TAMARACK TRAIL —

0.88 MILES

Tamarack Trail provides a non-motorized multi-use link from mid-Town to the south end of North Liberty, as well as the start of an east-west spur link. The length of the trail is paved with asphalt and includes seating, bike racks, and a series of outdoor exercise stations.

STELLAR TRAIL —

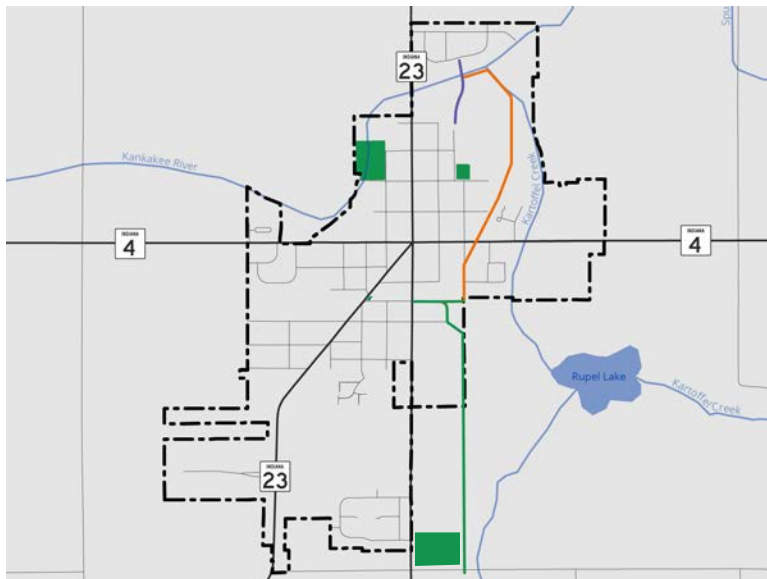
0.87 MILES

The Stellar Trail provides a non-motorized multi-use link from mid-town to the northern areas of North Liberty. The trail is asphalt-paved and includes a timber bridge over Potato Creek.

ELEMENTARY SCHOOL TRAIL —

0.20 MILES

An asphalt-paved multi-use trail is provided from North Liberty Elementary School to the Potato Creek Crossing residential development.



Tamarack Trail at an Exercise Station



School Trail Boardwalk over Potato Creek

PARKS DEPARTMENT & FACILITY INVENTORY

PARK BUDGET

The Park Board has a budget established through the Town Council and is funded primarily by property taxes. Below are North Liberty's approved budgets for 2020-2022, with Park budgets highlighted.

STATE OF INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE 2020 BUDGET ORDER					STATE OF INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE 2021 Budget Order					STATE OF INDIANA DEPARTMENT OF LOCAL GOVERNMENT FINANCE 2022 Budget Order							
Year: 2020 County 71 St. Joseph Unit: 0864 NORTH LIBERTY CIVIL TOWN					County: 71 St. Joseph Unit: 0864 NORTH LIBERTY CIVIL TOWN					County: 71 St. Joseph Unit: 0864 NORTH LIBERTY CIVIL TOWN							
Fund	Certified Budget	Certified AV	Certified Levy	Certified Rate	Fund	Fund Name	Certified Budget	Certified AV	Certified Levy	Certified Rate	Fund	Fund Name	Certified Budget	Certified AV	Certified Levy	Certified Rate	
0101	GENERAL	\$556,244	\$42,412,418	\$469,802	\$1.1077	0101	GENERAL	\$573,067	\$49,357,456	\$489,527	\$0.9918	0101	GENERAL	\$605,709	\$50,979,149	\$510,556	\$1.0015
Budget approved for displayed amount. Rate reduced to remain within statutory levy limitation.					Budget approved for displayed amount. Rate reduced to remain within statutory levy limitation.					Budget approved for displayed amount. Rate reduced to remain within statutory levy limitation.							
0706	LR & S	\$25,000	\$42,412,418	\$0	\$0.0000	0706	LOCAL ROAD & STREET	\$25,000	\$49,357,456	\$0	\$0.0000	0706	LOCAL ROAD & STREET	\$35,000	\$50,979,149	\$0	\$0.0000
Budget approved for displayed amount.					Budget approved for displayed amount.					Budget approved for displayed amount.							
0708	MVH	\$143,965	\$42,412,418	\$32,997	\$0.0778	0708	MOTOR VEHICLE HIGHWAY	\$102,357	\$49,357,456	\$34,402	\$0.0697	0708	MOTOR VEHICLE HIGHWAY	\$127,000	\$50,979,149	\$37,674	\$0.0739
Budget approved for displayed amount. Rate reduced due to increased assessed valuation.					Budget approved for displayed amount. Rate reduced to remain within statutory levy limitation.					Budget approved for displayed amount. Rate reduced per unit request.							
1303	PARK	\$66,210	\$42,412,418	\$69,980	\$0.1650	1303	PARK	\$40,993	\$49,357,456	\$72,901	\$0.1477	1303	PARK	\$63,164	\$50,979,149	\$74,226	\$0.1456
Budget approved for displayed amount. Rate reduced due to increased assessed valuation.					Budget approved for displayed amount. Rate reduced to remain within statutory levy limitation.					Budget approved for displayed amount. Rate reduced per unit request.							
2379	CCI	\$4,400	\$42,412,418	\$0	\$0.0000	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$4,000	\$49,357,456	\$0	\$0.0000	2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$4,000	\$50,979,149	\$0	\$0.0000
Budget approved for displayed amount.					Budget approved for displayed amount.					Budget approved for displayed amount.							
2391	CCD	\$37,050	\$42,412,418	\$21,206	\$0.0500	2391	CUMULATIVE CAPITAL DEVELOPMENT	\$35,000	\$49,357,456	\$21,520	\$0.0436	2391	CUMULATIVE CAPITAL DEVELOPMENT	\$10,000	\$50,979,149	\$22,227	\$0.0436
Budget approved for displayed amount. Cum Rate reduced according to calculation described in IC 6-1.1-18.5-9.8.					Budget approved for displayed amount. Cum Rate reduced according to calculation described in IC 6-1.1-18.5-9.8.					Budget approved for displayed amount. Cumulative fund rate cannot be increased over previous years rate until the fund is re-established.							
Unit Total: \$593,985 \$1.4005					Unit Total: \$780,417 \$618,350 \$1.2528					Unit Total: \$844,873 \$644,683 \$1.2646							
IC 6-1.1-18.5-17 and IC 20-44-3 require that each year the Department of Local Government Finance certify to each unit of local government figures that show one hundred percent (100%) of the tax levy for each fund. If the property taxes received exceed one hundred percent (100%) of the levy, the excess shall be received to the "Levy Excess Fund" unless the amount in any calendar year is less than \$100.00 for a civil taxing unit or \$10,000.00 for a school corporation.					IC 6-1.1-18.5-17 and IC 20-44-3 require that each year the Department of Local Government Finance certify to each unit of local government figures that show one hundred percent (100%) of the tax levy for each fund. If the property taxes received exceed one hundred percent (100%) of the levy, the excess shall be received to the "Levy Excess Fund" unless the amount in any calendar year is less than \$100.00 for a civil taxing unit or \$10,000.00 for a school corporation.					IC 6-1.1-18.5-17 and IC 20-44-3 require that each year the Department of Local Government Finance certify to each unit of local government figures that show one hundred percent (100%) of the tax levy for each fund. If the property taxes received exceed one hundred percent (100%) of the levy, the excess shall be received to the "Levy Excess Fund" unless the amount in any calendar year is less than \$100.00 for a civil taxing unit or \$10,000.00 for a school corporation.							

PARKS DEPARTMENT & FACILITY INVENTORY

OTHER RECREATION PROVIDERS

Other recreation facilities are located on the grounds of North Liberty Elementary School, including walking trails. A draft joint use agreement with the John Glenn School Corporation has been submitted for their consideration to improve this existing partnership.

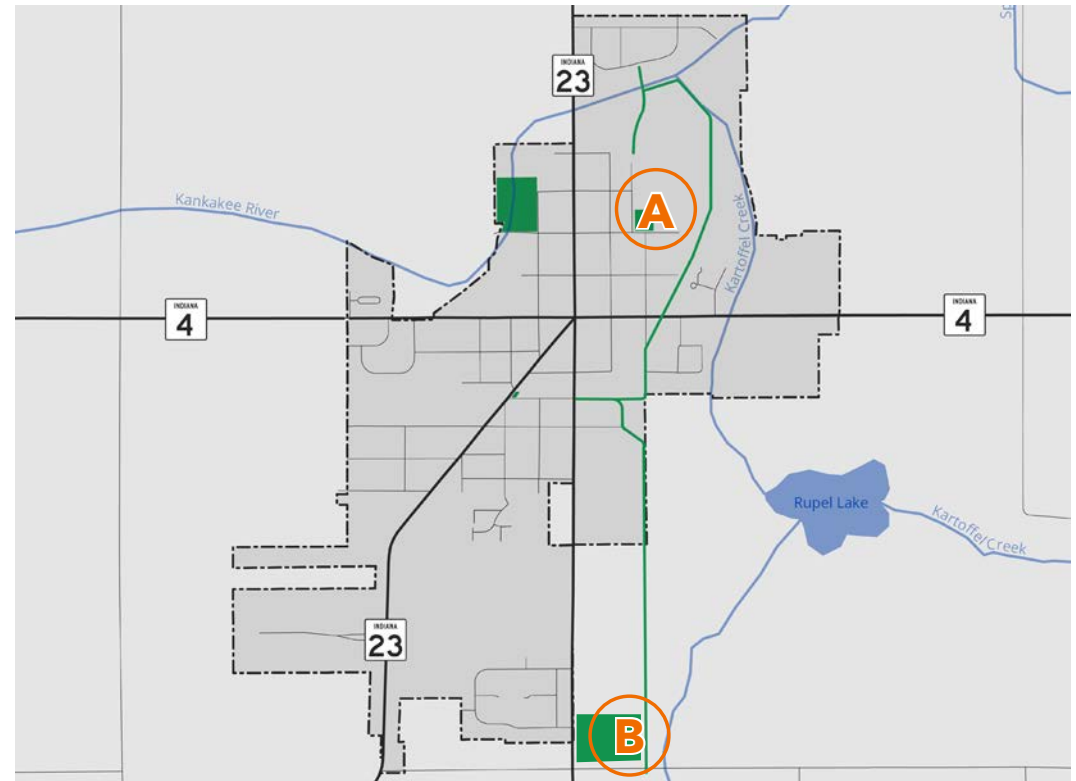
Additionally, the Town has an opportunity to work with St. Joseph County and groups such as the Michiana Bike Coalition to coordinate future trail and bicycle opportunities. Several signed bicycle routes exist linking the Town to larger population centers.

The nearby Town of Walkerton and the North Liberty VFW Post 1954 provide organized sports league activities and facilities to serve North Liberty residents, as the Town does not currently provide such programs.

NORTH LIBERTY ELEMENTARY SCHOOL PLAYGROUND

400 SCHOOL DR., NORTH LIBERTY, IN 46554

1.22 ACRES



VFW BALL FIELDS

28841 QUINN RD., NORTH LIBERTY, IN 46554

11.10 ACRES



PARKS DEPARTMENT & FACILITY INVENTORY

OTHER RECREATION PROVIDERS

Potato Creek State Park is approximately 3 miles east of the Town on State Road 4. The 3,786+ acre park features biking/hiking trails, camping, swimming, boating and fishing on the 327 acre Worster Lake, equestrian camping and trails, cabin rental, and a nature center. As part of the Stellar Communities program, a multi-use trail is proposed connecting the Town and the State Park from the west.

POTATO CREEK STATE PARK

25601 IN-4, NORTH LIBERTY, IN 46554
3,786+ ACRES

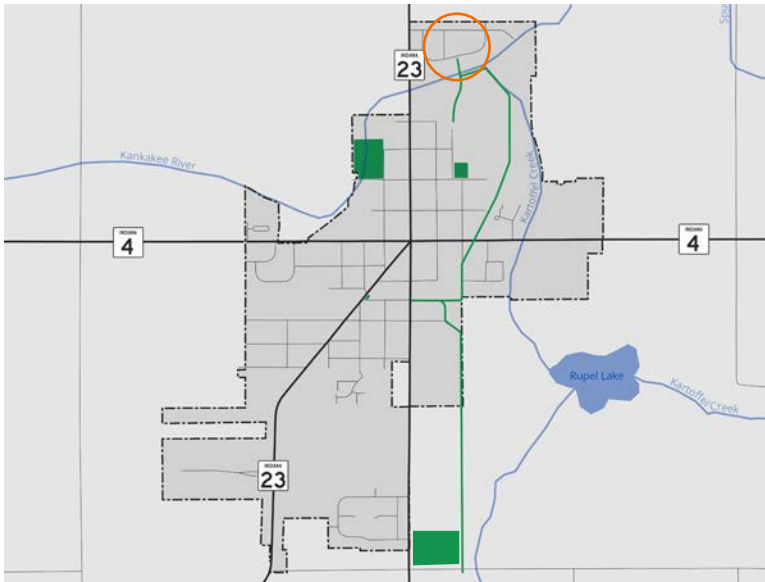
3 miles

PARKS DEPARTMENT & FACILITY INVENTORY

POSSIBLE FUTURE RECREATION FACILITY

210 WRENWOOD TRL., NORTH LIBERTY, IN 46554

1.68 ACRES



Potato Creek Crossing, a recently developed single-family residential neighborhood, has committed to design a public park on three lots within the subdivision. It has not yet been determined if this park will be maintained by the developer or the North Liberty Parks Department, but the asset will be open to the public in either scenario.



Liberty Developers: Potato Creek Crossing Park

North Liberty, Indiana



*Conceptual Plan of Possible Future Potato Creek Crossing Park
(Subject to final design revisions.)*

ACCESSIBILITY & UNIVERSAL DESIGN

Existing park facilities were reviewed in a preliminary nature for compliance with the Americans with Disabilities Act (ADA). Additional items such as condition and maintenance needs were also noted for the Town's reference where applicable. The Wabash Avenue Pocket Park and recently constructed Multi-Use Trail did not exhibit any accessibility concerns. The items noted below are specific to the Town Park.

PARKING & GENERAL SITE ACCESS

Existing Conditions: One (1) eight-space parking area exists within the park off of Market Street near the park spray pad. One of these spaces is designated for handicap parking, with an ADA-compliant walk connecting the parking to the spray pad and associated seating areas.

Other available parking is provided as on-street parallel parking along Jefferson Street, bordering the east side of the park. A sign designates one of these spaces for handicap parking. This space is closest to a curb cut to an accessible sidewalk leading to a seating overlook with an ADA-compliant picnic table.

Recommendations: If additional parking space becomes needed in the future, additional handicap parking spaces should be provided based on current ADA quantity requirements.

Add additional paving adjacent to the Jefferson Street handicap parking space so it meets ADA van accessibility requirements.



Accessible Parking at the Town Park Spray Pad

ACCESSIBILITY & UNIVERSAL DESIGN

SPRAY PAD

Existing Conditions: A spray pad is located at the south end of the park. This recently constructed feature provides suitable accessibility with ADA-compliant walks, slopes/grades, spray equipment accessibility, trash receptacle, bike rack, and seating opportunities. Plans are currently underway for the installation of inclusive play features to be accessible by current sidewalks, which will increase opportunities for play by disabled users.

Recommendations: As additional pedestrian walks are added with connections to the spray pad area, ensure materials and grading/slopes are ADA-compliant.



North Liberty Town Park, Spray Pad

ACCESSIBILITY & UNIVERSAL DESIGN

PLAYGROUND

Existing Conditions: Play equipment is mainly provided near the two northeast shelters. Several different types of ground level play are provided (rocking, swinging, climbing and sliding). None of the play components are connected with an accessible route. Of the 17 total play pieces/structures, only one (an inclusive swing) has disabled-user capabilities. The play surface is wood mulch and the condition varies. Some areas, especially at swings and merry-go-round, are deeply rutted, however most areas are relatively firm. Depth of mulch required for safety surfacing purposes was not evaluated.

Recommendations: Add ADA compliant playground equipment as funds become available. At minimum, connect at least one of each type of equipment to an accessible route. Consider replacing wood mulch with a play surface with better stability and less maintenance.



North Liberty Town Park, Playground

ACCESSIBILITY & UNIVERSAL DESIGN

SITE FURNISHINGS

Existing Conditions: Site furnishings are provided throughout the park. An accessible picnic table and two benches with adjacent wheelchair seating space are provided near the spray pad. Inclusive-play flower chime features are also located near the spray pad. An accessible picnic table is also located at the end of an accessible walkway off of Jefferson Street. Six bench-seat picnic tables are provided at each shelter including one with extensions for wheelchair seating at each end (2 wheelchair spaces per shelter). Based on approximate linear feet of seating provided, it is recommended to provide 3 wheelchair spaces per shelter. Other benches and trash cans not near the spray pad are not located on accessible routes and generally do not provide required clear space. Water spigots, grills, a bike rack, and a swing are provided, but none of these amenities are located on an accessible route.

Recommendations: Since 2017, the Town has made consistent efforts working towards the general goal that 20% of site furnishings should meet accessibility requirements and plans to continue adding and/or replacing furnishings to meet this goal as funds become available. It is recommended to provide accessible routes connecting furnishings with shelters or nearest accessible route, clear spaces for approaches at all furnishings, wheelchair seating near benches, and additional accessible tables as indicated above.



North Liberty Town Park, Site Furnishings

ACCESSIBILITY & UNIVERSAL DESIGN

PARK SHELTERS

Existing Conditions: Shelters are not connected by an accessible route. The floors of the shelters have been replaced for accessible paving under the canopies. Accessible seating is provided at each shelter (see Site Furnishings inventory). The west shelter is slightly raised and provides a ramped segment of concrete on one end for access. All shelter have angled braces that are protruding objects.

Recommendations: Connect existing shelters to an accessible routes. On existing shelters, protect users from low shelter braces or by placing fixed objects below to eliminate potential bodily collisions with the braces.



North Liberty Town Park, Picnic Shelter

ACCESSIBILITY & UNIVERSAL DESIGN

WPA STONE WORK

Existing Conditions: Condition of the WPA stone work varies in the park. Some stone features have been repaired, but restoring additional features will require funding. WPA stairs, which are located in three areas, are rough in nature, have grass/soil landings between treads, and do not provide handrail.

Recommendations: Repair the remaining unrestored stone features.



North Liberty Town Park, Historic Stone Work

BASKETBALL COURT

Existing Conditions: The basketball court provides full-court playability with court markings. Four-square markings were recently added to the court surface to provide additional recreation use opportunities to the paving. The asphalt surface is in good condition. The court is not connected to an accessible route.

Recommendations: Connect the court to an accessible route.



North Liberty Town Park, Basketball Court

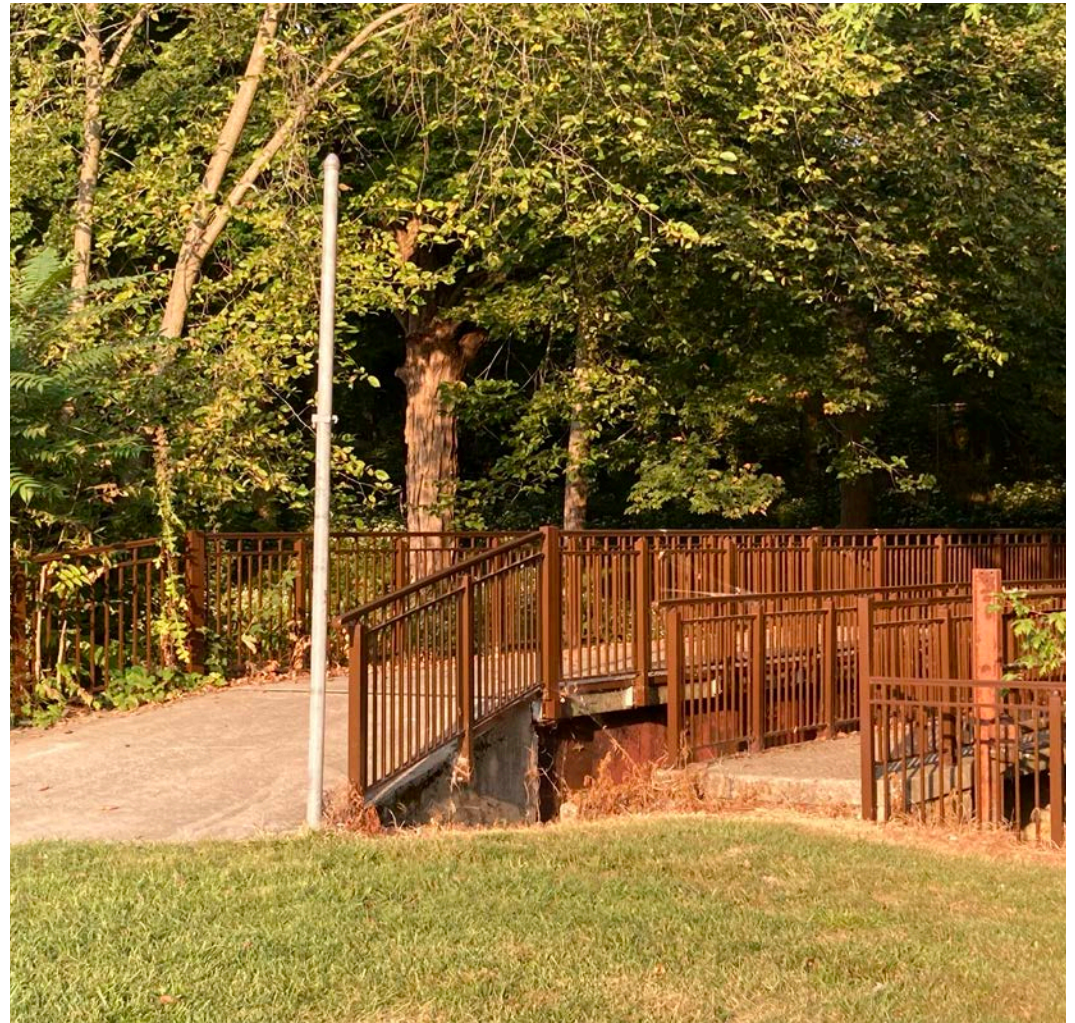
ACCESSIBILITY & UNIVERSAL DESIGN

BRIDGES

Existing Conditions: The north bridge has level changes at each end exceeding the allowable height for accessibility and handrails on both sides need replacement. Adjacent soil erosion has exposed portions of the bridge's concrete abutments.

The southern bridge and dam walk present barriers to access. The bridge has a steep sloped ramp and drop-offs on both sides of ramps. Handrails on both of these features have recently been replaced with code-compliant metal railing.

Recommendations: Evaluate the historical implications of conducting bridge repair work. Coordinate with St. Joseph County to evaluate structural soundness of bridges and make any recommended structural modifications. Stabilize creek bank soils near bridge abutments with native plantings and boulder outcroppings. Replace the north bridge handrails to match the southern bridge and meet code requirements. Provide flush connections from a new accessible route to existing bridge structures. If all bridges cannot be made accessible, provide clear direct signage to the accessible route to access the west side of the Park.



North Liberty Town Park, southern bridge and dam walk over Potato Creek

ACCESSIBILITY & UNIVERSAL DESIGN

RESTROOMS

Existing Conditions: A permanent restroom building is located on the west side of Potato Creek and not on an accessible route. This building is one of the historical WPA structures in the park, which limits the ability to do architectural modifications to meet ADA requirements.

Another port-o-let restroom service is provided at the east side of the parking/spray pad area. An accessible walk connection to the port-o-let is provided and the unit is ADA accessible.

Recommendations: Construct a new ADA-accessible restroom structure near the southeast portion of the park.



North Liberty Town Park, Restrooms

ACCESSIBILITY & UNIVERSAL DESIGN

MISCELLANEOUS PARK AMENITIES

Existing Conditions: Veterans Memorial, WPA stone bench, and WPA fire circle are not on accessible routes.

Recommendations: Connect features to an accessible route.

TOWN MULTI-USE TRAILS

Existing Conditions: While not an ADA-specific concern, lighting is not currently provided along the Town's multi-use trails

Recommendations: Add lighting along multi-use trails for safety.

Contact information for the ADA Coordinator is:

Vicki Kitchen
Town Clerk
Phone: 574-656-4447
Email: nlclerk@yahoo.com
Address: 300 South Main Street
North Liberty, IN 46554

OVERALL ACCESSIBILITY RECOMMENDATIONS

Incorporate improvements in accessibility, particularly related to accessible routes, to all projects within the Town Park. Partner with persons with disabilities, their caregivers, and advocates for the disabled to identify concerns and gather comments on projects to determine which proposed improvements would have the largest impact on accessibility. Publicize the ADA Coordinator as contact for accommodation needs for the Town Park and any future recreation programs. Ensure all employees and volunteers involved in future recreation programs understand the rights of persons with disabilities, the obligations of public entities and its employees under Title II of the ADA, and potential accommodations for various disabilities.

PUBLIC PARTICIPATION

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 park-specific public engagement efforts, the vision of North Liberty was captured in this Plan:

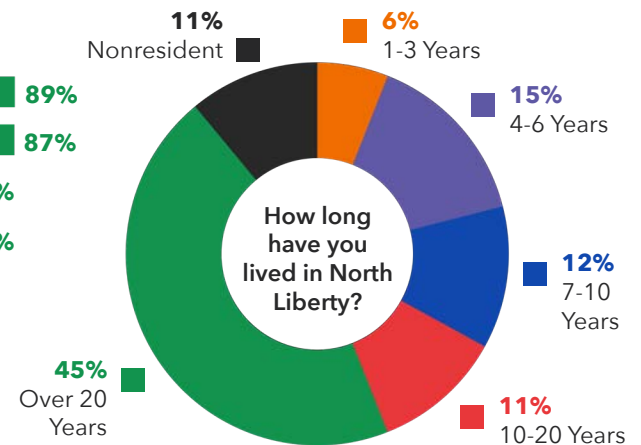
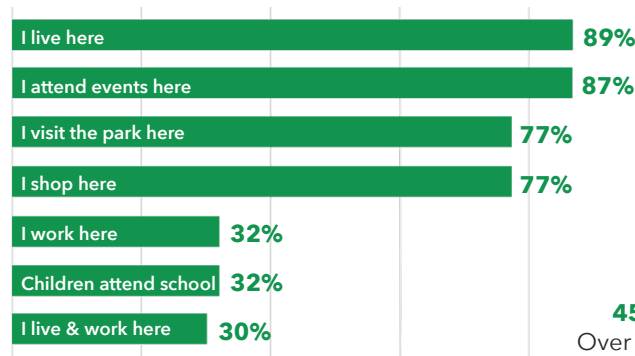
- Public Open Houses (2)
- Steering Committee Meetings (3)
- Online Survey (2)
- Project Website and Social Media
- Key Person Interviews/Focus Group Meetings
- Park Board Design Charrette Meeting
- Adoption Hearings (1)



Plan North Liberty Parks Plan Public Input Meeting

WHO WAS ENGAGED?

What is your interest in North Liberty?



HOW WAS THIS PLAN DEVELOPED?

The planning process for development of the Plan North Liberty Parks Plan ran concurrently with the development of the Plan North Liberty Comprehensive Plan and thus had a similar process and are complimentary. The process for completing Plan North Liberty included tasks organized under four phases:

DISCOVERY

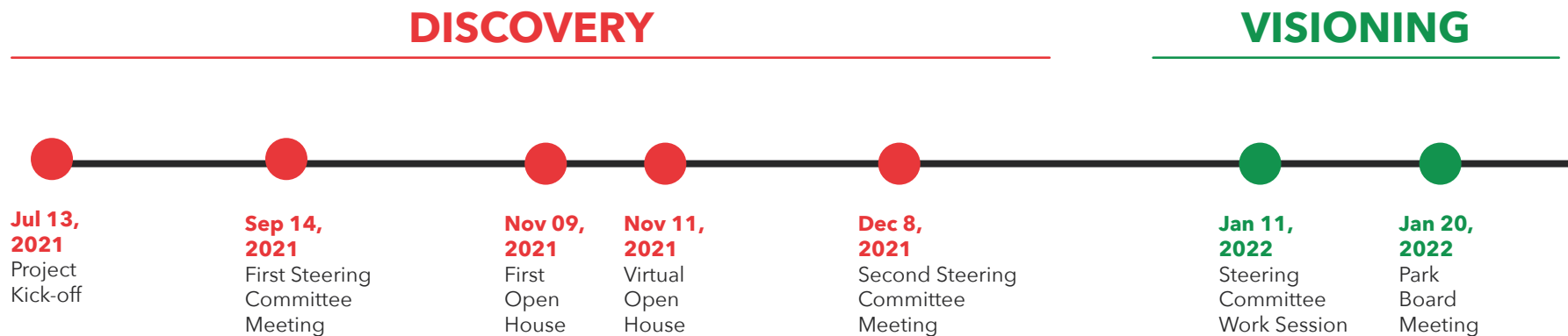
The Discovery Phase included identifying and reviewing work previously conducted and gathering the data and information necessary to properly analyze the unique characteristics, challenges, and opportunities of completing Plan North Liberty. This phase provided a detailed assessment of the existing conditions, 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.



FRAMEWORK

The Framework Phase synthesized the technical analysis of the Discovery Phase with community input and results of the Visioning Phase. 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 plan document. This included the project process, outcomes, vision, plan elements, goals, action steps, and tasks. The final Plan North Liberty Parks Plan was adopted by the North Liberty Park Board and the Indiana Department of Natural Resources.

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

Nov 7, 2022
Parks Board Review of Final Draft

Jan 24, 2023
DNR Approval

April 3, 2023
Parks Board Adoption

2023-2027
Implementation and Action

RESOLUTION OF ADOPTION

FIVE YEAR PARK BOARD PLAN ACCEPTANCE RESOLUTION #2023-05


WHEREAS, the North Liberty Park and Recreation Board is aware of the parks and recreation needs of the residents of North Liberty Indiana, and

WHEREAS, the Board realizes the importance of sound planning in order to meet the needs of its citizens,

NOW, THEREFORE, BE IT RESOLVED THAT THE NORTH LIBERTY PARK AND RECREATION BOARD, by unanimous declaration, does adopt the North Liberty Park and Recreation Master Plan as its official plan for the next five years, for the growth and development of parks and recreational opportunities in North Liberty, Indiana.

Passed and signed this 3rd day of April 2023.

ATTEST:


Park Board President


Clerk-Treasurer


3

ANALYSIS & IMPLEMENTATION

PLAN  RTH LIBERTY

NEEDS ANALYSIS

Needs were assessed throughout the community engagement process of creating this Plan. The data on this page was gathered during the community survey, at the community open houses, and meetings with the Town and Park Board.

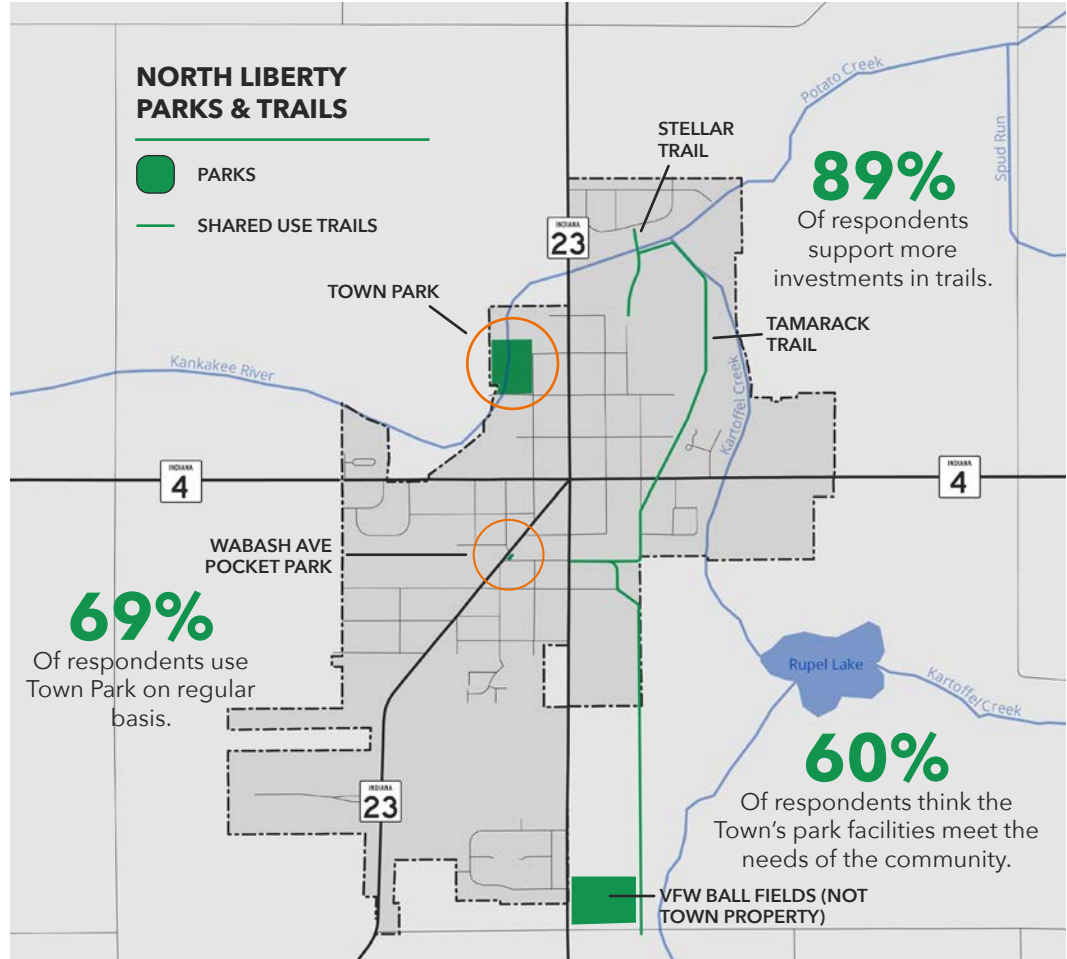
The most commonly expressed parks and recreation needs and desires from **public input** are:

1. Updated play equipment;
2. Conveniently accessible restrooms;
3. More areas shaded from the sun;
4. More ADA accessibility; and
5. Dog park.

The top needs and desires expressed by the **Park Board and Town staff** and officials are as follows:

1. Restrooms;
2. Accessibility upgrades - walks;
3. Accessibility upgrades - equipment;
4. Erosion prevention and creek fishing access near bridges and along creek banks; and
5. Park system non-motorized connectivity.

WHAT ARE STRENGTHS OF THE PARK?



WHAT COULD BE IMPROVED AT THE PARK?



GOALS & ACTION STEPS

Additionally, the Park Board developed the following goals and objectives to guide future parks and recreation investment and planning.

- 1 PROVIDE A HIGH-QUALITY PARK AND RECREATION EXPERIENCE TO NORTH LIBERTY'S CITIZENS.**
- 2 ENHANCE RECREATION AND SOCIAL ACTIVITIES AND OPPORTUNITIES FOR RESIDENTS AND VISITORS OF ALL AGES AND ABILITIES.**
- 3 IMPROVE THE PATH AND SIDEWALK SYSTEM.**



GOAL 1

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



North Liberty Town Park, Historic Stone Planter

ACTION STEPS

- 1.1:** Continue to work with other local agencies to improve existing events and offer more programs, including activities and special events such as art shows.
- 1.2:** Create a park system master plan and apply for grants to help implement the proposed improvements.
- 1.3:** Continue restoration and preservation of existing historic structures, walls, and stairs in Town Park.

PARTNERS

- Park Board
- Town Council
- INDOT

RESOURCES & TOOLS

- Indiana Department of Natural Resources (DNR) Trails Program

GOAL 2

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



North Liberty Town Park, Site Furnishings

ACTION STEPS

- 2.1:** Continue the development of programs that provide more community recreation and exercise program options.
- 2.2:** Collaborate with schools and other organizations to provide facilities or programs for recreation activities.
- 2.3:** Continue expanding federal accessibility guideline compliance within the park system.

PARTNERS

- Park Board
- Town Council
- INDOT

RESOURCES & TOOLS

- Indiana Department of Natural Resources (DNR) Trails Program

GOAL 3

IMPROVE THE PATH AND SIDEWALK SYSTEM.



Trail at North Liberty Elementary School

ACTION STEPS

- 3.1:** Promote the use of existing trail system and local amenities.
- 3.2:** Work with other agencies to expand and promote connectivity to neighboring state park and other natural features.

PARTNERS

- Park Board
- Town Council
- DNR
- MACOG
- INDOT

RESOURCES & TOOLS

- Indiana Department of Natural Resources (DNR) Trails Program

NORTH LIBERTY TOWN PARK PLAN & PRIORITIZATION

PLAN & PRIORITIZATION

The proposed improvements, prioritization, and budget numbers reflected on the following pages are the result of the Town's master planning process and efforts noted in the preceding sections. All plans, images, prioritizations, and budget numbers are conceptual and will be further advanced at the time the Town has the necessary resources to construct each respective improvement.

AMENITY EXAMPLES

Below are images to show what and how people interact with the proposed amenities in the Town Park Plan.



All Inclusive Spinner



All Inclusive Seesaw



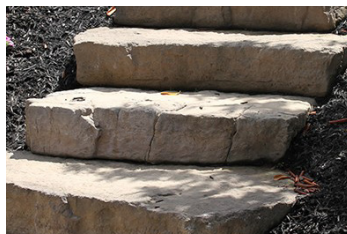
All Inclusive Zipline



Shade Structure



*Solar Charging Station and
Shade Structure (in process)*



*Steppers in Select Locations
Along the Bank of Potato
Creek for Water Access*

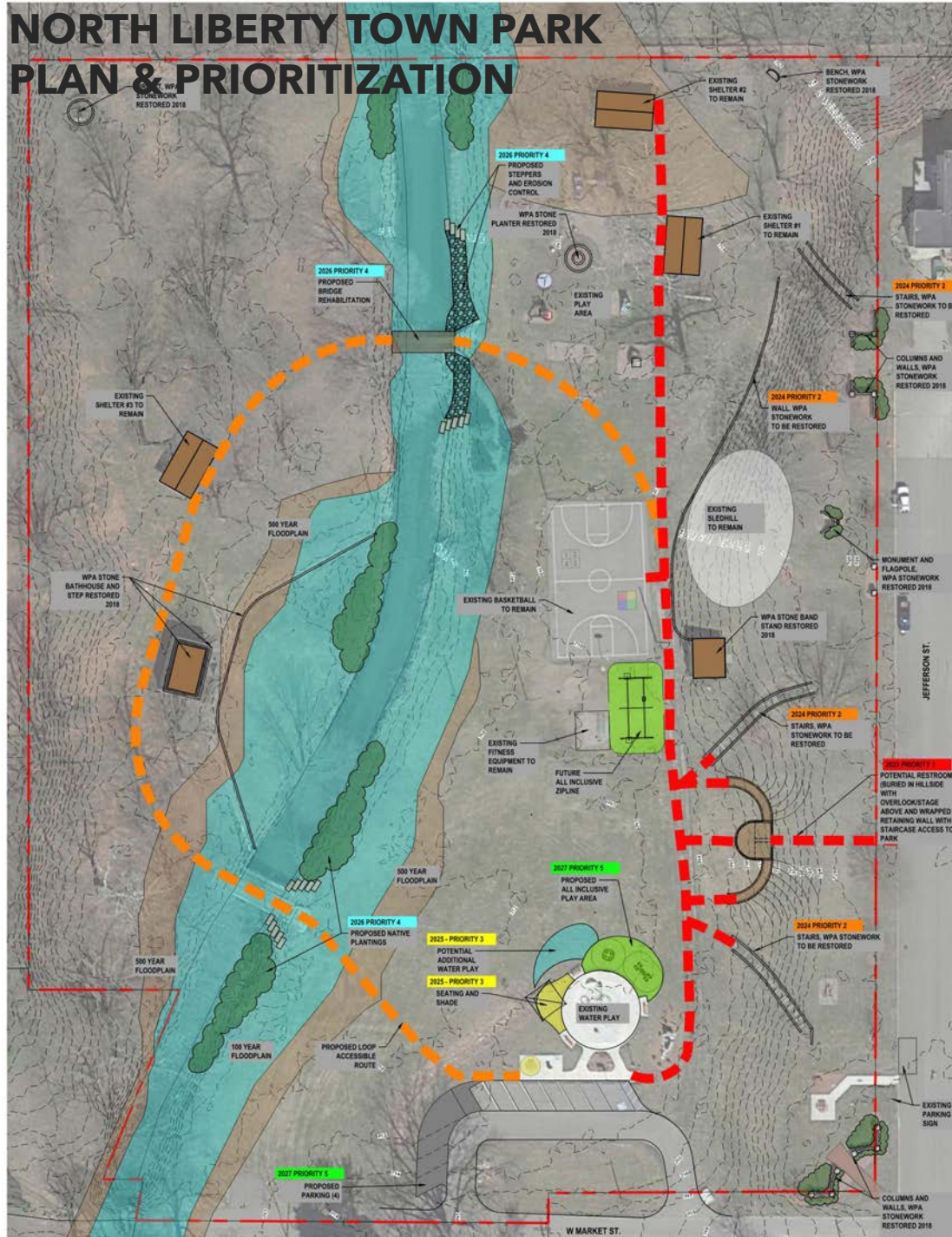


*Native Plantings in Selected
Locations along the Bank of
Potato Creek*



*Musical Play Equipment
(equipment shown already
installed)*

NORTH LIBERTY TOWN PARK PLAN & PRIORITIZATION



Based on the preceding data gathering and analysis efforts, North Liberty developed the following priorities for 2023-2027:

- Provide accessible routes to various features throughout Town Park.
- Construct a new accessible restroom structure.
- Complete remaining own Park WPA stone work restoration.
- Add additional water play features and shade structure to Town Park.
- Add inclusive play equipment in Town Park
- Restore Town Park's pedestrian bridge abutments and replace bridge railings.
- Install erosion control measures and native landscaping along Potato Creek within Town Park.
- Install steppers for access to Potato Creek within Town Park.
- Construct additional parking for Town Park.
- Add solar lighting to the Town's existing trail network.
- Continue planting native trees in Town Park.
- Construct the proposed Potato Creek Crossing Park.

This conceptual master plan for Town Park (left) notes respective locations for proposed improvements along with anticipated dates for construction (see color-code legend below). Pages 53-57 outline construction budgets for each year's desired improvements.

LEGEND

- Priority 1, Complete 2023
- Priority 2, Complete 2024
- Priority 3, Complete 2025
- Priority 4, Complete 2026
- Priority 5, Complete 2027

NORTH



NOT TO SCALE

COST ESTIMATES

PRIORITY 1. COMPLETE 2023

The following pages contain preliminary cost estimates for the proposed Town Park improvements. Prices are for the construction only and do not include design engineering.



95 West Main Street
 P.O. Box 1088
 Benton Harbor, MI 49023
 T: (269) 927-2295
 F: (269) 927-1017
 www.abonmarche.com

Engineer's Opinion of Probable Project Cost

Project: **North Liberty 5 Year Parks Master Plan**
 Project No: **21-1174**
 Description: **Town Park Improvements**
 Stage: **Preliminary Cost Estimate**
 Date: **9/21/2022**
 Prepared By: **TRR**
 Reviewed By: **TRR**
 Notes: **Town Park Proposed 5 year Improvements**

Town Park Improvements					
Line	Item	Quantity	Unit	Unit Cost	Item Cost
2023 - Priority 1					
1	Accessible Route Conc Pavt, Nonreinf, 6 inch, 5' wide	4235.00	Sft	\$ 8.00	\$ 33,880.00
2	Accessible Restroom built into hillside with overlook & stairs	1.00	Allow	\$ 350,000.00	\$ 350,000.00
3	New Trees	3.00	Ea	\$ 500.00	\$ 1,500.00
Subtotal: Town Park Improvements					\$ 385,380.00
Construction Contingency:				15%	\$ 57,807.00
2023 Priorities 1 Total					\$ 443,187.00

Prices do not include design engineering

COST ESTIMATES

PRIORITY 2. COMPLETE 2024



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Project: **North Liberty 5 Year Parks Master Plan**
 Project No: **21-1174**
 Description: **Town Park Improvements**
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 Date: **9/21/2022**
 Prepared By: **TRR**
 Reviewed By: **TRR**
 Notes: **Town Park Proposed 5 year Improvements**

Town Park Improvements					
Line	Item	Quantity	Unit	Unit Cost	Item Cost
2024 - Priority 2					
1	Accessible Route Conc Pavt, Nonreinf, 6 inch, 5' wide	3180.00	Sft	\$ 8.50	\$ 27,030.00
2	WPA Wall; North, Middle, and South Stair Restoration	1.00	Allow	\$ 200,000.00	\$ 200,000.00
3	New Trees	3.00	Ea	\$ 550.00	\$ 1,650.00
4	Solar Lighting for boardwalk	20.00	Ea	\$ 50.00	\$ 1,000.00
5	Solar Lighting for trail	35.00	Ea	\$ 4,500.00	\$ 157,500.00
Subtotal: Town Park Improvements					\$ 387,180.00
Construction Contingency:				15%	\$ 58,077.00
2024 Priorities 2 Total					\$ 445,257.00

Prices do not include design engineering

COST ESTIMATES

PRIORITY 3. COMPLETE 2025



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Engineer's Opinion of Probable Project Cost

Project: **North Liberty 5 Year Parks Master Plan**
 Project No: **21-1174**
 Description: **Town Park Improvements**
 Stage: **Preliminary Cost Estimate**
 Date: **9/21/2022**
 Prepared By: **TRR**
 Reviewed By: **TRR**
 Notes: **Town Park Proposed 5 year Improvements**

Town Park Improvements					
Line	Item	Quantity	Unit	Unit Cost	Item Cost
2025 - Priority 3					
1	Additional Water Play	600.00	Sft	\$ 150.00	\$ 90,000.00
2	Shade Structure	1.00	Allow	\$ 25,000.00	\$ 25,000.00
3	New Trees	3.00	Ea	\$ 600.00	\$ 1,800.00
4	Solar Lighting for trail	30.00	Ea	\$ 4,500.00	\$ 135,000.00
Subtotal: Town Park Improvements					\$ 251,800.00
Construction Contingency:				15%	\$ 37,770.00
2025 Priorities 3 Total					\$ 289,570.00

Prices do not include design engineering

COST ESTIMATES

PRIORITY 4, COMPLETE 2026



95 West Main Street
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 T: (269) 927-2295
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 www.abonmarche.com

Engineer's Opinion of Probable Project Cost

Project: **North Liberty 5 Year Parks Master Plan**
 Project No: **21-1174**
 Description: **Town Park Improvements**
 Stage: **Preliminary Cost Estimate**
 Date: **9/21/2022**
 Prepared By: **TRR**
 Reviewed By: **TRR**
 Notes: **Town Park Proposed 5 year Improvements**

Town Park Improvements					
Line	Item	Quantity	Unit	Unit Cost	Item Cost
2026 - Priority 4					
1	Restore Pedestrian Bridge Abutments and Replace Railings	1.00	Allow	\$ 250,000.00	\$ 250,000.00
2	Erosion Control Measures along Creek	110.00	Ft	\$ 800.00	\$ 88,000.00
3	Steppers along Bank of Creek for Water Access	1.00	Allow	\$ 25,000.00	\$ 25,000.00
4	Native Landscaping	2700.00	Sft	\$ 7.00	\$ 18,900.00
5	New Trees	3.00	Ea	\$ 700.00	\$ 2,100.00
Subtotal: Town Park Improvements					\$ 384,000.00
Construction Contingency:				15%	\$ 57,600.00
2026 Priorities 4 Total					\$ 441,600.00

Prices do not include design engineering

COST ESTIMATES

PRIORITY 5. COMPLETE 2027



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Engineer's Opinion of Probable Project Cost

Project: **North Liberty 5 Year Parks Master Plan**
 Project No: **21-1174**
 Description: **Town Park Improvements**
 Stage: **Preliminary Cost Estimate**
 Date: **9/21/2022**
 Prepared By: **TRR**
 Reviewed By: **TRR**
 Notes: **Town Park Proposed 5 year Improvements**

Town Park Improvements					
Line	Item	Quantity	Unit	Unit Cost	Item Cost
2027 - Priority 5					
1	Potato Creek Crossing Park	1	Allow	\$ 300,000.00	\$ 300,000.00
2	All Inclusive We-saw and Omnipinner & rubber surfacing	1.00	Allow	\$ 80,000.00	\$ 80,000.00
3	Proposed Additional Parking	1120.00	Sft	\$ 12.00	\$ 13,440.00
4	New Trees	3.00	Ea	\$ 750.00	\$ 2,250.00
Subtotal: Town Park Improvements					\$ 395,690.00
Construction Contingency:				15%	\$ 59,353.50
2027 Priorities 5 Total					\$ 455,043.50

Prices do not include design engineering

3 APPENDIX

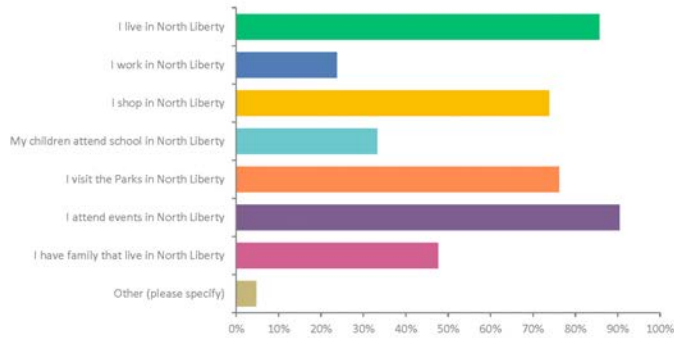


PARKS COMMUNITY SURVEY

PARKS COMMUNITY SURVEY RESULTS

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

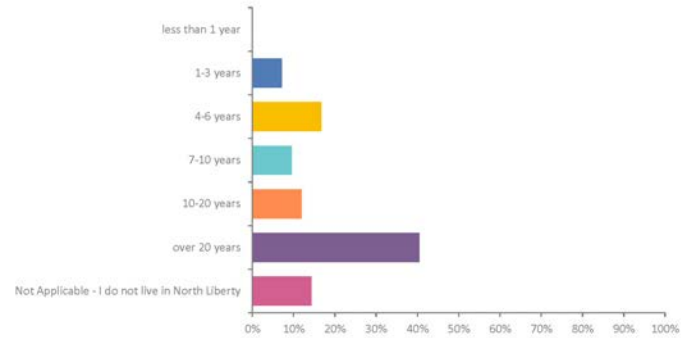
Answered: 42 Skipped: 1



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
TOTAL		183

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

Answered: 42 Skipped: 1

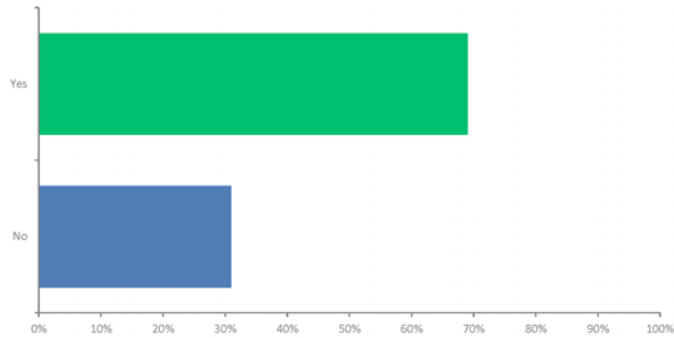


ANSWER CHOICES	RESPONSES	
less than 1 year	0%	0
1-3 years	7.14%	3
4-6 years	16.67%	7
7-10 years	9.52%	4
10-20 years	11.90%	5
over 20 years	40.48%	17
Not Applicable - I do not live in North Liberty	14.29%	6
TOTAL		42

PARKS COMMUNITY SURVEY RESULTS

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

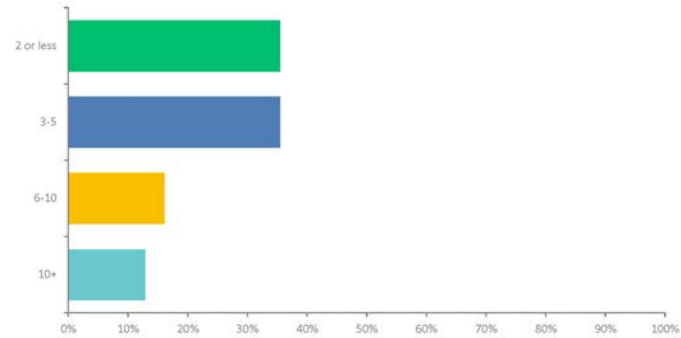
Answered: 42 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	69.05%	29
No	30.95%	13
TOTAL		42

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
TOTAL		31

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, 68	11/8/2021 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 10:33 PM
8, 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	8/26/2021 4:44 PM
16, 38, 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, play ground, 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 10:33 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	8/18/2021 8:55 PM
Safe unkept	8/18/2021 5:13 AM
Nothing	8/17/2021 8:04 PM
Nothing	8/17/2021 7:26 PM
Spray pad, historic walls, 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	11/8/2021 6:06 PM
playground	11/8/2021 3:04 PM
Along the creek	11/8/2021 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	10/28/2021 8:17 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	8/31/2021 10:10 AM
Shade for splash pad	8/26/2021 4:44 PM
Seating	8/23/2021 11:39 PM
It needs a facility to have entertainment, weddings, and other events	8/23/2021 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	8/18/2021 8:55 PM
Could be prettier with flowers in spring but no real complaints	8/18/2021 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	8/2/2021 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%

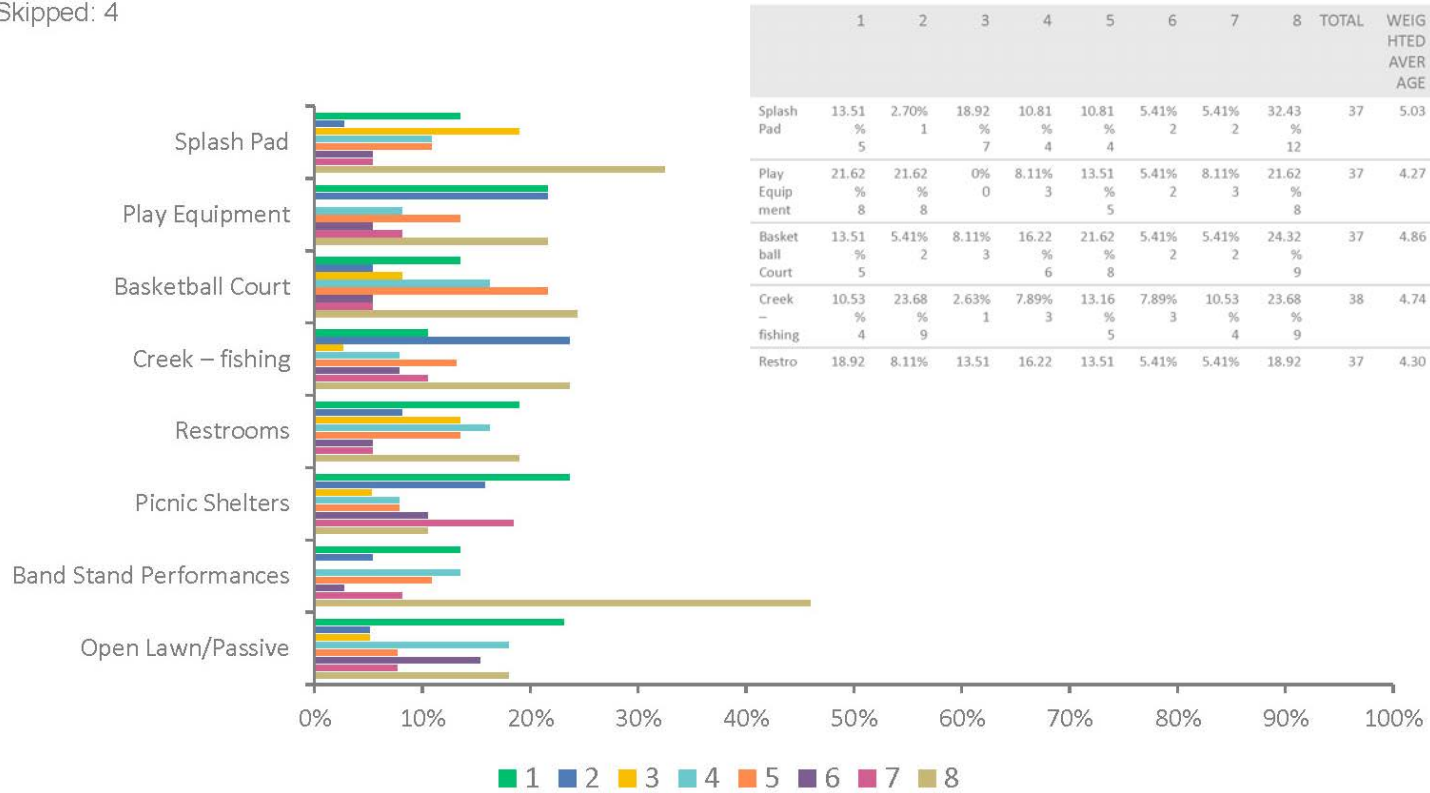
YES - PLEASE DESCRIBE WHY	DATE
Nice play area and plenty of pavilion space	11/9/2021 8:23 PM
Somewhat - would like to see playground updated	11/8/2021 3:04 PM
Yes	11/3/2021 3:17 PM
yes	11/2/2021 10:33 PM
Lots of kids and families utilize this park. It's a great reason to come to town!	11/2/2021 4:21 PM
yes	10/28/2021 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	8/28/2021 4:44 PM
Yes	8/23/2021 11:39 PM
It is well kept and nice equipment for the children	8/23/2021 12:33 PM
Yes- family friendly	8/18/2021 8:55 PM
I do it's safe and fun for all	8/18/2021 5:13 AM
Provides place to gather and enjoy nature	8/17/2021 6:00 PM
Nice wide area to play	8/17/2021 4:12 PM
Convenient & well kept	8/17/2021 2:27 PM
Yes...it is a place for all ages	8/17/2021 2:21 PM
Yes, there's something for everyone to do	8/17/2021 2:11 PM
Yes - it meets the need, but it doesn't excel. There is a lot of unmet potential.	8/2/2021 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	11/8/2021 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.	8/23/2021 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	8/17/2021 4:12 PM
No, more planned opportunities.	8/7/2021 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	11/8/2021 6:06 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 8:17 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	9/3/2021 10:13 AM
more WPA restoration, bathrooms	8/31/2021 10:10 AM
Music play	8/26/2021 4:44 PM
A nice pavillion 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

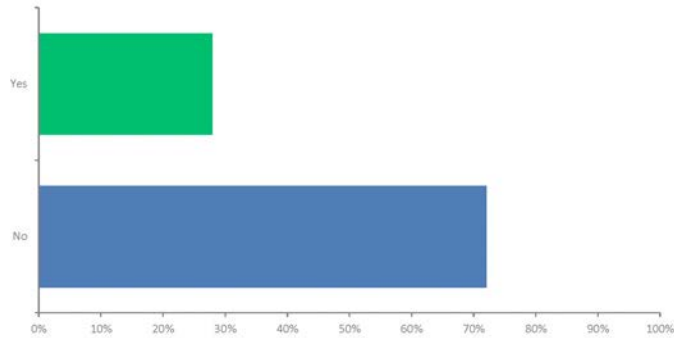
Q11: PLEASE PROVIDE ANY ADDITIONAL COMMENTS THAT YOU FEEL WOULD BE BENEFICIAL TO AID IN THE FUTURE DEVELOPMENT OF THE PARK.

RESPONSES	DATE
NA	12/4/2021 7:11 AM
Summer sport activities for the community to be involved. I.e. volleyball touney by age groups, 5K 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 .	11/3/2021 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!	9/3/2021 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?

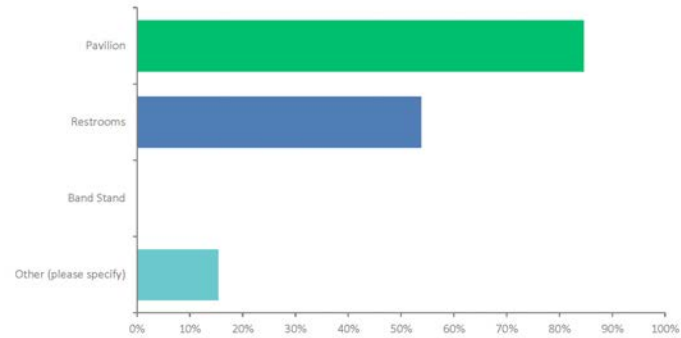
Answered: 43 Skipped: 0



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

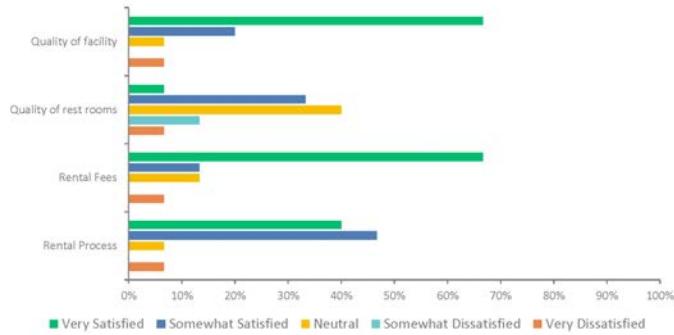


ANSWER CHOICES	RESPONSES	
Pavilion	84.62%	11
Restrooms	53.85%	7
Band Stand	0%	0
Other (please specify)	15.38%	2
TOTAL		20

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	20.0% 3	6.67% 1	0% 0	6.67% 1	15	1
Quality of rest rooms	6.67% 1	33.33% 5	40.0% 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	40.0% 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 6:06 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 10:13 AM
weekdays	8/31/2021 10:10 AM
Once a month	8/26/2021 4:44 PM
2 times a month	8/23/2021 11:39 PM
Couple times per week	8/21/2021 3:39 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 11:08 AM

IF NO, WHY?	DATE
Mosquitos were terrible. I couldnt 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

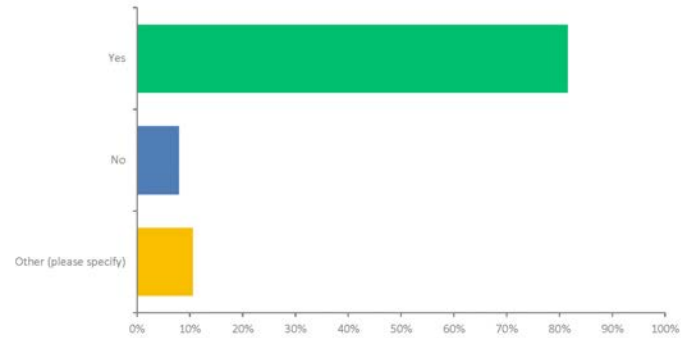


AVERAGE RATING: 4.2

	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
TOTAL		38



**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



WORKSHOP AGENDA

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



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 stone work repair and restoration
- ADA compliant Spray Pad constructed in Town Park
- Trail system / bike route network expansion



EXISTING CONDITIONS – PARKS & RECREATION

Natural & Landscape Features

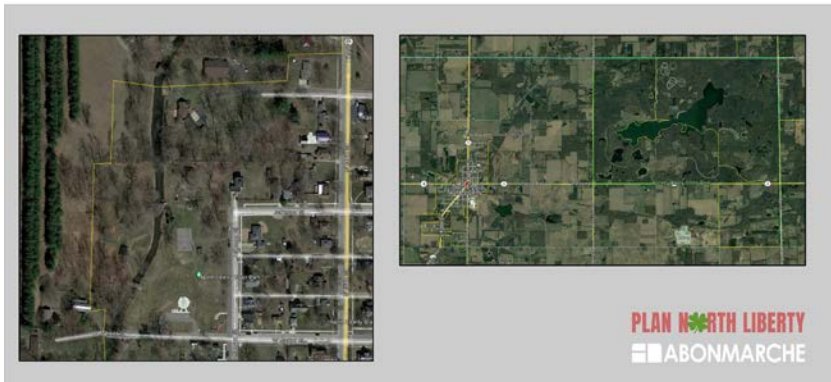
Specific to Town Park:

- 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.



STEERING COMMITTEE WORKSHOP #1 - SEP 14, 2021

EXISTING CONDITIONS – PARKS & RECREATION



EXISTING CONDITIONS – PARKS & RECREATION

Man-made, Historical and Cultural Features

- o 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
- o 3 park shelters (1 one west, 2 on east near playground)
- o Historic band stand structure
- o Historic restroom building
- o Historic tiered stone terraces down to former swimming pool creek flood area (no longer in use)
- o Numerous historic stone walls, columns, and stairs along Jefferson Street bluff.
- o Historic stone bench at northeast corner of park.
- o Historic firepit at northwest corner of site.
- o Historic tiered stone planter at existing playground areas

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EXISTING CONDITIONS – PARKS & RECREATION

Man-made, Historical and Cultural Features

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

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

Most Impactful

- Downtown storefronts and mural – visibility of this project for people driving SR 22/SR 4, this project changes the image of the downtown sets North Liberty apart from Lakeville 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
- Spray Pad/Park improvements

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STAKEHOLDER INTERVIEWS – HOUSING NEEDS

Housing Needs/Issues

- Inventory/Availability – was an issue prior to 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
 - New 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 – 25% of enrollment is out of district families
- Stellar improvements have strengthened North Liberty's appeal as a bedroom community to South Bend
- Can builders be incentivized to take risk on spec homes? School Building Trades program has constructed spec homes, and shops had the home sold before construction was complete
- 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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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, salon and flower/gift shop are attractions
- Shamrock Alley is a unique, attractive space
- Stakeholders interviewed all shop and support downtown businesses
- Negative – limited outdoor, crossing SR 23 is difficult/unsafe

Downtown Opportunities

- There is no evening dining option in North Liberty – Friday Food Trucks very successful
- Are there shops/biznes that could appeal to Potato 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
- SR 23 safety concerns, pedestrian crossing and 5 points intersection
- Is there enough population to support rising operating costs associated with owning small business?

General Commercial Discussion

- South Bend – increased development in Ireland Road area is accessible for NI residents, compares 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 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 community character is not compatible with significant new industrial growth (in Mid/Liberty and Napoleon)
- Future of North Liberty is more likely to be bedroom community 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 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 more manufacturing
- Concerns with pollution and environmental impact – focus on industry that is clean and sustainable
- If industrial park to fail, 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 offices)
- Reinvest 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 – 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

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 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

PLAN NORTH LIBERTY
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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
ABONMARCHÉ

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 Mandate -- 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)

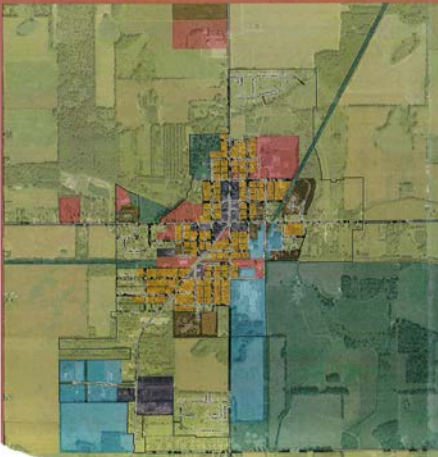


**IN-PERSON
OPEN HOUSE #1
- NOV 9 , 2021**

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.

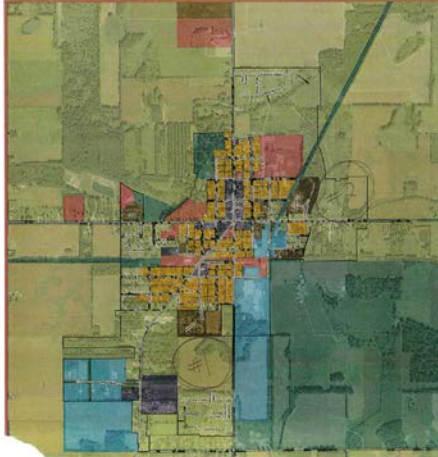
- ① *apartment housing in downtown area*
- ② *subdivisions south of town heading toward Ball park*
- ③
- ④ *Industrial - south on 23*
- ⑤ *Retail by old railroad tracks and East on 4*
- ⑥

Future Land Use Map (2015 Plan)

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

North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

LAND USE AND DEVELOPMENT



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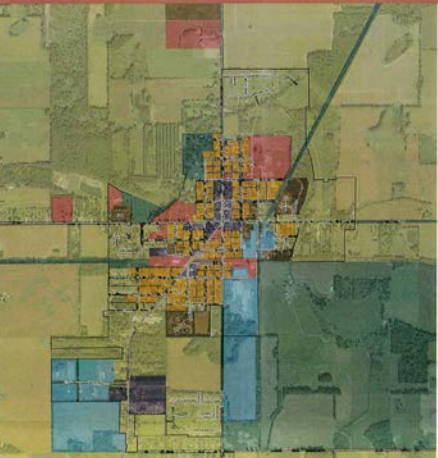
- ① *Park*
- ② *Commercial*
- ③
- ④
- ⑤
- ⑥

Future Land Use Map (2015 Plan)

■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL / OFFICE / MIXED USE	■ PARKS
■ MEDIUM DENSITY RESIDENTIAL	■ INDUSTRIAL	■ TOWN LIMITS
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North Liberty PLAN NORTH LIBERTY growing a quality community ABONMARCHÉ

LAND USE AND DEVELOPMENT



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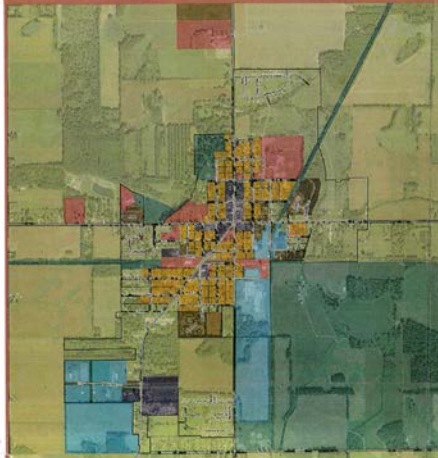
- ①
- ②
- ③
- ④
- ⑤
- ⑥

Future Land Use Map (2015 Plan)

■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL / OFFICE / MIXED USE	■ PARKS
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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
- ②
- ③
- ④
- ⑤
- ⑥

Future Land Use Map (2015 Plan)

■ LOW DENSITY RESIDENTIAL	■ COMMERCIAL / OFFICE / MIXED USE	■ PARKS
■ MEDIUM DENSITY RESIDENTIAL	■ INDUSTRIAL	■ 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 Homes/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.

SAFETY	HOUSING COSTS (RENTAL UNITS)
Safe <input checked="" type="radio"/>	Too Inexpensive _____
Unsafe _____	Reasonable <input checked="" type="radio"/>
PARKING	Too Expensive _____
Sufficient <input checked="" type="radio"/>	HOUSING COSTS (FOR SALE UNITS)
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
annex more land 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.

SAFETY	HOUSING COSTS (RENTAL UNITS)
Safe <input checked="" type="radio"/>	Too Inexpensive _____
Unsafe _____	Reasonable <input checked="" type="radio"/>
PARKING	Too Expensive _____
Sufficient <input checked="" type="radio"/>	HOUSING COSTS (FOR SALE UNITS)
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 Amway Sky and Police 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.

SAFETY	HOUSING COSTS (RENTAL UNITS)
Safe <input checked="" type="radio"/>	Too Inexpensive _____
Unsafe _____	Reasonable <input checked="" type="radio"/>
PARKING	Too Expensive _____
Sufficient <input checked="" type="radio"/>	HOUSING COSTS (FOR SALE UNITS)
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

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
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 the town center (C)	COMMERCIAL
Mixed-Use Buildings (Commercial & Residential) (M)	Restaurants (REST)
Small Rental Buildings (4-10 units) (SR)	Bars / Pubs (B)
Larger Rental Buildings (10+ units) (LR)	Microbrewery (MB)
Senior Housing Apartment (4-10 units) (SMA)	Retail (R)
Senior Housing Apartment (10+ units) (SLA)	Services (Hair Salon, Vet, Doctor, etc) (S)
Other _____	Other _____
INDUSTRIAL	
Manufacturing (M)	
Agricultural Products (A)	
Warehousing (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 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

- Smaller Single-Family Homes (SFRS)
- Larger Single-Family Homes (LFRH)
- Duplex Homes (2 units) (D)
- Condominiums (C)
- Townhomes (T)
- Units above commercial in the town center (TC)
- Mixed-use Buildings (Commercial & Residential) (MUR)
- Small Rental Buildings (4-10 units) (SRB)
- Larger Rental Buildings (10+ units) (LRB)
- Senior Housing Apartment (4-10 units) (SSA)
- Senior Housing Apartment (10+ units) (SLG)
- Other:

OFFICE

- Professional (P)
- Not-for-Profit (NFP)
- Government (G)
- Other:

COMMERCIAL

- Restaurants (REST)
- Bars / Pubs (B)
- Microbrewery (MB)
- Retail (R)
- Services (Hair Salon, Vet, Doctor, etc.) (S)
- Other:

INDUSTRIAL

- Manufacturing (M)
- Agricultural Products (A)
- Warehousing (W)
- Other:

Legend: 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 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.

Thank you for the info



RESIDENTIAL

- Smaller Single-Family Homes (SFRS)
- Larger Single-Family Homes (LFRH)
- Duplex Homes (2 units) (D)
- Condominiums (C) *could be a good one*
- Townhomes (T)
- Units above commercial in the town center (TC)
- Mixed-use Buildings (Commercial & Residential) (MUR)
- Small Rental Buildings (4-10 units) (SRB)
- Larger Rental Buildings (10+ units) (LRB)
- Senior Housing Apartment (4-10 units) (SSA)
- Senior Housing Apartment (10+ units) (SLG)
- Other:

OFFICE

- Professional (P)
- Not-for-Profit (NFP)
- Government (G)
- Other:

COMMERCIAL

- Restaurants (REST) *only 1st / Priority Facility*
- Bars / Pubs (B)
- Microbrewery (MB)
- Retail (R)
- Services (Hair Salon, Vet, Doctor, etc.) (S)
- Other:

INDUSTRIAL

- Manufacturing (M)
- Agricultural Products (A)
- Warehousing (W)
- Other:

2500 total per lot

Butler center w/ parking & Senior Building - w/ farm areas

Legend: TOWN LIMITS, PARKS, WATER

Tree city - want to obtain designation (8)

Let'se Van Orman & Amy Schmetz create safety before Community

Gay 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

1 0 10 20 30 40 50 FT

RESTROOM FACILITY

A ACCESSIBLE COMPOSITE PLAYGROUND
B SHADE STRUCTURE
C RESTROOM FACILITY
D BASKETBALL COURT
E BENCHES
F SKATEBOARDING
G LANDSCAPE ENHANCEMENT OF STONE PLANTERS, WALLS AND COLUMNS
H NURSERY PLANTINGS IN SELECTED LOCATIONS ALONG BANK OF CREEK
I BENCHES IN SELECTED LOCATION ALONG BANK OF CREEK FOR WATER ACCESS
J BENCHES WITH ACCESSIBLE SEATING AND LAMIN SEATING
K BASKETBALL COURT
L ACCESSIBLE ROUTE THROUGHOUT PARK
M DOG PARK AND ADJACENT BENCHES, WASTE DISPOSAL STATIONS, ETC.

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SURROUNDING REGION RECREATION ASSETS

Legend

- 1 TOWN PARK
- 2 POCKET PARK
- 3 VFW BALL FIELDS
- 4 POTATO CREEK CROSSING PARK
- 5 POTATO CREEK STATE PARK


Legend

- EXISTING RECREATION FACILITY
- EXISTING MULTI-USE TRAIL
- PROPOSED RECREATION FACILITY
- EXISTING SIDEWALK CONNECTION
- POTENTIAL FUTURE CONNECTION
- POTENTIAL WATERWAY CONNECTION




**VIRTUAL OPEN
HOUSE #1 -
NOV 11, 2021**

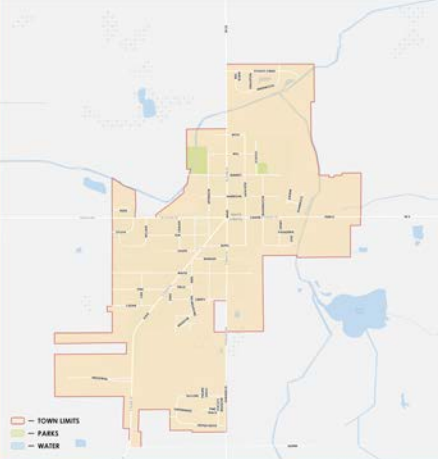
VIRTUAL OPEN HOUSE #1 - NOV 11, 2021



PLAN NORTH LIBERTY
growing a quality community




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.

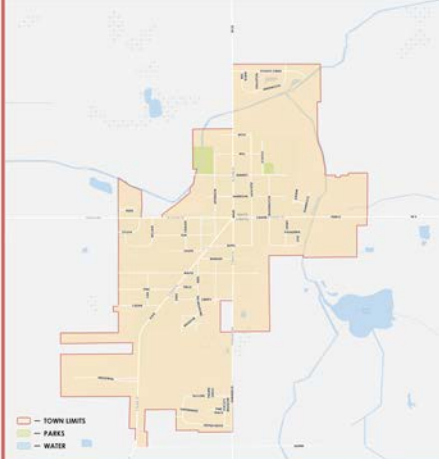
1 _____	16 _____
2 _____	17 _____
3 _____	18 _____
4 _____	19 _____
5 _____	20 _____
6 _____	21 _____
7 _____	22 _____
8 _____	23 _____
9 _____	24 _____
10 _____	25 _____
11 _____	26 _____
12 _____	27 _____
13 _____	28 _____
14 _____	29 _____
15 _____	30 _____



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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.

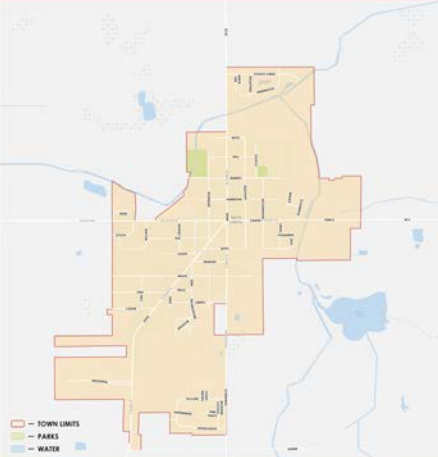
1 _____	16 _____
2 _____	17 _____
3 _____	18 _____
4 _____	19 _____
5 _____	20 _____
6 _____	21 _____
7 _____	22 _____
8 _____	23 _____
9 _____	24 _____
10 _____	25 _____
11 _____	26 _____
12 _____	27 _____
13 _____	28 _____
14 _____	29 _____
15 _____	30 _____



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growing a quality community



FUTURE OPPORTUNITIES



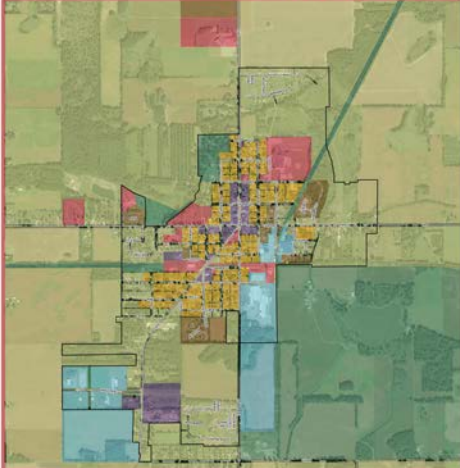
Place a numbered sticker on the map for a place, thing, or characteristic that you think is an **OPPORTUNITY** for North Liberty. Then fill in the corresponding blank with a brief description.

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 _____

VIRTUAL OPEN HOUSE #1 - NOV 11, 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.

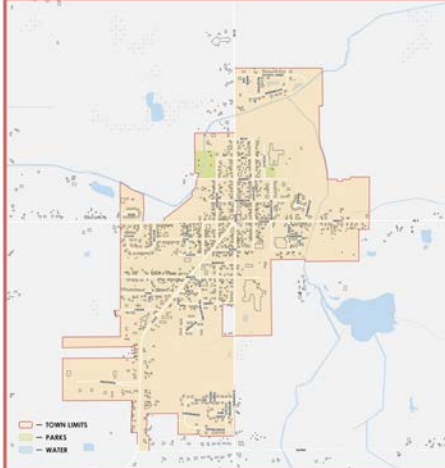
- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

Future Land Use Map (2015 Plan)

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

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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 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

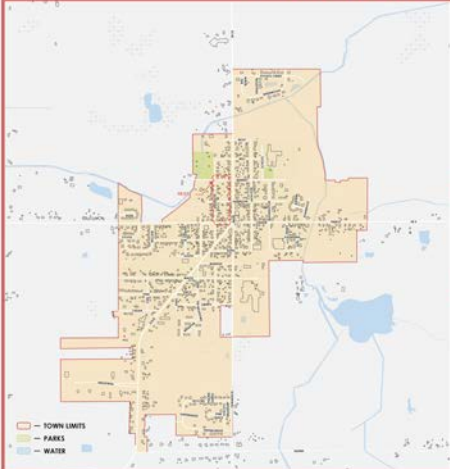
WHAT CONCERNS OR COMMENTS DO YOU HAVE IN NORTH LIBERTY RELATED TO:

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

SAFETY	HOUSING COSTS (RENTAL UNITS)
Safe	Too Inexpensive
Unsafe	Reasonable
	Too Expensive
PARKING	HOUSING COSTS (FOR SALE UNITS)
Sufficient	Too Inexpensive
Not Enough	Reasonable
Generally Enough But Not During Specific Events	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.

RESIDENTIAL	OFFICE
Smaller Single-Family Homes (SPS)	Professional (P)
Larger Single-Family Homes (SPH)	Non-Profit (NP)
Duplex Homes (D) or (D)	Government (G)
Condominiums (C)	Other _____
Townhomes (T)	
Units above commercial in the town center (TC)	
Mixed-use Buildings (Commercial & Residential) (MJ)	COMMERCIAL
Small Rental Buildings (4-10 units) (SM)	Restaurants (REST)
Larger Rental Buildings (10+ units) (LG)	BBQ / Pub (BP)
Senior Housing Apartment (4-10 units) (SHA)	Microbrewery (MB)
Senior housing apartment (10+ units) (SHCA)	Retail (R)
Other _____	Services (Hair Salon, Vet, Doctor, etc) (S)
	Other _____
INDUSTRIAL	
Manufacturing (M)	
Agricultural Products (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



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




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
 - Shelter 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 Wakefield 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 - 40
PARKS AND TRAILS - 45
DEVELOPMENT - 32

COMMUNITY OPEN HOUSE

IN PERSON TUESDAY NOVEMBER 9, 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?

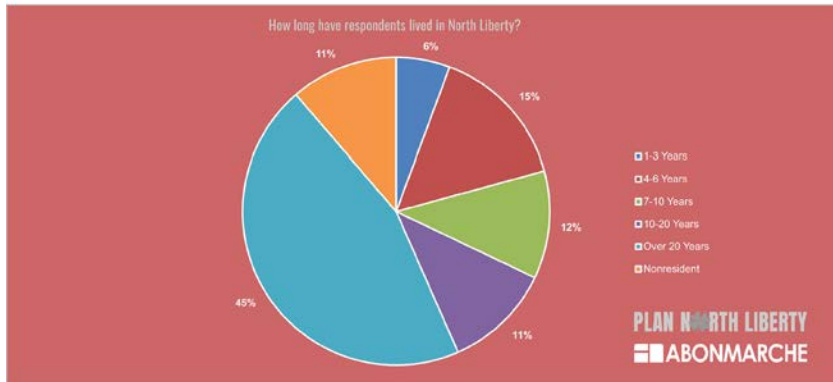
I live in North Liberty.	41	88.68%
I work in North Liberty.	17	32.68%
I shop in North Liberty.	41	77.36%
My children attend school in North Liberty.	17	32.68%
I visit the parks in North Liberty.	41	77.36%
I attend events in North Liberty.	46	86.79%
I have family that lives in North Liberty.	31	58.49%
Other (Library, Friends, Church, Volunteer)	4	7.55%

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 - 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

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 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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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

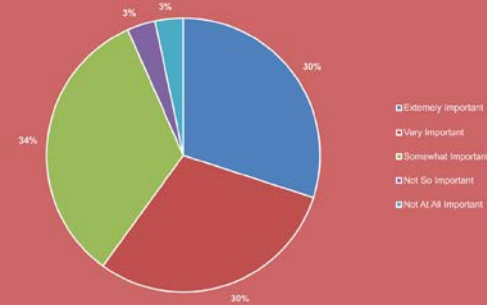
SURVEY STATISTICS

- 26.19% HAVE RENTED A PARK FACILITY
- OF THOSE
 - 83.33% 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
- Steppers 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

PLAN ELEMENTS – NEXT STEPS

Facilitate Work Sessions Focused on the Following Plan Element Themes

Parks, Trails & Natural Resources (Parks Board)
Community Wellness
Culture
Natural Resources
Parks and Recreation
Historic and Archaeological Resources

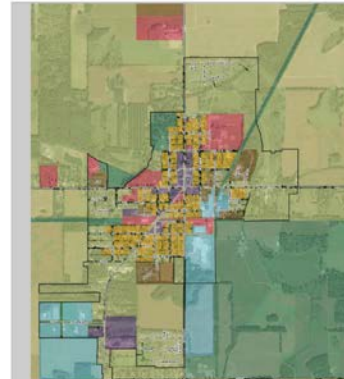
Development & Land Use (SC)
Land Use
Placemaking
Economic Development
Housing
Agriculture

Municipal Facilities & Infrastructure (SC)
Public Facilities and Services
Government and Fiscal Capacity
Education
Transportation
Broadband Access
Hazard Mitigation

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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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



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



PLAN ELEMENT FRAMEWORK



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



STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022



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 (SFD)	Professional Office
Single-Family Attached (SFA)	Business Office
Multi-Family Detached (MFD)	Other
Multi-Family Attached (MFA)	
Senior Housing (SH)	
Other	

COMMERCIAL
Neighborhood Retail (NR)
Community Retail (CR)
Office/Professional (OP)
Other

INDUSTRIAL
Light Industrial (LI)
Medium Industrial (MI)
Heavy Industrial (HI)
Other

- 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



COMMUNITY OPEN HOUSE - DEVELOPMENT

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:

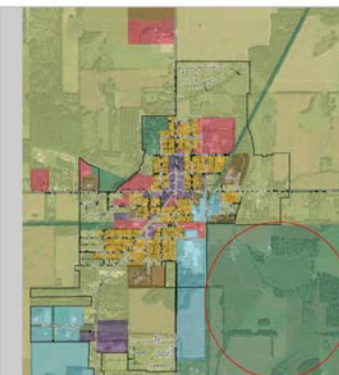
- Commercial uses east of Town along SR 4
- Homes and Church north of town westside of SR 23
- Toward Potato Creek State Park along SR 4





Future Land Use Map (2015 Plan)

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



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

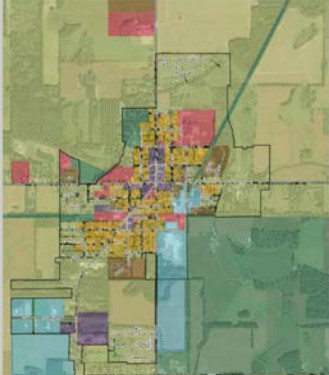
Parks

- Additional Park Land?



STEERING COMMITTEE PLAN ELEMENTS WORK SESSION - JAN 11, 2022

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, What type 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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COMMUNITY VISION WORKSHOP

Format

- Presentation of Elements, Goals and Objectives
- Interactive stations to confirm and prioritize Goals, Objectives and Policies/Strategies

Host at Community Building Large Room

- Space tables and chairs for social distancing

Host on Zoom

- Virtual break out rooms

Date/Time

- Mid-February 2022

Promotion of attendance and community survey

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

PLAN NORTH LIBERTY
ABONMARCHE



**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
<ul style="list-style-type: none"> Single-Family Detached (SFD) Single-Family Attached (SFA) Multi-Family (MF) Other 	<ul style="list-style-type: none"> Professional Office (PO) Business Office (BO) Other
INDUSTRIAL	COMMERCIAL
<ul style="list-style-type: none"> Light Industrial (LI) Manufacturing (M) Other 	<ul style="list-style-type: none"> Retail (R) Food Service (FS) Other

- Community will need to balance development with preserving farmland
- Development should be connected to amenities and sewer
- Build more housing like Tamarack Knolls
- Higher Density Housing – Condos & Apartments
- Mid-sized Senior Apartments
- Need family friendly restaurants adjacent to Downtown
- Need 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)
- 1,030 Housing Units (approximately accounting for vacancy rate of 10%)

Future Land Use Map is still accurate with some comments:

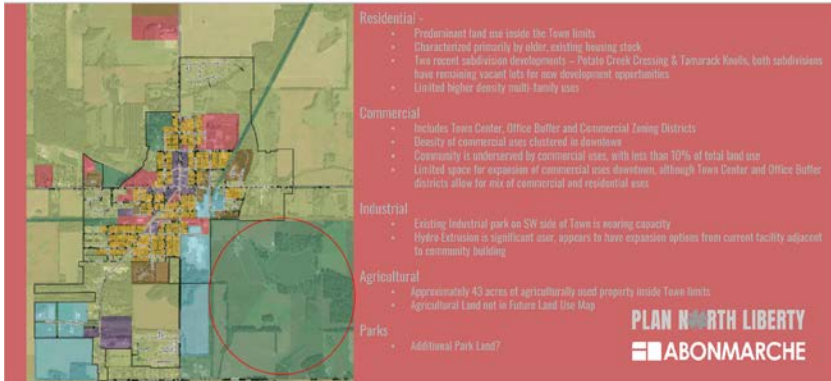
- Apartments in Downtown
- Subdivisions south of town towards Ball Park
- Industrial along SR 23
- Retail near RR and East on SR 4
- Commercial east of Town northside of SR 4
- Large Park on vacant land north of Tamarack Knolls

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)



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 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.



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.



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.



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.

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

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

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 Petato Creek to Town Park

STEERING COMMITTEE PLAN LAND USE/ IMPLEMENTATION WORK SESSION - MAR 8, 2022

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

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.

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**OPEN HOUSE #2
- APR 5/6 , 2021**

OPEN HOUSE #2 - APR 5/6 , 2021



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
 - 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



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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.

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INDUSTRIAL	COMMERCIAL
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- Community will need to balance development with preserving farmland
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COMMUNITY OPEN HOUSE - DEVELOPMENT

Population Growth Targets

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OPEN HOUSE #2 - APR 5/6 , 2021

Future Land Use Map (2015 Plan)



FUTURE LAND USE OBJECTIVES

FUTURE LAND USE EXERCISE

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PROPOSED FUTURE LAND USE MAP



FUTURE LAND USE TYPES

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Parks: Open spaces including public and private parks, trails, sports fields, etc.

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ELEMENT #8 Parks & Trails

Key Findings

North Liberty Parks Facilities

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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
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ELEMENT #8 Parks & Trails

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North Liberty **PLAN NORTH LIBERTY** growing a quality community **ABONMARCHÉ**

PARKS & TRAILS

GOAL

Provide a high-quality park and recreation experience to North Liberty's citizens.

Enhance recreation and social activities and opportunities for residents and visitors of all ages and abilities.

Plan for current and future needs for the path and sidewalk system.

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.

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.

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.

■ HIGH PRIORITY
■ MEDIUM PRIORITY
■ LOW PRIORITY



ELEMENT #8 Parks & Trails

Town Schematic Plan

OPEN HOUSE #2 - APR 5/6 , 2021

Next Steps



- 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
<https://www.surveymonkey.com/r/5WSLBVM>



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