



# Comprehensive Plan City of Ely, Iowa

January 2, 2024



# Table of Contents

<b>Chapter 1: Introduction.....</b>	<b>1</b>
<b>Vision .....</b>	<b>1</b>
<b>Goals .....</b>	<b>1</b>
<b>Background .....</b>	<b>2</b>
<b>Visioning, Goals, and Public Participation .....</b>	<b>3</b>
<b>Demographics .....</b>	<b>5</b>
<b>Chapter 2: Land Use .....</b>	<b>18</b>
<b>Goals .....</b>	<b>18</b>
<b>Existing Land Use.....</b>	<b>18</b>
<b>Opportunities and Challenges.....</b>	<b>21</b>
<b>Future Land Use .....</b>	<b>22</b>
<b>Current Zoning.....</b>	<b>25</b>
<b>Chapter 3: Housing.....</b>	<b>27</b>
<b>Goals .....</b>	<b>27</b>
<b>Existing Residential Housing Stock.....</b>	<b>28</b>
<b>Housing Demand .....</b>	<b>32</b>
<b>Chapter 4: Transportation .....</b>	<b>37</b>
<b>Overview .....</b>	<b>37</b>

Goals .....	37
Existing System.....	37
Issues and Opportunities .....	41
Future System Needs.....	44
<b>Chapter 5: Public Utilities .....</b>	<b>45</b>
Overview .....	45
Goals .....	45
Existing Utilities.....	45
Future Utilities.....	51
<b>Chapter 6: Cultural and Historical Resources .....</b>	<b>56</b>
Overview .....	56
Goals .....	56
Community Facilities .....	56
Historic Resources .....	58
<b>Chapter 7: Natural Resources .....</b>	<b>60</b>
Overview .....	60
Goals .....	60
Natural Resources Inventory .....	60
Challenges and Opportunities.....	65
Sustainability.....	66
Resiliency .....	66

<b>Chapter 8: Parks and Recreation .....</b>	<b>67</b>
<b>Overview .....</b>	<b>67</b>
<b>Goals .....</b>	<b>67</b>
<b>Existing Parks and Recreation .....</b>	<b>68</b>
<b>Challenges and Opportunities.....</b>	<b>71</b>
<b>Future Parks and Recreation.....</b>	<b>72</b>
<b>Parkland Dedication Policy .....</b>	<b>73</b>
<b>Chapter 9: Economic Development .....</b>	<b>74</b>
<b>Regional Economy .....</b>	<b>74</b>
<b>Goals .....</b>	<b>74</b>
<b>Local Economy.....</b>	<b>76</b>
<b>Development Opportunities .....</b>	<b>78</b>
<b>Chapter 10: Implementation .....</b>	<b>81</b>
<b>Overview .....</b>	<b>81</b>
<b>Zoning .....</b>	<b>81</b>
<b>Capital Improvement Program (CIP) .....</b>	<b>84</b>
<b>Future Planning Tools.....</b>	<b>84</b>
<b>Implementation Matrix .....</b>	<b>85</b>
<b>Appendix A: Additional Demographic Data .....</b>	<b>94</b>

# Chapter 1: Introduction

Ely is a small but growing community between Cedar Rapids and Iowa City in eastern Iowa. Over the past decade Ely has been a vibrant and greatly sought-after destination for families and professionals in the area. Ely's strong identity and core set of values stems from the attributes of the community which have been key in the decision-making process and actions taken to spur the growth of Ely and enhance the town's characteristics. These characteristics have begun to grow and change over the past few years; preparing for further changes requires further planning and updates to city guiding documents.

Ely's Comprehensive Plan was last prepared in 2015 and shaped growth over the last decade. This update is in line with the need to assess the community's growth over the past years and guide the community for the next decade with decisions pertaining to the city's investments and development.

The Comprehensive Plan provides an overview of the current environment and conditions of a community along with policies to prepare for future changes. It includes chapters related to existing and forecasted demographic, land use planning and zoning, housing, parks and trails, transportation, economic development, and implementation.

## Vision

**“The City of Ely aims to adhere to its character of a small, friendly, and welcoming community with increasing amenities and opportunities for healthy growth in residents, businesses, and services to enhance the existing quality of life the city offers.”**

## Goals

The overarching goals of the city and goals of each chapter are to guide development decisions and the community's growth. The goals for each chapter were developed based on public input and guidance from the steering committee.

- Support efficient and cost-effective growth by promoting infill and redevelopment of areas already served by public utilities such as existing vacant or underutilized buildings and lots
- Accommodate population growth by identifying land for a variety of Residential development that provides homes for people at all ages and income levels
- Support economic development and job growth and provision of retails and services by identifying land for Commercial, Industrial, and Mixed-Use land use
- Phase growth in a manner that provides orderly development and extension of public utilities
- Create a walkable and vibrant Downtown Ely by promoting Mixed Use Development

## Background

### Regional Setting

Ely is in Linn County Iowa, roughly 8 miles southeast of Cedar Rapids and 15 miles northwest of Iowa City. The city is a small bedroom community of 2,438 residents that is part of the Cedar Rapids metro area, which provides residents with easy access to jobs, shopping, services, and other amenities. As a result of its proximity to two metro areas and small-town character, the city has attracted families and young professionals over the past decade for an average annual growth rate of 4 percent.

### Historical Context

Ely was planned out as a town in May of 1872 by Dr. John F. Ely, whom the town was named after. The 480-acre townsite, which already included businesses like the Fuhrmeister Sawmill, a general store built by William S. Cooper, and the post office, also includes natural resources including prairie, woods, and plains. Between 1872 and 1903, the town population grew as individuals and families settled in what would become Ely. This expansion of Ely included train tracks being laid over 60 acres to allow for businesses to open for easier access to the developing homes for residents to move into. The town was incorporated as a 200-acre city on August 12, 1903, with 51 homes and a population of 200.

### Previous Studies and Plans

The City's continued planning efforts and policy changes have led to the increase in population and geographic size. These efforts have included strategic planning efforts for the community and annexation in conjunction with Linn County, redevelopment of areas within Ely, and planning and prioritizing future projects. Recent studies and plans focus on growth and expansion of the community while holding onto the ideals and characteristics that draw new residents to Ely.

#### **Capital Improvement Plan (CIP) – 2021**

A Capital Improvement Plan is a plan that outlines projects, developments, and updates to various aspects of a community that need to happen within the next 5 to 10 years. These projects include roadway maintenance and development, parks amenities maintenance and additions, and general care for buildings around the community.

Ely's CIP assists in keeping the needs of the community at the forefront of the spending decisions of the city staff and government. Keeping this plan up to date is important to maintain the effectiveness of the development happening in any community. Making sure this plan is incorporated into the Comprehensive Plan helps identify projects that benefit and serve a growing community.

#### **Ely Old Town District Plan – 2021**

Ely Old Town District Plan is a master plan designed to revitalize Ely's downtown district that carries so much historic value to the community. The plan used public engagement and planning processes to decide the best ways to build on the current downtown area and expand it to serve a growing and changing Ely. The background research done on the Old Town District assists in understanding what future amenities the community would like to see come into this historic area along with the condition and necessary changes needed to make this area thrive.

Incorporating the information contained within this plan into the Comprehensive Plan is important because the downtown area is the heart of the community. Creating opportunities and focusing economic development in this area so new businesses, services, and amenities are available for existing and future residents creates a growing and healthy community. The goals and objectives of this plan will be incorporated into the respective sections of Land Use and Economic Development for the Comprehensive Plan.

### **Ely Comprehensive Plan – 2015**

The previous Comprehensive Plan was adopted in 2015. The previous Comprehensive Plan will be directly integrated into this updated Comprehensive Plan because the background and historical information it contains is relevant to Ely’s current condition. Even though Ely is growing and developing, the 2015 Comprehensive Plan chapters such as Community Character and Public Facilities capture past policies and plans that current services are built on. This document will be the basis for which the current plan is built on and changed because of new findings and needs within the community.

### **Ely City and County Strategic Plan (Fringe Area Plan) – 2013**

The 2013 Ely City and County Strategic Plan (Fringe Area Plan) was done in coordination with the Linn County to plan future geographic growth and expansion of the city boundary. The city of Ely and Linn County worked together to determine the growth potential of the community and where the city should most effectively and efficiently grow.

The Fringe Area describes the agreed upon future growth area for the city and will be incorporated into the current Comprehensive Plan. The plan sets out areas for future development that can be considered within the Land Use, Housing, and Economic Development sections of this document.

The city anticipates executing an updated Fringe Area Plan and agreement in 2024.

## **Visioning, Goals, and Public Participation**

An update to a comprehensive plan does not change everything about the plan. It is not a start-from-scratch process. It rather provides an opportunity to set the course of the future in a positive direction. Preparing a comprehensive plan starts with setting a vision and goals for the city by engaging the public and stakeholders. This engagement identifies the community’s values as well as issues and opportunities to be addressed in Ely’s Comprehensive Plan. This section summarizes the public process that was used to develop the city’s vision and goals.

### **Public Engagement**

The planning process began in the Fall 2022 and completed in the Winter of 2023. Engagement included:

- Establishing a steering committee
- Creating and updating a website
- Staffing a booth at the July 4 Fireman’s Pancake Breakfast
- Surveying people via online survey and paper copies
- Posting information on social media page
- Interviewing key stakeholders in the community about housing and economic growth

### **Steering Committee**

The city formed a Comprehensive Plan Steering Committee to represent the broader community and provide input and guidance on the development of the Comprehensive Plan. The Steering Committee met three times to discuss the Comprehensive Plan.

At the first meeting, the Steering Committee discussed:

- Community characteristics
- Common values
- Issues that they wanted to address
- Ways to improve Ely

At the second meeting, the Steering Committee recapped their first meeting and discussed:

- Housing
- Future Land Use
- Potential annexation area
- Areas to accommodate future growth
- Topics for a community survey

The committee conducted a strengths, weaknesses, opportunities, and threats (SWOT) analysis. The purpose of the SWOT analysis was to gain insight into aspects of the community that are working and shouldn't be changed as well as aspects that aren't working.

The key themes and ideas that emerged from the SWOT included:

- Ely is a small town, friendly, and welcoming community that values itself on its character
- The community should grow in a healthy, well-planned manner to protect its current character
- The city needs more services to meet the daily needs of residents
- Planned and thought-out development for future commercial and residential buildings is necessary for the future of the community

These key themes form the basis of the Comprehensive Plan, and the input was used to develop goals and establish priorities for each of the chapters within the Comprehensive Plan.

The third Steering Committee meeting was held in October 2023 and reviewed proposed goals and land use plan. The plan reflects their feedback.

### **Project Website**

The city hosted a project website that contained information about the planning process including the purpose and goals of the Comprehensive Plan a link to participate in the community survey, a calendar for public events or meetings, and displays meeting notices and summaries about the project.

## **Community Survey**

The community survey was posted from late June to early August on the Comprehensive Plan’s project website. The community survey included questions about community character, housing, land use, transportation, public utilities, parks and recreation, and priorities for the community. The city promoted the survey online, on its social media pages, and at the July 4 pancake breakfast. As a result, almost 240 surveys were submitted. This information was analyzed and incorporated into the goals and policies of each chapter of the Comprehensive Plan.

The details and summary results of the community survey are available in the Appendix.

## **July 4 Pancake Breakfast Public Event**

The project team, in partnership with the city, to promote the Comprehensive Plan participated in Ely’s annual July 4 Pancake Breakfast. This event had approximately 3,500 visitors from Ely and neighboring communities.

Throughout the event, the project team talked with current residents and prospective residents of Ely about the Comprehensive Plan, the community, and the future of Ely. Many people participated in the survey and staff captured verbal comments that were shared at the booth. This information was collected and analyzed to incorporate into the Comprehensive Plan.

## **Vision and Goals Development**

The vision statement included at the beginning of this plan provides the focal point and basis of the Comprehensive Plan. It was created based on input from the public, steering committee members, community leaders, and city staff.

Goals were to be Specific, Measurable, Attainable, Realistic, and Timely (SMART). Setting goals in this manner guarantees that each goal throughout the Comprehensive Plan is efficient and achievable. This process developed the goals listed within the Comprehensive Plan and the action steps outlined in the Implementation chapter for accomplishing them.

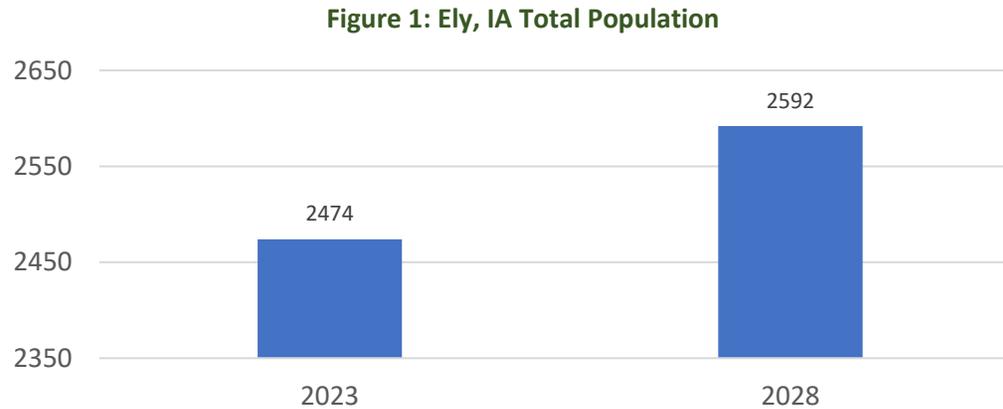
## **Demographics**

Ely, IA is a fast-growing, higher-income city in the Cedar Rapids, IA metropolitan statistical area (MSA). Its population is young with a median age of 36 compared to 40 for the State of Iowa. Ely’s working-age population faces the least pressure of Regional Comparables (Linn County, IA, the Cedar Rapids, IA MSA, and State of Iowa) to support children and the retired when comparing age dependency ratios.

Ely, IA has a highly trained workforce. The population aged 25 or older is more highly educated (bachelor’s degree or higher) than Regional Comparables. Ely’s median household income of just under \$104,000 is at least one and a half times the Regional Comparables’. Ely also sees higher proportions of households earning over \$100,000 annually versus Regional Comparables. Ely’s median household net worth of \$293,000 is 1.6 times the Cedar Rapids, IA MSA’s median.

## Population

ESRI, a geographic information system software and analytics company, estimates Ely, IA’s population to be 2,474 for 2023 and projects it to grow 5% by 2028, which is an annualized rate of 1%.



Source: ESRI projections using data from US Census Bureau.

Historically, Ely is a high growth city in the Cedar Rapids, IA metro area. From the 2010 to 2020 census, Ely grew at an annual rate of 2%, the highest of Regional Comparables.

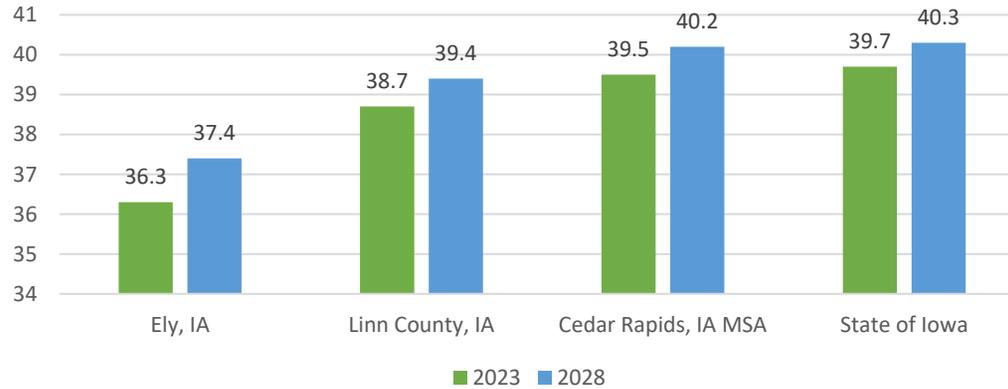
Table 1: Population by Census Year, Regional Comparables				
Geography	2010	2020	10-YR Growth Rate	Annual Rate
Ely, IA	1,914	2,328	22%	2.0%
Linn County, IA	211,226	230,299	9%	0.9%
Cedar Rapids, IA MSA	257,940	276,520	7%	0.7%
State of Iowa	3,046,355	3,190,369	5%	0.5%

Source: ESRI projections using data from US Census Bureau.

## Age & Sex

Ely, IA’s median age was lowest of Regional Comparables at 36.3 in 2023.

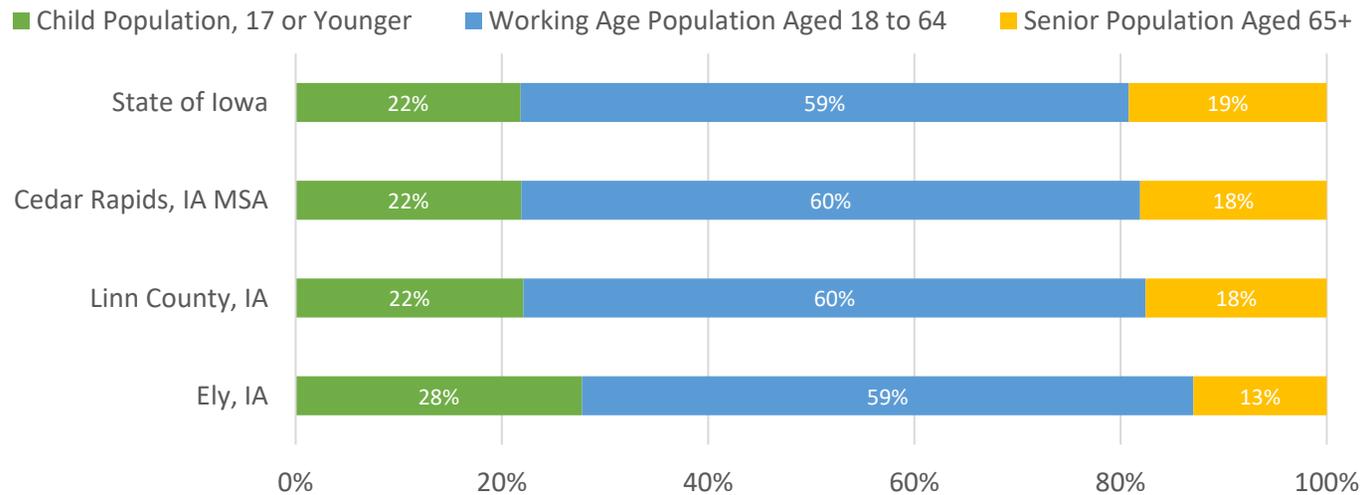
**Figure 2: Median Age by Regional Comparable, 2023 to 2028**



Source: ESRI projections using data from the US Census Bureau.

Within its population, Ely, IA has the highest proportion of children and lowest proportion of seniors compared to Regional Comparables.

**Figure 3: Composition of Population by Age Dependency, 2023**



Source: ESRI projections using data from the US Census Bureau.

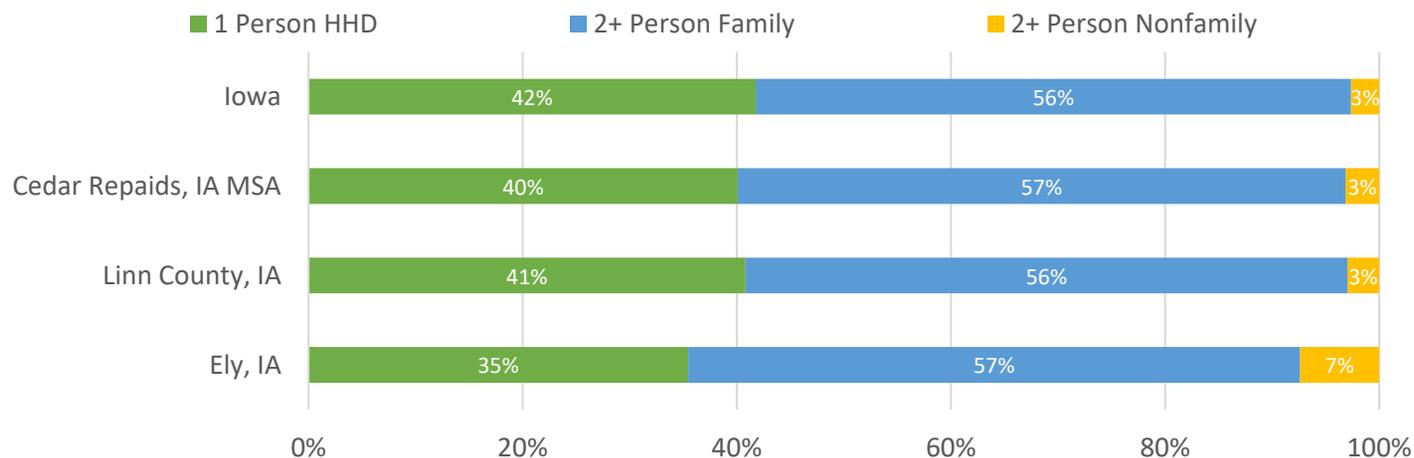
With the higher proportion of children in the population, Ely, IA’s total age dependency ratio (the percentage of children and seniors compared to working age population) is second highest of Regional Comparables yet is forecasted to fall by 2028 when the child population is expected to comprise 25% of the population. Age dependency measures the extent to which an area’s population is economically dependent on others. The higher the ratio, the more dependent children and seniors are on the area’s working age population.

Table 2: Age Dependency Ratio, Regional Comparables			
Geography	2023	2028	5-YR Growth Rate
Ely, IA	68.6	66.6	-3%
Linn County, IA	65.7	70.0	7%
Cedar Rapids, IA MSA	66.5	71.5	8%
State of Iowa	69.5	75.6	9%

Source: ESRI projections using data from the US Census Bureau.

Of households with at least one senior (i.e., someone aged 65 or older), Ely has a lower percentage of 1-person, senior-only households, and a higher percentage of 2-plus nonfamily households, indicating the seniors prefer to live with family or friends than on their own.

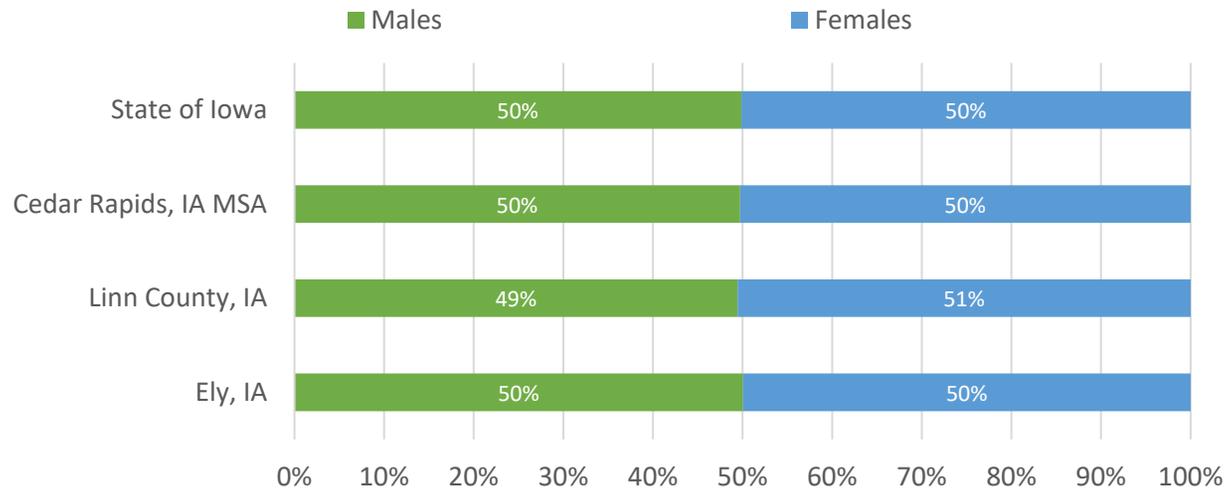
Figure 4: Composition of Households with At Least One Senior



Source: ACS, 2017-2021.

Like the Regional Comparables, Ely, IA’s population is split evenly between males and females.

**Figure 5: Composition of Population by Sex, 2023**

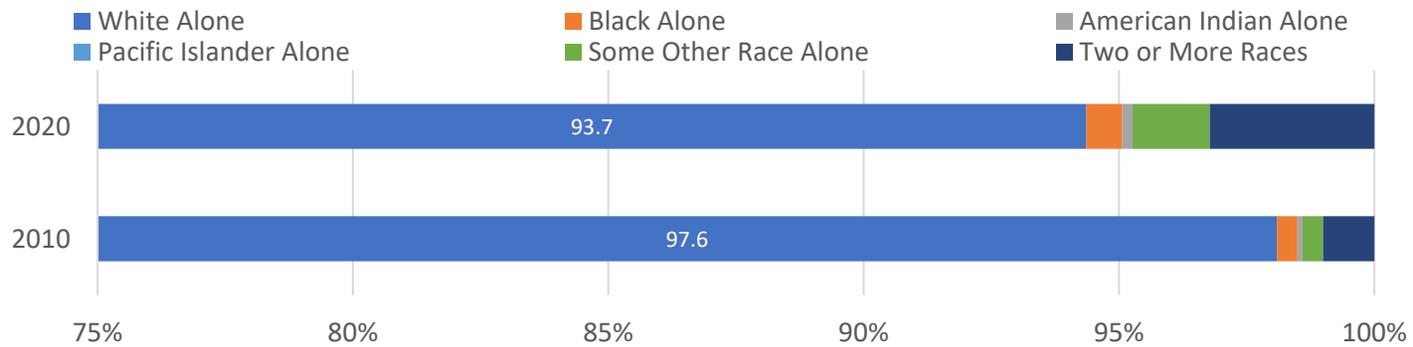


Source: ESRI projections using data from the US Census Bureau.

## Race & Ethnicity

From 2010 to 2020, Ely has become more racially diverse.

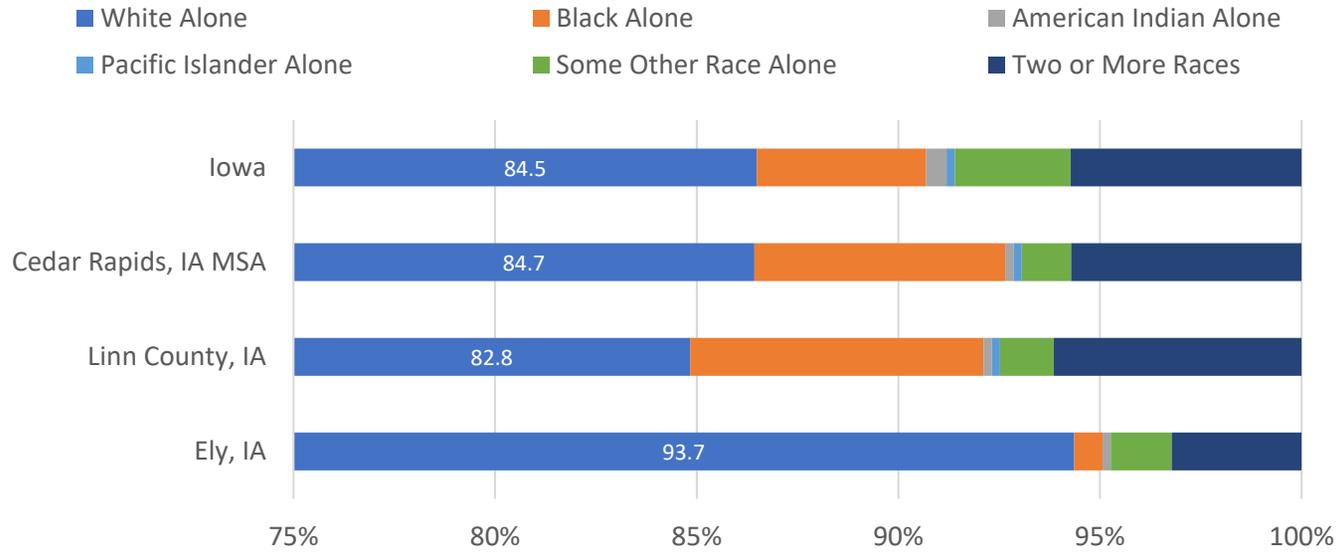
**Figure 6: Percent of Population by Race/Ethnicity**



Source: US Census Bureau.

Nevertheless, Ely is less diverse than Regional Comparables.

**Figure 7: Percent of Population by Race/Ethnicity**

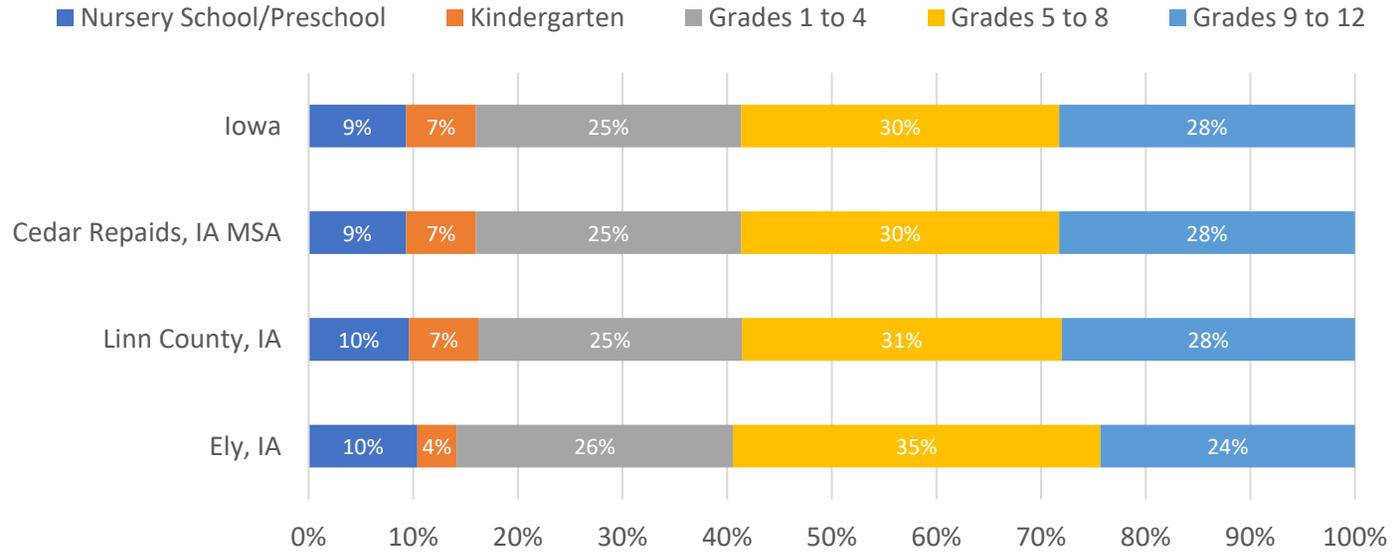


Source: US Census Bureau.

## Education

24% of Ely, IA's population aged 3 to 18 enrolled in school is enrolled in high school, grades 9 to 12, where its closer to 30% for Regional Comparables.

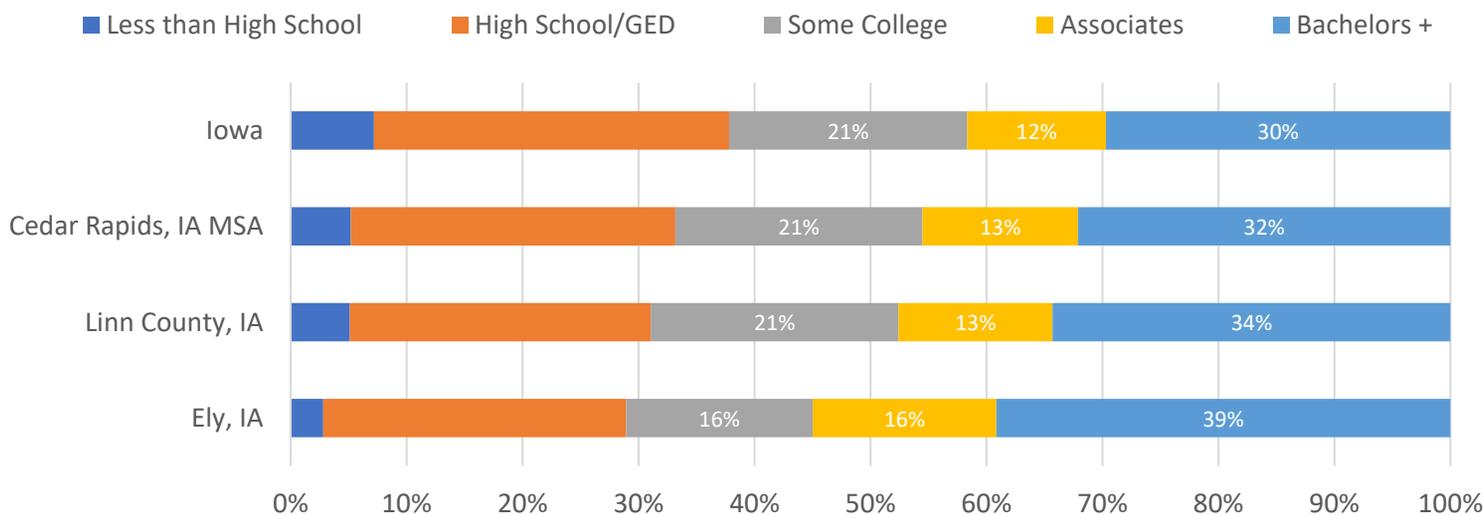
**Figure 8: Composition of Population Aged 3 - 18 Enrolled in School**



Source: ACS, 2017-2021.

Ely, IA has a highly educated workforce. Of Regional Comparables, Ely has the highest proportion of its population aged 25 or older with at least a bachelor’s degree (39%). Only 3% of the population aged 25+ have not completed high school.

**Figure 9: Composition of Population Aged 25+ by Educational Attainment**



Source: ACS, 2017-2021.

## Labor Market

Just under 70% of Ely’s employed population is employed in the following industries: Manufacturing, health care and social assistance, educational services, construction, and retail trade. Of Regional Comparables, Ely, IA sees a higher proportion of its population in manufacturing, health care and social assistance, educational services, and construction. Refer to Table A-1 in the Appendix for more detail.

52% of Ely’s population aged 16 or older are employed in five occupational categories: Management, healthcare practitioner, technologists, and technicians, sales and related, office and administrative support, construction, and extraction. Ely generally sees deeper or comparable proportions in light of Regional Comparables. See Table A-2 in the Appendix for more detail.

## Income

Ely, IA is an upper middle-income city. Per capita income, or average income per person, is the highest for Ely, and all comparables expect nearly a 14% growth rate over the next five years.

Table 3: Per Capita Income, Regional Comparables			
Geography	2023	2028	5-YR Growth Rate
Ely, IA	\$43,435	\$49,349	13.6%
Linn County, IA	\$39,604	\$44,990	13.6%
Cedar Rapids, IA MSA	\$39,276	\$44,630	13.6%
State of Iowa	\$38,239	\$43,427	13.6%

Source: ESRI.

Median household income provides an alternative estimate because per capita income is sensitive to outliers. Moreover, the metric provides an analysis at the household level. While Ely only expects 6% growth compared to 11% in Linn County and the Cedar Rapids, IA MSA, its household income is at least one and a half times Regional Comparables.

<b>Table 4: Median Household Income, Regional Comparables</b>			
<b>Geography</b>	<b>2023</b>	<b>2028</b>	<b>5-YR Growth Rate</b>
Ely, IA	\$103,897	\$110,118	6.0%
Linn County, IA	\$68,743	\$76,563	11.4%
Cedar Rapids, IA Metro	\$69,049	\$76,740	11.1%
State of Iowa	\$67,730	\$76,227	12.5%

Source: ESRI projections using data from the US Census Bureau.

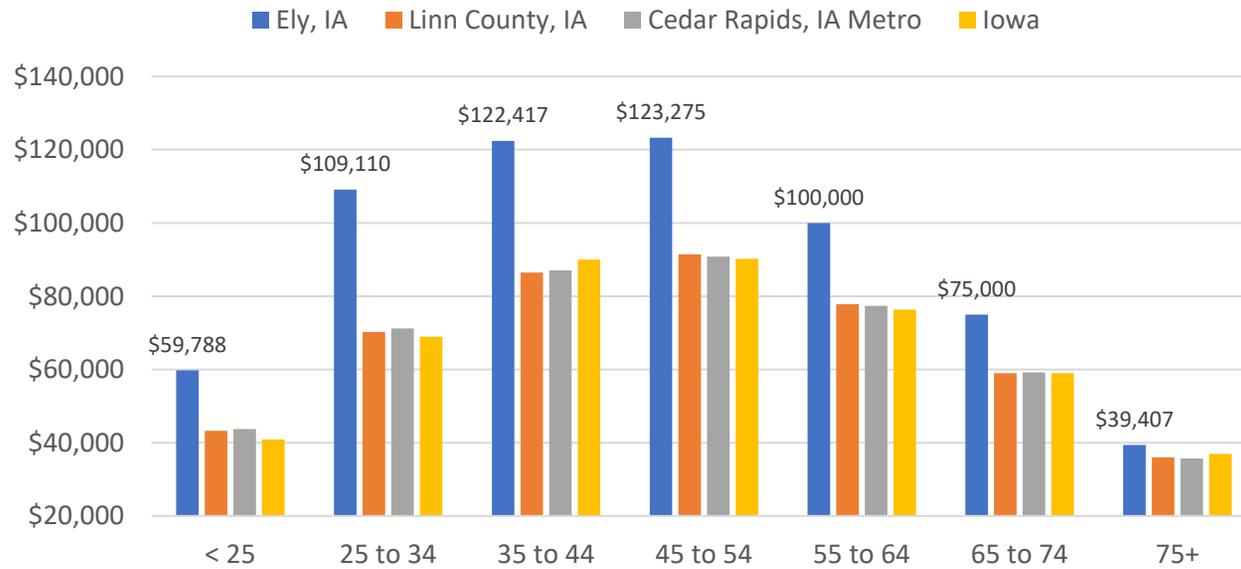
Ely sees higher proportions of households earning over \$100,000 annually versus Regional Comparables.

<b>Table 5: Percent of Households by Income Level, 2023</b>				
<b>Income Level</b>	<b>Ely, IA</b>	<b>Linn County, IA</b>	<b>Cedar Rapids, IA MSA</b>	<b>State of Iowa</b>
<\$15,000	3.3	7.1	7.1	8.3
\$15,000-\$24,999	3.5	7.4	7.3	7.4
\$25,000-\$34,999	2.7	9.5	9.3	7.8
\$35,000-\$49,999	11.9	10	10	12.2
\$50,000-\$74,999	12.8	19.6	19.7	18.4
\$75,000-\$99,999	12	14.5	14.9	14.5
\$100,000-\$149,999	28.9	17.4	17.3	17.4
\$150,000-\$199,999	13.9	6.9	7.1	7.2
\$200,000+	11	7.5	7.3	6.9

Source: ESRI projections using data from the US Census Bureau.

Median household income for is highest in Ely for households headed by someone aged 45 to 54, closely followed by households with householders aged 35 to 44.

**Figure 10: Median Income by Householder Age, 2023**

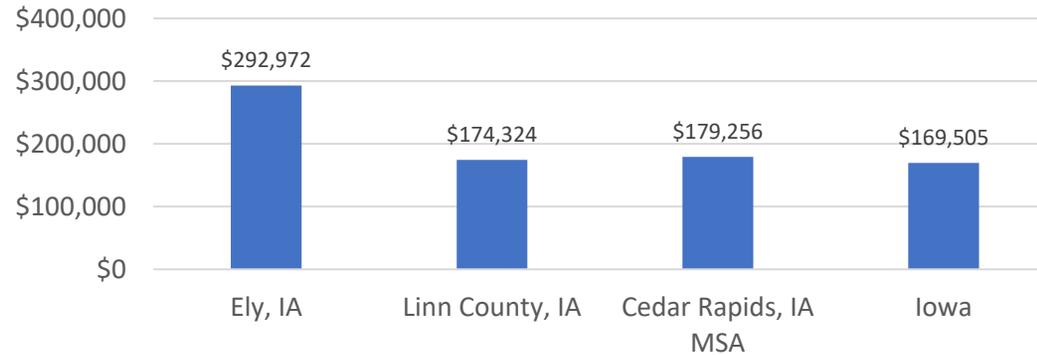


Source: ESRI projections using data from the US Census Bureau.

## Wealth

Ely, IA is wealthier than Regional Comparables as measured by median net worth. According to ESRI, net worth is total household wealth minus debt, secured (home mortgages and vehicle loans) and unsecured (credit card debt, personal loans, and outstanding bills).

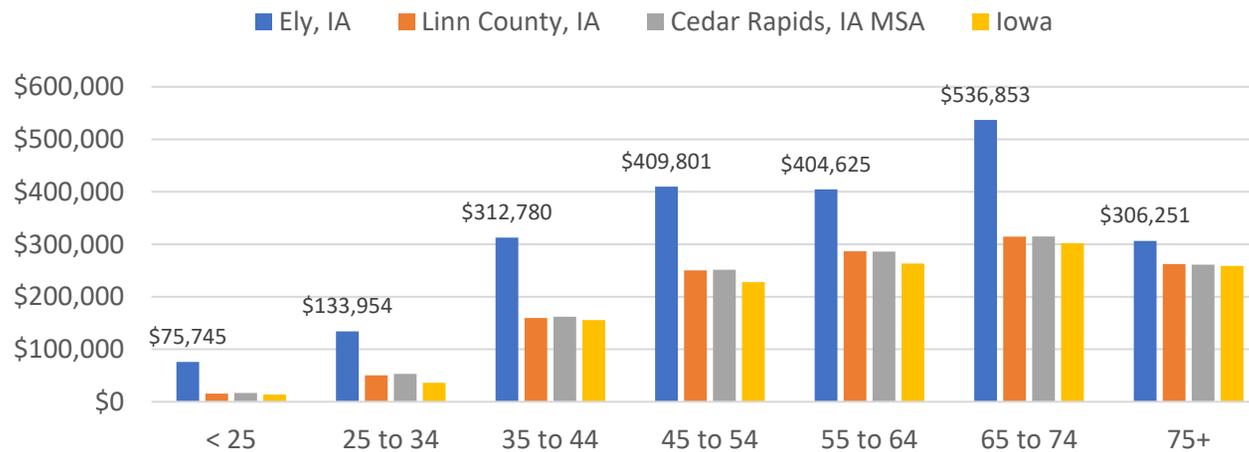
**Figure 11: Median Net Worth, 2023**



Source: ESRI projections using data from the US Census Bureau.

Householders aged 65 to 74 are wealthiest in Ely followed by householders aged 45 to 54 and 55 to 64.

**Figure 12: Median Net Worth by Householder Age, 2023**



Source: ESRI projections using data from the US Census Bureau.

## Population Projections

To model Ely, IA’s population growth through 2050, traditional time-series methods are not appropriate because of Ely’s growth orientation. Policies and strategies enacted to support growth can cause annual growth rates to deviate from historical trends or patterns. As a result, we simulate using annualized rates from 2010 to 2020 for Ely and its City Comparables. The following criteria were used when selecting City Comparables:

- Growth-oriented municipality in an Iowa metro area
- Decent access to an interstate or major highway
- Total population of less than 10,000

Of City Comparables, Ely has the lowest historical population growth rates indicating an opportunity for growth. The average rate was 4.5% and 8.3% was the highest rate. See Table A-3 in the Appendix for more detail.

Using annualized growth rates to project population is appropriate because population is often modeled using exponential growth or decay. Moreover, City Comparables is believed to have enacted growth-oriented strategies in the past.

For this cross-section, we see a minimum of 2.0%, a maximum of 8.3%, and a mode of 4.6%. Using these metrics, we apply a triangular distribution to simulate 1,000 possibilities for an annualized growth rate that averaged 4.6% and project a total population in 2040 of 4,343 and 7,175 in 2050 *if pro-growth strategies are enacted*. Note that for 2023 to 2030, we assume ESRI’s forecasted 1% annual growth rate. The land in Ely that has not yet been developed into housing, land that Ely’s utilities could reasonably serve, could absorb approximately 9,400 people.

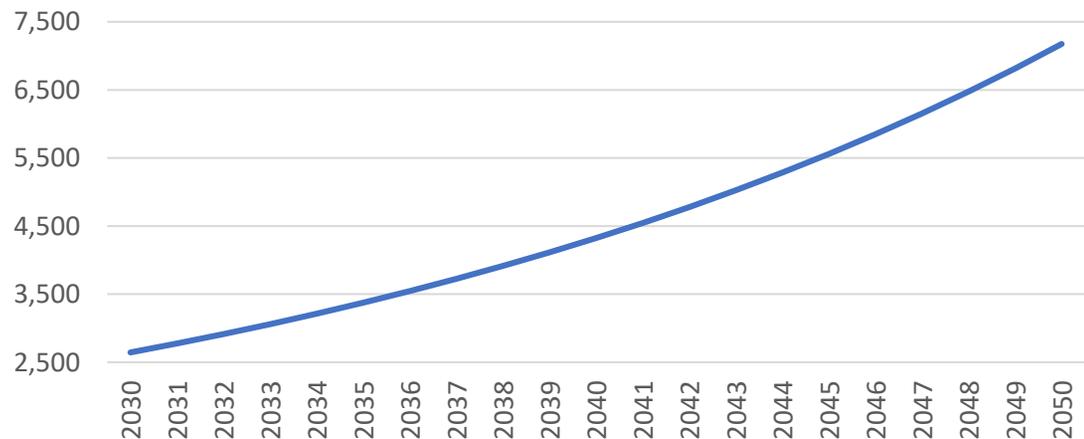
As a result, we expect Ely, IA’s fast growth to continue with the potential to reach up to 2,644 people in 2030, 4,323 in 2040, and 7,175 people in 2050. Because the projections are tied to the City Comparables, we expect Ely to become more economically diverse, while still being an affluent suburb.

**Table 6: Ely, IA Population Projections**

Year	Population
2023	2,474
2028	2,592
2029	2,618
2030	2,644
2040	4,323
2050	7,175

Source: Applied Economic Insight® LLC.  
1% annual growth is assumed from 2023 – 2030 (ESRI).

**Figure 13: Ely, IA Population Projections, 2030 to 2050 - Simulated**



# Chapter 2: Land Use

The Land Use chapter identifies existing land uses, establishes a long-term vision for the community and provides direction and guidance on future land uses within the community. This chapter shows when, where, and how growth should occur within the community along with the character, scale, and intensity of development.

The Land Use plan serves as a strategic framework for evaluating new development and making informed investment decisions. It considers forecasted population and job growth and balances the mix of residential, commercial, recreational, public, and mixed uses.

This strategic framework enables Ely to guide and manage growth in a sustainable manner that also preserves and enhances the character of Ely. The city then has the power to determine development capabilities and wants throughout the City of Ely.

## Goals

- Expand mixed use land use to promote walkability and support a balance of land uses
- Stage development for orderly and efficient expansion of the transportation network and public utilities
- Update Fringe Area Agreements for orderly annexation to accommodate anticipated growth

## Existing Land Use

The existing land use and land use patterns within Ely reflect the history and character of the community as well as the outcome of individual land use and development decisions over time. The land use surrounding Ely is predominantly Agriculture.

Ely has five land use designations that define how land is currently being used or designated:

- Residential
- Open Space/Natural
- Industrial
- Multi-Residential
- Commercial

Following is a brief description of each of the Land Use designations, its intended purpose within the City of Ely, and anticipated land uses.

### Open Space/Natural Land Use

The purpose of this Open Space and Natural Land use is to encourage protection of sensitive environments, prevent conversion of agricultural land to other uses, and concentrate development in municipal serviced areas. This includes activities such as non-commercial and commercial recreation, arboretums, nature preserves, cemeteries, agriculture, and publicly authorized landfills. The area generally covers lands that should not be developed for environmental reasons, such as floodplains, and lands that are unfeasible, uneconomical, or unreasonable to provide with municipal services. Very low-density, non-farm residential uses are permissible but suburban density residential development isn't allowed.

## Residential Land Use (Single-Family Residential)

The purpose of Residential Land Use is to support population growth and provide single-family homes developed between 1 to 4 units per acre. Residential development is supported by municipal sewer and water services. This land use also includes parks, open space, and public/institutional buildings such as places of worship and government facilities.

## Medium Density Residential Land Use

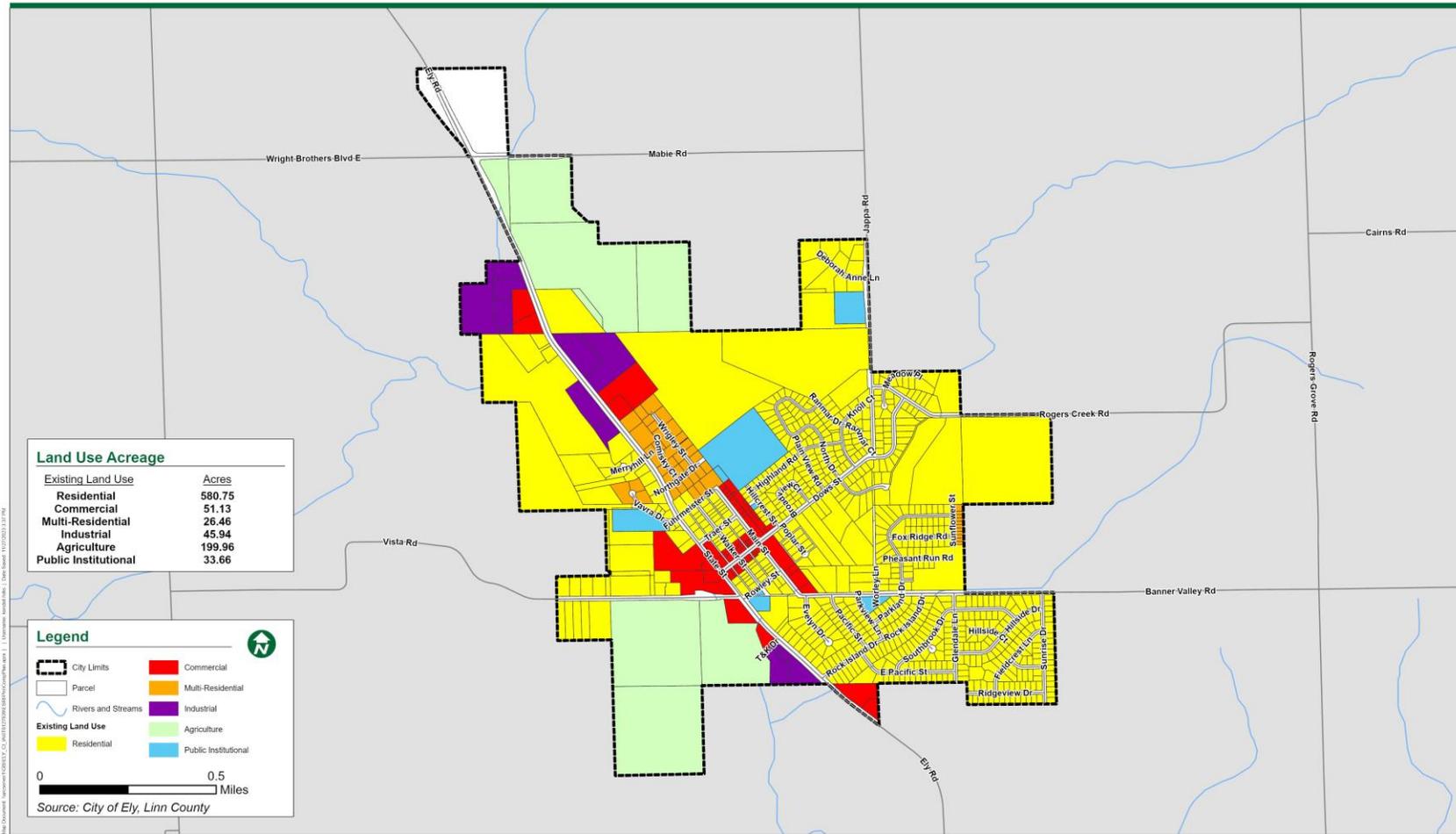
The purpose of Medium Density Residential Land Use, formerly called Multi-Density Residential, is to support population growth for residents at all ages and income levels. Medium Density Residential land use includes Medium Density housing, which includes a mix of detached single-family homes on smaller lots, such as row homes, twin homes, duplexes, and townhomes, typically developed at a density of 5 or more units per acre. It can also include higher-density housing such as senior apartments or condominiums. High density is generally more than 8 units per acre.

## Commercial Land Use

The purpose of Commercial Land Use is to provide places for area residents to work, receive services, shop, and play. Commercial land uses are considered businesses or services including retail businesses, government services, restaurants, and medical and personal services. This, however, does not include manufacturing assembly, warehousing, or distribution facilities. Ely's Old Town District is an example of commercial land use.

## Industrial Land Use

The purpose of Industrial Land Use is to support economic development. Industrial land uses include activities such as manufacturing, development of materials or goods, trucking and moving of goods or materials. They often require large sites as well as the infrastructure to support production processes and movement of materials and products. The area to the northwest in Ely is an example of this land use with Motorhead Manufacturing, Swick Cable Contractors, Larson Leasing Storage, T&W Service LLC, Sweet Auto Sales & Services, and Harger's Acoustics.



## Opportunities and Challenges

### Expanding Housing

Currently, the predominant type of housing in Ely is single-family, detached homes. As the community grows, the city should include land use policies and ordinances that support development of a variety of housing that meets diverse needs and a range of budgets. See chapter 3 on housing for more information about the challenges and opportunities.

### Infill and Redevelopment

Ely could redevelop existing parcels and lots, especially within the Old Town District, to promote economic development and multi-family housing. Redevelopment could support a vibrant and walkable downtown area that would appeal to young professionals as well as seniors and include opportunities to update commercial buildings to promote more diverse businesses and increase services in the community.

### Managing Sustainable Growth

As the city develops, it will be important to develop a plan that is sustainable, efficient, and orderly that meets the current and future needs of the community. Factors to consider include:

- Protecting and preserving natural resources
- Providing sewer and water utilities in a way that is cost-effective
- Staging development so that it is orderly and avoids leapfrogging
- Establishing a connected transportation system for vehicles, pedestrians, and bicyclists
- Providing a variety of housing that meets the needs of people of all ages and incomes
- Providing adequate cultural, educational, and historical opportunities

### Considering Fiscal Impacts

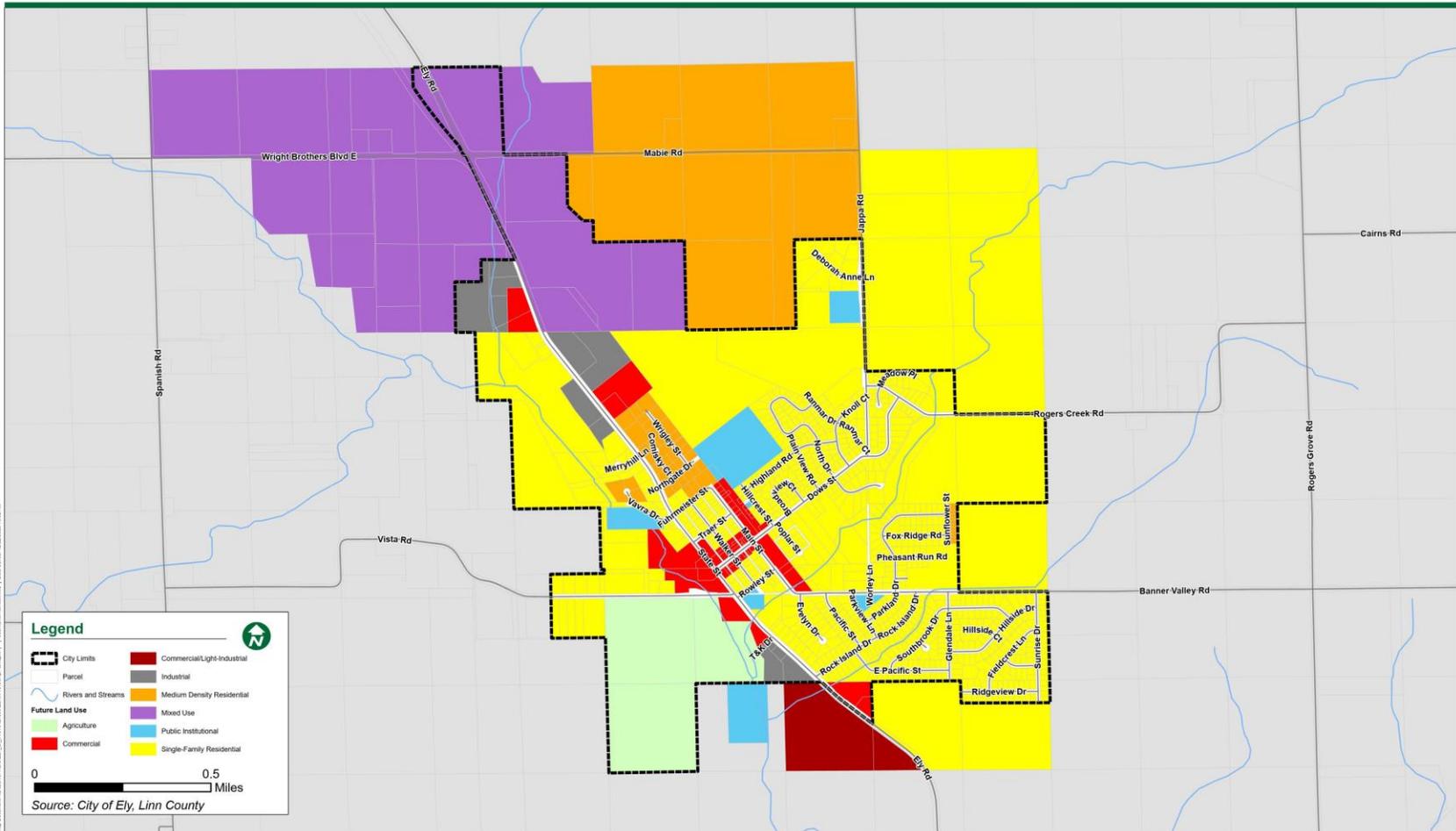
As a community grows, the cost of construction and maintaining public utilities needs to be considered. To accommodate the planned growth, the city will need to invest in new roads, extension of water and sewer lines, expanding treatment facilities, and building new parks or trails. The city is in the process of implementing tapping fees for both sewer and water infrastructure so that future developers would pay to assist with future development costs. Careful planning of these facilities as well as staging of development can make them less expensive for the city to build and maintain over time as well as make them more efficient to operate.

### Addressing Change

When planning for growth, it is important to consider the social impacts and benefits of change. Healthy growth and development can provide easier access to goods and services, create a diverse community, provide more public amenities, create jobs, and increase housing opportunities for people of all ages and income levels. However, it can also mean more traffic, busier parks or changes to the aesthetics and character of the community. The city should anticipate these changes and allow for space for community conversations to help mitigate or manage them.

# Future Land Use

The Future Land Use plan starts with the City’s existing land use and historical development patterns and builds on it by considering the community’s forecasted growth as well as its goals and future needs. The Future Land Use Plan uses the same land use categories as the existing land use map with the addition of a Mixed-Use category and identifies the appropriate amount and location of land for future residential development, economic growth, and open space. A Future Land Use map visualizes the city’s future boundary and planned land use designations and is used to inform infrastructure and utility investments.



Some of the future residential growth and economic development will occur within the existing boundaries of the city. However, it is insufficient to accommodate the forecasted population and job growth, housing demand or economic development needs of the community.

The Future Land Use plan anticipates growth outside of Ely’s current boundaries but within the existing Fringe Area Plan. The city anticipates executing new Fringe Area Agreement with Linn County in 2024. The Future Land Use Plan identifies areas that are ideal for sustainable development and efficient provision of public utilities and infrastructure. Adding land area to the city is done through annexation and is covered in the Fringe Area Plan with Linn County. Consultation with townships, Linn County, or other entities may be necessary throughout this process. Iowa Statute Chapter 368 outlines the process for this endeavor when expanding a community.

### Mixed Use Land Use

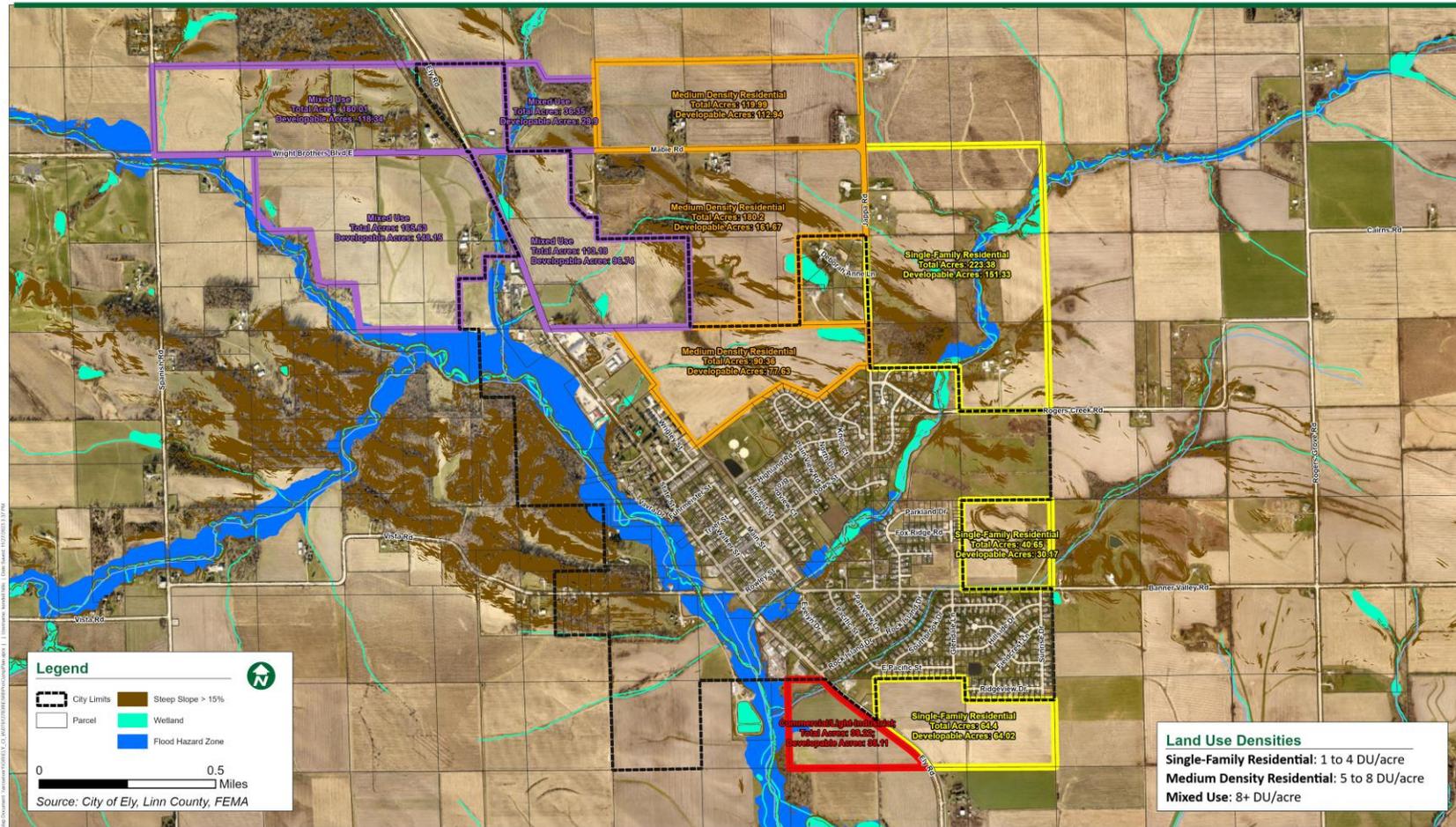
The city is adding a Mixed Land Use category with the goal of providing a connected and integrated mix of development that meets the housing, services, and commercial needs of residents.

Mixed-Use uses are categorized as a land use that can be utilized to accomplish the needs of the community spanning a range of housing and commercial development. This land use category allows for a mixture of commercial/office development and range of housing types, such as row homes, detached townhomes, condominiums, senior housing, and apartments above retail, on the same parcel of land or within the same building.

### Developable Land

The city’s goals include identifying land to accommodate population growth and economic development as well as to phase growth in a manner that provides orderly development and extension of public utilities. To ensure there is sufficient land planned for growth and that public utilities can be provided in the most cost-effective manner; an analysis of developable land was done. Land that is more costly or infeasible to develop and install public infrastructure includes wetlands, floodplains, and steep slopes. The planned land uses were overlaid on a map with these natural features, assuming that they will not be developed and would be preserved for open space.

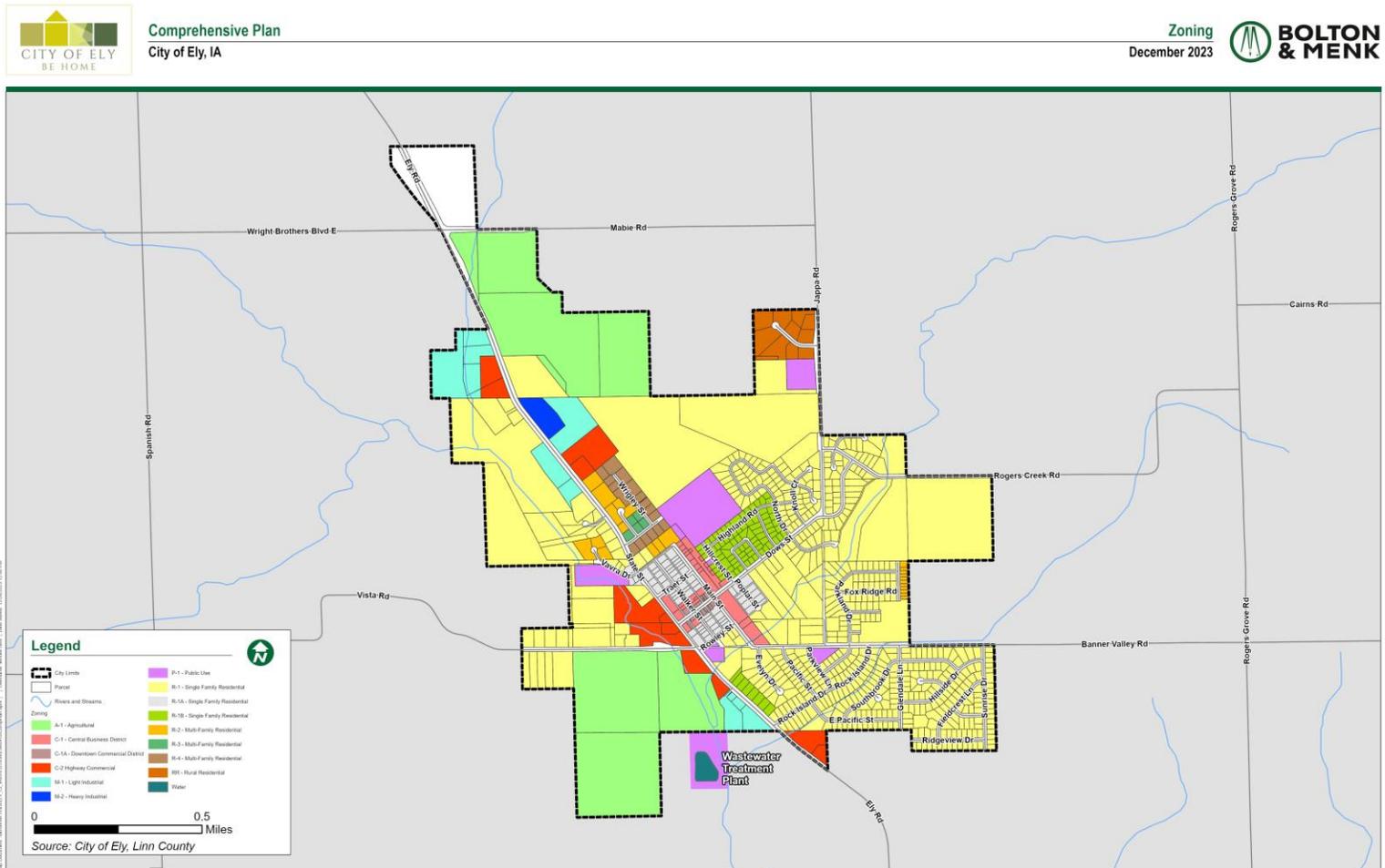
Table 7: Ely, IA Future Land Use Developable Land				
Category	Total Acres	Undevelopable Acres	Developable Acres	Percent Developable
Mixed Use	475.17	82.04	393.13	83%
Single-Family Residential	328.43	82.91	245.52	75%
Medium Density Residential	390.55	69.45	321.1	82%
Commercial/Light-Industrial	39.22	4.11	35.11	90%



# Current Zoning

Zoning is used to identify the permissible uses on each parcel of land within the city. The city's current zoning districts, include:

- Residential: R-1 Single Family, R-1A Single Family, R-1B Single Family, R-2 Multi-Family, R-3 Multi-Family, R-4 Multi-Family, RR Rural Residential
- Agriculture: A-1 Agriculture
- Commercial: C-1 Central Business District, C-1A Downtown Commercial District, C-2 Highway Commercial
- Industrial M-1 Light Industrial, M-2 Heavy Industrial
- P-1 Public Use



Following the approval of the Comprehensive Plan, the city will update its zoning map to assign zoning districts to each land use category. This will be especially important for growth areas outside of the current city boundary.

See Chapter 10 Implementation for additional information and recommendations related to updating the zoning and subdivision ordinances to reflect this Comprehensive Plan.

# Chapter 3: Housing

## Overview

The Housing section of the Comprehensive Plan evaluates the existing residential housing stock and projected housing needs based on population projections and age-restricted housing opportunities.

Ely has a higher percentage of owner-occupied housing units (81%) compared to Cedar Rapids (69%) and sees higher median home values. Multifamily properties in Ely are sparse and generally house 10 or fewer units. Single-family homes in Ely are newer compared the Linn County, Cedar Rapids, IA, and the State of Iowa. The residential real estate market is healthy and households looking to buy within the metro area are generally from Chicago, IL or Iowa City, or other Iowa metro areas.

To meet the needs of the projected population, the following table estimates the types of housing units needed in each decade.

Table 8: Estimated Housing Units Needed							
Year	All -Age Housing		Age-Restricted				
	Owner-Occupied	Renter-Occupied	Senior Apartments	Active Adult	Independent Living	Assisted Living	Memory Care
2030	35	25	100	18	71	103	100
2040	430	229	163	30	117	168	163
2050	1,045	633	271	50	194	280	271

Source: Applied Economic Insight® LLC.

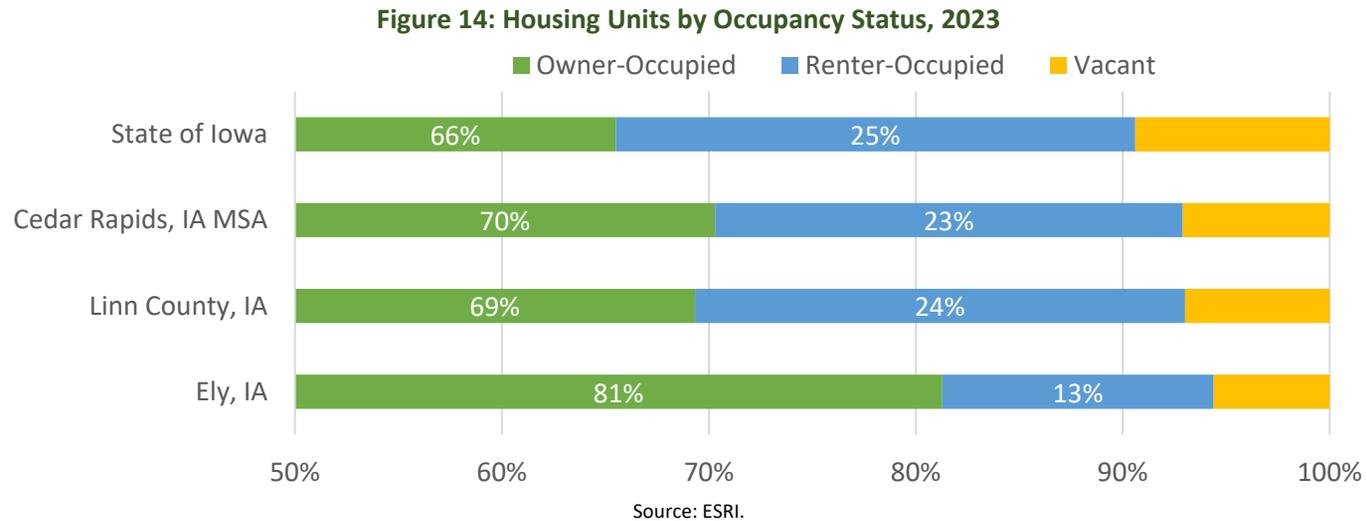
## Goals

- Support a growing population by developing a range of housing types that meets variety of needs and budgets including single-family housing, senior housing, rental housing, and moderate density housing for first time homeowners and young families

## Existing Residential Housing Stock

### Housing Units by Tenure

Ely, IA sees the highest proportion of housing units owned by occupants than Regional Comparables. Moreover, Ely has the lowest vacancy rate at 6%.



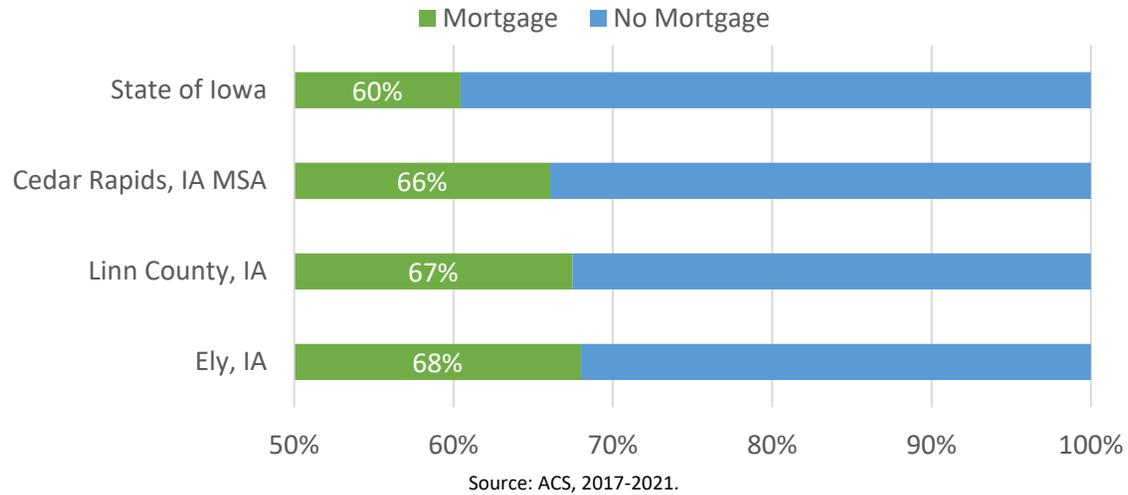
Ely’s median home value for owner-occupied housing units was just under \$300,000 in 2023, higher than Regional Comparables.

Table 9: Median Home Value, Regional Comparables			
Geography	2023	2028	5-YR Growth Rate
Ely, IA	\$294,898	\$309,363	5%
Linn County, IA	\$209,589	\$222,052	6%
Cedar Rapids, IA MSA	\$203,409	\$215,460	6%
State of Iowa	\$194,756	\$208,363	7%

Source: ESRI.

Ely has the highest proportion of owner-occupied housing units with a mortgage versus Regional Comparables.

**Figure 15: Owner-Occupied Housing Units by Mortgage Status**



### Housing Unit Characteristics

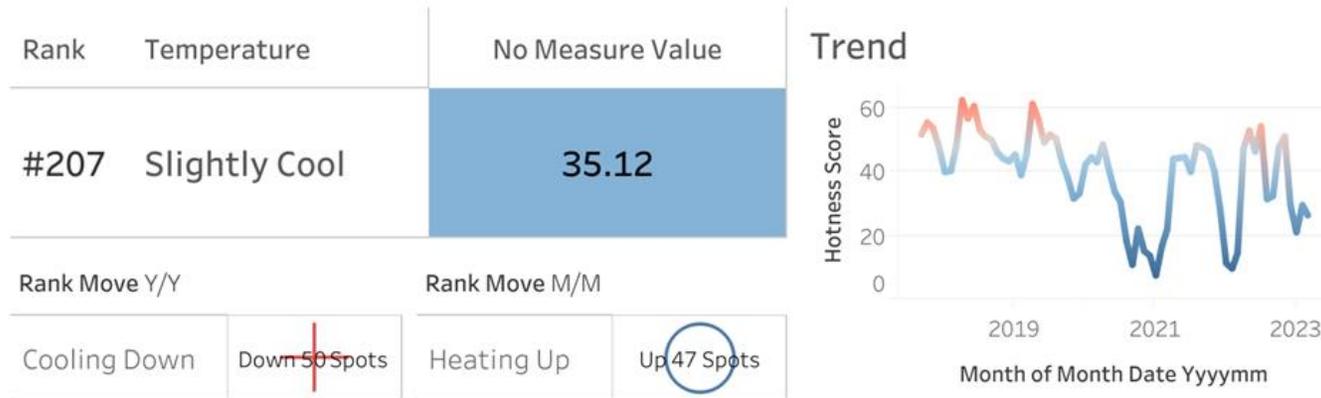
86% of Ely’s housing units are single family, either detached or attached (i.e., townhome). Multifamily units (i.e., two or more units in the structure), are small and under 10-units. See Table A-4 in the Appendix for more information.

Ely’s housing stock is newer than Regional Comparables’ stock. About one in three housing units were built more recently than at the start of the 2000s versus one in five for Regional Comparables. See Table A-5 in the Appendix for more information.

## Real Estate Market

The Cedar Rapids, IA metro’s real estate market is ranked as “Slightly Cool” and “Cooling Down” on an annual basis but “Heating Up” on a month-to-month basis according to realtor.com®. It compares well with the Eau Claire, WI, Bangor, ME, and Burlington-South Burlington, VT metro areas in the aspects of continued trends of the housing market for the City of Ely.

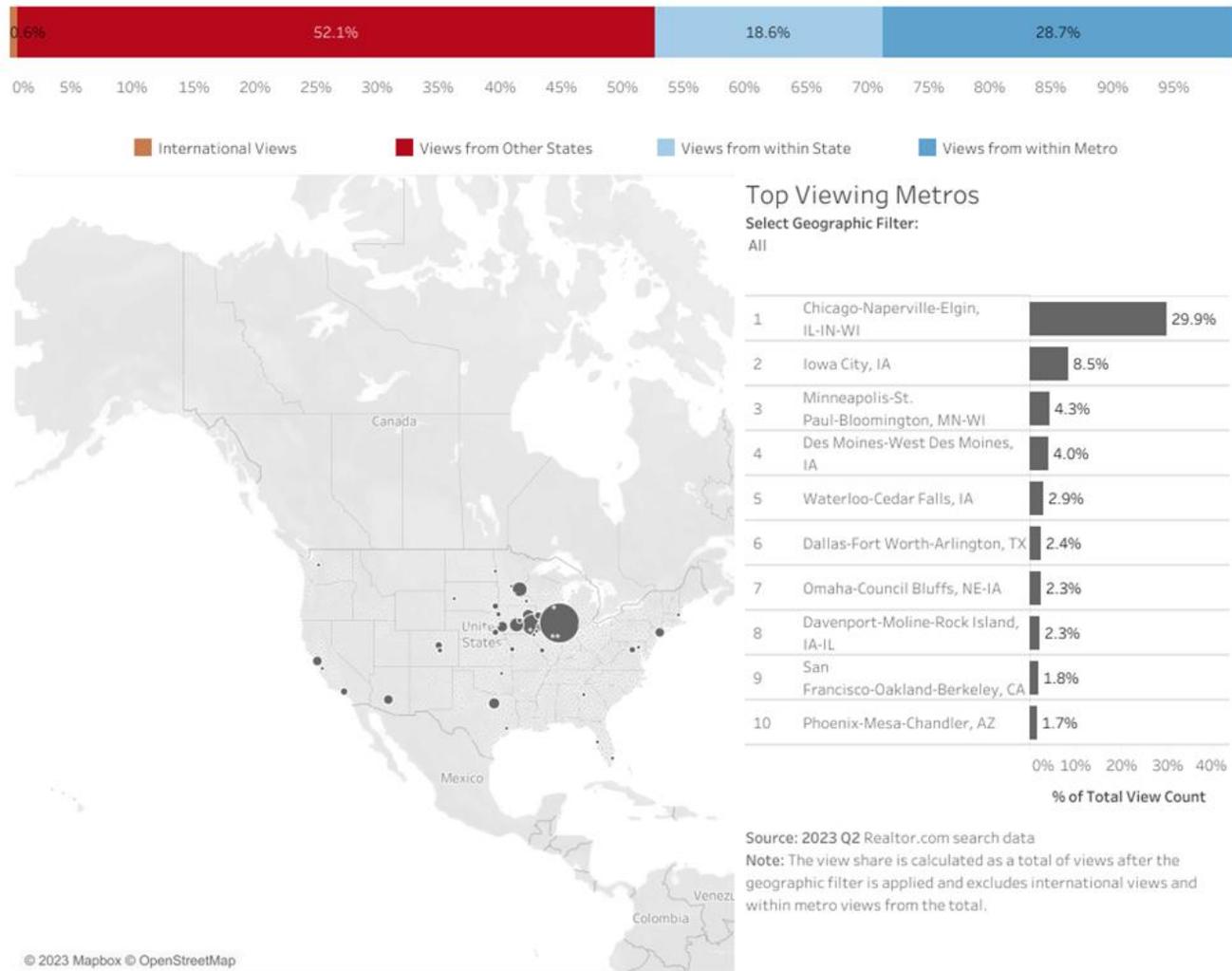
**Figure 16: Cedar Rapids, IA Real Estate Market Trends**



Since June 2022, the median list price grew 13% for the Cedar Rapids, IA MSA, which ranks seventh in terms of list price growth in Iowa. Most notably, the metro was tied for the shortest median days on market at 42 days, despite a notable increase from June 2022. See Figure A-1 in the Appendix for more details.

Fifty-two (52%) percent of the metro area’s listing views came from out-of-state. The top viewing metros are the Chicago-Naperville-Elgin, IL-IN-WI and Iowa City, IA metro areas.

**Figure 17: Cedar Rapids, IA Metro Listing Views by Metro Area, Q2 2023**



Source: realtor.com®.

## Housing Demand

Economists generally consider household formation<sup>1</sup> and/or population growth as main drivers of aggregate housing needs. As a result, we base our housing unit estimates off of the simulated population projections for Ely, IA 2030 to 2050 outlined in Chapter 1. Our approach is outlined below:

- We convert the simulated population projections to housing units issuing City Comparables’ rate of housing units to people (0.36).
- To estimate the split of owner-occupied units and renter-occupied units, we use a predictive model<sup>1</sup> that estimates the percentage of occupied units that are owner-occupied using median household income within a 5% margin of error.
- Because it is expected that as Ely’s population grows households will become more economically diverse, we can use an estimate of expected median household income in 2050 to split out required owner-occupied vs. renter-occupied units. This expected income is the average of City Comparables in 2023 dollars. The key assumption is that as Ely grows it will become more like City Comparables.

## Residential Housing

**Table 10: Housing Unit Needs, Simulated Annual Population Growth of 4.6%**

Year	Total Population	Total Required Housing Units		Additional Housing Units Required from 2023	
		Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
2023	2,474	-	-	-	-
2028	2,592	790	128	19	22
2029	2,618	798	129	27	24
2030	2,644	806	130	35	25
2040	4,323	1,201	334	430	229
2050	7,175	1,816	738	1,045	633

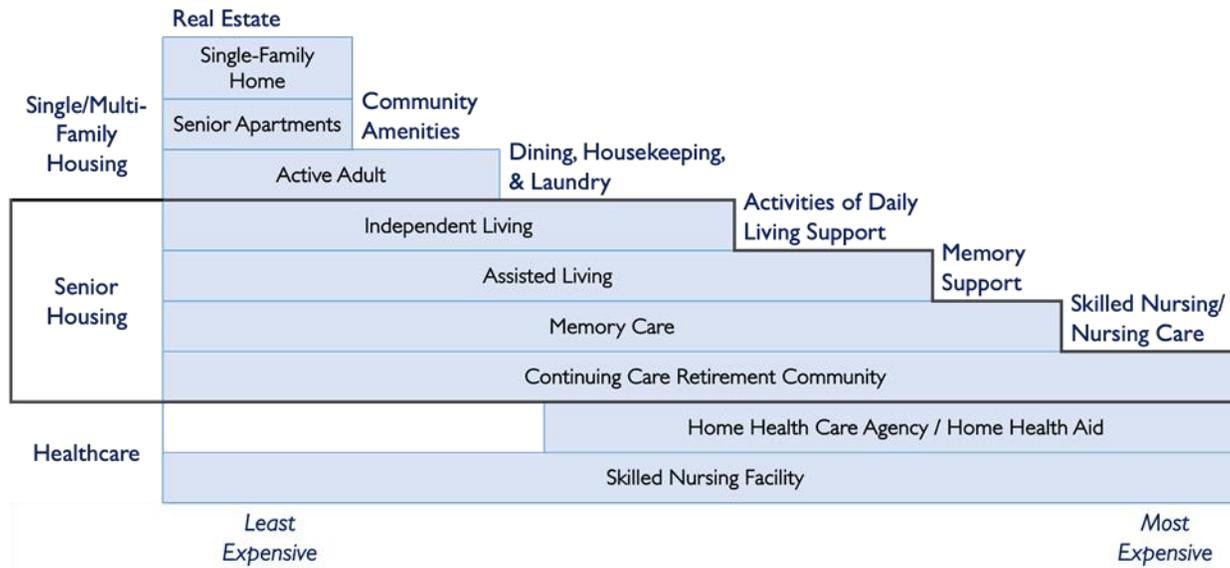
Source: Applied Economic Insight® LLC.

<sup>1</sup> McNulty, James E. “The long-run demand for housing, the housing glut, and the implications of the financial crisis.” *Business Economics* 44 (4): 206-215 (2009).

## Age-Restricted Housing

When defining age-restricted housing, it is helpful to compare against other settings used by older adults in terms of what is provided from the real estate component through the healthcare component provided in skilled nursing/nursing care.

**Figure 18: Real Estate Components**



Source: 2023(C) Applied Economic Insight (R) LLC

Age-restricted housing truly begins with Senior Apartments – a subset of multifamily – and differs from Active Adult in that Senior Apartments tend to be income-restricted whereas active adult is market rate. Senior Housing differs from Active Adult in that it provides robust community amenities, services like dining, housekeeping, and laundry, and personal care with support for activities of daily living (i.e., eating, bathing, toileting, etc.). Memory Care provides memory support. In addition to providing a whole suite of Senior Housing settings, Continuing Care Retirement Communities (CCRCs) provide healthcare services with 24/7 round-the-clock skilled nursing care. In many CCRCs, residents pay a large, six-figure entrance fee and lock-in their monthly rate regardless of setting.

We evaluate the opportunity for Senior Apartments, Active Adult, and Senior Housing. Because of the specialized nature of the housing setting, a specialized primary market area (PMA) is needed, which industry research<sup>2</sup> suggests using a 5- 10- or 15- mile radius. In practice, this is adjusted

<sup>2</sup> Tessier, Eleanor, and Glen R. Mueller. “Trade Area Demand Analysis for Private Pay Assisted Living Facilities”. *Journal of Real Estate Portfolio Management* 5 (3): 275–286 (1999).

for drive times, travel patterns, and natural boundaries.

Finally, we apply age-restricted housing estimates per person to Ely’s population projections through 2050. The table below presents age-restricted housing needs through 2050.

Table 11: Age-Restricted Housing Needs Projections					
Year	Senior Apartments	Active Adult	Independent Living	Assisted Living	Memory Care
2028	98	18	70	101	98
2029	99	18	71	102	99
2030	100	18	71	103	100
2040	163	30	117	168	163
2050	271	50	194	280	271

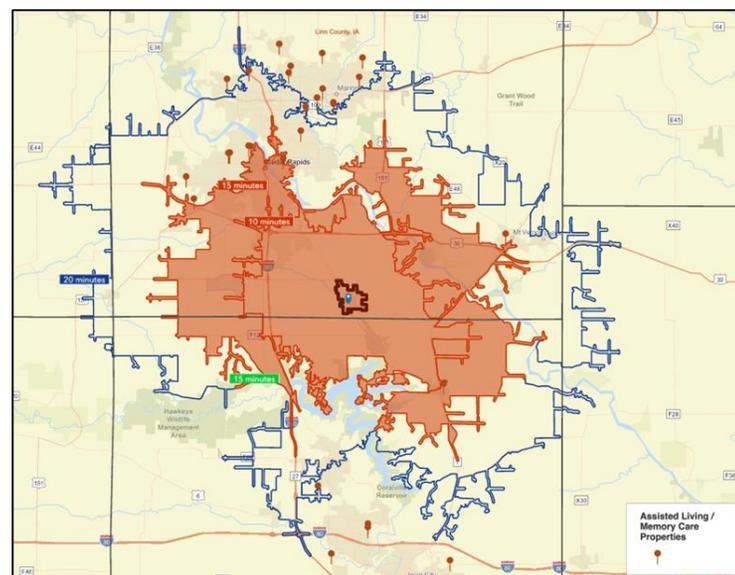
### Senior Apartments

According to Apartments.com, Edgewood Apartments is the only age- and income-restricted senior apartment in the PMA. Key facts are below:

- Address: 3320 Queen Dr. Cedar Rapids, IA 52404
- Units: 96
- Rent: \$765 – \$905
- Unit Square Footage: 640 – 890
- Age Restriction: 55 or older

In the PMA, there are 1.6 people aged 55 or older per householder aged 55 or older. As a result, we use the average of the 1-person and 2-person maximum income restriction (\$43,530) as our income-qualification threshold. ESRI’s nearest income thresholds are \$35,000 and \$50,000, so we average the households in that bracket. See Table A-6 in the Appendix for more detail about the unmet unit need methodology.

Figure 19: 15-Minute Drive Time Primary Market Area



## Active Adult

No market-rate Active Adult communities were identified in the PMA.

Market Rate Active Adult housing is a relatively new segment available to householders aged 55 or older. For newer segments, approaches applying a penetration rate (i.e., market-rate units divided by an age-qualified householder base) are appropriate because the segment is growing, and markets have yet to become oversaturated. Accordingly, we apply the national penetration rate provided by NIC MAP<sup>®</sup> Data Service from the National Investment Center for the Senior Housing and Care Industry to the PMA’s age-qualified householder base. While such properties often restrict age of entry down to 55 years, research shows the average age is 72 to 74 years old<sup>3</sup>, so we use 65 years or older as the cutoff. See Table A-7 in the Appendix for more detail about the unmet unit need methodology.

**Table 12: Edgewood Apartments Income Restrictions**

People	Maximum Annual Income
1	\$40,620
2	\$46,440
3	\$52,260
4	\$58,020

Source: Apartments.com.

## Senior Housing

There are five market rate Senior Housing providers in the PMA supplying 24 Independent Living, 106 Assisted Living, and 12 Memory Care units.

**Table 13: Existing Supply**

Name	Independent Living	Unit Count Assisted Living	Memory Care
Cherry Ridge	0	12	0
Corridor Crossing Place	0	31	0
Evergreen Estates II	0	15	0
Gardens of Cedar Rapids	0	30	12
Solon Assisted Living Village	24	18	0
<b>TOTAL</b>	<b>24</b>	<b>106</b>	<b>12</b>

Source: Caring.com & State of Iowa Note: Irving Park provides Assisted Living services but is an income-restricted, affordable Assisted Living community.

<sup>3</sup> Caroline, Clapp. “Active adult inventory and penetration rates.” *blog.nic.org*, (2023).

Compared to the United States’ median, Independent Living is 18% more expensive, Assisted Living is 6% more expensive, and Memory Care is 3% more expensive.

Historically, demand has been estimated using penetration rates (e.g., ideal number of units divided by age-qualified householders). That said, the relationship between penetration and occupancy (observed demand) is nuanced, especially in a mature, competitive industry.<sup>4</sup>

We use Applied Economic Insight<sup>®</sup> LLC’s econometric model to estimate the total market rate Senior Housing demand based on age- and income-qualified seniors and adult householders and price.<sup>5</sup> This model generally

predicts within a 10% margin of error. Results indicate that at the market’s average rate of \$4,619 per month per Senior Housing unit the market is oversaturated. At a rate of \$4,250 per month, however, there is modest unmet unit need. Note that this is still market rate Senior Housing as the implied market rates would be \$3,043 for Independent Living, \$4,369 for Assisted Living, \$5,615 for Memory Care, which are all above the national median.

Table 14: Average Monthly Rent		
Setting	Market Average	Source
Independent Living	\$3,308	Caring.com
Assisted Living	\$4,748	Caring.com & Genworth Cost of Care Survey
Memory Care	\$6,102	Caring.com
<b>SENIOR HOUSING AVERAGE</b>	<b>\$4,619</b>	<b>Weighted by Unit Count</b>

Figure 20: Senior Housing Supply vs. Demand through 2028



Our methodology calculated Senior Housing demand by applying the percentage of the population that are needs-qualified. This number was compared to the number of age restricted housing to estimate the unmet unit need for Seniors Housing. See Table A-8 and Table A-9 in the Appendix for more information.

<sup>4</sup> <https://seniorhousingnews.com/2018/10/07/senior-housing-penetration-rates-show-puzzling-variation-across-different-metro-areas/>

<sup>5</sup> Lindberg, D.G. “The price elasticity of senior housing demand: is it a necessity or a luxury?” *Business Economics* 57, 204–216 (2022).

# Chapter 4: Transportation

## Overview

The purpose of the Transportation element of the Comprehensive Plan is to provide the City of Ely guidance for effectively managing and maintaining current transportation systems and planning an efficient and effective network for the future. This guidance also assists existing and future landowners in preparing for future growth and development. It is critical that current and planned roads, trails, and sidewalks provide a safe and reliable means for transportation throughout the community. This chapter provides the framework for making decisions regarding what kind of transportation infrastructure improvements are necessary to achieve safety, adequate access, mobility, and performance of the existing and future roadway system. The primary goal of this chapter is to establish policies, standards, and guidelines to guide major transportation investments and policy decisions.

## Goals

- Improve connectivity within a multi-modal transportation network of roads, trails, and sidewalks
- Expand road network to better connect existing neighborhoods and accommodate future efficient transportation
- Maintain existing trails and add new trails with development to connect neighborhoods with services, parks, trails, and amenities
- Improve existing sidewalk network and expand the network to serve new areas as development occurs

## Existing System

Ely's existing transportation system includes a network of collectors and local roads, trails, and sidewalks. Each part of the transportation system is important to the overall functionality of the community travel into and out of Ely. The following section describes the existing transportation system, identifies issues, and plans for future growth and transportation needs.

## Functional Classification System

The functional classification system describes the role that each road serves throughout the community. A road's role and functions guide design features such as street widths, speed limits, and intersection control. Ely has several roadway functional classifications in and around the community that carry cars, commercial traffic, and freight (trucks and semis). These classifications are summarized as follows:

### Arterials

Arterials are designated as Principal or Minor; they are roads that provide mobility across regional communities. In Ely, State Street/Ely Road is the only Minor Arterial; there are no Principal Arterials.

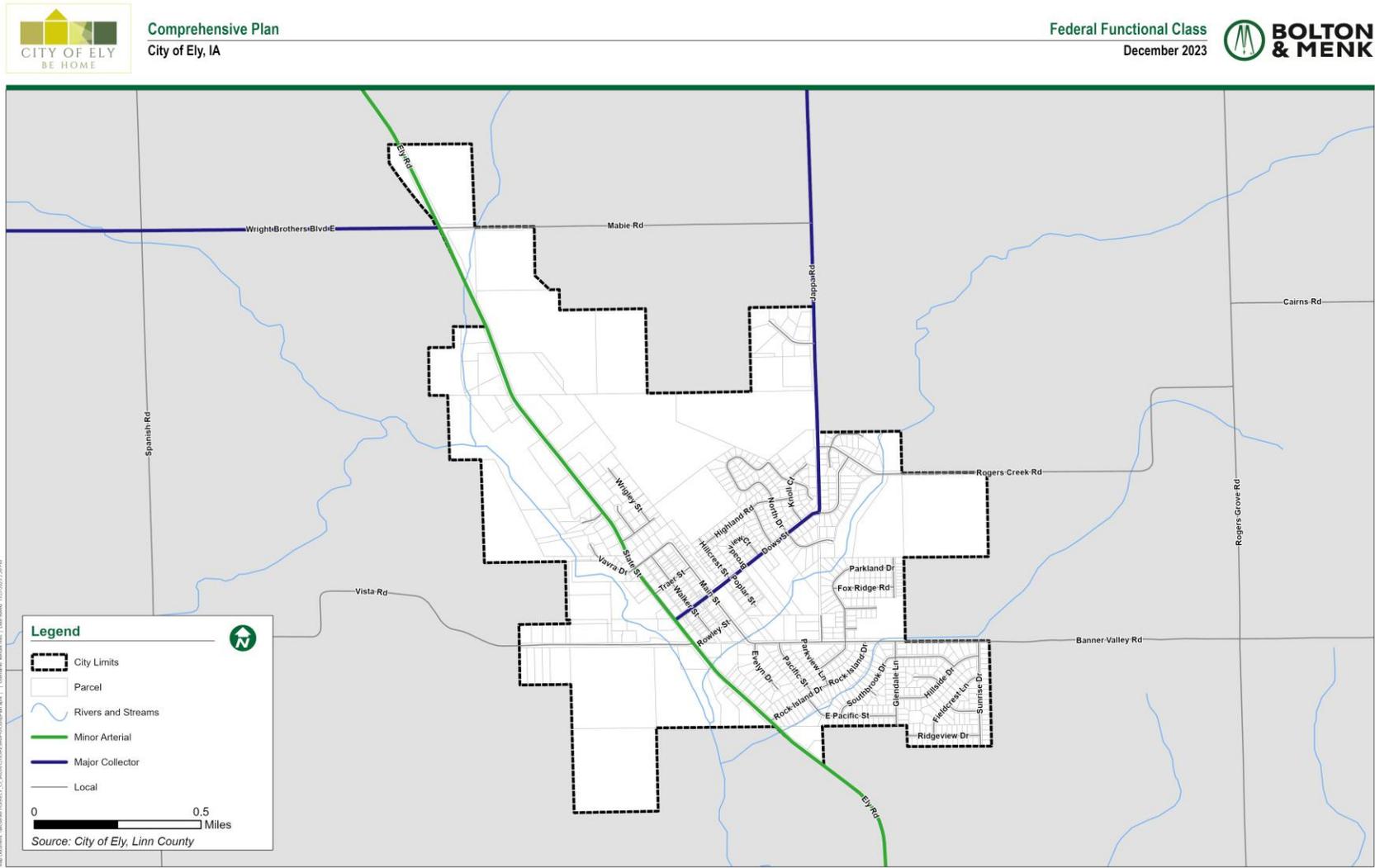
### Collectors

Collectors are designated as either major or minor and provide a balance to the mobility across a community. They generally serve trips going

through a community and connecting neighborhoods and business districts. Dows Street and Jappa Road are Major Collectors in Ely.

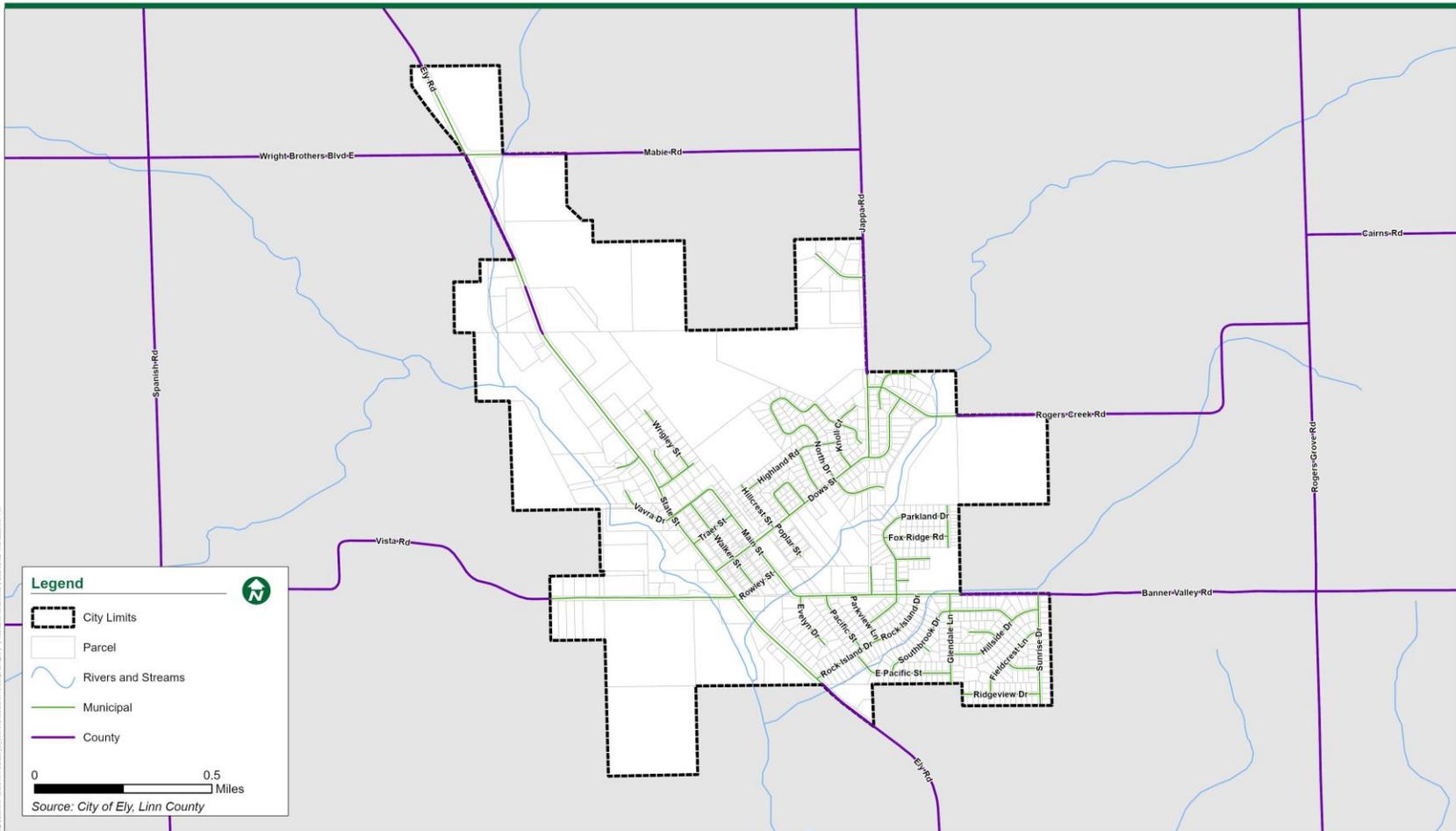
### Local Roads

All other remaining city streets and rural township roadways are classified as Local Roads. Their primary function is to serve local and residential traffic and convey it to collectors and arterials. Residential neighborhoods are most often served via the Local Road classification.



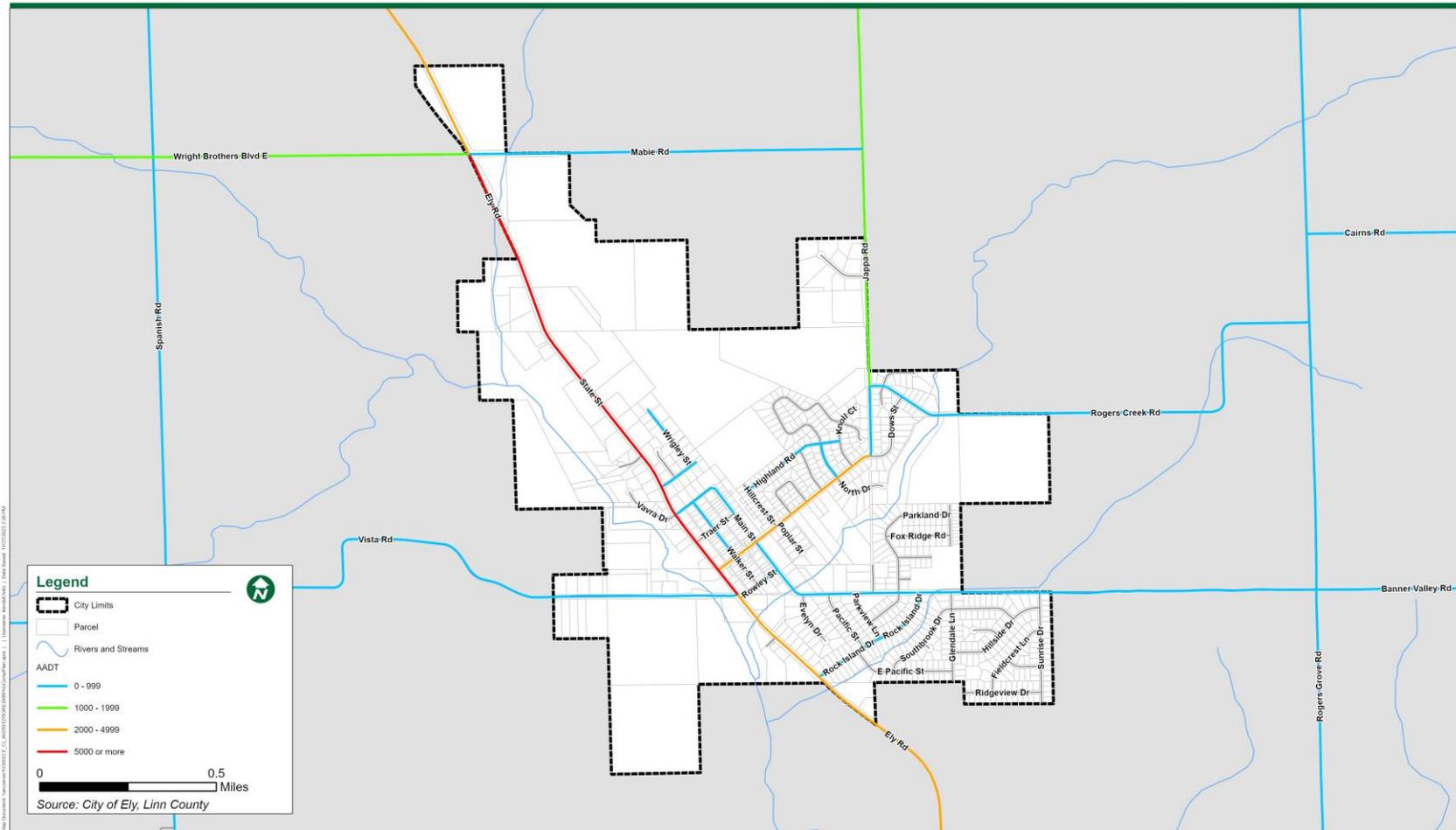
## Jurisdiction

Most roads within Ely are owned and maintained by the city including a segment of Ely Road called State Street. However, county roads, such as Ely Road, Jappa Road, and Wright Brothers Boulevard, are used to go to and from the city.



## Existing Traffic Volume

State Street/Ely Road carries the most vehicles through and within Ely, including people passing through the city, residents coming and going and commercial vehicles serving the area business. Dows Street and Jappa Road are the two roads with the next highest level of vehicle traffic. They are connectors that primarily serve the residential neighborhoods.



## Sidewalks and Trails

The ability to safely walk and bike within a community on trails and sidewalks is important because it creates a connected community and gives access to residents of all ages, abilities, and stages of life. Incorporating sidewalks in new developments and planning for them in with the road network, is a factor in creating a welcoming and healthy community and environment. Ely has sidewalks in most developed areas of the city including the Old Downtown District, the adjacent neighborhoods, and the new surrounding residential developments.

The Cedar Valley Nature Trail passes through south Ely and gives residents a way of walking or biking through their community or to adjacent communities such as Cedar Rapids and gives area visitors a non-motorized means of transportation to visit Ely. This has the potential to create tourism in Ely and bring customers to small businesses. The city should support maintaining, expanding, and connecting to this trail to give residents easier access to the community.

Biking is a common form of non-motorized transportation and recreation in Iowa. Supporting biking by including bike lanes, trails, and infrastructure near the Cedar Valley Nature Trail, such as bike racks and repair stations, gives people another travel option and recreational opportunities which supports the city's goal of providing a high quality of life.

## Transit

Linn County provides public transportation option through its LIFTS program. LIFTS provides a transportation option for all Linn County residents, including those in Ely, within Linn County. As Ely grows, the city should continue to coordinate with Linn County on providing additional services especially for eligible seniors and persons with disabilities.

## Issues and Opportunities

As Ely grows, the city will need to be intentional about planning and investing in a comprehensive network of roads, trails, and sidewalks that addresses issues related to safety, accessibility, and traffic. This section discusses these issues and opportunities.



A traffic study of the intersections with the highest number of crashes would be beneficial so that improvements could be designed and implemented. If the intersections and areas with the most crashes are owned and managed by the state or Linn County, the city will coordinate with those agencies to address those issues.

### Sidewalk Connectivity

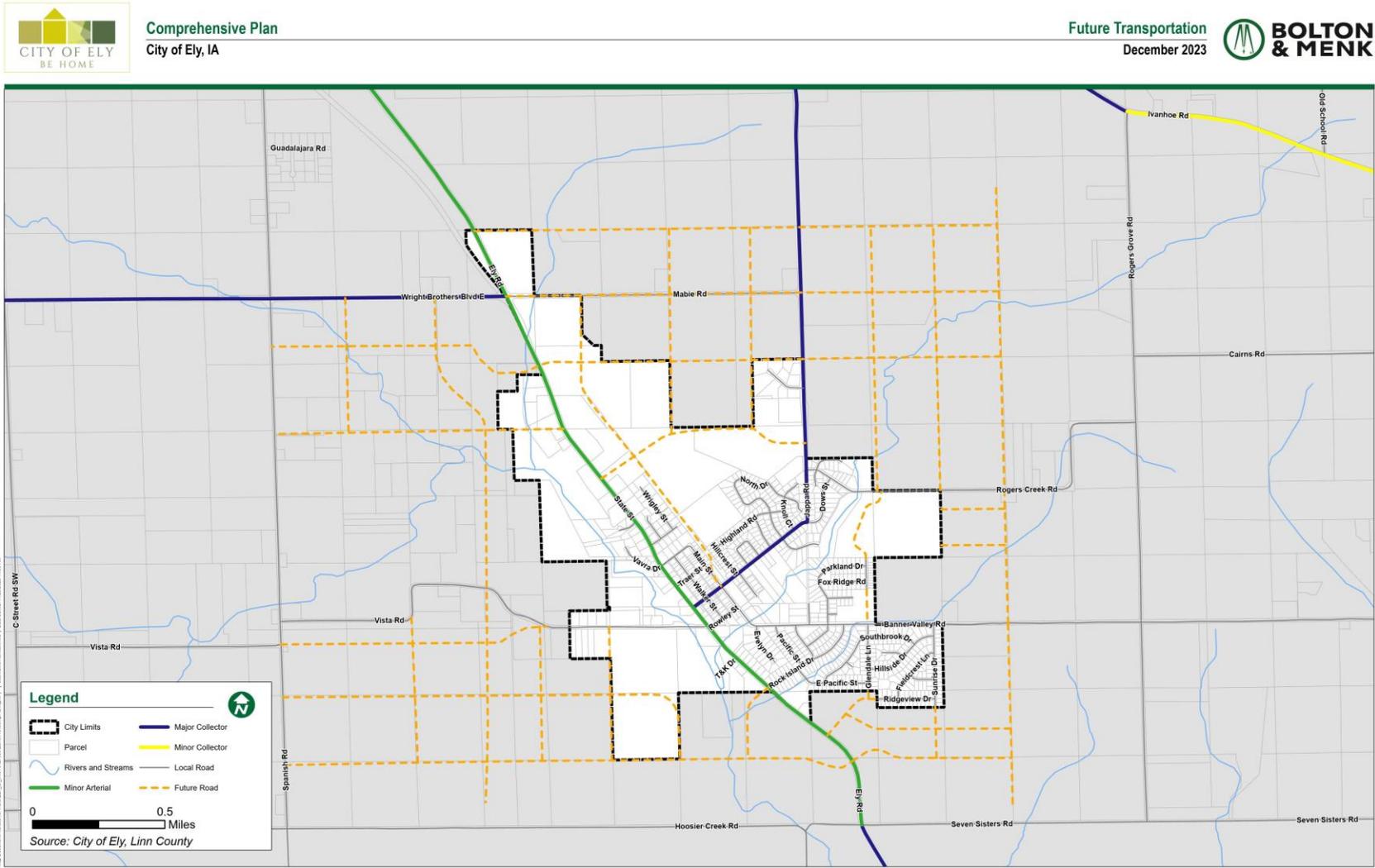
A complete sidewalk network is vital to creating a well-connected community and support walking to adjacent neighborhoods, parks, public buildings, stores, and services for people of all ages. There are a few areas in Ely where the sidewalk network is incomplete, such as a few streets in the old downtown area and along State Street. As new roads are added and existing roads are improved, the city should work to add sidewalks if they don't currently have them in order to create a more connected community.

### Capacity

The existing road network can accommodate the existing traffic levels. As the community grows, it will be critical to build out a connected road network and be mindful of access points on Ely Road/State Street to maintain its functionality as a Minor Arterial.

# Future System Needs

The following map shows the network of collector and arterial streets needed to create a connected street network that supports the planned development. Local and neighborhood streets would be planned and built by future developers. The city may consider participating in the cost of collector streets that a developer builds to facilitate their development.



# Chapter 5: Public Utilities

## Overview

The public utilities chapter describes Ely's existing sanitary sewer, water and storm water systems that support the city's development and identifies the public investments that will be needed to support future growth. Public utilities are a critical public service to support the health, safety, and welfare of the community by providing clean drinking water, properly handling wastewater and managing storm water.

## Goals

### Sanitary Sewer

- Plan for collection system improvements to reduce infiltration and inflow throughout the existing system and to collect wastewater throughout future growth areas as growth occurs
- Provide reliable wastewater treatment that consistently meets effluent limits and goals
- Identify future flows and loadings to adequately plan for future improvements to collection and treatment facilities

### Drinking Water

- Provide reliable, quality water supply to all portions of the community
- Evaluate the pressures throughout the distribution system and develop a water system model and management plan for the existing system and future growth
- Adequately plan and prepare for increasing demand for water supply, storage, treatment, and distribution as population continues to grow
- Provide sufficient water quantity and pressure for fire control

### Storm Water

- The city should adopt the Iowa Statewide Urban Design and Specifications Stormwater Management Criteria

## Existing Utilities

Ely has completed improvements and updates to key parts of the public utilities systems over the past 15 years to meet the demand of the current population and provide capacity for the community's rapid growth. These improvements include a new wastewater treatment facility, an 18-inch trunk collection pipe on State Street and a 12-inch water transmission loop along State Street and Mabie Road, among other continued developments and improvements. While the improvements to the city's wastewater treatment and water distribution systems were designed and built with the future in mind, the city will need to monitor demands that growth inevitably places on city infrastructure such as sanitary and storm sewer systems, drinking water systems and streets.

## Drinking Water

Ely's water supply system includes two wells, each with chemical disinfection provided onsite; one 300,000-gallon elevated water storage tank; and a city-wide distribution system. The wells were constructed in 1971 and 1990 and have no debt service. The water tower was constructed in 2010 and the city has a State Revolving Fund loan balance of \$430,000 for that project. The debt service for the storage project is anticipated to be paid in 2031.

In 2023, the city is in the process of evaluating the water system condition and capacity to determine current and future infrastructure needs. While the city's drinking water meets all National Primary Drinking Water Standards and is safe to drink, there have been resident complaints about aesthetic aspects of the drinking water supplied through the system. Due to these concerns, along with the future growth and development expected, a preliminary engineering report is being prepared to address the water quality and supply capacity concerns.

### Supply

Water is supplied to residents and businesses through two wells, both of which draw water from the Silurian aquifer. Well 1 is located adjacent to City Hall and Well 2 is in the 1500 block of Hillcrest Street. The wells have a capacity of 235 gallons per minute (gpm) and 215 gpm respectively and are not typically operated simultaneously except during peak demand periods.

The Iowa Department of Natural Resources, the regulating entity for the water system, requires that the water supply capacity provided should exceed the city's maximum day water demand with the largest pump out of service – this is known as the firm capacity of the system. With this requirement in mind, the city's firm water supply capacity is currently 215 gpm or 258,000 gallons per day. The city's current supply system does not meet firm supply requirements.

### Treatment

Water treatment is provided by chemical addition for disinfection alone. Chlorine is added to the water at each well site to provide disinfection as required by Iowa Code. The water quality of the city's wells does not exceed any National Primary Drinking Water Standards, so no additional treatment is required.

The water has iron and manganese, particularly in Well 2, which has resulted in resident complaints about water color, taste, or odor in the past. Removing iron or manganese from the water would require additional treatment processes such as filtration or further chemical addition.

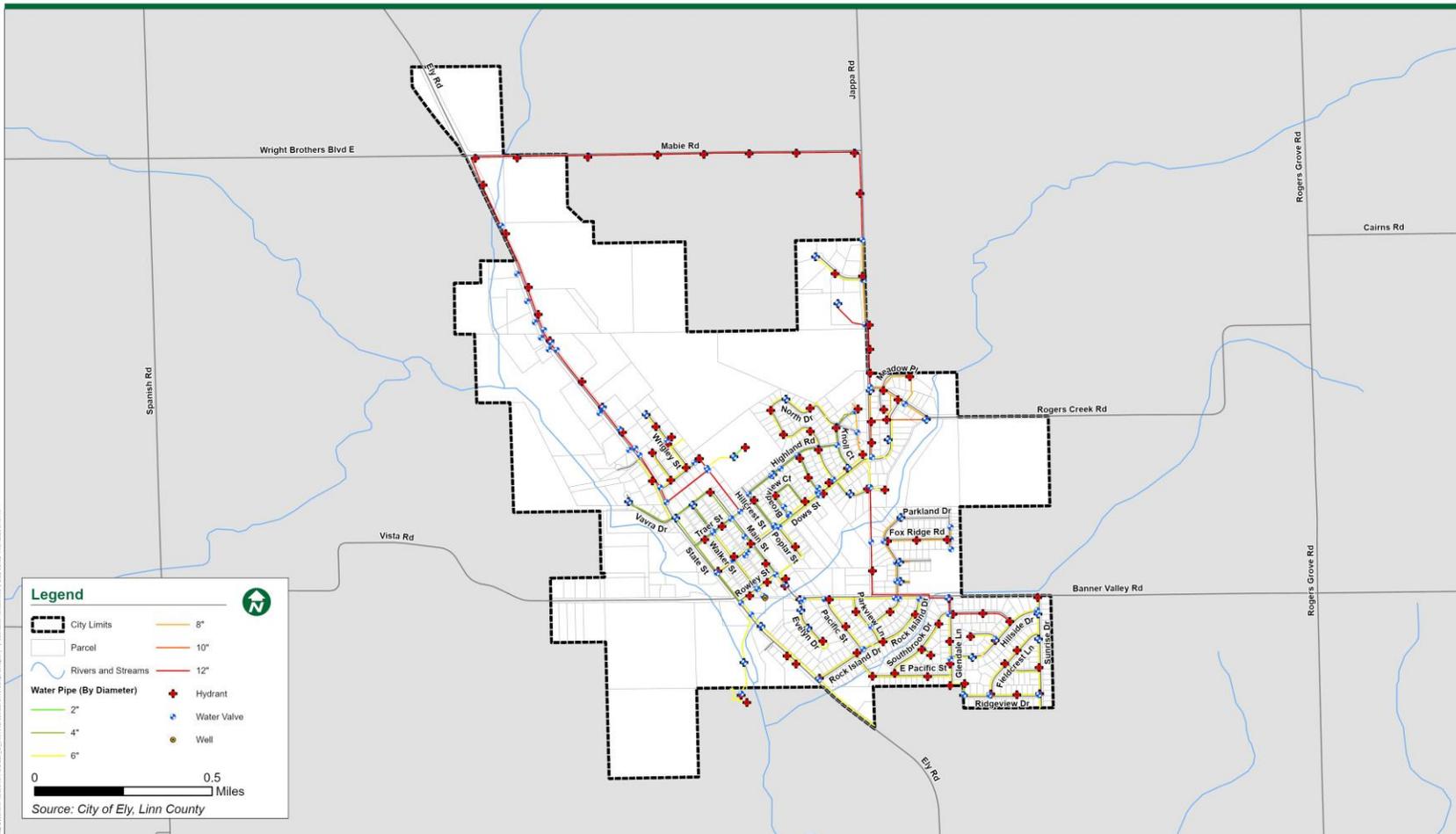
Ely's water is also considered hard, and many residents soften water with ion exchange water softeners.

### Storage

In 2010, the city constructed a 300,000-gallon elevated water storage tank located on a five-acre parcel of land at 370 Jappa Road. The tower was built at elevation intended to provide a minimum pressure of 40 psi for all locations in Ely, as well as those likely to be annexed in this planning horizon. Water storage volume is typically recommended to meet or exceed the average day water demand as well as provide volume for fire protection if needed. The existing water tower has sufficient volume to meet anticipated average day water demands, based on the population projections discussed in previous chapters, for the next 15 to 20 years. To provide for future water storage needs of a growing community beyond 15 to 20 years, additional storage capacity will be required.

## Distribution System

The existing water distribution system consists of 70,000 feet of water main ranging in size from 2-inch diameter to 12-inch diameter and in material from cast iron to PVC. In order to provide adequate fire protection, a minimum of 6-inch diameter water main is required. Approximately 15,000 feet, or 21%, of the distribution system is less than 4-inch diameter and would not allow for full fire protection in those areas. It is recommended that these undersized watermain be replaced as the city is able and in conjunction with other street and utility projects to provide appropriate supply, pressure and fire protection.



The city constructed approximately 13,000 feet of 12-inch diameter watermain to connect a loop north along State Street, then west along Mabie Road and south on Jappa Road to connect to the 10-inch diameter transmission line leading to the water tower in anticipation of future growth in the northwest corridor.

Due to the city's topography and the significant change in elevation, portions of the distribution system experience significantly high pressures. Pressures over 110 psi can be detrimental to the distribution system, particularly aging watermain, and to fixtures and appliances within homes and businesses. The city is evaluating potential solutions for providing appropriate water pressures throughout all parts of the community. Further data collection, modelling, and analysis are necessary to obtain a specific solution. It is recommended that the pressure issue be addressed after the water supply and water quality concerns are addressed.

Due to the Lead and Copper Rule Revisions implemented in 2020, the city is required to complete a lead service line inventory of every service line in their system by October 16, 2024. The city has made substantial progress towards completing their lead service line inventory and has not found any lead service lines to date.

## Sanitary Sewer

Ely's sanitary sewer system consists of a city-wide collection system, one lift station, and an activated sludge/fixed film process wastewater treatment facility. The collection system was constructed as the city grew and parts are over 50 years old. The wastewater treatment facility was constructed in 2007. The city received a State Revolving Loan for the treatment facility project and has remaining debt service through approximately 2038.

### Collection System

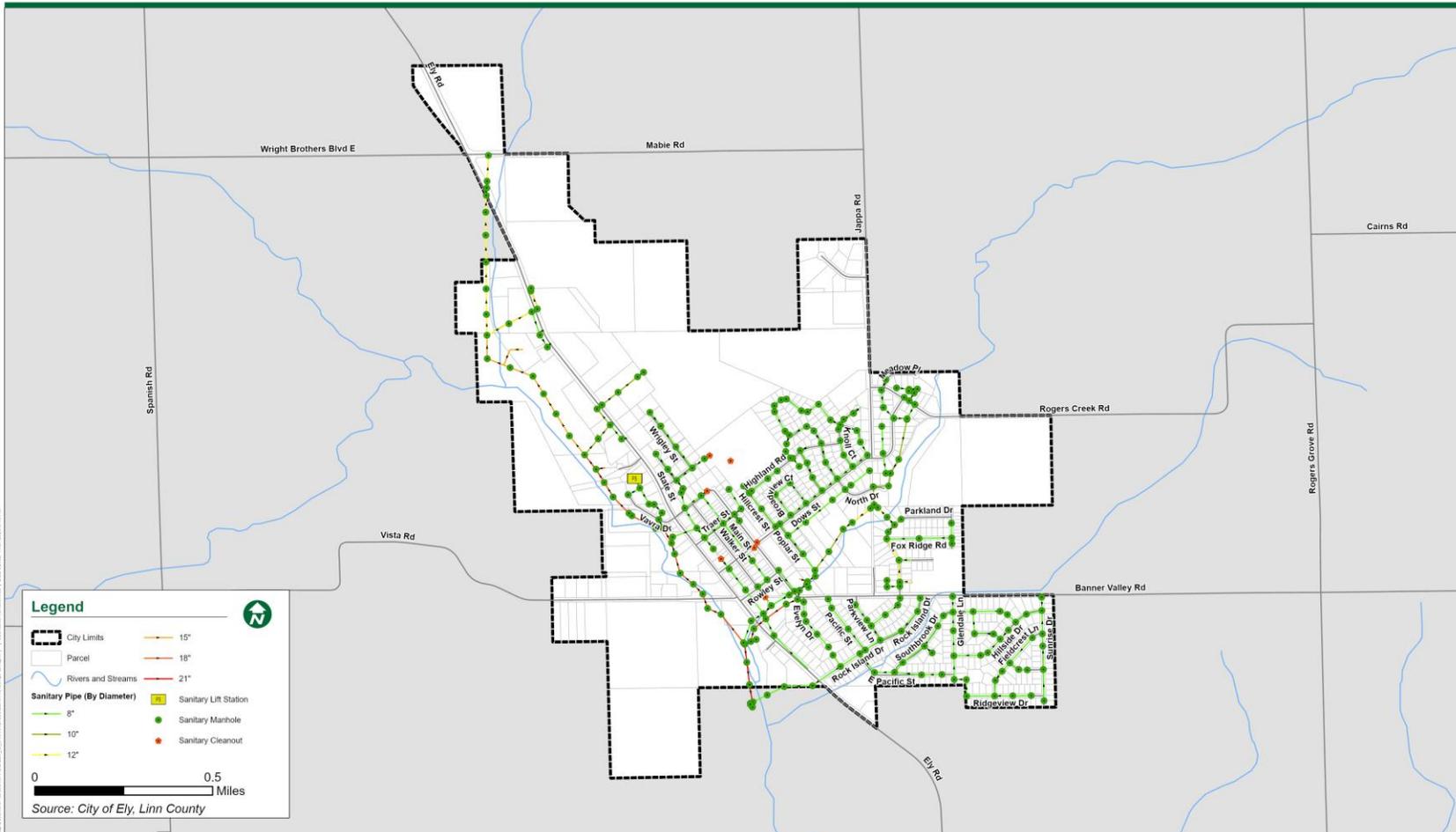
The collection system consists of over 8 miles of sanitary sewer that ranges from 8-inch diameter to 21-inch diameter in size and one lift station located on the west side of State Street south of Merryhill Lane. Older portions system has cast iron piping, but newer developments have PVC piping. Most residential developments and streets have 8-inch diameter piping, while the larger diameter pipes function as trunk collectors to move wastewater towards the treatment facility. An 18-inch trunk collector running north-south between Hoosier Creek and State Street on the west side of the city was constructed in 2018 in preparation for planned growth towards the northwest. The lift station was constructed to lift waste at the north end of the 18-inch diameter trunk collector to allow it to flow by gravity from there to the treatment facility. The figure below shows the existing collection system.

### Wastewater Treatment Facility

The city's wastewater treatment facility was constructed in 2007 and has a planned capacity for future growth and development through 2027. The treatment facility, located on Vista Road, includes an influent lift station, a flow diversion structure, flow equalization basin, preliminary treatment consisting of screening for removal of large items and grit removal, secondary treatment consisting of a process known as activated sludge using a fixed film media which removes organic material and solids from the wastewater through natural processes using aeration and clarification, ultraviolet (UV) disinfection, and sludge storage. The treatment facility has a design average wet weather (AWW) flow capacity of 0.5 million gallons per day (MGD) and a peak hourly wet weather (PHWW) flow capacity of 1.5 MGD. It was designed to treat peak influent loadings of 750 pounds per day of BOD5 (five-day biochemical oxygen demand) and 120 pounds per day Total Kjeldahl Nitrogen (TKN).

The facility was designed to treat wastewater for approximately 3,000 to 3,500 residents and to be expandable with space for a third secondary treatment train which would accommodate additional growth beyond.

Treatment facilities are typically planned and designed based on a 20-year design life, as most wastewater treatment equipment, including the modular equipment Ely uses for its secondary treatment process, often have a 20-year design life.



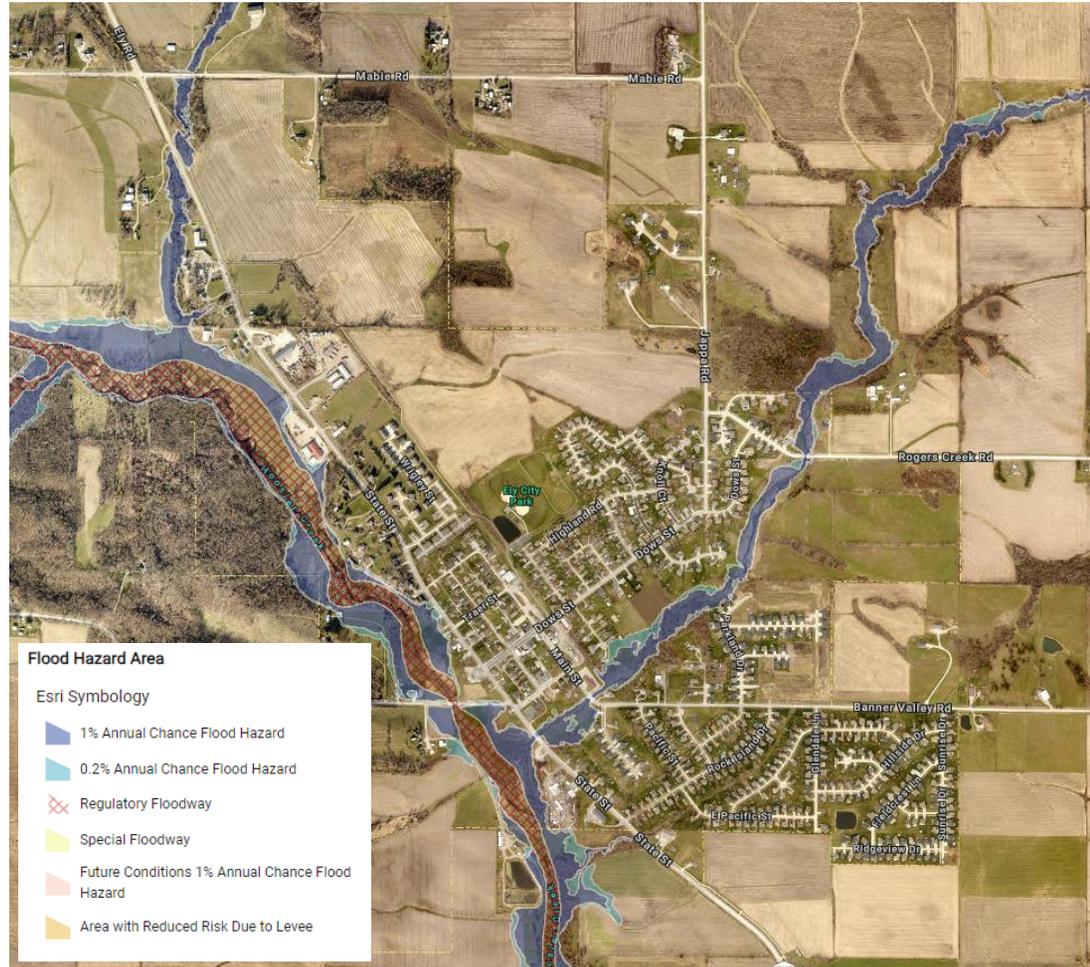
## Storm Sewer Management

Storm water runoff and flooding is a concern related to new development as well as older established locations within the city. Storm water management is a critical design and construction concern because of Ely's topography. Some of Ely is built on higher areas and hillsides while other areas of Ely are in lower areas among the streams that are one of Ely's natural attractions. Flood hazard areas are identified in this map.

Effective storm water management is important for any development in any location. Ely enacted a storm water management ordinance that requires the post-developed rate of flow after a 100-year rain event to be no greater than the pre-development flow from a 5-year rain event. This is a common standard, which relies on detention/retention facilities built in conjunction with new developments to achieve the goal. As the community grows and impervious surface increase, this common standard may not be adequate to meet residents' concerns of adequate protection of life and property. The city should consider adopting the Iowa Statewide Urban Design and Specifications Stormwater Management Criteria.

Ely should continue to investigate, advocate, and enact a proactive stance in regard to all aspects of storm water management for new developments and established neighborhoods as well as take corrective actions in problem areas of the community. The city will benefit by adopting policies, standards, or programs to:

- Establish storm water management regulations related to new subdivisions that are more stringent than the existing standards
- Encourage developers to build and implement even more aggressive and proactive storm water management practices voluntarily, or by the city offering some form of incentive to do so
- Encourage existing home and property owners to use storm water best management practices such as rain gardens, rain barrels, use of native grasses and plants where appropriate and feasible, and pervious street, sidewalk, or parking area surfaces



## Future Utilities

Planned growth requires investing in the sanitary, drinking water, and storm water systems. The following section describes the necessary improvements as well as proposed locations for future improvements to support development. Additional design and engineering will be required to extend and expand the public utilities.

### Drinking Water

#### Supply

Additional water supply is needed immediately to accommodate the existing maximum day demand and firm capacity requirements. As discussed in the section describing the existing system, the city is in the process of evaluating the water system and developing planned improvements to meet these requirements, which may include larger pumps and motors for the existing wells, a third well, or a combination.

To facilitate planned growth as discussed in previous chapters, the water supply will need additional improvements beyond the immediate need. An additional well will likely be required to provide the required capacity in 10 to 15 years. Potential locations for future wells will need to be elevated out of the 100-year floodplain and land that the city can acquire with a minimum of 200-foot radius around the well.

#### Treatment

To continue providing safe reliable water to customers, the city will need to increase the capacity of their existing chemical treatment system to match the increase in water supply capacity. If the city desires to address residents' complaints of aesthetic issues or provide centralized water softening, a water treatment facility with additional treatment processes would be required. Treatment processes such as aeration, detention and filtration would address the aesthetic concerns and a centralized softening process would address the hardness. Additional treatment processes could be added to the system at any time during the planning period, with the timing determined by water system finances, desire to address aesthetic concerns, or implementation of additional water regulations that would require treatment.

Potential locations for a future treatment site should be relatively close to wells or larger distribution mains to facilitate easier connection to the existing system. Approximately 3 to 5 acres of land would be recommended to provide adequate space for treatment structures, building, and additional site needs.

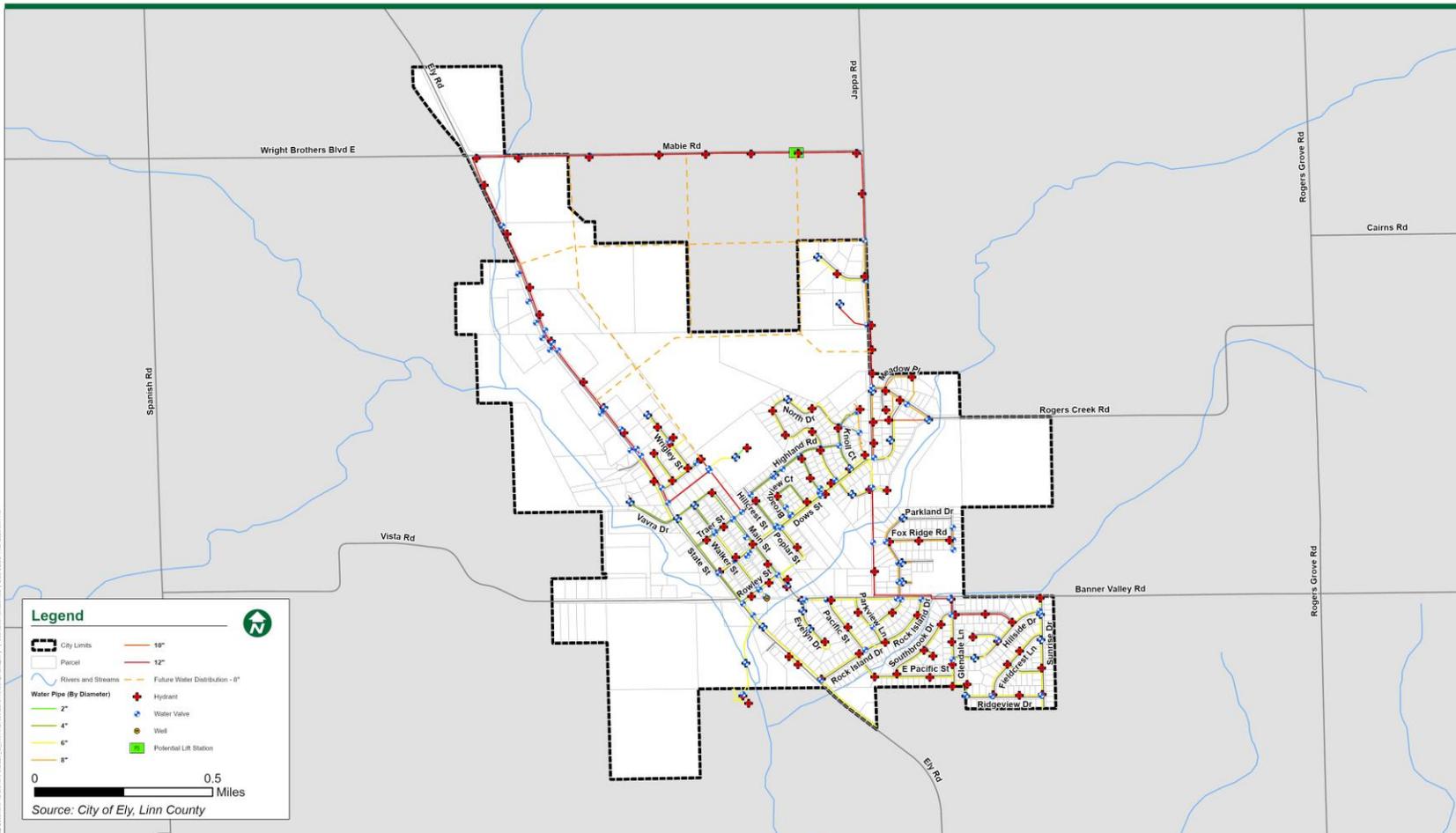
#### Storage

To provide for the future water storage needs of the growing community, additional storage will be required in 10 to 15 years. The storage provided could be an additional elevated storage tank, a ground storage reservoir, or a clearwell constructed in association with a treatment facility. Capacity should be determined at the time of implementation based on updated planning and review. Potential locations for future storage should be evaluated based on future growth and strategically placed where there is potential for peak demands.

#### Distribution

As the city grows, the distribution system will continue to be developed. The city should prepare a water system plan that guides how they intend to grow the water system to adequately plan for transmission mains to new development areas, potential commercial areas or other potential peak use areas, as well as how costs and responsibility will be shared between developers and the city. It is recommended that trunk water mains be constructed approximately where indicated in the figure below, to the north and northwest of the existing developed portions of

the community. The minimum size of any watermain installed should be 6-inches, with 8-inch diameter preferred to allow for fire protection throughout any new development areas. Existing watermain should be replaced based on condition or size in conjunction with other street and utility projects that are occurring throughout the city in order to maximize use of funds. Any 4-inch diameter watermain replaced should be replaced with 6-inch or larger. The city should also continue evaluating the system to determine the best approach to the current pressure issues. A system-wide hydraulic model would assist with pressure modeling and the potential development of pressure zones, as well as planning for the sizes and routes of future trunk mains.



## Sanitary Sewer

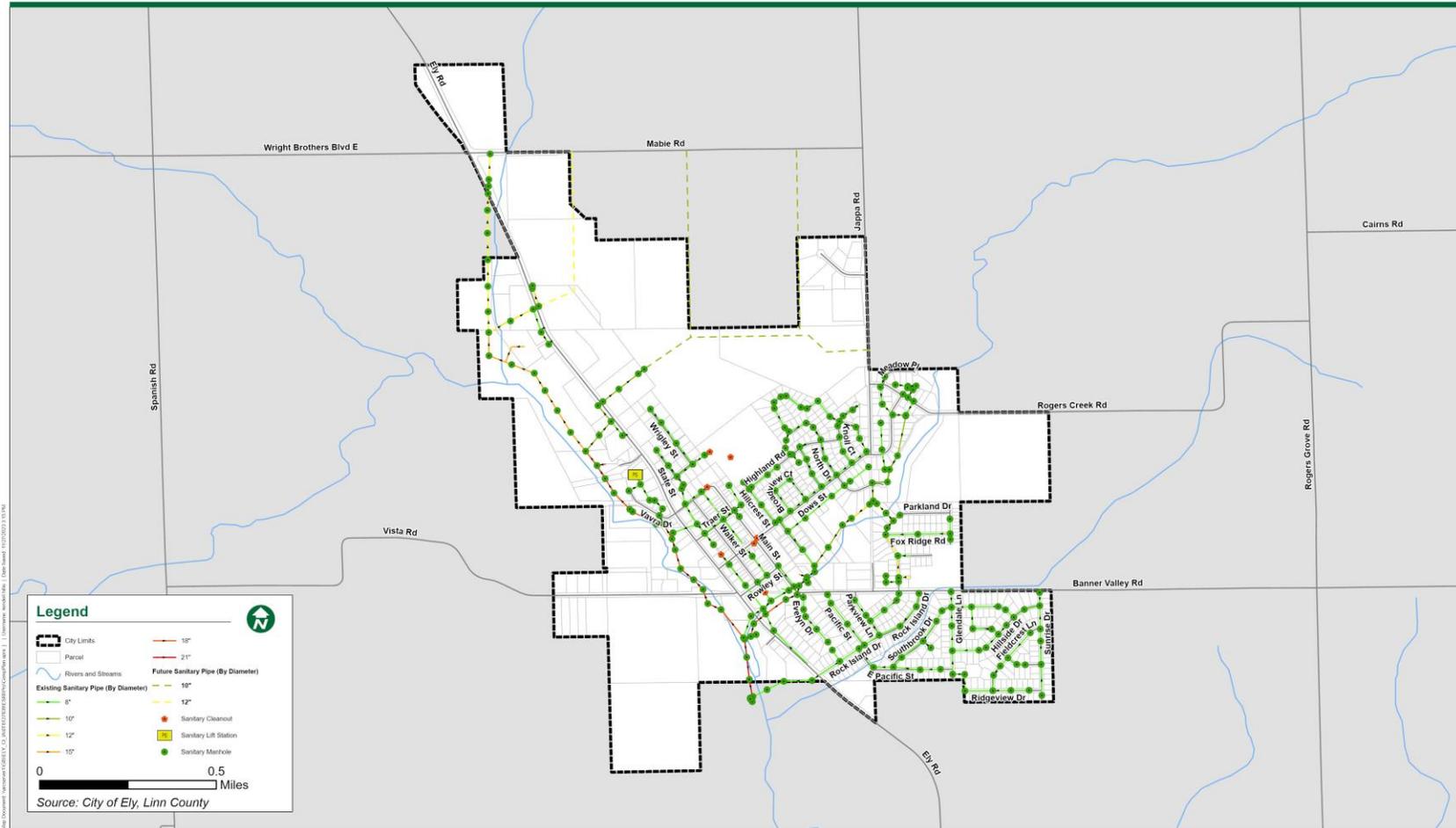
While the existing treatment facility was designed with future growth in mind, the age and condition of the various pieces of process equipment should be considered and future effluent limits kept in mind when planning for sanitary sewer system growth.

### **Collection System**

As the city grows, the collection system will need to be constructed with new developments. Due to the large variation in elevation throughout the future growth areas, one or more lift stations will likely be necessary to allow wastewater to flow to the treatment facility. The city should prepare a sanitary sewer system plan that guides how they intend to extend the sanitary system to adequately plan for trunk mains, as well as how costs and responsibility will be shared between developers and the city. It is recommended that trunk collectors be constructed approximately as indicated in the map below. The minimum size of any collection pipe installed should be 8-inches. Existing sanitary sewer pipe should be replaced or rehabilitated based on condition or size in conjunction with other street and utility projects that are occurring throughout the city in order to maximize use of funds.

### **Wastewater Treatment Facility**

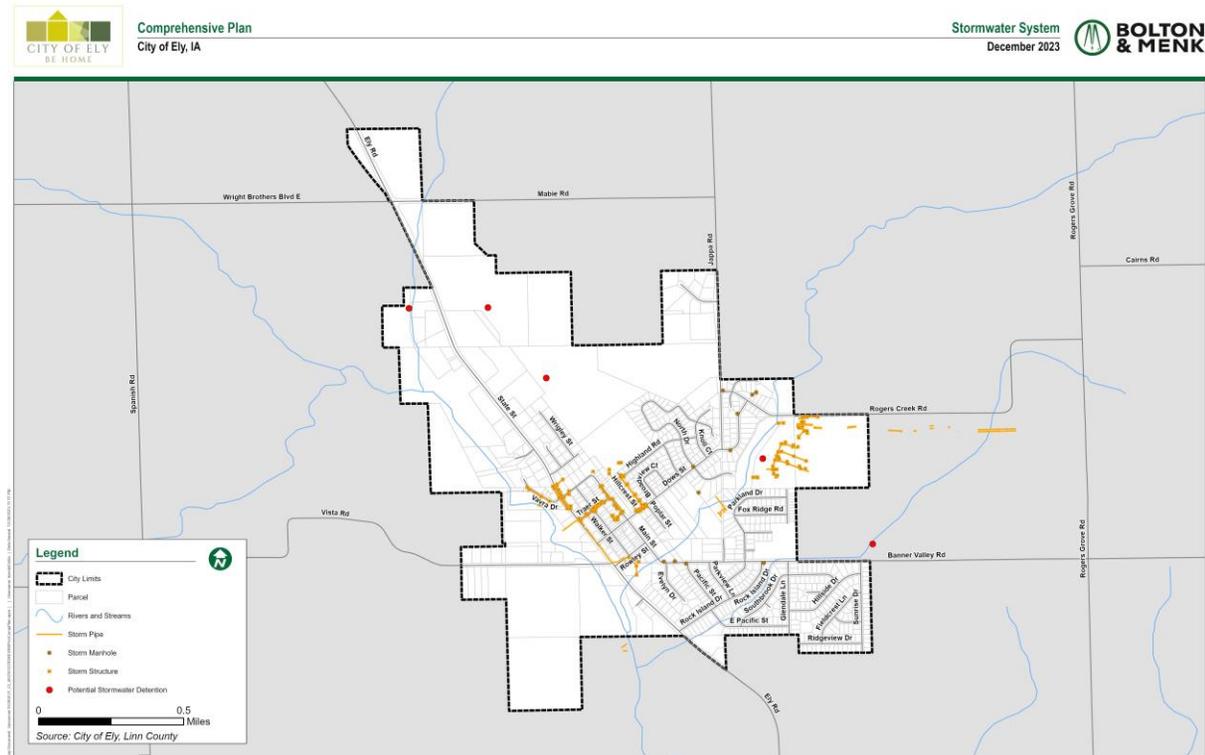
The existing wastewater facility has a design capacity for approximately 3,000 to 3,500 residents, which should allow for sufficient treatment for the next 10 to 15 years. However, the design life of many pieces of process equipment is 20 to 25 years and the facility was constructed 16 years ago. The city should be prepared to evaluate their existing facility and beginning planning for facility improvements and potential expansion within the next 10 years, as a wastewater treatment improvements project typically takes a minimum of five years to complete. The existing facility could be expanded, unless additional effluent limits are introduced that require new treatment processes and additional space is necessary.



## Storm Water Management

Flooding due to heavy rain and snowmelt is a potential risk to life and property damage. Managing storm water runoff on site or at the source is one way to minimize these risks. The purpose is to control flooding and minimize related public capital and maintenance expenditure necessary to control excessive volumes and rates of surface water runoff. Ely is dedicated to educating the public on stormwater management to protect drinking water supply sources and limit runoff. The city has a page on its website dedicated to education and resources related to stormwater management. [www.elyiowa.com/resources/pages/stormwater-management](http://www.elyiowa.com/resources/pages/stormwater-management) The goal is to educate the public on the issues and best stormwater management practices.

Historically, the primary management strategy was detention in both existing natural and constructed basins. As communities are seeking to become more resilient to climate changes and weather patterns, they are shifting to Low Impact Development (LID) techniques and Green Infrastructure Techniques that emphasize reduction of runoff volume and on-site runoff control via infiltration or small volume storage to mimic predevelopment hydrology for more frequent rainfall events. Utilizing these strategies will assist the city to become more resilient and address the negative impact of stormwater runoff on water quality and downstream flooding. Sound water quantity management directly relates to water quality, wetland management, erosion control, and land development strategies.



# Chapter 6: Cultural and Historical Resources

## Overview

This chapter describes Ely's existing cultural and historic resources that contribute to the city's identity and character and identifies potential opportunities for developing future resources and facilities. Cultural and historical resources are key to creating an appreciation for Ely's history and roots, building a sense of community, and promoting investment in the community.

## Goals

- Increase public spaces by creating a multi-use facility that would support community activities, recreation, library programming and meeting areas
- Adopt and implement a policy to protect historical sites
- Establish a Historical Preservation Committee to identify historical and cultural sites, buildings, and areas within Ely and work with the State Historic Preservation Office on preservation
- Maintain current cultural and historical resources such as municipal buildings

## Community Facilities

Community facilities include municipal or public buildings that support the provision of public services, education, and cultural events. The following section describes existing and planned community facilities.

### Municipal Buildings

Municipal buildings house the equipment, infrastructure and staff needed to deliver public services. These municipal buildings and services include:

#### **Ely City Hall**

Ely City Hall is located on the south end of the downtown in the Ely School House, which is on the Register of Historic Places. It is home to many of the city administrative staff and services such as planning and zoning, permits, utilities, and registration as well as parks and recreation and senior services. The City Hall also has space for community meetings and the council chambers.

#### **Ely City Fire Department**

The Ely City Fire Department, which is shared with Putnam and College townships, is on the southeastern edge of the old downtown area and provides fire prevention and emergency services. The fire house is used as a gathering place for community events such as the annual 4<sup>th</sup> of July Pancake Breakfast.

#### **Linn County Sheriff's Office**

Although it resides outside of Ely's city boundary, the Linn County Sheriff's Office supports the community in its Police and Enforcement needs.

County Sheriff's make rounds within and around Ely on a consistent basis to maintain order and protect the community.

### **Public Works**

The City of Ely operates public works from multiple locations including the Public Works Maintenance Shop, the wastewater treatment plant and the water tower and supply. Public Works is responsible for maintaining the wastewater and water supply systems as well as the city's parks, trails, and roads.

### **Ely Public Library**

The Ely Public Library is in the historic downtown area and serves as a community hub that provides access to books, magazines, computers, internet, and educational programming for all ages as well as information about local services, events, and resources. The public library provides services commonly provided by a public library to give both physical and virtual access to books, magazines, and other learning materials for the community members and visitors of the City of Ely. It also utilizes its space for programming opportunities for community members and to hold small events within the City of Ely.

In 2015, a Space Needs Assessment was done to determine the growth needs that the Ely Public Library had. This Space Needs Assessment determined that more space is needed and planning for that development could be incorporated into a Facility Master Plan made specifically for the Ely Public Library.

### **Community Center**

Ely has identified the need for more community space and area that provides public access space as well as a cultural facility. This facility would allow for activities, gatherings, events, and festivities and would enrich the culture of the community.

The city, in the future, may need to develop plan for construction of a community center and have discussed preliminary designs of the facility. Design options include multipurpose courts, meeting rooms, expansion, and connection to the library, and indoor workstations/tables. Each of these were decided based upon public and community input during meetings and events that the residents commonly participate in.

### **K-12 Public Schools**

Ely does not have its own public school system. Instead, children attend the College Community School District schools which has a campus just north of Ely.

### **Post-Secondary Education**

Ely residents have easy access to higher education including the University of Iowa and four other four-year private colleges within 20 miles. These options include:

- Coe College, Cedar Rapids
- Cornell College, Mount Vernon
- Mount Mercy University, Cedar Rapids
- Kirkwood Community College, between Cedar Rapids and Marion

## Historic Resources

Historic resources include historic sites, places, or buildings that tell the story of the community and should be preserved and protected. Historic sites can be registered at either that state or national level. One benefit of registering a site is that it may be eligible for funding and assistance for preservation, protection, and restoration efforts.

### National Register of Historic Places

The National Register of Historic Places (NRHP) is the United States federal government's official list of districts, sites, buildings, structures, and objects deemed worthy of preservation for their historical significance or "great artistic value". A property listed in the National Register, or located within a National Register Historic District, may qualify for tax incentives derived from the total value of expenses incurred in preserving the property. There are two locations within Ely that are registered with the National Register of Historic Places: Dows Street Historic District and the Ely School House.

#### Dows Street Historic District

The Dows Street Historic District is located in the center of town within the City of Ely. The area shows the change and the importance the railroad and transportation in general played in the development of the town's central business district. Residents and the City revitalized a plot of land the railroad had abandoned into a commercial and residential corridor. The historic district is made up of several frame buildings typical of the Late Victorian style. The Dows Street Historic District was placed in the National Register of Historic Places in 2003.



#### Ely School House

The Ely School House is a historic building located within the center of the City of Ely. It was initially built in 1923 in the Tudor Revival style. After the building was no longer needed as a school and had served its purpose it became the community center for the town of Ely. It now is known as the City Hall and houses the city government offices, City Council Chambers, a senior dining facility, meeting rooms, and The History Center and archives. It was put into the National Register of Historic Places in 2006.



### Future Historical Places

Continuing to identify places that convey the history and culture of the city is important to preserve the character of the community and the small town feel that has attracted many of the current residents. Creating a Historic Preservation Committee would allow the community to identify what is important to them to preserve and establish policies and programs to do so.

## Tourism

History, arts, and culture are attributes that bring people to a city, build a sense of community, and motivate them to stay. Public input identified tourism as an opportunity to attract people to the city and support economic development. Ely has destinations that are regionally scarce and

can be utilized to pull visitors from surrounding communities. Destinations or attractions include the Cedar Valley Nature Trail as well as unique businesses, events, and festivals:

- Dan and Debbie's Creamery is one of the most well-known businesses not only in Ely, but the surrounding region as well. This creamery is family owned and run and produces ice cream from a family-owned dairy farm just outside of Ely. This small business gives Ely a sense of place within the region and visitors come from the Cedar Rapids and Iowa City metro areas to enjoy.
- Adult, teen, and youth educational events are hosted monthly through the Ely Public Library including programming such as: summer reading program, story time, geri fit, and tai chi classes, book clubs and craft/stem programming.
- Events and Festivals happening within Ely are prime times to get visitors into the community. Events such as the July 4<sup>th</sup> Pancake Breakfast hosted by the volunteer Firefighter group, Fall Fest, Winterfest, and the annual Easter Egg Hunt hosted by the Parks and Recreation department are occasions that can not only bring in participants to the event, but also visitors to shop at businesses and see housing options throughout the community. Marketing and advertising these events outside of the community could bring in more traffic to positively impact business and attendance at events hosted within the community.

# Chapter 7: Natural Resources

## Overview

Preserving and maintaining the city's natural resources is an important way to maintain the city's character and history. Consequently, the city's natural resources, including steep slopes, lakes, wetlands, rivers, forests, and other areas of high importance, were considered in evaluating the location and intensity of future land uses. The city intends to preserve or protect these areas from development and therefore has taken out their acreage in calculating developable land. Considering the existing terrain and surface water also affects the cost and efficiency of development and infrastructure.

## Goals

- Review built environment and regulations in floodplains
- Review and update ordinances to protect the city's natural resources
- Adopt ordinances or policies to minimize light pollution
- Identify measurable standards for each natural resource category, such as water quality, and monitor performance
- Establish a system for monitoring and reporting on the progress of conservation efforts
- Seek federal, state, and local funding sources to support natural resource conservation initiatives
- Protect and enhance habitats such as wildlife corridors and habitat restoration projects

## Natural Resources Inventory

Like parks, natural areas serve as the foundation for recreation and ecological systems. The City of Ely, including generations of citizens, is responsible for the stewardship of natural areas for the benefit of all. The continued success of the city is linked to the health of rivers, streams, wetlands, forests, and numerous other spaces for ecological communities.

## Surface Water

Surface water is defined as all bodies of water that are visible from surface level such as rivers, streams, creeks, lakes, and ponds. Ely's surface water bodies include:

- Hoosier Creek flows from the northwest to the south-central part of the city.
- Rogers Creek
- A pond in the Ely City Park
- A pond in the southeastern part of the city

## Flood Plains

Ely has floodplains that generally follow Hoosier Creek from the northwest to the south-central part of the city and Rogers Creek on the eastern part of the city. Floodplains are areas that are low elevation and collect water resulting from rain events and snowmelt. During heavy rain events, they have a higher potential of flooding. Floodplains should be protected from alterations so that they can maintain their ability to collect and store water and development should be avoided within a certain distance of floodplains to minimize loss or damage to property. Further, preservation of floodplains gives nature space to accommodate heavy rainfall and stormwater runoff which can reduce damage to infrastructure and development within the community.



The following are definitions and current regulations concerning floodplains:

- Floodway:** The channel of any watercourse and the adjacent portion of the flood plain that must be reserved to discharge a 100-year flood without cumulatively increasing the water surface elevation more than a specified height at any point assuming equal conveyance reduction outside the channel on the two (2) sides of the flood plain.

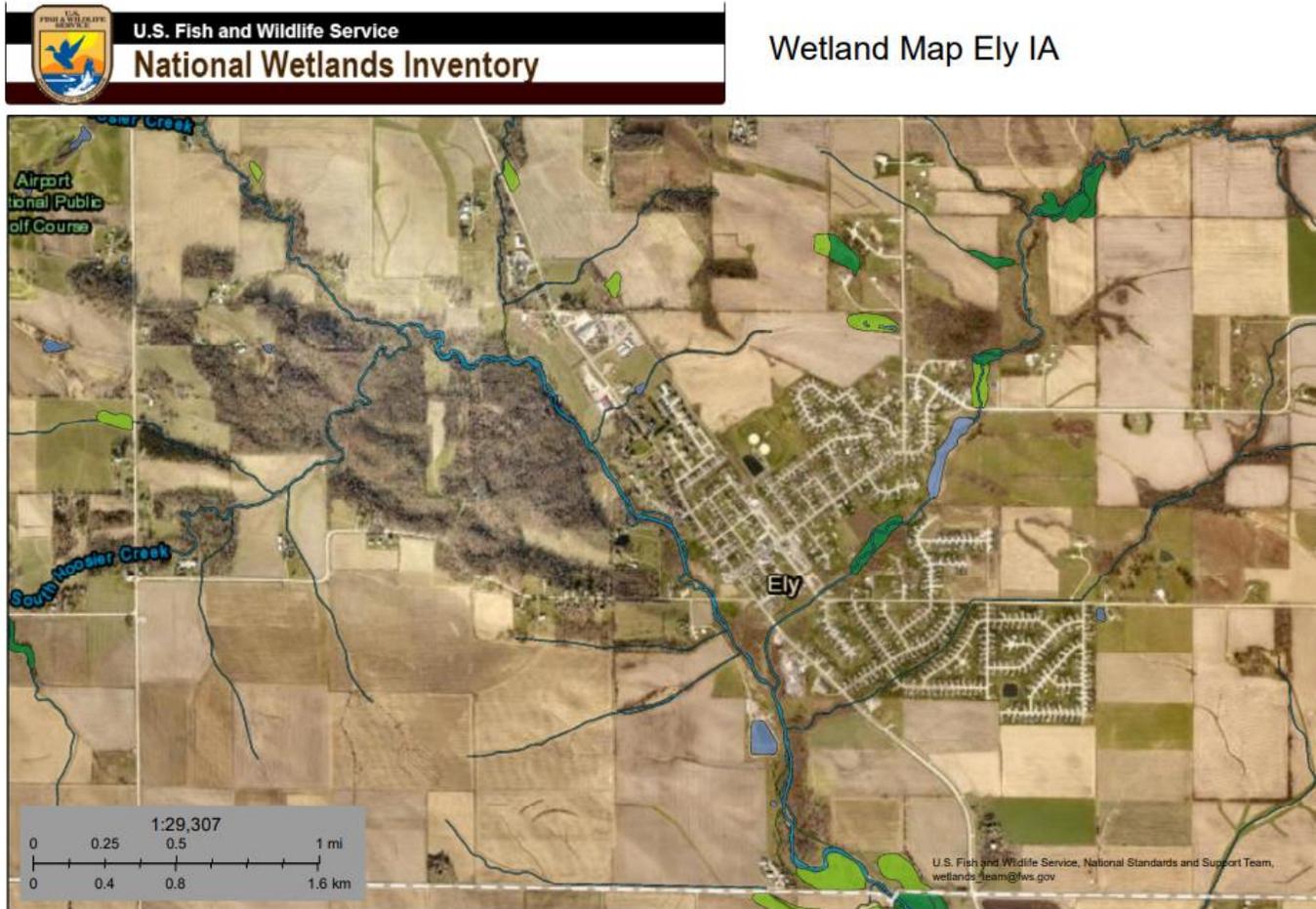
- Floodway Fringe: That portion of the floodplain landward of the encroachment limit that shall from time to time be inundated by floodwaters. Flooding in the fringe area is generally characterized by more shallow and slower moving floodwaters.
- 100-Year Flood Plain: The highest level of a flood having a one (1) percent chance of occurring in any given year. The level of the 100-year flood and the floodway boundary is determined by the Federal Emergency Management Agency (FEMA) and shall be the basis for establishing the floodway and floodway fringe.
- Regulations: No structure of any type is allowed within the floodway without permission of the Department of Natural Resources (DNR) and only those uses which do not impede the natural flow of the water course(s) flooding, shall be allowed.

Building within the 100-year floodplain is allowed by the National Flood Insurance Program but is regulated and should be discouraged to avoid loss of life or property and preserve the storage capacity of the floodplain and maintain resiliency. Instead, the 100-year floodplain should be used for parkland, natural preserve, and open space.

The National Flood Insurance Program requires the city to establish Flood Plain Districts and Regulations. These Regulations shall state that any structure erected within the 100-year flood plain shall have their lowest level elevated one (1) foot above the established 100-year flood plain level and that all structures additionally be properly anchored and constructed so to minimize flood damage. No structure not properly elevated and built within the 100-year floodplain prior to City regulations forbidding such shall be repaired and/or used once receiving damaged, by any means, of beyond 50%. Nor shall any above said structure be improved or expanded beyond 50%.

## Wetlands

Wetlands are an important component of Ely’s natural resource system. They assist in maintaining the surrounding ecosystems, store run-off from surrounding areas, and support native vegetation and wildlife. Wetlands with native plants play a significant role in improving water quality; native plant roots filter water which decreases the runoff of pollutants into rivers and streams. This in turn contributes to cleaner drinking water and healthier ecosystems. Identifying and maintaining these areas creates a sustainable ecosystem around communities.



August 25, 2023

### Wetlands

- |                                                                                                                    |                                                                                                                       |                                                                                              |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|                                                                                                                    |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper

## Water Quality

Protecting surface and ground water quality is a critical role for the city. The city does this by establishing policies, adopting, and implementing regulations, and investing in building and maintaining infrastructure. When looking at the purpose of water quality policies, the goal is to achieve water quality standards in creeks and wetlands consistent with the intended use and classification.

Water quality is directly related to the level of nutrients in the water body. While nutrients comprise only one category of substances that can affect water quality, nutrients, such as phosphorus, must be controlled to achieve the city's water quality goals. Phosphorus is generally the limiting factor to plant growth. An increase in phosphorus causes the plant species dominating the lakeshore, open water, or marsh to shift in favor those plants that can best take advantage of the increased supply of the nutrient. Identifying and maintaining a balance within the water quality based upon substances that enter the water bodies is important and can drastically change the ecology of that water body and surrounding ones. Implementing a policy that diligently checks the quality of water in each water body along with addressing issues to nutrient imbalances will best maintain the water quality of water bodies within Ely.

Ely's current policies protect natural resources, including water. However, it is recommended that the city implement strategies to preserve, maintain and monitor the quality and quantity of surface water, such as:

- Utilize LID site design and alternative landscape techniques where applicable, along with conventional constructed on-site detention ponds for large, infrequent rainfall events
- Set standard that new development cannot exceed pre-developed peak flow rates for the 2-yr, 10-yr, and 100-yr, 24-hour, storm events
- Use design techniques to mimic pre-development hydrology and to control downstream flooding

The City shall maintain and periodically inspect stormwater management facilities and structures to assure they function as originally designed according to the Storm Water Pollution Prevention Plan requirements. In the future, if private stormwater ponds or facilities are part of a development, the developer will be required to enter into a stormwater management agreement that lays out the owner's responsibilities for future costs of inspection, repair and maintenance of the stormwater pond or facilities.

## Vegetation and Biodiversity

Like the rest of the Midwest, trees, native grasses, and wildflowers establish the local ecosystem in Ely. These different types of vegetation provide stability by preventing soil erosion, maintaining water quality, and establishing habitat for native wildlife.

The preservation and restoration of native vegetation is essential for maintaining the region's environmental health, supporting agriculture, enhancing biodiversity, and assisting the city in meeting its vision and goals. Efforts to protect and sustain native plant communities are crucial for the long-term sustainability of the area within and around Ely.

Native vegetation supports a rich diversity of plant and animal species. These native plants have evolved alongside local wildlife and provide essential food and shelter for various forms of other wildlife. Maintaining a diverse range of plant species ensures the health of the existing ecosystem and supports pollinators, such as bees and butterflies, which are critical for agriculture and plant reproduction. The city should promote land uses and landscaping that supports or utilizes native vegetation.

## Nearby Natural Resources

The City of Ely has two natural resource areas with native vegetation, water bodies, and natural ecology for protection of species of plants. Each of these areas plays a key role in maintaining the natural balance of the ecology and wildlife in eastern Iowa. The city's policies protect these areas to benefit and support a sustainable future that is resilient to changing climate.

### **Atherton Wetland**

The Atherton Wetland is a preservation area for wetlands located just south of Ely. The wetland area spans over a mile in diameter and connects to the Hoover Nature Trail creating recreational crossover opportunities. This wetland preserves and serves as an ecological home to many forms of wildlife. This area is used for recreational purposes such as hiking, biking, and sightseeing.

### **South Hoosier Creek Grove**

On the east side of Ely, Hoosier Creek is lined by groves and forests. These natural areas accommodate wildlife, vegetation, and naturally occurring water bodies. This area is a major point in sustainability of the natural resources of the community and surrounding land.

## Challenges and Opportunities

The city's vision is to accommodate growth and maintain the community character and natural resources. The key challenge will be balancing these two seemingly competing goals. However, when done in a thoughtful and planful way, development can preserve and promote natural resources. Capitalizing on the opportunities to protect and preserve these areas while addressing the challenges to preservation will be the difference in maintaining a healthy, sustainable natural environment for the community.

### Challenges

The challenges that come with development include maintaining high quality water systems, preserving high quality natural features, and deterring development within these areas. Balancing the development and planned growth while also maintaining the health of the ecosystem around the community is the largest challenge facing Ely. Establishing conservation areas for wetlands, floodplains, surface water, and vegetation will be incredibly important.

### Opportunities

The greatest opportunities related to planned growth and natural resources include:

- Implementing policy to support and protect current natural environment areas
- Establishing policies for open space, parkland, floodplain dedication and areas for ecology preservation
- Identifying areas that have higher concentrations of native vegetation and wetlands and dedicating those as conservation areas or protected areas

## Sustainability

The City of Ely should seek to preserve, protect, maintain, improve, and enhance its natural resources, parkland, and recreational opportunities for current and future generations. Natural areas within and around Ely also play a vital role in creating a sustainable community for its residents, as well as wildlife and vegetation. Creating a sustainable and balanced community between natural environment and built environment is one of the key goals for the City of Ely.

Having and protecting the natural environment is important because it contains forests, prairies, wetlands, and other natural resources that provide numerous environmental benefits such as improved air and water quality. Natural environments also promote the physical and mental well-being of community members through increased opportunities to relax and engage in a variety of social and recreational activities.

By adopting sustainable land-use practices the community begins to safeguard the waterways and green spaces. Sustainability isn't just about the environment; it's also about the community's well-being. Investing in green infrastructure, energy-efficient buildings, and renewable energy sources to reduce the negative environmental footprint that so many communities create. Through educational programs and community engagement, Ely can empower residents to embrace sustainable living and reduce waste.

## Resiliency

Resilience is at the core of this Comprehensive Plan. Preparing for the unexpected, whether it's climate-related challenges or economic shifts, by diversifying the local economy and ensuring that both built and natural environment can withstand the tests of time. This plan sets goals and policies to address the impacts of climate change, such as increased flooding or droughts, on natural resources and the community. The next step will be for the city to update its zoning and subdivision codes to codify expectations for future development to implement these goals.

# Chapter 8: Parks and Recreation

## Overview

Parks, open space, recreational activities, and trails contribute abundant value to the health and wellbeing of the community. This chapter identifies existing recreational amenities, pedestrian features, trails, potential issues, and opportunities. A thoughtful evaluation of current use, conditions, and projected developments are explored in this section to strategically support the culture, future growth, and needs of the community.

The current national guideline is to have 5 acres of open space for every 1,000 individuals within a community. The City of Ely currently meets that guideline but with the future predicted growth of the community, it will need to expand the parks and open space it provides to its residents.

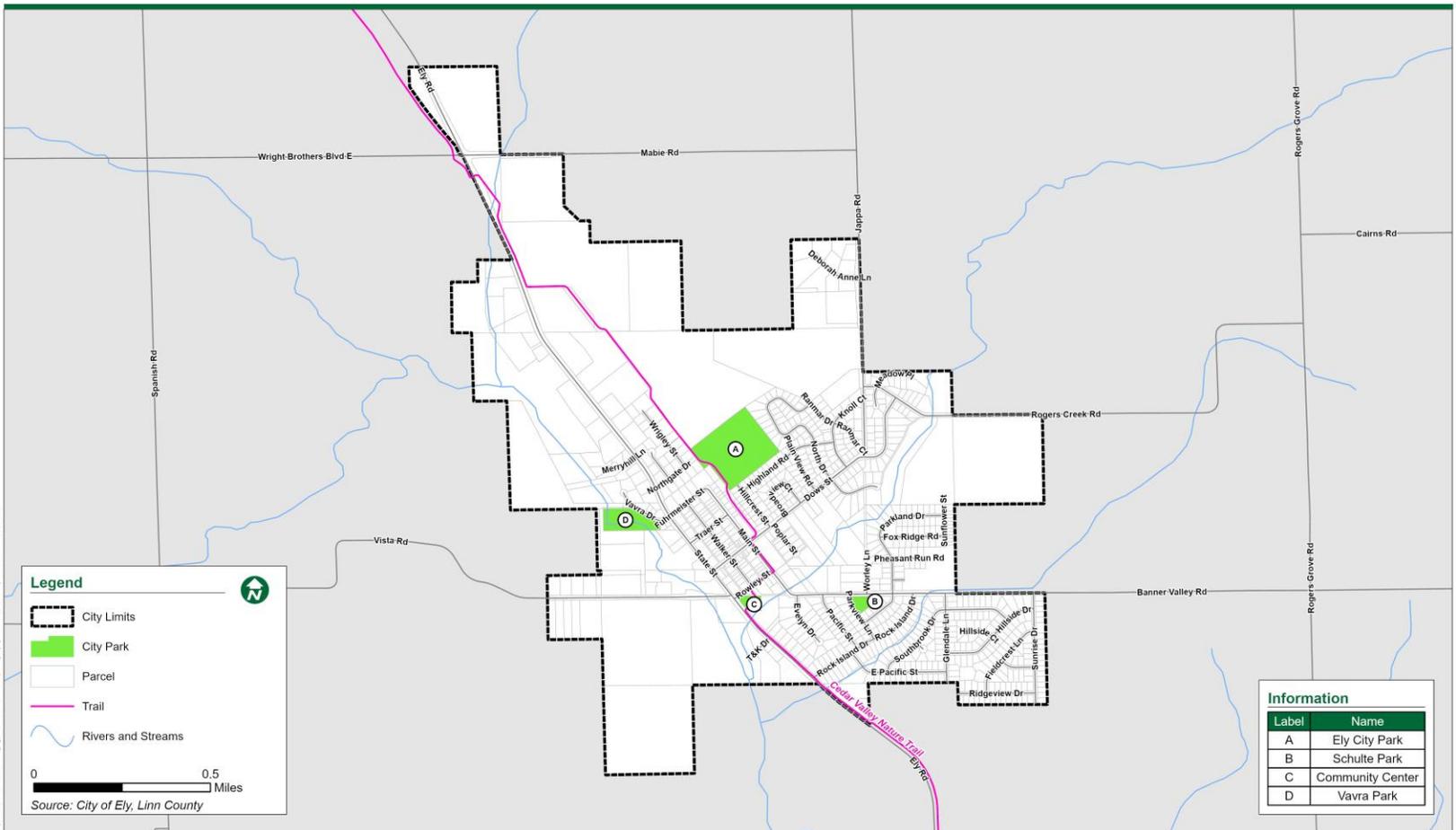
## Goals

- Enhance pedestrian safety, accessibility, and connectivity to parks, retail, and residential areas.
- Promote pedestrian connectivity on a regional scale with trailhead implementation and access.
- Develop safe, bikeable roadways and trails.
- Enhance and expand existing parks.
- Develop a variety of parks to meet demands of their growing community.
- Implement a Park Dedication Requirements in form of land or funds in lieu of land to apply to future development
- Implement educational opportunities/signage and native plantings to reduce maintenance costs

# Existing Parks and Recreation

## Parks

There are no county, state, or federal parks in Ely. However, Ely has four city parks including Ely City Park, Schulte Park, Community Center Park, and Vavra Park. Each location presents their own unique recreational opportunities, conditions, and needs. Following is a description of each of these parks.



### **Ely City Park**

Ely City Park acts as the city’s primary outdoor hub, accommodating various outdoor events, leagues, and hobbies. The park offers several acres of green space, two baseball diamonds, a fishing pond, direct access to the Cedar Valley Nature Trail, and a rentable pavilion. Additional features include paved parking, bike racks, portacabins, benches, litter receptacles, signage, and a playground designed for optimal use by residents 5 years old and older. Located at 1635 Hillcrest Street.

### **Schulte Park**

Schulte Park provides open space equipped with the rentable George Reyhons Pavilion, counter space, picnic tables, grills, electricity, lighting, a restroom, playground, and area for community use. The large green space is commonly used for games and a gaga ball pit. Located at 1310 Banner Valley Road.



*Ely City Park (Source: City of Ely, IA)*



*Schulte Park (Source: City of Ely, IA)*

### Community Center Park

Community Center Park, the oldest city park in Ely, has recently been renovated in the fall of 2020 to offer an engaging playground. With a half-court basketball, tennis court, and open grass field, the park is heavily utilized by community members. The beautiful new play equipment features accessible play, safety tiles, and partially fenced structures to encourage safe and inclusive enjoyment. Located next to Ely’s Community Center.

### Vavra Park

Vavra Park, currently undergoing renovations, with a full ADA parking lot completed in 2022, is anticipated to be completed in Fall 2024. The shaded and quiet greenspace is nestled along a creek. New Features will include a pickleball court, frisbee golf holes, horseshoe pits, permanent bag toss, a butterfly garden, and minimal playground equipment. Paved parking spaces and an ADA accessible ramp are also to be included in the park improvements. Located at 1771 Vavra Drive.



*Community Center Park (Source: City of Ely, IA)*



*Vavra Park Improvements Underway in 2023 (Source: City of Ely, IA)*

## Recreational Trails

Ely's residents enjoy the regional trails systems that provide opportunities for recreation and support tourism. These trails include the Hoover Nature Trail and the Cedar Valley Nature Trail.

### **The Hoover Nature Trail**

The Hoover Nature Trail is a major trail in Iowa at 115 miles long and will connect 16 cities in 6 counties when completed. It is a gravel trail encouraging hiking, biking, birding, and cross-country skiing. It is a part of the American Discover Trail in Iowa, the nation's first coast to coast non-motorized trail. The Hoover Nature Trail connects Ely to Cedar Rapids as of 2014. Amenities include portable toilets, trailheads, and parking. In 2014, usage of the trail in Ely on a weekly basis was just over 2,500 people. In 2022, weekly usage to nearly 4,500 people, demonstrating the popularity of this trail.

Access Points:

- East College Street in West Branch
- West Branch dog park on Baker Ave
- Johnson-Cedar Road just south of 265th St in Cedar County
- The town of Oasis and several other locations in neighboring Johnson County

### **Cedar Valley Nature Trail**

A pioneer of "linear parks" in Iowa, Cedar Valley Nature Trail is managed by Black Hawk and Linn Country Conservation. It was constructed along the abandoned Waterloo, Cedar Falls and Northern (WCF&N) railroad right-of-way in the early 1980's. The 52-mile trail meanders through four counties from Hiawatha to Evansdale, and connecting the communities of Robins, Lafayette, Center Point, Urbana, Brandon, LaPorte City, and Gilbertville. The trail is primarily made of crushed limestone, but there is a hard surface from Johnston County to Urbana. A great trail for walking, running, biking, and rollerblading. Winter uses include snowshoeing, hiking, and fat tire biking. Winter plowing of the trail is done between the city limits while the County is responsible for all other winter plowing of the trail.

Access Points:

- Trailhead on Boyson Road in Hiawatha, IA
- Linn County access in the historic Center Point Depot in Center Point, IA

## Challenges and Opportunities

There are critical considerations to be made for the growth of park space and recreational opportunities through the city to contend with the upcoming population growth projections within and surrounding Ely. Challenges arise with maintaining and expanding existing parks and recreational spaces to meet such demands, though many solutions are available through collaboration with neighboring cities and improved pedestrian connectivity. As the city grows and expands towards neighboring communities, access to regional trailheads and park is a way to cultivate an active and well-connected community as well as promote tourism.

## Challenges

- Maintaining “small town” atmosphere with projected growth
- Identifying funding opportunities
- Being land locked, close to larger cities such as Cedar Rapids and Iowa City
- Coordinating growth and connectivity with neighboring cities
- Coordination of trails with neighboring cities
- Promoting bike and pedestrian safety and traffic management

## Opportunities

Most of Ely’s existing neighborhoods have sidewalks. Expansion of the sidewalk network as development occurs and improvements to the existing system are made, such as along Banner Valley Road as planned in 2024, could encourage even more people to walk, bike, and enjoy the outdoors. Examples of potential investments include:

- Increase the number of pedestrian ramps
- Add crosswalks
- Connect residential neighborhoods with neighboring cities and local destinations
- Enhance and expand Ely City Park and Schulte Park
- Convert city owned greenspace to park space
- Protect Hoosier Creek as a natural amenity for low impact recreation and support for wildlife
- Support “Friends of Ely, Iowa Parks and Recreation” community members in fundraising for future public parks, open space, and community recreational programs
- Add a dog park within already established park space, or within underutilized city owned green space
- Further development of bike lanes
- Pedestrian ramps and accessible routes on trails
- Mark crosswalks where the trail crosses streets
- Trail head access and connection to popular regional trails
- Bike and pedestrian amenities along the bike trail

## Future Parks and Recreation

### Parks

City staff and community members have invested in recreation and park space through retrofitting existing park space, updating playgrounds, installing public equipment sheds, adding a disc golf course, and horseshoe pits, and enhancing the tree canopy.

Future park and event planning improvements will be designed with the community and future growth in mind. As new neighborhoods and developments are built, parks, trails, and sidewalks will be included in the design and site planning to ensure there are sufficient outdoor recreational facilities to meet the needs of a growing community. Investment may be needed in existing facilities such as parking lot expansions,

biking management, equipment replacement and additions, leisure vehicular limitations, and temporary road closure redesigns for events.

## Recreational Trails

Ely sees the two regional trails as an asset to the city because they provide residents with an opportunity for recreation and transportation as well as way to attract visitors to their community. Ely, the community, and surrounding cities have invested in the regional trail network. Future trail planning and improvements should be designed based upon community feedback and projected growth. These improvements could connect local trails to the regional trails, increased and updated wayfinding through the community and along the trail, and facilities such as benches, bike repair stations and kiosks.

## Parkland Dedication Policy

There are several different forms of policy that can be incorporated into the City Code for Ely. The main one that pertains to public parks and open space with a growing community is the incorporation of Parkland Dedication for residential development.

Parkland Dedication is the dedication of parkland and open space for residents of a proposed residential development to utilize for their outdoor recreation needs. Parkland dedication can also be a dedication of monetary value instead of physical land by the developer to benefit the amenities, expansion, care, and equipment of currently used parks within the Ely parks and trails system. Implementing this policy into the subdivision ordinance for the City of Ely gives the community the ability to guarantee that their residents will have available open space and parks near where they live and have funds to upgrade and maintain their current parks and trails system.

# Chapter 9: Economic Development

## Regional Economy

The Cedar Rapids, IA MSA sees high shares for computer and electronic product manufacturing, truck transportation, utilities, and data processing, hosting, and related services. Key industries employing Ely, IA residents include manufacturing, health care and social assistance, educational services, construction, and retail trade. Key occupations for Ely, IA's residents are management, healthcare practitioner, technologists, and technicians, sales and related, office and administrative support, construction, and extraction. Ely, IA also has strong labor force participation rates versus Regional Comparables and lower unemployment rates.

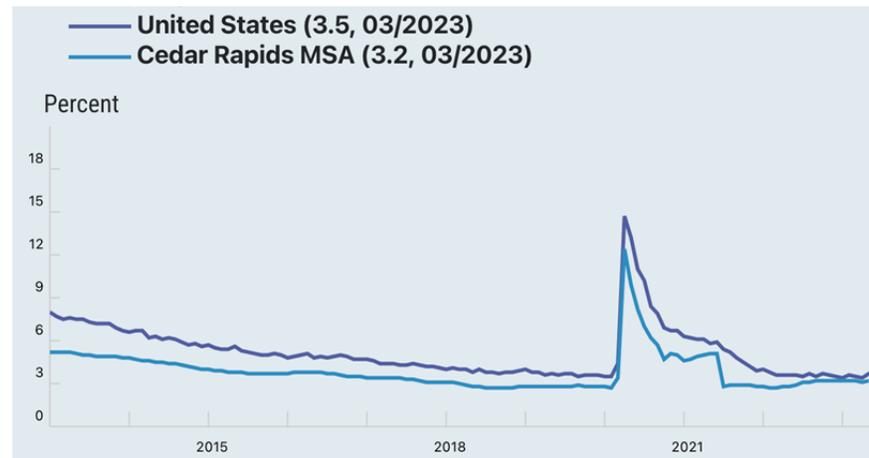
## Goals

- Attract new businesses.
- Ensure residents' basic needs and services are met by economic development
- Preserve the community's small town, historical character
- Encourage responsible mixed-use development

## Economic Trends

The Cedar Rapids, IA MSA generally sees a lower unemployment rate than the United States as a whole. As of March 2023, the unemployment rate was 3.2%, which was lower than the United States average. Moreover, from 2010 to February of 2020, the rate was on a steady downward trend. Following the Covid-19 pandemic, the rate is returning to that downward trend and has since levelled off.

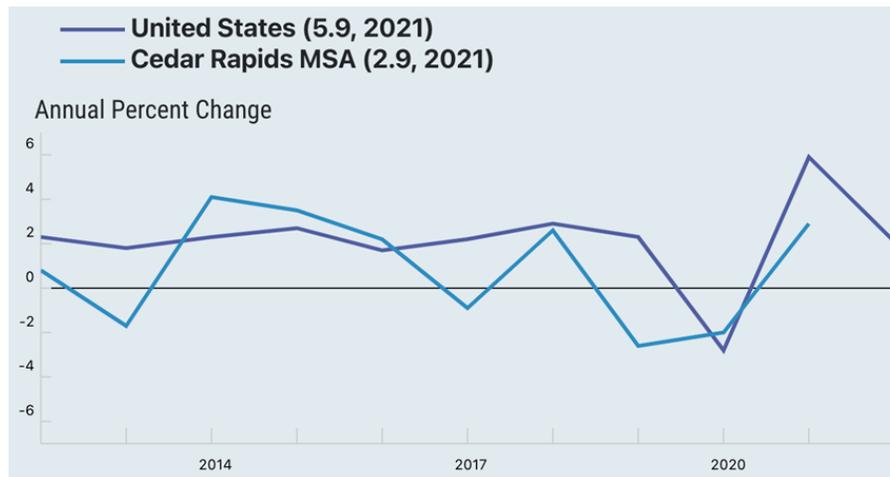
**Figure 21: Unemployment Rate – Cedar Rapids, IA MSA vs. United States**



Source: Federal Reserve Bank of Chicago & U.S. Bureau of Labor Statistics Current Population Survey and Local Area Unemployment Statistics.

Reporting for estimates of real gross domestic product (GDP), the size of the economy, for metropolitan areas has lagged compared to the United States, so a real-time comparison is not available. Nevertheless, Real GDP growth for the Cedar Rapids, IA MSA is more volatile historically. From 2014 - 2016, the metro area grew faster than the United States. Evidence suggests the Cedar Rapids, IA MSA is rebounding from the Covid-19 recession.

**Figure 22: Real Gross Domestic Product – Cedar Rapids, IA MSA vs. United States**



Source: Federal Reserve Bank of Chicago & U.S. Bureau of Economic Analysis

A regional price parity measures an MSA’s prices compared to the United States, and the Cedar Rapids, IA MSA’s is 91.8, which indicates that prices are approximately 92% of what they are in the United States. The Cedar Rapids metro is at a price advantage compared to the United States.

### Key Industries

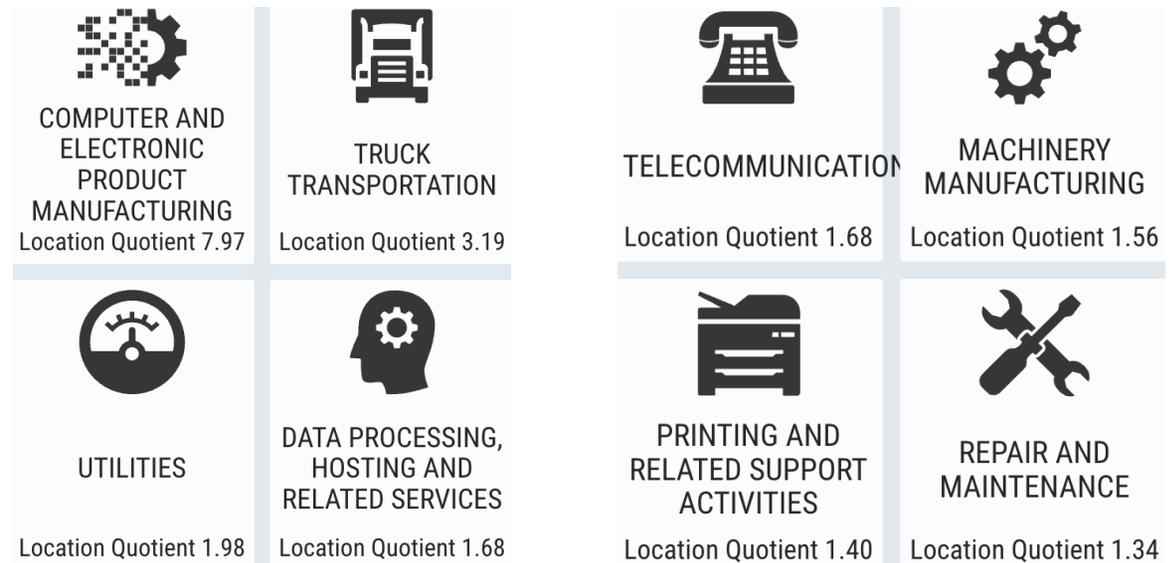
Economists use location quotients to measure the presence of an industry in an area. A location quotient is the share of employment for a local area divided by the share for the United States. Higher location quotients indicate a deeper-than-expected presence of an industry. Quotients greater than one indicate a regional strength. Quotients less than one indicate a regional weakness.

The Cedar Rapids, IA MSA sees high shares for computer and electronic product manufacturing, truck transportation, utilities, and data processing, hosting, and related services. When considering the top eight industries, there is a good mix of tech, manufacturing, and services. The large quotient for computer and electronic manufacturing is due to the presence of Collins Aerospace, the Crystal Group, and Skyworks, each of which markets an aerospace and/or national defense component. The Cedar Rapids, IA MSA is the third highest metro in terms of computer and electronic manufacturing employment.

## Local Economy

According to ESRI, Ely, IA has 46 businesses employing 433 people. This comprises 0.6% of Linn County’s business and 0.3% of the people employed by Linn County’s business. Key industries employing Ely, IA residents include manufacturing, health care and social assistance, educational services, construction, and retail trade. Key occupations for Ely, IA’s residents are management, healthcare practitioner, technologists, and technicians, sales and related, office and administrative support, construction, and extraction.

Figure 23: Leading Nonfarm Private Industries – Cedar Rapids, IA MSA



Source: Federal Reserve Bank of Chicago & U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages.

## Key Industries

As detailed in the demographics section, about 70% of Ely’s employed population is employed in the following industries: Manufacturing, health care and social assistance, educational services, construction, and retail trade. Of Regional Comparables, Ely, IA sees a higher proportion of its population in manufacturing, health care and social assistance, educational services, and construction.

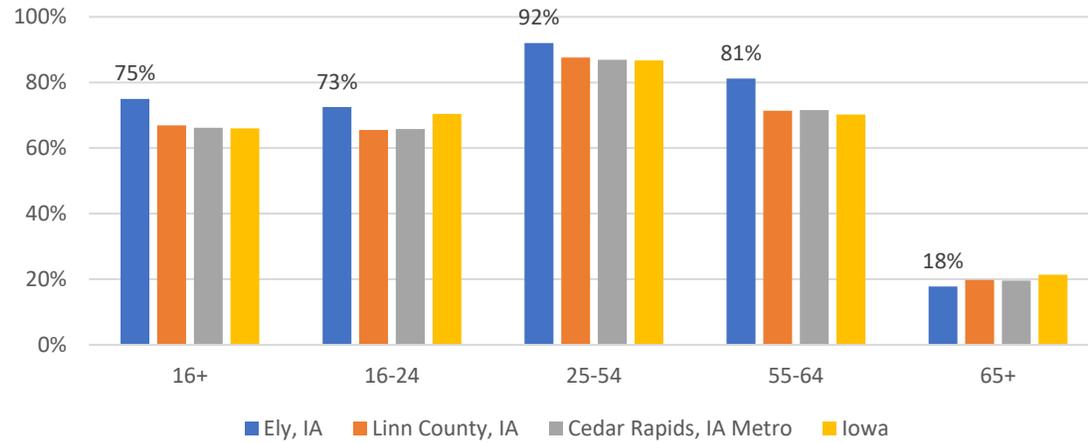
## Key Occupations

As detailed in the demographics section, 52% of Ely’s population aged 16 or older are employed in five occupational categories: Management, healthcare practitioner, technologists, and technicians, sales and related, office and administrative support, construction, and extraction. Ely generally sees deeper or comparable proportions in light of Regional Comparables.

## Labor Market

Ely, IA sees higher labor force participation rates for all age groups except the population aged 65 or older.

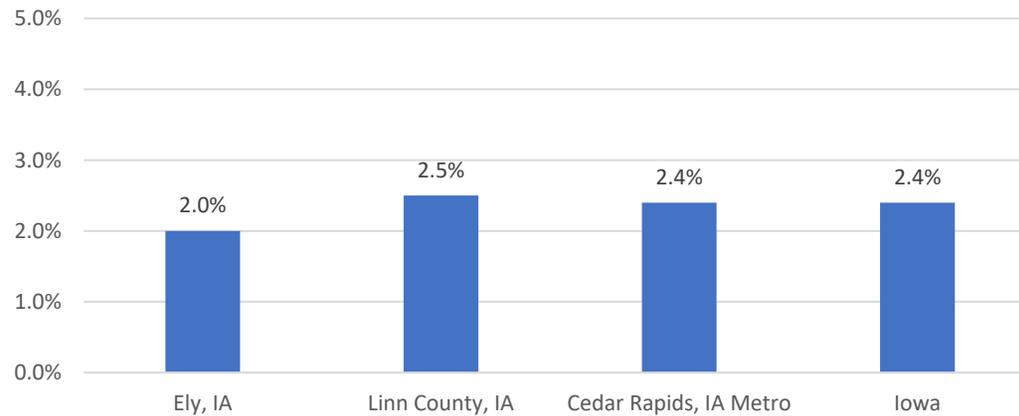
**Figure 24: Labor Force Participation Rate by Age Group**



Source: ESRI.

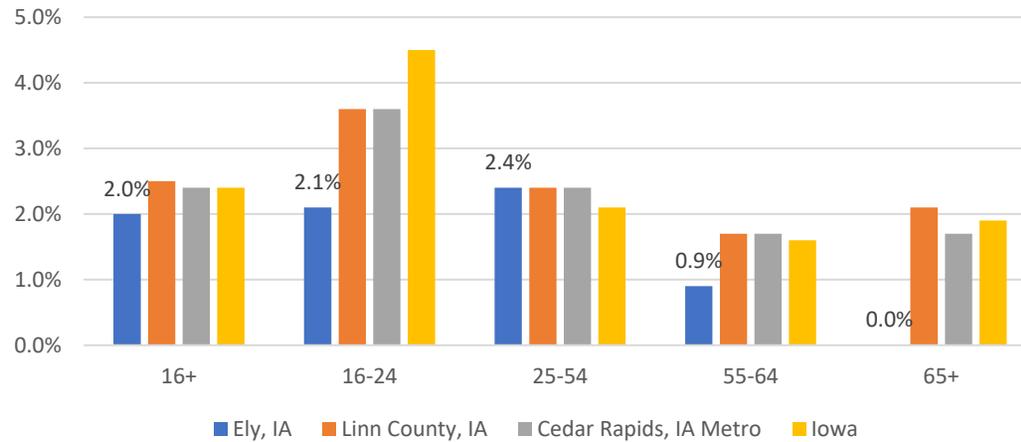
Ely's unemployment rate is lower than Regional Comparables.

**Figure 25: Unemployment Rate Comparisons**



Source: ESRI.

**Figure 26: Unemployment Rate by Age Group**



Source: ESRI.

## Development Opportunities

Recommended focus areas for economic development based on a review of market potential indices and Ely’s community survey include:

- Restaurants
- Groceries
- Convenience Stores
- Pharmacies
- Gym

The findings reflect a need for quicker access to basic goods and services because large proportions of survey respondents noted driving 11 to 30 minutes for basic goods and services. The survey also identified a preference for local businesses compared to national chains and franchises and the development of mixed-use spaces.

## Market Potential Indices

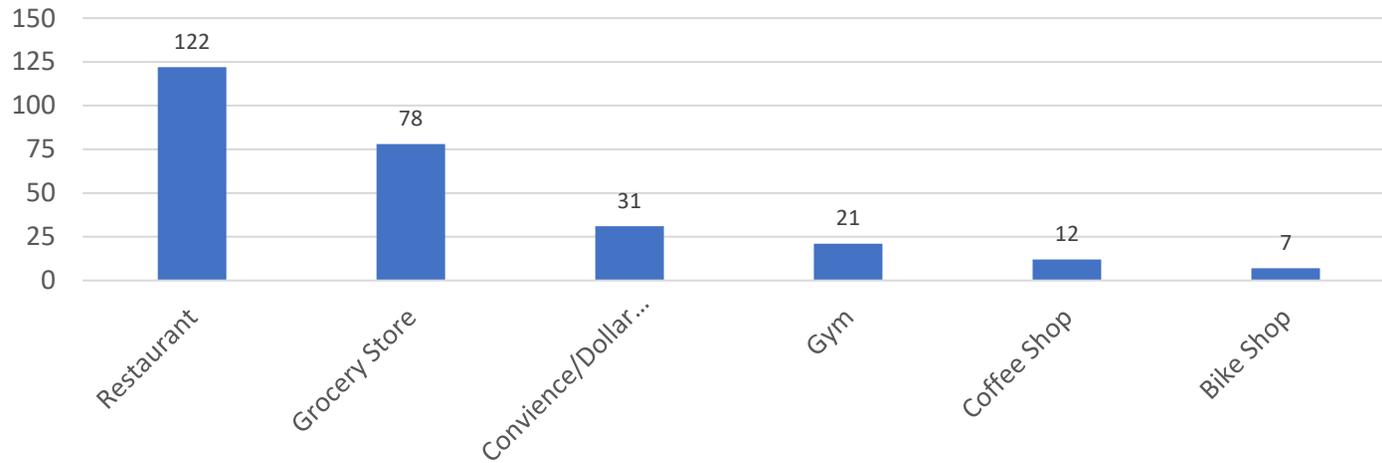
ESRI’s Market Potential Index (MPI) estimates the likelihood that households in a specific trade area exhibit certain purchasing patterns. The United States average MPI is 100, so MPI’s of greater than 100 indicate a potential market opportunity. MPI’s greater than 100 include exercise and gym related, medical office and pharmacy, and convenience stores, among others. See Table A-10 in the Appendix for a listing of Ely, IA’s MPIs.

## Community Survey

A survey of Ely, IA residents also identifies a number of opportunities. In analyzing question 10, “What types of businesses would you like to see in Ely?” we see the following recurring themes emerge:

- **Grocery Stores:** A significant number of respondents mentioned the desire for grocery stores, both small and larger options. People want access to fresh produce and essential items within their own community.
- **Restaurants and Dining Options:** Many respondents expressed a desire for more restaurant choices, including cafes, diners, and diverse cuisine options. People want more places to eat out with family and friends.
- **Fitness Facilities:** The need for fitness centers, gyms, and workout facilities, including options with extended hours, was highlighted by several respondents.
- **Community Centers:** Some responses indicated a desire for community centers that can host fitness programs, activities, and events, providing a central gathering place for the community.
- **Local Services:** People mentioned the need for local services such as dentists, veterinarians, pharmacies, and healthcare providers.
- **Small Shops and Boutiques:** There was interest in having local, unique, and boutique-style shops that offer specialty items and provide a personalized shopping experience.
- **Coffee Shops and Cafes:** Several respondents mentioned coffee shops and cafes to provide a place to relax and socialize.
- **Convenience Stores:** Several respondents mentioned the need for convenience stores that offer essential items without the need to travel to larger cities.
- **Entertainment and Activities:** Some people expressed interest in entertainment options like movie theaters, game shops, and family activities.
- **Dollar General or Similar Stores:** While not universally popular, some respondents mentioned the convenience of having stores like Dollar General for quick and affordable shopping.
- **Outdoor and Recreational Facilities:** Some responses mentioned the need for outdoor spaces, such as pools, parks, and biking facilities.
- **Services for Families:** Several people expressed a desire for family-friendly establishments, including daycare services and activities for kids.

Figure 27: Community Survey Mentions



Source: Community Survey.

While these themes emerged, some individuals also expressed skepticism about the viability of certain businesses in their area. Many respondents emphasized their preference for locally owned businesses over big chains, highlighting the importance of community character and uniqueness, and there were concerns about finding the right balance between attracting new businesses and preserving the local character of the community. There were also suggestions for spaces that can house multiple businesses, such as small shopping complexes that offer a variety of services and shops. Overall, the responses reflect a desire for a diverse and well-rounded selection of businesses that cater to the needs and preferences of the residents.

Notable proportions of respondents noted driving at least 11 minutes for basic goods and services.

- 70% of respondents noted having to drive 11 to 20 minutes for **groceries**, followed by 17% driving 21 to 30 minutes.
- 47% noted driving 11 to 20 minutes for **primary health care/dental care**, and 44% noted driving 21 to 30 minutes.
- 59% noted driving 11 to 20 minutes for **banking**, and 19% noted driving 21 to 30 minutes.
- 69% noted driving 11 to 20 minutes for **prescriptions/medicine**, and 17% noted driving 21 to 30 minutes.
- 64% noted driving 11 to 20 minutes for **household/home improvement items**, and 30% noted 21 to 30 minutes.
- 49% noted driving 11 to 20 minutes for **clothing**, and 41% noted driving 21 to 30 minutes.

# Chapter 10: Implementation

## Overview

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

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

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

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

Employing these implementation measures will assist the city in realizing its vision and goals outlined in the Comprehensive Plan.

## Zoning

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

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

Each of the zoning districts and zoning district types focuses on a different form of development. Each one of these is laid out throughout this section to create a clear understanding of the development types that are identified within the City of Ely.

## **Residential Zoning**

Most of the land in Ely is currently zoned residential, including RR, R-1, R-1A or R-1B, all of which are single-family residential zoning districts. They differ on minimum lot sizes, widths, and other requirements, which reflect differences in lot sizes during Ely's development. The city also has several multi-family residential zoning districts including R-2, R3 and R-4, which allow for different types and densities of housing. The city will need to update the zoning code and map to assign zoning districts to the newly planned land use areas.

Ely also enacted the MH-R Mobile Home Park/Manufactured Home Park/Factory-built Home Park zoning district which allows mobile home parks, subject to meeting infrastructure and development standards. No land in Ely is included in the "MH-R" district as of December 2023.

The City should evaluate and update its land use policy and zoning and site standards and subdivision codes to reflect recent demand and trends, including:

- Lot dimension standards that support more flexible living styles and changes to living requirements
- Development standards that facilitate a broader range of residential options and housing prices

## **Commercial Zoning**

At the time that this Ely has three commercial zoning districts, the supports economic development that is appropriate to its context and that provides jobs as well as services for area residents:

- C-1 Central Business District Commercial
- C-1A Downtown Commercial
- C-2 Highway Commercial District

Market forces and the ability of the business to profit from their activity are the driving engines for successful business activity and commercial development. Land use policies and zoning regulations may affect the cost of doing business through the cost of adhering to development standards and any aesthetic standards a city may enact. They may also play a role in creating and perpetuating appearance, access and aesthetic expectations that enhance the business environment.

Historically, commercial development and growth has been a challenge for Ely. One of the perceived difficulties has consistently been the potential customer base, which is mainly a function of Ely's population. As the population of Ely and surrounding communities grow, the potential customer base is nearing the critical mass needed to make Ely attractive to retail, service and convenience related businesses. The city should review and update its commercial land use policies and zoning ordinance to ensure it has the appropriate regulations to achieve the desired commercial land uses and aesthetics that support the city's vision. The city should also consider parking controls to ensure there is adequate parking but doesn't dominate the landscape such as promoting shared parking and underground parking for office and mixed-use developments.

## **Industrial Zoning**

Ely has two industrial zoning districts, M-1 Light Industrial and M-2 Heavy Industrial. These two districts deal with intensity of industrial activities; and the effects of the uses on neighboring properties and the community in general. This differentiation helps protect the less intense activities like residential from the less desirable effects associated with industrial activity such as traffic, noise, smells and so forth.

## **Public Use Zoning**

The P-1 Public Use zoning district is used to identify and provide reference to land owned by a level of government (federal, state, county, city, or school district). Public buildings or uses may be in other zoning districts, most notably the C-1 and C-2 Commercial zoning districts.

## **Agricultural Use Zoning**

The A-1 Agricultural Use zoning district is utilized to show area that is dedicated to agricultural uses such as farming, livestock raising, etc. or the designation of undeveloped land.

## **Other Zoning Considerations**

Ely should consider adding a mixed-use zoning district or updating existing zoning district standards to allow for mixed use developments that include residential, commercial, office or retail uses, especially as new land is annexed into Ely. Establishing either permitted or conditionally permitted uses and development standards will be an important tool for implementing this plan and the city's overall land use policies.

## **Subdivision**

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

## **Amendments**

### **Ordinances**

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

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

### **Comprehensive Plan**

To ensure the ongoing relevance of the Comprehensive Plan, periodic amendments will be necessary. However, given that the plan serves as the foundational document guiding development, it is preferable for most amendments to occur through a comprehensive effort that addresses changes in the community over time. This approach allows for a holistic and cohesive approach to updating the plan.

Additionally, the Implementation Matrix, which can and should be reviewed and amended, serves as a practical tool for implementing the plan's strategies and actions. By regularly reviewing and updating this matrix on changes and actions being taken, the city can ensure that the

implementation process remains dynamic and responsive to evolving needs and priorities.

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

## Capital Improvement Program (CIP)

The City of Ely has a Capital Improvement Program that identifies and prioritizes its future investments such as park improvements, road reconstructions, lighting projects, building renovations, utility improvements and expansions, and capital equipment.

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

## Future Planning Tools

In addition to the above implementation tools, the city could employ another set of tools in the form of future plans to provide further insight and guidance into development and investment in Ely. They serve as detailed supplements to the goals established in the Comprehensive Plan, allowing for more specific and targeted work. The city may consider preparing following plans:

- Ely and Linn County Fringe Area Plan: This plan identifies areas of expansion outside of the community to best benefit the current and future land and land use needs of the community. This plan includes phased annexation areas to develop into future Housing, Commercial, Industrial, and Open Space for the community. The city anticipates executing an updated Fringe Area Agreement in 2024 that reflects the future land use in this plan.
- Strategic Plan: This internal plan is designed for city employees and focuses on organizational structures and improvements. It tends to have a shorter-term and more specific scope compared to the Comprehensive Plan.
- Infrastructure Plan: This plan addresses the expansion of roads and utilities, often including utility and transportation studies. It aligns with the Capital Improvement Program (CIP) within a community.
- Master/Small Area Plan: These plans are developed for specific systems or geographical areas. Examples include Parks Master Plan, Trails Master Plan, Downtown Master Plan, and Neighborhood Master Plan.
- Economic Development Plan: This plan addresses the economic environment of an area, including workforce development, business attraction and retention, and other economic considerations. Market studies may be included in economic development plans.
- Facilities Plan: This plan involves inventorying existing public facilities and suggesting future improvements.
- Corridor Plan: Centered on major roads or transportation lines, this plan combines transportation and land use planning to enhance the efficiency and functionality of the corridor.

- ADA Transition Plan: This plan reviews city infrastructure, such as sidewalks and trails, for ADA accessibility. It provides a guide for addressing accessibility impediments over a 20- to 30-year period.
- Safe Routes to School Plan: These plans promote bicycling and walking to school, often funded through the Iowa Department of Transportation, and prepared by the school district.
- Bike and Pedestrian Masterplan: This plan aims to establish safe and interconnected routes for bicycles and pedestrians, facilitating access to residential neighborhoods, commercial centers, medical facilities, and other destinations across the city.

This is not an exhaustive list of all the possible future plans but are ones that could greatly benefit the community as a whole and assist in achieving the goals outlined within the Comprehensive Plan.

## Implementation Matrix

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
Land Use	1a. Expand Mixed Use Land Use Designation	Short-term (1-3 Years)	Identify areas that the mixed-use land designation can be used in undeveloped areas within and around the community.	City Staff	In-Progress
<b>Land Use</b>	1a. Expand Mixed Use Land Use Designation	Short-term (1-3 Years)	Locate areas that the mixed-use land designation could be added to developed areas of the community to give more flexibility to development and future opportunities.	City Staff	In-Progress
<b>Land Use</b>	1a. Expand Mixed Use Land Use Designation	Mid-term (4-6 Years)	Promote and adopt policy for smaller setbacks/build-to-zones to create a walkable environment in front of commercial areas within mixed-use areas.	City Council	Not Started
<b>Land Use</b>	1b. Stage Development for orderly and efficient expansion of the transportation network and public utilities	Short-term (1-3 Years)	Identify areas that utilities can be easily expanded to for future development.	City Staff	In-Progress
<b>Land Use</b>	1b. Stage Development for orderly and efficient expansion of the transportation network and public utilities	Mid-term (4-6 Years)	Establish extensions to the Transportation network and how to most effectively add onto existing roads.	City Council	Not Started

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
<b>Land Use</b>	1c. Update the Fringe Area Agreements for orderly annexation to accommodate anticipated growth	Short-term (1-3 Years)	Create and adopt an updated Fringe Area Agreement and Plan in coordination with Linn County.	City Council	In-Progress
<b>Housing</b>	2a. Expand the availability of residential properties throughout the community	Short-term (1-3 Years)	Recognize and establish areas dedicated to development for residential housing for future residents.	City Staff	In-Progress
<b>Housing</b>	2b. Expand the range of housing types available to current and future residents	Mid-term (4-6 Years)	Develop areas dedicated to different densities of housing throughout the community.	City Staff	Not Started
<b>Housing</b>	2b. Expand the range of housing types available to current and future residents	Mid-term (4-6 Years)	Establish areas for different forms of rental housing to expand the housing stock within the community.	City Staff	Not Started
<b>Transportation</b>	3a. Improve connectivity within a multi-modal transportation network of roads, trails, and sidewalks	Mid-term (4-6 Years)	Create an expansion plan for the trail network within and around the community.	Planning and Zoning Commission	Not Started
<b>Transportation</b>	3a. Improve connectivity within a multi-modal transportation network of roads, trails, and sidewalks	Short-term (1-3 Years)	Identify where sidewalks are needed through an observation and include sidewalk additions and repairs within the CIP.	City Staff	Not Started
<b>Transportation</b>	3a. Improve connectivity within a multi-modal transportation network of roads, trails, and sidewalks	Mid-term (4-6 Years)	Evaluate road network conditions and areas of highest importance for maintenance.	City Staff	Not Started
<b>Transportation</b>	3b. Expand road network to better connect existing neighborhoods and	Mid-term (4-6 Years)	Consider areas for future development and design roadways to connect current roads to establish a more connected community.	City Staff	In-Progress

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
	accommodate future efficient transportation				
<b>Transportation</b>	3c. Maintain existing trails and add new trails with development to connect neighborhoods with services, parks, trails, and amenities	Long-term (7+ Years)	Develop trails to connect different amenities within the community to promote alternative modes of travel.	City Staff	Not Started
<b>Transportation</b>	3c. Maintain existing trails and add new trails with development to connect neighborhoods with services, parks, trails, and amenities	Short-term (1-3 Years)	Evaluate the current trails conditions and develop a maintenance plan for continued use.	City Staff	Not Started
<b>Transportation</b>	3d. Improve existing sidewalk network and expand the network to serve new areas as development occurs	Mid-term (4-6 Years)	Adopt a sidewalk expansion and repair plan that goes through the community to systematically repair and add in sidewalk where it is needed.	City Council	Not Started
<b>Public Utilities</b>	4a. Plan for Sanitary Sewer Collection System improvements to reduce infiltration and inflow throughout the existing system and to collect wastewater throughout future growth areas as growth occurs	Short-term (1-3 Years)	Incorporate Sanitary Sewer improvements in the CIP to provide for maintenance and improvements of future needs.	City Staff	In-Progress
<b>Public Utilities</b>	4b. Provide reliable wastewater treatment that consistently meets effluent limits and goals	Short-term (1-3 Years)	Evaluate current sanitary sewer system and wastewater treatment so that it meets demand.	City Staff	In-Progress

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
Public Utilities	4b. Provide reliable wastewater treatment that consistently meets effluent limits and goals	Mid-term (4-6 Years)	Develop a routine of maintenance and evaluation on a yearly basis or higher frequency to keep the sanitary sewer system in proper order.	City Staff	Not Started
Public Utilities	4c. Identify within the Sanitary System future flows and loadings to adequately plan for future improvements to collection and treatment facilities	Mid-term (4-6 Years)	Based upon future projected change in the community, determine what additions are needed to be added to the system to meet future needs and projection of residents in the community.	City Staff	Not Started
Public Utilities	4d. Provide reliable, quality water supply to all portions of the community	Short-term (1-3 Years)	Address water system distribution and pipe size issues that supply water to the entire community.	City Staff	Not Started
Public Utilities	4d. Provide reliable, quality water supply to all portions of the community	Short-term (1-3 Years)	Test on a quarterly basis the quality of water within the water system to make sure it is up to the standard needed for the community.	City Staff	Not Started
Public Utilities	4e. Evaluate the pressures throughout the water distribution system and develop a water system model and management plan for the existing system and future growth	Mid-term (4-6 Years)	Create and adopt a water system management plan for the community.	City Council	Not Started
Public Utilities	4e. Evaluate the pressures throughout the water distribution system and develop a water system model and management plan for the existing system and future growth	Short-term (1-3 Years)	Evaluate areas for necessary improvements and updates based upon pressure analysis and future growth.	City Staff	Not Started

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
<b>Public Utilities</b>	4e. Evaluate the pressures throughout the water distribution system and develop a water system model and management plan for the existing system and future growth	Short-term (1-3 Years)	Do an analysis of current water system and changes needed for projected future growth.	City Staff	Not Started
<b>Public Utilities</b>	4f. Adequately plan and prepare for increasing demand for water supply, storage, treatment, and distribution as population continues to grow	Short-term (1-3 Years)	Analyze the current amount, quality, storage, treatment, and movement of water throughout the community and create a future water system improvements plan for this system.	City Staff	Not Started
<b>Public Utilities</b>	4g. Provide sufficient water quantity and pressure for fire control	Short-term (1-3 Years)	Communicate with the Fire Department to determine appropriate pressure is available for fire control in the community.	City Staff	Not Started
<b>Public Utilities</b>	4h. Adopt the Iowa Statewide Urban Design and Specifications Stormwater Management Criteria	Mid-term (4-6 Years)	Review, create, and adopt the State of Iowa Urban Design and Specifications Stormwater Management Criteria within a plan or as policy.	City Council	Not Started
<b>Cultural and Historical Resources</b>	5a. Identify and address community needs for event spaces and gathering spaces	Mid-term (4-6 Years)	Conduct a community facility study for identifies the needs that the community has for spaces for library and media resources, activities, events, and programming	City Council	Not Started
<b>Cultural and Historical Resources</b>	5a. Expand community facilities to support a growing community	Long-term (7+ Years)	Develop a detailed facilities plan based on the outcome of the community facility study.  Establish support for a community  Identify funding	Community Members	On-Going

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
<b>Cultural and Historical Resources</b>	5b. Adopt and implement policies to preserve and protect historic sites within the community	Mid-term (4-6 Years)	Create a Historical Preservation Committee to identify and protect historical sites within the community.	City Staff	Not Started
<b>Cultural and Historical Resources</b>	5b. Adopt and implement policies to preserve and protect historic sites within the community	Mid-term (4-6 Years)	Adopt policy towards historical development preservation of facades, facilities, buildings, amenities, and so on.	City Council	Not Started
<b>Cultural and Historical Resources</b>	5c. Maintain current cultural and historical resources within the community	Short-term (1-3 Years)	Designate buildings that have cultural and historical value within the Registrar of Historic Places.	Planning and Zoning Commission	Not Started
<b>Cultural and Historical Resources</b>	5c. Maintain current cultural and historical resources within the community	Long-term (7+ Years)	Apply for funding that assists in maintaining the buildings and facades of historical and culturally significant locations within the community.	City Council	Not Started
<b>Natural Resources</b>	6a. Adopt policies that protect the natural environment that is in and surrounds the community	Mid-term (4-6 Years)	Review built environment impacts and regulations within floodplains, wetlands, and other natural environments.	City Staff	Not Started
<b>Natural Resources</b>	6a. Adopt policies that protect the natural environment that is in and surrounds the community	Mid-term (4-6 Years)	Update all ordinances (zoning, building, etc.) to protect natural resources within and around the community.	City Council	Not Started
<b>Natural Resources</b>	6a. Adopt policies that protect the natural environment that is in and surrounds the community	Short-term (1-3 Years)	Adopt ordinances and policies to minimize light pollution such as the Dark Skies Compliance Ordinance.	City Council	Not Started
<b>Natural Resources</b>	6b. Establish a system of monitoring and reporting progress and	Short-term (1-3 Years)	Identify measurable and attainable goals and systems that city staff can utilize to	City Staff	Not Started

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
	protection of natural resources		monitor the health and life of natural resources around the community.		
<b>Natural Resources</b>	6b. Establish a system of monitoring and reporting progress and protection of natural resources	Mid-term (4-6 Years)	Establish a system of monitoring growth and sustainability of natural resource areas for on-going protection.	City Staff	Not Started
<b>Natural Resources</b>	6c. Protect and enhance habitats such as wildlife corridors and habitat restoration projects	Short-term (1-3 Years)	Establish zoning districts that enable the preservation of wildlife areas and native vegetation in Iowa.	Planning and Zoning Commission	Not Started
<b>Natural Resources</b>	6c. Protect and enhance habitats such as wildlife corridors and habitat restoration projects	Mid-term (4-6 Years)	Adopt policy that works towards a balance of built and natural environment around the community.	City Council	Not Started
<b>Natural Resources</b>	6c. Protect and enhance habitats such as wildlife corridors and habitat restoration projects	Mid-term (4-6 Years)	Create a restoration plan for areas home to wildlife and natural resources that should be maintained for the benefit of the community.	City Council	Not Started
<b>Parks and Recreation</b>	7a. Enhance pedestrian safety, accessibility, and connectivity to parks, retail, and residential areas	Short-term (1-3 Years)	Create more sidewalk and trail connections to commercial and recreational parts of the community.	City Council	Not Started
<b>Parks and Recreation</b>	7a. Enhance pedestrian safety, accessibility, and connectivity to parks, retail, and residential areas	Short-term (1-3 Years)	Make sure all sidewalks, trails, and roads are ADA compliant. Address all areas that aren't.	City Staff	In-Progress
<b>Parks and Recreation</b>	7a. Enhance pedestrian safety, accessibility, and connectivity to parks, retail, and residential areas	Short-term (1-3 Years)	Perform a safety, speed, vision, and crash analysis for all roads within Ely.	City Staff	Not Started

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
<b>Parks and Recreation</b>	7b. Promote pedestrian connectivity on a regional scale with trailhead implementation and access	Mid-term (4-6 Years)	Establish a wayfinding plan for the trail within Ely to enhance the visibility of the community for visitors along the trail.	City Council	Not Started
<b>Parks and Recreation</b>	7b. Promote pedestrian connectivity on a regional scale with trailhead implementation and access	Mid-term (4-6 Years)	Enhance the trailhead and entry into Ely for bikers and walkers on the trail.	City Staff	Not Started
<b>Parks and Recreation</b>	7c. Develop safe, bikeable roadways and trails	Short-term (1-3 Years)	Research areas along the transportation system that aren't safe and establish a plan of implementation of safer travel.	City Staff	Not Started
<b>Parks and Recreation</b>	7c. Develop safe, bikeable roadways and trails	Mid-term (4-6 Years)	Increase signage around sidewalks, trails, and roadways to increase awareness of travel.	City Staff	Not Started
<b>Parks and Recreation</b>	7c. Develop safe, bikeable roadways and trails	Short-term (1-3 Years)	Develop more intense crosswalk areas to establish safe crossing over major roadways.	City Staff	Not Started
<b>Parks and Recreation</b>	7d. Enhance and expand the parks system and amenities	Long-term (7+ Years)	Create a parks system master plan to establish the growth and amenities for existing and future parks within the community.	City Council	Not Started
<b>Parks and Recreation</b>	7d. Enhance and expand the parks system and amenities	Mid-term (4-6 Years)	Identify areas for future park space or open space for residents to have within a 5-to-10-minute walk of them.	City Staff	In-Progress
<b>Parks and Recreation</b>	7d. Enhance and expand the parks system and amenities	Short-term (1-3 Years)	Adopt policy for Parkland Dedication to make sure that open space and parks are created and available for all residents.	City Council	Not Started
<b>Economic Development</b>	8a. Attract new businesses to the community	Mid-term (4-6 Years)	Further develop commercial and mixed-use corridors to be able to entice new businesses to open in Ely.	City Staff	In-Progress

Section	Goals	Timeline	Actionable Tasks	Responsible Party	Status
<b>Economic Development</b>	8a. Attract new businesses to the community	Short-term (1-3 Years)	Provide incentives for building within Ely through TIF or other funding mechanisms.	City Council	Not Started
<b>Economic Development</b>	8a. Attract new businesses to the community	Long-term (7+ Years)	Build relationships with developers for more diverse development that includes commercial, residential, and mixed-use development to give businesses a chance to be located close to residents.	City Staff	In-Progress
<b>Economic Development</b>	8b. Ensure resident's basic needs and services are met by economic development	Long-term (7+ Years)	Establish business opportunities and open buildings with new development for daily needs and services such as medical professionals, health services, and grocery services.	City Staff	Not Started
<b>Economic Development</b>	8c. Encourage responsible mixed-use development	Short-term (1-3 Years)	Identify areas for mixed-use development for establishing new forms of residential housing and smaller scale commercial development.	City Staff	In-Progress
<b>Economic Development</b>	8c. Encourage responsible mixed-use development	Long-term (7+ Years)	While developing, continually make sure that the façade and scale of development maintains the culture and small town feel of the community.	Community Members	On-Going

# Appendix A: Additional Demographic Data

**Table A-1 - Civilian Employed Population Aged 16+ by Industry**

Industry	Ely, IA	Linn County, IA	Cedar Rapids, IA MSA	State of Iowa
Agriculture, forestry, fishing & hunting	1%	1%	2%	4%
Mining, quarrying, & oil & gas extraction	0%	0%	0%	0%
Construction	12%	6%	7%	7%
Manufacturing	20%	17%	17%	15%
Wholesale trade	2%	2%	2%	3%
Retail trade	7%	11%	11%	12%
Transportation & warehousing	1%	4%	5%	4%
Utilities	3%	1%	1%	1%
Information	2%	2%	2%	1%
Finance & insurance	5%	7%	7%	7%
Real estate & rental & leasing	1%	1%	1%	1%
Professional, scientific, & technical services	4%	6%	6%	4%
Management of companies & enterprises	0%	0%	0%	0%
Administrative & support & waste management services	2%	4%	4%	3%
Educational services	13%	8%	8%	10%
Health care and social assistance	17%	14%	14%	14%
Arts, entertainment, and recreation	2%	1%	1%	2%
Accommodation and food services	3%	6%	6%	6%
Other services, except public administration	2%	3%	3%	4%
Public administration	2%	2%	2%	3%

Source: US Census Bureau's American Community Survey, 2017 – 2021, 5-Year Estimates.

**Table A-2 - Civilian Employed Population Aged 16+ by Occupation**

<b>Industry</b>	<b>Ely, IA</b>	<b>Linn County, IA</b>	<b>Cedar Rapids, IA MSA</b>	<b>State of Iowa</b>
Management	11%	10%	10%	11%
Business & financial operations	5%	7%	6%	5%
Computer & mathematical	4%	4%	4%	3%
Architecture & engineering	3%	3%	3%	2%
Life, physical, & social science	1%	1%	1%	1%
Community & social services	1%	2%	2%	2%
Legal	2%	1%	1%	1%
Education, training, & library	6%	5%	5%	6%
Arts, design, entertainment, sports, & media	2%	2%	2%	1%
Healthcare practitioner, technologists, & technicians	11%	6%	6%	6%
Healthcare support	2%	3%	3%	3%
Protective service	1%	1%	1%	1%
Food preparation & serving related	3%	5%	5%	5%
Building & grounds cleaning & maintenance	3%	2%	3%	3%
Personal care & service	1%	2%	2%	3%
Sales & related	11%	10%	10%	9%
Office & administrative support	10%	12%	12%	11%
Farming, fishing, & forestry	0%	1%	1%	1%
Construction & extraction	10%	5%	5%	5%
Installation, maintenance, & repair	2%	3%	3%	3%
Production	7%	8%	8%	8%
Transportation & material moving	5%	7%	8%	9%

Source: US Census Bureau's American Community Survey, 2017 – 2021, 5-Year Estimates.

**Table A-3 - Population by Census Year, City Comparables**

<b>Geography</b>	<b>2010</b>	<b>2020</b>	<b>10-YR Growth Rate</b>	<b>Annual Rate</b>
Ely, IA	1,914	2,328	22%	2.0%
Fairfax	2,236	2,828	26%	2.4%
Adel	3,927	6,153	57%	4.6%
Bondurant	3,979	7,375	85%	6.4%
Solon	2,121	3,029	43%	3.6%
Polk City	3,546	5,543	56%	4.6%
Tiffin	2,043	4,514	121%	8.3%
<b>Average</b>			<b>59%</b>	<b>4.5%</b>

Source: US Census Bureau.

**Table A-4 - Housing Units by Units in Structure**

<b>Units</b>	<b>Ely, IA</b>	<b>Linn County, IA</b>	<b>Cedar Rapids, IA MSA</b>	<b>State of Iowa</b>
1, detached	83%	68%	71%	73%
1, attached	3%	5%	5%	4%
2	2%	2%	2%	2%
A-3 or 4	5%	4%	4%	3%
5 to 9	5%	4%	4%	4%
10 to 19	0%	7%	6%	4%
20 to 49	0%	3%	3%	4%
50 or more	0%	3%	2%	3%
Mobile home	2%	4%	4%	3%

Source: US Census Bureau’s American Community Survey, 2017 – 2021, 5-Year Estimates.

**Table A-5 - Composition of Housing Units by Decade Built**

<b>Units</b>	<b>Ely, IA</b>	<b>Linn County, IA</b>	<b>Cedar Rapids, IA MSA</b>	<b>State of Iowa</b>
2020s	1%	0%	0%	0%
2010s	11%	9%	8%	7%
2000s	22%	14%	14%	11%
1990s	20%	13%	13%	10%
1980s	10%	8%	7%	7%
1970s	9%	14%	14%	14%
1960s	2%	13%	12%	10%
1950s	0%	11%	10%	10%
1940s	1%	3%	3%	5%
1930s or earlier	23%	15%	18%	25%

Source: US Census Bureau's American Community Survey, 2017 – 2021, 5-Year Estimates.

**Figure A-1 - List Price & Days on Market by Iowa Metro Area, June 2023**

**Median List Price**

	Median List Price	Median List Price Y/Y
Clinton, IA	\$224,750	48.5%
Ottumwa, IA	\$166,100	36.3%
Storm Lake, IA	\$280,750	32.2%
Marshalltown, IA	\$167,475	27.0%
Dubuque, IA	\$388,725	19.3%
Waterloo-Cedar Falls, IA	\$254,925	14.1%
Cedar Rapids, IA	\$339,958	13.3%
Oskaloosa, IA	\$193,950	13.3%
Mason City, IA	\$257,500	12.9%
Muscatine, IA	\$227,500	12.1%
Fairfield, IA	\$191,225	11.9%
Spencer, IA	\$211,150	11.6%
Fort Dodge, IA	\$159,675	10.3%
Sioux City, IA-NE-SD	\$342,250	9.6%
Iowa City, IA	\$365,250	9.4%
Ames, IA	\$319,350	9.2%
Spirit Lake, IA	\$339,150	6.0%
Des Moines-West Des Moines, IA	\$374,995	5.0%

**Median Days on Market**

	Median Days on Market	Median Days on Market Y/Y
Ames, IA	42	5.7%
Cedar Rapids, IA	42	71.4%
Clinton, IA	42	-6.1%
Des Moines-West Des Moines, IA	51	10.9%
Dubuque, IA	41	68.0%
Fairfield, IA	67	43.1%
Fort Dodge, IA	43	33.1%
Iowa City, IA	50	5.8%
Marshalltown, IA	56	60.9%
Mason City, IA	44	33.9%
Muscatine, IA	33	10.0%
Oskaloosa, IA	23	-25.2%
Ottumwa, IA	46	72.6%
Sioux City, IA-NE-SD	41	42.1%
Spencer, IA	44	35.9%
Spirit Lake, IA	74	97.3%
Storm Lake, IA	44	171.9%
Waterloo-Cedar Falls, IA	35	48.9%

Source: realtor.com®.

**Table A-6 - Income-Restricted Senior Apartment Demand**

Metric	Value
Age- & Income-Qualified Householders [A]	3,026
% Householders 55+ Residing in Renter-Occupied Housing Units in PMA [B]	20%
% of Housing Units that Multifamily* [C]	32%
Senior Apartment Demand [D = A * B * C]	194
Existing Supply [E]	96
<b>Unmet Unit Need [F = D – E]</b>	<b>98</b>

Source: ESRI & US Census Bureau

\*Based on US Census Bureau estimates, 2017 – 2021, for the percent of housing units with two or more units per structure. There is one household per housing unit.

**Table A-7 - Active Adult Unmet Unit Need**

Metric	2023	2028
Householders Aged 65+	5,258	5,918
Des Moines, IA Penetration Rate	0.3%	
Demand	16	18
Existing Supply	0	0
<b>UNMET UNIT NEED</b>	<b>16</b>	<b>18</b>

Source: ESRI & NIC MAP® Data Service

**Table A-8 - Needs-Qualified Population**

Setting	2023	%	2028	%	Number	%
Independent Living	248	23%	301	23%	52	21%
Assisted Living	548	50%	658	50%	109	20%
Memory Care	291	27%	349	27%	58	20%
<b>TOTAL</b>	<b>1,088</b>	<b>100%</b>	<b>1,307</b>	<b>100%</b>	<b>220</b>	<b>20%</b>

**Independent Living** provides an estimate of 75+ population using the Des Moines, IA metro’s Independent Living 75+ householder penetration rate according to NIC MAP® Data Service applied to the PMA’s population following a conversion of households to population.

**Assisted Living** considers the rate of those aged 75+ with two or more disabilities according to the Medicare Current Beneficiary Survey.

**Memory Care** estimates the proportion of residents with Alzheimer's according to rates from the National Center for Health Statistics. Assisted Living and Memory Care estimates are then localized using the PMA County’s ratio of the percent of 75+ population with difficulties living independently and with cognitive impairment compared to the national rate.

**Table A-9 - Unmet Unit Need Estimates**

	Independent Living	Assisted Living	Memory Care
Demand [A]	73	162	86
Supply [B]	24	106	12
<b>UNMET UNIT NEED [C = A – B]</b>	<b>49</b>	<b>56</b>	<b>74</b>
Demand [A]	94	207	110
Supply (Existing & Planned) [B]	24	106	12
<b>UNMET UNIT NEED [C = A – B]</b>	<b>70</b>	<b>101</b>	<b>98</b>

Source: Applied Economic Insight® LLC analysis & methodology.

**Table A-10 - Ely, IA Market Potential Index Analysis**

<b>Behavior</b>	<b>Market Type</b>	<b>MPI</b>
Exercise at club at least 2x/week	Health & Beauty	121
Member of YMCA	Health & Beauty	134
Visit medical office buildings	Health & Beauty	100s
Filled prescription at a supermarket	Health & Beauty	120
Visited barbershop/salon	Health & Beauty	107-113
Vehicle maintenance or repair	Automotive Aftermarket	112
In-person banking	Financial	110-120
Visited specialty pet store	Pets & Products	121
Used veterinarian	Pets & Products	100-129
Used a professional pet service	Pets & Products	120-150
Went to the movies	Recreation	110-120
Used sports, recreation, or exercise equipment	Recreation	130
Visited family restaurant/steak house	Restaurant	100-112
Spent \$51-\$200/month on fast food	Restaurant	112-130
Eat-in fast food	Restaurant	117
Fine dining at least 2x/month	Restaurant	125
Spent \$40-\$99/month at a convenience store	Retail	100-108
Grocery staples	Retail	100-110
DIY home improvement	Retail	116

Source: ESRI.