

1
2
3
4
5
6

Appendix A
Appendix B
Appendix C

Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Burlington, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City. This report is included as an appendix to the comprehensive plan so that it may be easily updated from time to time as new data becomes available.

	Page
A.1 Demographics	A-2
A.2 Housing	A-4
A.3 Mobility & Transportation	A-8
A.4 Economic Prosperity	A-14
A.5 Agriculture & Natural Resources	A-22
A.6 Community Facilities & Services	A-26
A.7 Community Character	A-32
A.8 Hazards	A-34
A.9 Collaboration & Partnerships	A-36
A.10 Land Use	A-38

Adopted on
November 19, 2012

A.1 DEMOGRAPHICS

About the Data

These indicators utilize a mixture of local, county, state, and federal data sources. The U.S. Census has historically been a key source of data for many community indicators. Much of the information previously collected by the decennial U.S. Census is now collected only by the American Community Survey (ACS). The ACS is an ongoing survey that collects sample data every year and reports estimates of population and housing characteristics. For communities larger than 20,000 but smaller than 65,000, the best available estimates are reported as rolling averages over 3-year periods – they indicate average conditions over the reporting period rather than a snapshot of a single point of time. Because the ACS estimates are based on a sample of the population, they include some error. The margin of error is reported for each estimate, and is an indication of how reliable the estimate is. As a general rule, the ACS data is quite reliable at the State level, generally reliable at the County level, and less reliable at the municipal level. The margin of error makes the data much more difficult to interpret. To simplify tables in this plan, the reliability of each value is indicated simply by the formatting of the text. For each ACS estimate, the margin of error is divided by the estimate. If the error is 10% or less than the estimate, the value in the table is bolded and underlined. In graphs, the ACS data exceeding this 10% error threshold will be denoted at the bottom of the graph.

The second important note when using ACS estimates is that they cannot be compared to decennial census data because they are measured in different ways. While some of the tables in this report show both decennial census data and 2008-2010 ACS data, it is not possible to draw conclusions about trends by comparing the two sets of numbers.

This report is a summary of current conditions and recent trends in Burlington, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the City.

	Village of Malibu		Chevrolet County		
	No.	Per	No.	Per	
1980	124	2.2	79,564	5.0	← Census data
1990	138	3.4	100,601	6.0	
2000	145	10	145,452	7.0	
Avg. 2005-2009	378		<u>253,053</u>		← ACS data

error exceeds 10%

error less than 10%



Population & Age Trends

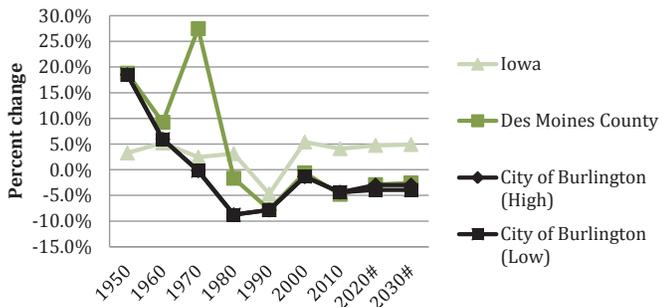
Population trends for the City of Burlington show a 20.7% decrease in population for Burlington between 1970 and 2010. Because Iowa does not calculate population projections for municipalities, high and low projections were calculated for Burlington based on available data. High projections are based on Des Moines County's projection of a 1.5% decrease in population every 5 years. Low projections are based on the City's actual decrease of 2% every 5 years over the past decade.

An analysis of population change by decade shows that the City of Burlington and Des Moines County have had similar decreases in population since 1980, while Iowa has generally increased in population.

Burlington is an aging City in an aging county, demographically. In 2010, 23.4% of the City population was over the age of 60, and the age group with the highest population in the City was those age 45 to 54 years (13.9%). The median age in the City was 39.7, which is lower than the median age for the County (41.5), but higher than the Iowa median age of 38.1.

POPULATION CHANGE BY DECADE, 1950-2030

Source: US Census, Iowa Data Center, MSA



POPULATION TRENDS & PROJECTIONS

Source: Woods & Poole Economics, Iowa Data Center, 2010 Census, MSA

	City of Burlington		Des Moines County	Iowa
1940	25,832		28,404	2,538,268
1950	30,613		33,740	2,621,073
1960	32,430		36,854	2,757,537
1970	32,366		46,982	2,825,368
1980	29,529		46,203	2,913,808
1990	27,208		42,614	2,776,755
2000	26,839		42,351	2,926,324
2010	25,663		40,325	3,046,355
	High	Low		
2010	25,663	25,663	40,356	3,028,666
2015	25,278	25,150	39,732	3,097,663
2020	24,899	24,647	39,184	3,172,237
2025	24,525	24,154	38,674	3,248,751

SEX & AGE, 2010

Source: 2010 Census

	City of Burlington		Des Moines County	
	Number	Percent	Number	Percent
Male	12,332	48.05%	19,600	48.61%
Female	13,331	51.95%	20,725	51.39%
Median Age	40	---	42	---
Under 5	1,783	6.95%	2,638	6.54%
5-9 years	1,730	6.74%	2,556	6.34%
10-14 years	1,603	6.25%	2,570	6.37%
15-19 years	1,584	6.17%	2,546	6.31%
20-24 years	1,392	5.42%	2,041	5.06%
25-34 years	3,335	13.00%	4,774	11.84%
35-44 years	2,989	11.65%	4,671	11.58%
45-54 years	3,578	13.94%	5,928	14.70%
55-59 years	1,673	6.52%	2,927	7.26%
60-64 years	1,542	6.01%	2,578	6.39%
65-74 years	2,066	8.05%	3,529	8.75%
75-84 years	1,554	6.06%	2,382	5.91%
85 or older	834	3.25%	1,185	2.94%

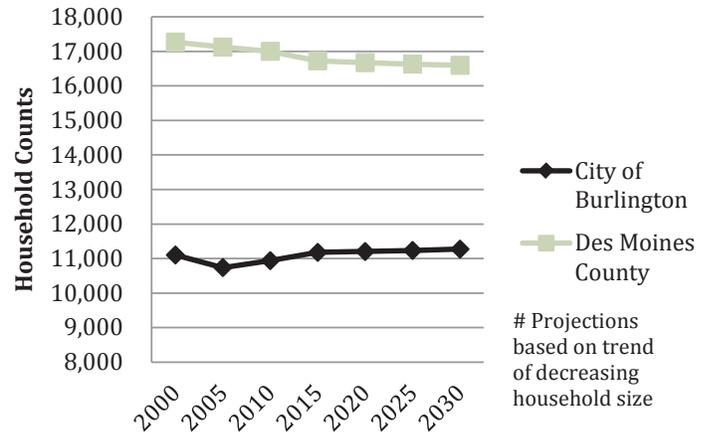
Household Counts

A comparison of household size shows that the number of persons per household in the City has been declining at rates slightly faster than the County and the State. This decline in household size is projected to continue in the future. This is consistent with national trends attributed to smaller family size and increases in life expectancy.

The shrinking household size means that the number of households in the City is expected to rise slightly (approximately 3%) over the next 20 years, despite an expected drop in total population. The number of households in Des Moines County is expected to decrease slightly (approximately 2.4%) over the next 20 years. This is due to a relatively slower household size decrease in conjunction with a population decrease.

HOUSEHOLD PROJECTIONS, 2000-2030

Source: US Census Bureau, MSA projections



HOUSEHOLD COUNTS

Source: U.S. Census Bureau

	City of Burlington		Des Moines County		Iowa	
	Number	Persons Per	Number	Persons Per	Number	Persons Per
1980	12,090	2.44	18,567	2.49	1,053,033	2.77
1990	10,986	2.48	16,874	2.53	1,064,325	2.61
2000	11,102	2.42	17,270	2.45	1,149,276	2.55
2010	10,938	2.35	17,003	2.37	1,221,576	2.49
Avg. 2005-2009	10,738	---	17,126	---	1,215,970	---

Occupancy & Housing Stock

The majority of City residents (71.5%) live in owner-occupied housing. The vacancy rate (10.2%) is relatively high and indicates that there may be an overabundance of rental units. A healthy rental vacancy rate is 5-6%.

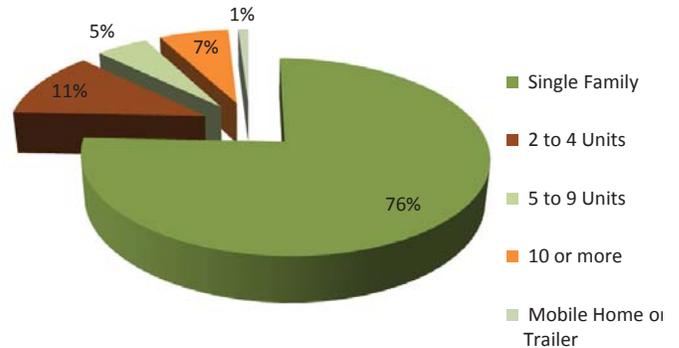
The majority of residents (77.5%) moved into their current residence after 1990, and 57.1% moved into their current residence after 2000.

Burlington's history of population growth and decline is reflected in the age of its housing stock. Nearly 50% of residential structures in Burlington were built prior to 1940 and 67.3% were built prior to 1960.

The diversity of Burlington's housing stock is typical of small cities in the Midwest, with 76% consisting of single family homes. Multi-family housing in the City varies in number of units per dwelling with 11.6% having two to four units, 5% having five to nine units, and almost 7% having 10 or more units.

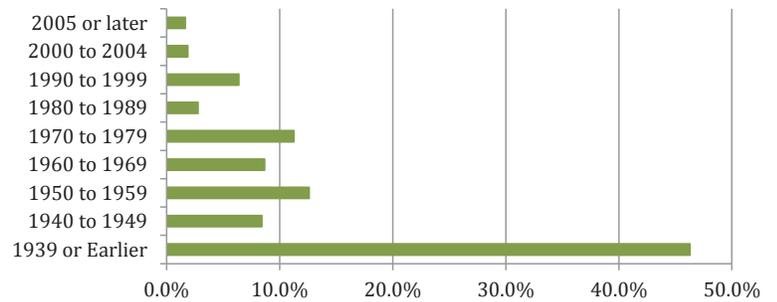
UNIT TYPE, 2008-2010 AVG

Source: American Community Survey



YEAR STRUCTURE BUILT, 2008-2010 AVG*

Source: American Community Survey



* error exceeds 10% for all estimates

OCCUPANCY

Source: U.S. Census Bureau

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	7,646	69.6%	7,791	70.2%	7,391	67.6%
Renter Occupied	3,340	30.4%	3,311	29.8%	3,547	32.4%
Vacant	791	7.2%	883	8.0%	961	8.8%
<i>Homeowner Vacancy Rate</i>	124.0	1.6%	159	2.0%	161	2.1%
<i>Rental Vacancy Rate</i>	259	7.2%	333	9.1%	401	10.2%

Affordability & Value

Affordable housing opportunities are often provided through the sale of older housing units. Housing is generally considered “affordable” when the owner or renter’s monthly housing costs do not exceed 30% of their gross monthly income. Nearly 28.6% of City homeowners and approximately 45% of renters exceeded the “affordable” threshold during 2008-2010. While these numbers are important indicators of affordability, it is also important to note that some residents may consciously choose to devote more than 30% of their income to household and lifestyle expenses.

Despite the fact that more renters do not have “affordable” housing, the median rent in the City (\$559) is only slightly less than the County median rent (\$566).

The median value of a home in the City has increased steadily since 1990, but is significantly below the County’s median home value of \$93,100.

GROSS RENT AS PERCENTAGE OF INCOME

Source: American Community Survey

Gross Rent as a Percentage of Household Income	Percent
Less than 15%	15.7%
15.0% to 19.9%	7.3%
20% to 24.9%	20.9%
25% to 29.9%	11.3%
30% to 34.9%	6.9%
35% or more	37.9%
Not computed	8.9%

GROSS RENT

Source: U.S. Census Bureau, American Community Survey

	1990	2000	Avg. 2008-2010
Less than \$200	32.4%	13.4%	5.5%
\$200 to \$499	58.0%	51.0%	33.5%
\$500 to \$749	0.9%	26.2%	39.5%
\$750 to \$999	0.2%	4.1%	19.4%
\$1,000 to \$1,499	6.1%	0.3%	1.2%
\$1,500 or more		0.2%	0.9%
No Cash Rent	3.8%	4.8%	8.9%
Median Rent	\$239	\$437	\$569

VALUE (FOR HOMES WITH MORTGAGES)

Source: U.S. Census Bureau, American Community Survey

	1990	2000	Avg. 2008-2010
Less than \$50,000	70.2%	32.8%	17.4%
\$50,000 to \$99,999	25.7%	49.8%	48.0%
\$100,000 to \$149,999	2.8%	10.4%	15.8%
\$150,000 to \$199,999	0.8%	4.5%	9.3%
\$200,000 to \$299,999	0.5%	1.3%	6.8%
\$300,000 to \$499,999	0.1%	1.1%	2.4%
\$500,000 or more	0.0%	0.2%	0.3%
Median Value	\$38,700	\$63,300	\$83,800

SELECTED MONTHLY OWNER COSTS

Source: American Community Survey

Selected Monthly Owner Costs as a Percentage of Household Income	Percent
Less than 20%	44.8%
20% to 24.9%	15.2%
25% to 29.9%	11.3%
30% to 34.9%	3.6%
35% or more	25.0%
Not computed	0.0%

Housing Programs

Neighborhood Stabilization Program

In April 2010, the City of Burlington received federal funds to purchase, rehab, and sell foreclosed or blighted homes to income-qualified persons at no profit. The program is offered to individuals making less than 120% of the Average Median Income (AMI) for Des Moines County, although some properties are required to be sold to individuals making less than 50% AMI.

HOME Grant

Christian Action, in partnership with the Burlington Housing Partnership, Low Rent Housing of Burlington and the City of Burlington, was awarded a federal Homeownership Assistance Program (HOME) grant in 2008 for \$288,189 to assist eleven first time home buyers in purchasing and rehabilitating their homes. The City of Burlington also received state HOME grants in 1997, 2000, 2003, 2005 and 2009.

Pride of the Community

Pride of the Community is a City-wide program that “recognizes residents for the high level of maintenance and/or improvements to their property.” This program encourages homeowners to increase curb appeal of their properties, thereby beautifying the surrounding neighborhood and the city as a whole. The program accepts nominations year round and residents that receive an award are recognized at a City Council meeting and are given a temporary sign to display in their yard.



A.3 MOBILITY & TRANSPORTATION

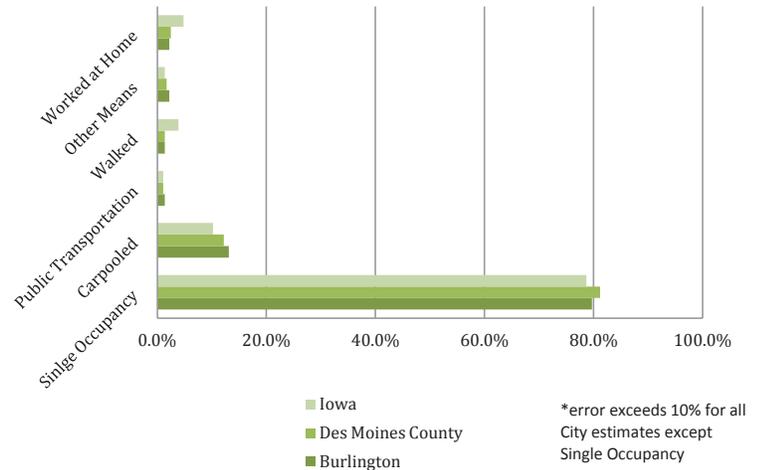
Commuting

Approximately 56% of the City's commuters age 16 or older work within the City. Most of the workers are employed within Des Moines County. The percentage of those who work out of state is relatively low and is most likely due to the close proximity of Illinois.

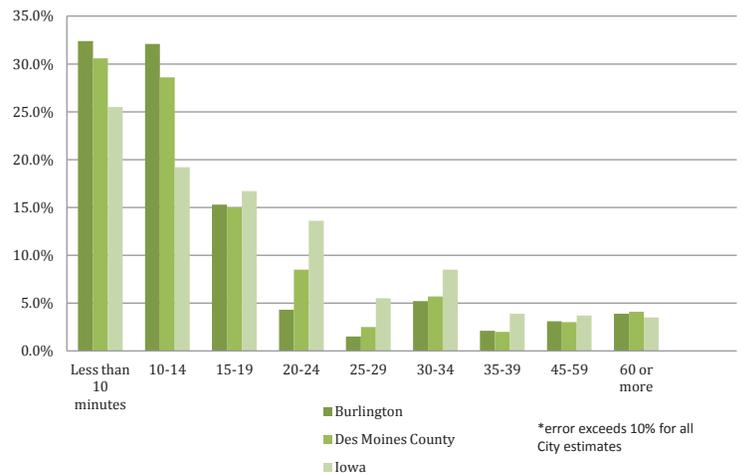
These commuters, on average, have a travel time to work of 13.4 minutes, which is slightly less than the County (16.2 minutes) and State as a whole (18.6 minutes). A large percentage of Burlington workers have a commute that is less than 15 minutes. These times suggest most residents work in the City or in nearby areas.

Commuting in Burlington is mostly done by car, with 79.7% of commuters traveling in a single occupant vehicle. This number is similar for Des Moines County (81.2%) and Iowa (78.7%). Only 1.4% of commuters in Burlington utilize public transportation (which includes taxis).

COMMUTING METHODS TO WORK, 2005-2009 AVG
Source: American Community Survey



COMMUTING TIME TO WORK, 2005-2009 AVG
Source: American Community Survey



PERCENTAGE OF RESIDENTS COMMUTING
Source: American Community Survey

	City of Burlington	Des Moines County
Within Des Moines County	86.4%	85.5%
<i>Within the City</i>	57.5%	---
<i>Outside the City</i>	42.5%	---
Outside of County, Within State	11.7%	12.5%
Outside of State	1.9%	2.0%

Major Modes of Travel

Aviation Service

Southeast Iowa Regional Airport, located in Burlington, serves Southeast Iowa, West-Central Illinois and Northeast Missouri. Services include commercial airline service from Air Choice One, a full service FBO in Jet Air, Inc. and Avis rental car agency. The airport, in various iterations, has been operating since 1929, and is subsidized by the Essential Air Service. It is the only commercial airport in a 75-mile radius with daily service to St. Louis and Chicago.

Railroad Service

Freight rail runs through the City on several different lines: the BNSF Railway Co, the Burlington Junction Railway Co., and the Norfolk and Southern Railway Co.

Passenger rail is provided by Amtrak. A waiting room only station is located at 300 S. Main St. The nearest station with ticket office hours is located in Fort Madison, 17.7 miles southwest.

Intercity Bus Service

Burlington is served by two private intercity bus services. Burlington Trailways and Greyhound Lines each operate from the Burlington Trailways facility at 906 Broadway in West Burlington.

Trucking Service

Freight is trucked through the City of Burlington on Highways 61 and 34. Both routes average daily truck traffic count of 500 or more.

Road Management

All federal, state, county, and local roads are classified into categories under the “Roadway Functional Classification System” based upon the type of service they provide (see map on the next page for road classifications in the Plan Area).

- *The 2012-2016 Iowa Transportation Improvement Plan identifies two road management projects in Burlington: annual washing and rehabilitation for the Great River Bridge, and equipment for use in the Living Roadways Program.*
- *The 2012-2016 Iowa Transportation Improvement Plan also identifies several non-road management projects including rehabilitation of airport hangars, expanded medical shuttle services, and sidewalk extensions for Blackhawk Elementary School.*
- *Iowa DOT provides highway traffic volumes for selected roads and streets in all communities every 4 years (collected as AADT-Average Annual Daily Traffic). See the Transportation Facilities Map for the AADT along state and county highways in the City.*

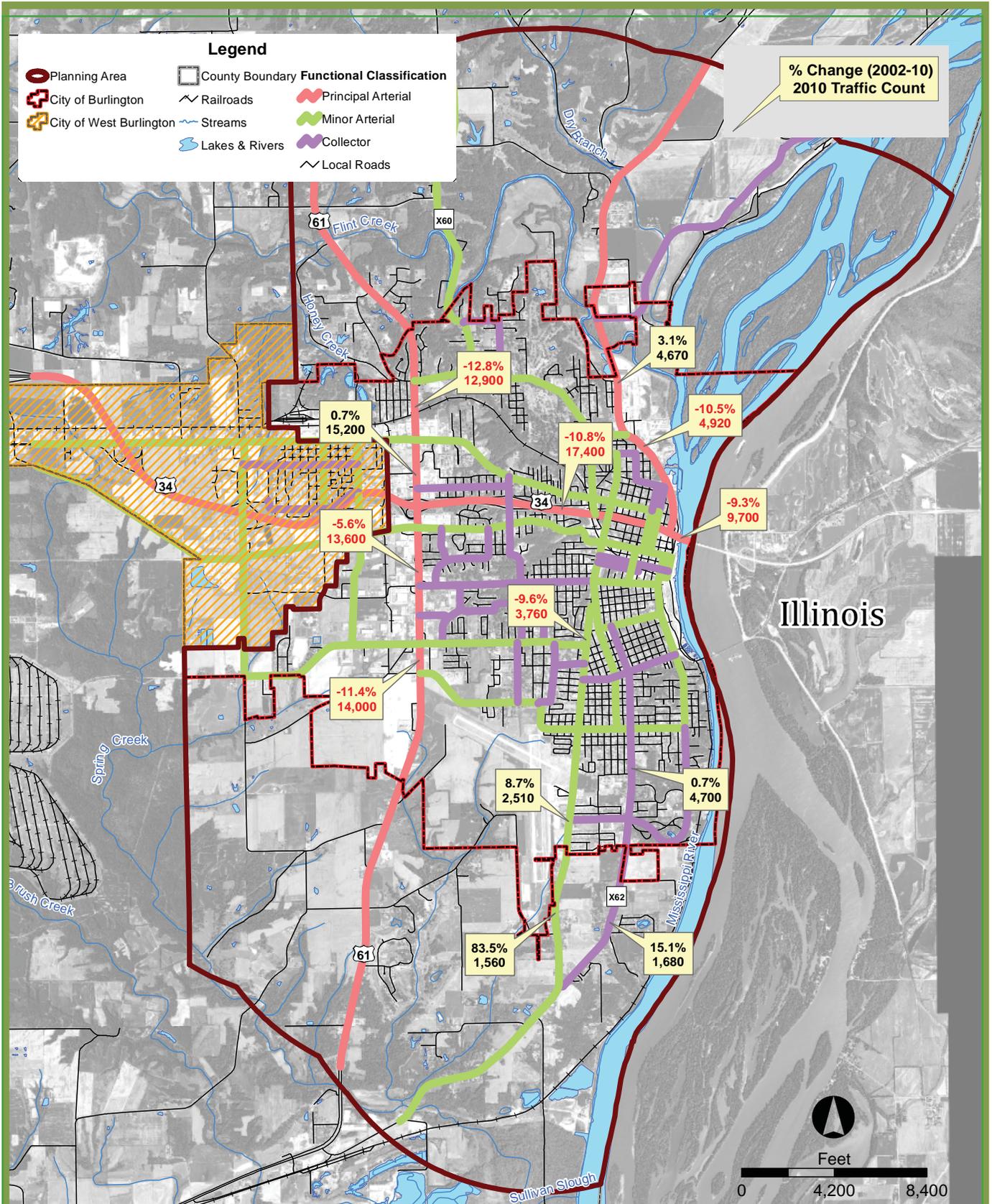
Mississippi River

The Mississippi River at Burlington is utilized by freight barges and passenger boats. While the historic Port of Burlington only functions as a visitor’s center, several private companies own elevator docks in Burlington, including ADM/ Growmark and Burlington River Terminal, Inc. Commodities stored and transferred at the docks include corn, beans, wheat, soybean, fertilizer, steel, and precast concrete.

Source: Iowa Department of Transportation

A.3 MOBILITY & TRANSPORTATION

Transportation Map



Bike, Pedestrian & Transit Travel

Sidewalks, Trails, & Routes

Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. The City has a designated bike route creating a loop around the City comprised of off street trails and signage to designate on-street segments. Currently, there are no on-street bike *lanes* in the City.

Long distance regional trails exist in various stages of completion in the Burlington area. The Flint River Trail, set to be completed in 2015, will be 20 miles long, connecting downtown Burlington to Big Hollow Recreation Center. The Hoover Nature Trail (part of the American Discovery Trail) will begin at Burlington Memorial Auditorium and end in Cedar Rapids, IA. When completed, the trail will span six counties. Segments of the trail are in various stages of construction. The Mississippi River Trail also runs through the City for approximately 5.5 miles.

Transit Service

Burlington and West Burlington local transit needs are met primarily by Burlington Urban Service (BUS), which operates 12 buses. BUS provides service through a combination of fixed routes and schedules (7-9 am) and fixed-route demand response service (9:00 am to 5:15 pm). All 12 buses are handicap-accessible (ramp or lift), and curb-to-curb paratransit service is available for handicapped and elderly residents needing such assistance.

Regional transit needs are met by Southeast Iowa Bus (SEIBUS), which provides intercity transit to Columbus Junction, Grandview, Wapello, Morning Sun, Mediapolis, Fort Madison, Keokuk, and Mount Pleasant. SEIBUS also runs a medical shuttle service to Iowa City hospitals on Tuesdays and Thursdays. SEIBUS buses are equipped with wheelchair lifts, and, like Burlington Urban Service, SEIBUS offers curb-to-curb paratransit service as needed to destinations outside Burlington.



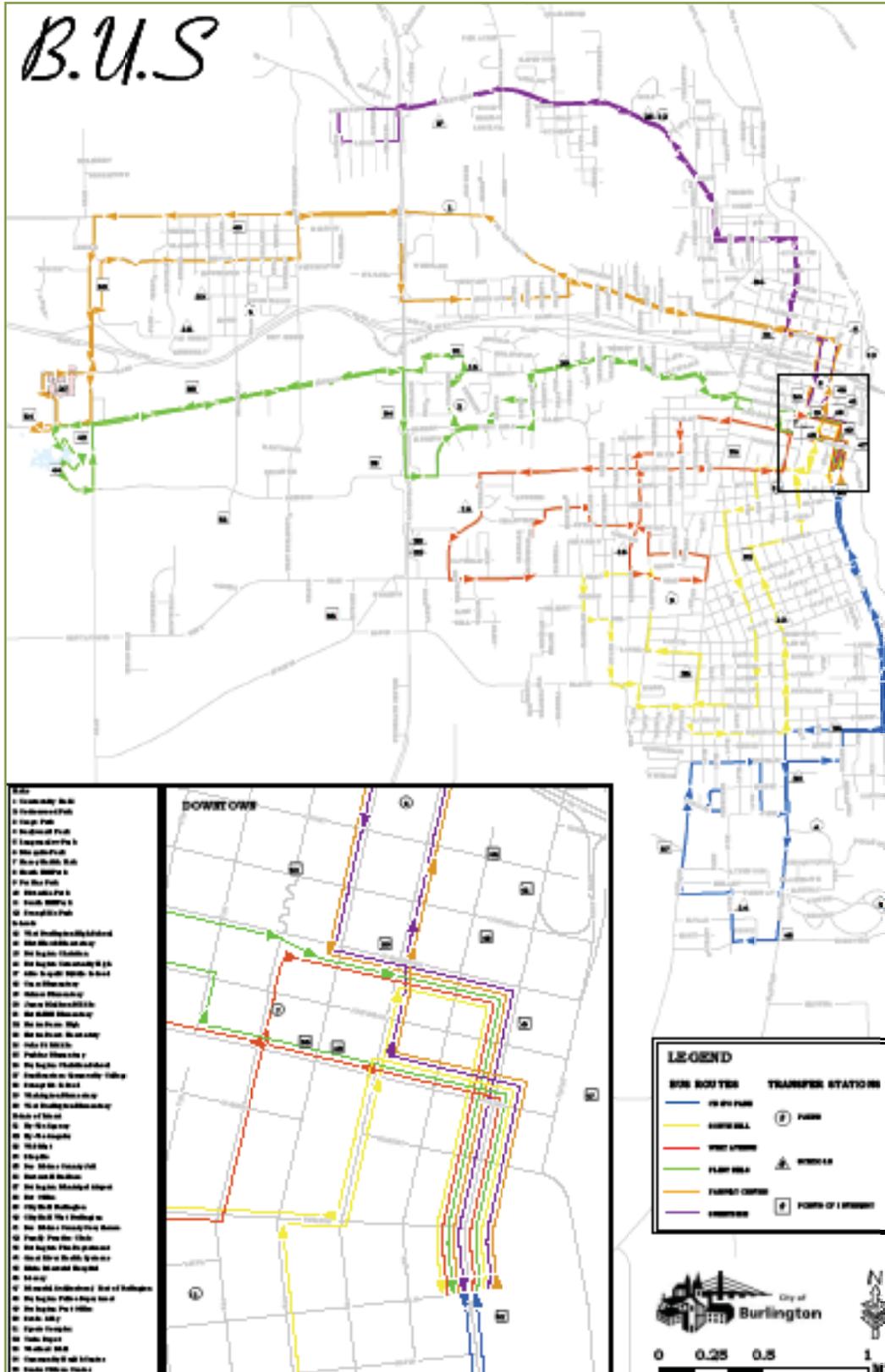
BURLINGTON URBAN SERVICE (BUS) VEHICLE

Source: City of Burlington BUS Brochure

A.3 MOBILITY & TRANSPORTATION

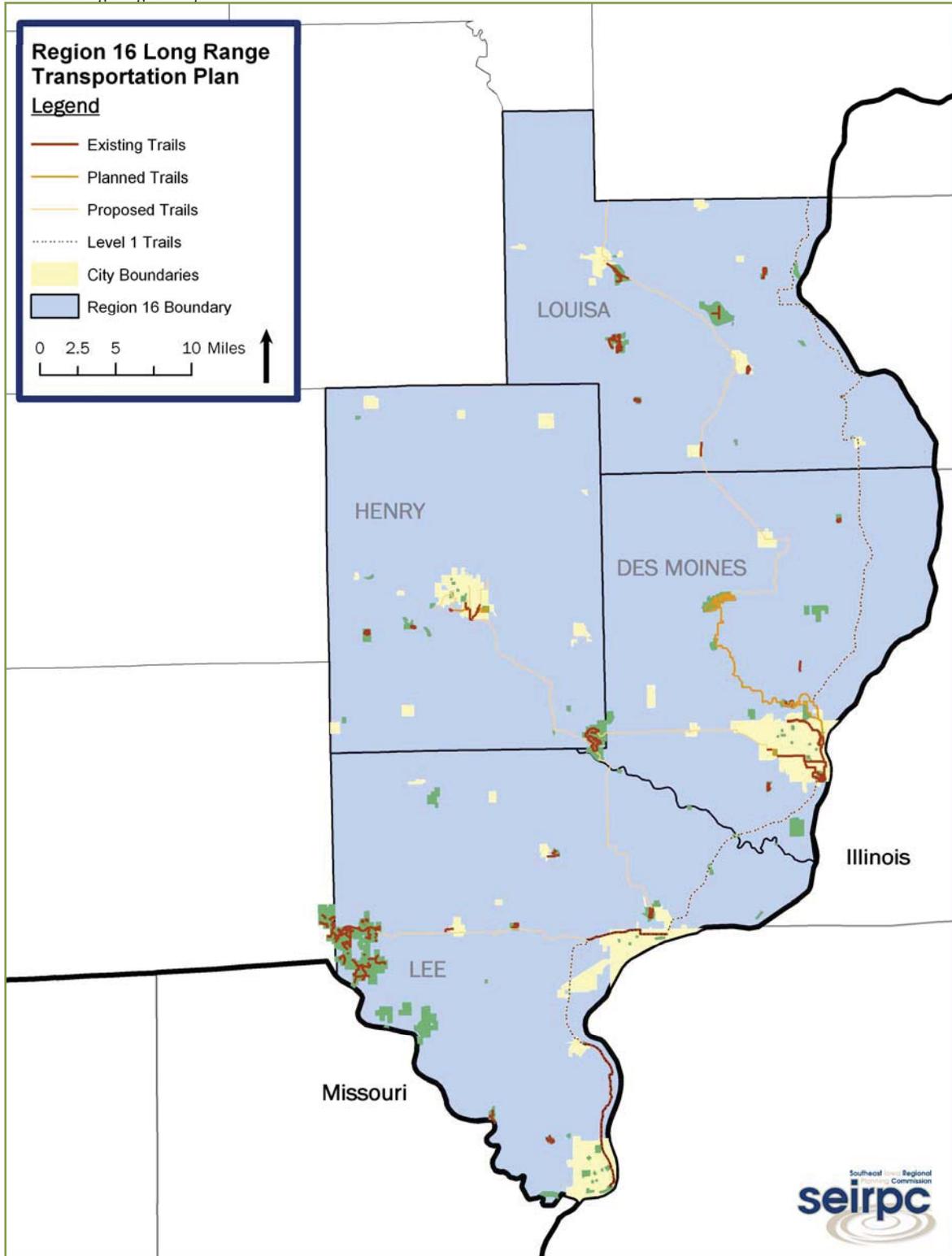
Transit Map

Source: City of Burlington



Trails Map

Source: SEIRPC 2026 Long Range Transportation Plan



Education & Income

Education attainment can provide valuable insight into the existing labor force, including availability of skilled and professional workers and demand for training opportunities. The percentage of Burlington residents 25 years or older who have at least a high school diploma (89%) is slightly lower than Des Moines County and Iowa (90.4% and 90.3%, respectively). The percentage of residents who have obtained a bachelor's degree is also lower (12.3%) compared to the county (12.7%) and state (17.2%). This may indicate a need for additional vocational and adult learning programs.

As with education levels, Burlington's median and per capita income levels are also lower than the county and state. Median household income in Burlington is \$38,336 compared to Des Moines County's \$41,157 and Iowa's \$48,827.

The City also has a relatively high percentage of individuals living below the poverty level. In the City, 14.5% of the population is below the poverty level, compared to 13% in the County, and 11.9% in Iowa. The Census Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level".

EDUCATIONAL ATTAINMENT

Source: U.S. Census Bureau, American Community Survey

		1990	2000	Avg. 2008-2010
Burlington	HS Grad	38.7%	37.5%	34.6%
	Some College	19.3%	22.2%	27.4%
	Associate Degree	7.2%	8.3%	9.0%
	Bachelor's Degree	9.0%	10.3%	12.3%
	Graduate/Prof. Degree	3.8%	5.7%	5.7%
	High School Grad or Higher	78.0%	84.0%	89.0%
Des Moines County	HS Grad	39.8%	39.3%	36.5%
	Some College	19.4%	21.9%	25.8%
	Associate Degree	8.2%	8.7%	9.9%
	Bachelor's Degree	8.2%	10.7%	12.7%
	Graduate/Prof. Degree	3.5%	5.2%	5.5%
	High School Grad or Higher	79.0%	85.8%	90.4%
Iowa	HS Grad	37.3%	36.1%	33.6%
	Some College	20.0%	21.4%	22.1%
	Associate Degree	7.7%	7.4%	9.9%
	Bachelor's Degree	11.1%	14.7%	17.2%
	Graduate/Prof. Degree	4.5%	6.5%	7.6%
	High School Grad or Higher	80.6%	86.1%	90.3%

INCOME TRENDS

Source: U.S. Census Bureau, American Community Survey

		1990	2000	Avg. 2008-2010
Burlington	Per Capita	\$12,025	\$19,450	\$23,179
	Median Family	\$30,905	\$40,912	\$50,073
	Median Household	\$25,105	\$33,770	\$38,336
	<i>Below Poverty</i>	13.7%	12.6%	14.5%
Des Moines County	Per Capita	\$12,246	\$19,701	\$23,115
	Median Family	\$32,097	\$45,089	\$54,161
	Median Household	\$26,536	\$36,790	\$41,158
	<i>Below Poverty</i>	11.3%	10.7%	13.0%
Iowa	Per Capita	\$12,422	\$19,674	\$25,357
	Median Family	\$31,659	\$48,005	\$61,724
	Median Household	\$26,229	\$39,469	\$48,827
	<i>Below Poverty</i>	11.5%	9.1%	11.9%

Existing Labor Force

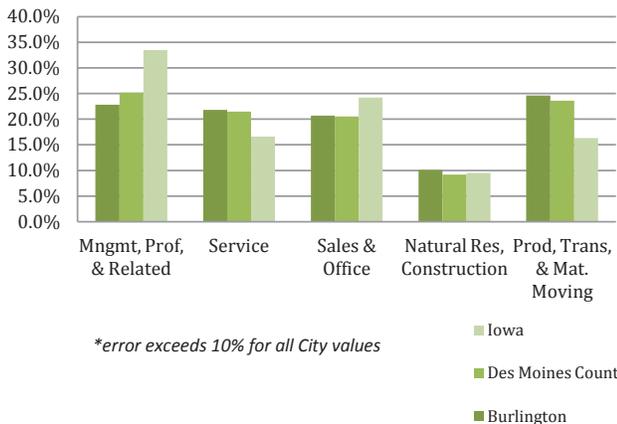
A community's labor force includes all people over the age of 16 classified as employed or unemployed as well as members of the U.S. Armed Forces. Those not included in the labor force include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

Burlington's labor force overall is similar to that of Des Moines County and Iowa.

- Over the last decade the unemployment rate doubled for the County and State. Even though there is no data at the municipal-level, it is likely this increase has also occurred in the City.
- The vast majority (86.2%) of workers in Burlington earn a *private* wage and salary, similar to Des Moines County at 84.6% and Iowa at 78.7%.
- Occupations in Burlington are relatively evenly split between "Management, Professional & Related", "Service", "Sales & Office", and "Production, Transportation and Materials Moving".
- The largest industries in the City include Educational, Health & Social Services (23.7%), Manufacturing (14.7%), and Retail Trade (11.5%).

OCCUPATIONS, 2005-2009 AVG

Source: American Community Survey



EMPLOYMENT STATUS

Source: U.S. Census Bureau, American Community Survey

	City of Burlington	Des Moines County	Iowa
In Labor Force (2000)	13,719	22,163	1,556,581
Unemployment Rate	4.1%	3.7%	2.8%
In Labor Force (2010)	---	20,960	1,670,300
Unemployment Rate	---	7.5%	6.2%

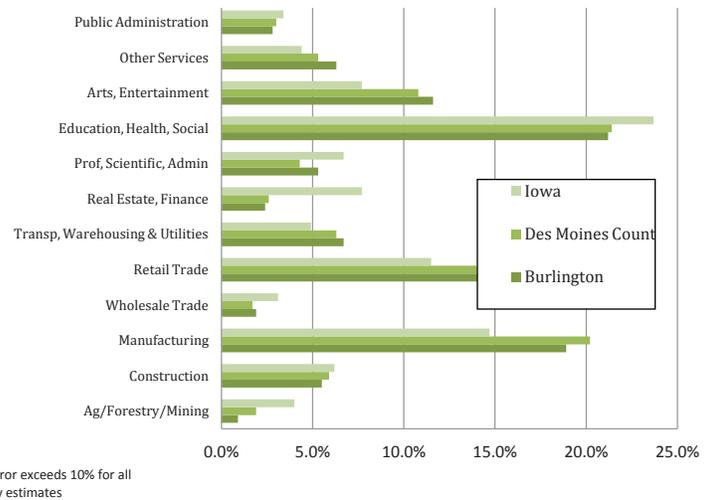
CLASS OF WORKER

Source: U.S. Census Bureau, American Community Survey

	City of Burlington	Des Moines County	Iowa
Private Wage & Salary	86.2%	84.6%	78.7%
Government Worker	10.3%	11.2%	14.1%
Self-Employed	3.5%	4.2%	7.0%
Unpaid Family Worker	0.0%	0.0%	0.2%

INDUSTRY, 2005-2009 AVG

Source: American Community Survey



Labor Projections

Iowa Workforce Development develops occupation projections by region. Region 16 includes Des Moines, Henry, Lee and Louisa Counties. Statewide, the fastest growing occupation is Network Systems/data Communications Analysts. In Region 16, the top growing occupation is Pharmacy Technicians. Healthcare jobs in general are also growing rapidly, both regionally and statewide.

FASTEST GROWING OCCUPATIONS IN REGION 16

Source: Iowa Workforce Development, labor Market & Workforce Information Division

SOC Code	Occupation	SC Iowa 2008	SC Iowa 2018	Percent Change
29-2052	Pharmacy Technicians	155	200	29.0%
13-2011	Accountants and Auditors	275	335	21.8%
29-1111	Registered Nurses	1225	1485	21.2%
15-0000	Computer and Mathematical Occupations	360	430	19.4%
31-1012	Nursing Aides, Orderlies and Attendants	860	1020	18.6%
53-3032	Truck Drivers, Heavy and Tractor Trailer	1550	1830	18.1%
29-2061	Licenses Practical and Licensed Vocational Nurses	325	380	16.9%
25-2021	Elementary School Teachers, Except Special Ed	865	995	15.0%
25-2022	Middle School Teachers, Except Special/Vocational	215	245	14.0%
47-2061	Construction Laborers	435	495	13.8%
23-0000	Legal Occupations	265	300	13.2%
53-7051	Industrial Truck and Tractor Operators	520	585	12.5%
49-3023	Automotive Service Technicians and Mechanics	325	365	12.3%
49-9041	Industrial Machinery Mechanics	330	370	12.1%
27-0000	Arts, Design, Entertainment, Sports & Media	640	715	11.7%
35-2012	Cooks, Institution and Cafeteria	215	240	11.6%
35-3021	Combined Food Preparation & Serving Workers	960	1070	11.5%
19-0000	Life, Physical and Social Science Occupations	280	310	10.7%
47-2031	Carpenters	700	775	10.7%
47-2111	Electricians	280	310	10.7%
43-9061	Office Clerks, General	1150	1265	10.0%
35-9021	Dishwashers	200	220	10.0%
21-0000	Community and Social Service Occupations	885	970	9.6%
13-1079	Human Resources, Training and Labor Relations	495	540	9.1%
49-9042	Maintenance and Repair Workers	900	980	8.9%

Business & Industry

Industrial Sites

Burlington has an abundance of land available for business development and redevelopment. Flint Ridge Business Park, located at 3800 Division Street includes 50 parcels with over 143 acres of industrial, commercial, service and recreational businesses. In addition to Flint Ridge, there are several individual industrial, commercial and office sites available throughout Burlington. For a complete, current listing, please visit the Greater Burlington Partnership at www.growburlington.com.

Major Employers

The largest employer in the Burlington Area is Great River Medical Center, with approximately 1800 employees. Other major employers include several large manufacturing operations. According to the Greater Burlington Partnership, there are 65 manufacturing plants in Des Moines County, totaling 4,319 employees or approximately 20% of the county's labor force.

INDUSTRIAL/BUSINESS PARKS

Source: Greater Burlington Partnership

Community	Total Land	Available Land	Percent Available
Burlington	266	133	50%
West Burlington	60	0	0%
TOTAL	326	133	41%

MAJOR EMPLOYERS & MANUFACTURERS, 2010

Source: Greater Burlington Partnership

Employer	Product/Service	Approx. Employment
Great River Medical Center	Health Care	1780
American Ordinance- IAAAP	Ammunition, warheads	650
Lance Private Brand, Inc	Baked goods	650
Federal Mogul	Spark plugs	355
Case New Holland	Construction equipment	355
Winegard Company	Satellite dishes	310
General Electric	Metal switch gear	200
U.S. Gypsum	Gypsum products	200
Hope Haven Area Development Center	Human development	190
Dresser-Rand	Turbines	141
Hawkeye Pedershaab	Concrete technologies	125



Retail Gap Analysis

The retail and food & drink segments of the local economy can be quickly evaluated in terms of supply and demand. We can estimate the demand for various goods and services based on population and income data in a given area, and the supply of those goods and services in the same area. Gaps between demand and supply may indicate opportunities for business growth in Burlington. The map at right shows three analysis areas –drive times from downtown Burlington. These areas roughly correspond to the City of Burlington by itself (5 minute drive time), the Burlington/West Burlington area as a whole (10 minute drive time), and the wider market area in which Burlington/West Burlington is the dominant economic center (40 minute drive time).

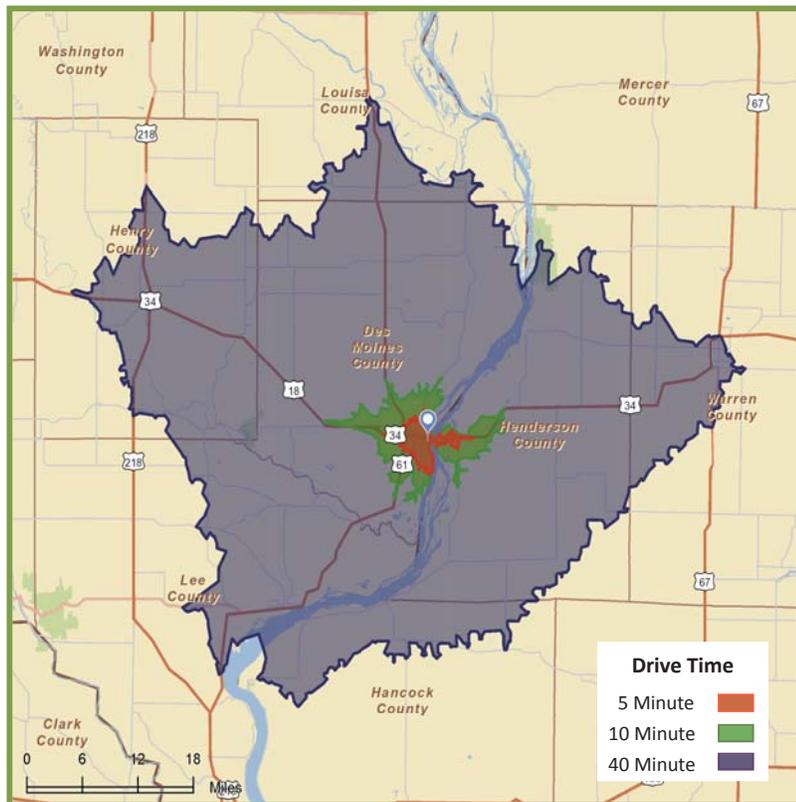
There is a net surplus of supply in all three geographic market areas when considering the Retail Trade and Food & Drink “industries” as a whole. The City of Burlington has a total surplus of 3.7%, comparing retail sales to retail potential, the Burlington/West Burlington area has a surplus of 17.2% (reflecting retail growth west along the highway into West Burlington), and the 40-minute market area has a surplus of 4.4%. But, as revealed by the leakage/surplus graphic on the opposite page, there is apparent opportunity for growth in certain sectors. There is a gap between supply and demand in the wider market area, most notably in Clothing Stores, and Specialty Food Stores.

Some of the data requires skepticism, for example the apparent demand for Book, Periodical, and Music Stores does not account for the recent shift away from storefront retailers to online merchants

SUMMARY DEMOGRAPHICS FOR ANALYSIS ZONES

Source: ESRI Business Analyst Online

	City of Burlington	10 minute Drive Time	40 minute Drive Time
Population	25,456	30,506	92,296
Households	10,746	13,038	37,097
Median Disposable Income	\$35,070	\$35,070	\$35,070
Per Capita Income	\$23,301	\$23,301	\$23,301



for those purchases. Along similar trend lines, the apparent demand for Electronic Shopping & Mail-Order Houses is likely being met via major online retailers (e.g. Amazon.com) with data centers and logistics facilities located in larger economic centers. The most significant opportunity, or gap, based on the data is Beer, Wine, and Liquor stores, but this finding likely reflects the fact that grocery stores sell a great deal of these products in Iowa.

While each retailer must and will evaluate the local market opportunity using their own criteria, there is reason to look more closely for opportunity in the following retail segments:

- Clothing Stores
- Lawn and Garden Equipment and Supply Stores
- Other Motor Vehicle Dealers
- Specialty Food Stores
- Office Supplies, Stationary, and Gift Stores
- Building Material and Supplies dealers

INDUSTRY SUMMARY COMPARISON

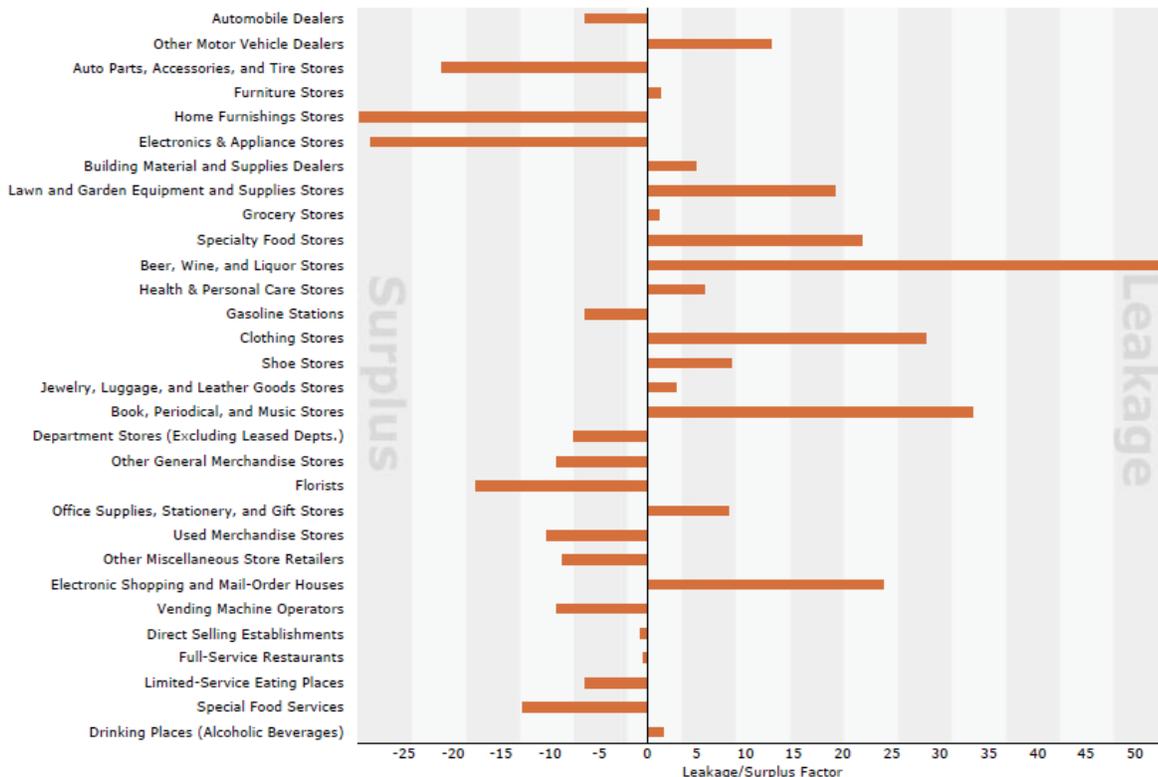
Source: ESRI Business Analyst Online

		Total Retail Trade and Food & Drink	Total Retail Trade	Total Food & Drink
City of Burlington	Demand (Retail Potential)	\$ 223,027,430	\$ 190,746,068	\$ 32,281,362
	Supply (Retail Sales)	\$ 240,177,070	\$ 182,374,074	\$ 57,802,996
	Retail Gap	-\$17,149,640	\$8,371,994	-\$25,521,634
	Leakage/Surplus Factor	-3.7	2.2	-28.3
	Number of Businesses	242	160	82
10 minute Drive Time	Demand (Retail Potential)	\$ 278,310,654	\$ 238,254,322	\$ 40,056,332
	Supply (Retail Sales)	\$ 394,123,971	\$ 326,909,203	\$ 67,214,768
	Retail Gap	-\$115,813,317	-\$88,654,881	-\$27,158,436
	Leakage/Surplus Factor	-17.2	-15.7	-25.3
	Number of Businesses	328	234	95
40 minute Drive Time	Demand (Retail Potential)	\$ 797,425,017	\$ 689,866,508	\$ 107,558,509
	Supply (Retail Sales)	\$ 870,564,699	\$ 755,250,796	\$ 115,313,903
	Retail Gap	-\$73,139,682	-\$65,384,288	-\$7,755,394
	Leakage/Surplus Factor	-4.4	-4.5	-3.5
	Number of Businesses	863	622	240

LEAKAGE/SURPLUS FACTOR FOR 40 MINUTE DRIVE TIME

Source: ESRI Business Analyst Online

Leakage/Surplus Factor by Industry Group



Development Tools

The City of Burlington employs several tools to support economic development within the City.

Tax Increment Financing Districts

Tax Increment Financing Districts (TIDs) are created for the purpose of funding capital improvement projects using Tax Increment Financing (TIF). TIF is a method of public financing that enables the City to fund projects that would otherwise not occur, such as street resurfacing or reconstruction, sanitary or storm sewer, or streetscaping (sidewalks, street trees, street lights, etc.). Tax increment financing is sometimes used to fund aspects of private development projects that advance city planning goals. All TIF expenditures should directly or indirectly contribute to growth of the tax base, as it is the tax revenue from this growth that pays for the expenditures.

There are three Tax Increment Financing Districts in Burlington: The Bottoms TIF District, The Flint Hills TIF District and The Downtown TIF District.

Enterprise Zones

Enterprise Zones are economically depressed areas in which state and/or local tax benefits are available to businesses and developers that make new investments, create or retain jobs and build or rehabilitate housing in those areas. Businesses locating or expanding in an Enterprise Zone may receive property tax exemptions, funding for employee training, sales tax refunds, Iowa income tax credits, or other tax incentives.

Self Supported Municipal Improvement District

The Downtown Burlington Self Supported Municipal Improvement District (DBSSMID) was established to implement the Burlington Downtown Revitalization Plan. These districts are authorized under Iowa Code Chapter 386, which allows cities to use taxes levied in that district for the purpose of paying maintenance expenses of improvements or self-liquidating improvements. These districts can only be formed in contiguous commercial/industrial areas and historic districts and must be approved by 25% of the property owners within the district (representing at least 25% of assessed value).



Physiography & Open Space

Physiography

Burlington is located in the Mississippi Alluvial Plain, along the Mississippi River in a drainage valley formed by two ridges in the glacial till plains of Des Moines County. Toward the east overlooking the Mississippi River are limestone bluffs with vertical drops ranging between 50 and 120 feet. These ridges come together and form rolling hills stretching to the river front.

Agricultural Land and Open Space

There is approximately 11,480 acres of agricultural land and open space in the planning area. This is approximately 42.6% of the land.

Soils

The soils in Des Moines County include: loam, silty loam, and silty clay loam. The most prominent soil associations are the Mahaska-Taintor and Clinton-Lindley Associations.

- The Mahaska-Taintor soils are nearly level, somewhat poorly drained, silty soils on uplands.
- The Clinton-Lindley soils are gently sloping to very steep, moderately well drained, loamy and silty soils on uplands and high stream benched.



Water Resources

Surface Water

Section 303(d) of the federal Clean Water Act requires states to develop a list of impaired waters, commonly referred to as the “303(d) list.” This list identifies waters that are not meeting water quality standards, including both water quality criteria for specific substances or the designated uses, and is used as the basis for development of Total Maximum Daily Loads (TMDLs).

The following graphic shows waters that are on the Section 303(d) list. Purple indicates that TMDLs are still needed and brown indicates that TMDLs are not needed.

Watersheds

The City of Burlington is located along the banks of the Mississippi River – one of our Country’s greatest resources. The City lies within the Mississippi River drainage basin and Flint-Henderson Subbasin. The City is in the following watersheds:

- Lower Duck Creek
- Mississippi River – Duck Creek
- Crow Creek – Mississippi River

FLINT-HENDERSON SUBBASIN

Source: Iowa Department of Natural Resources



IMPAIRED WATERS

Source: Iowa Department of Natural Resources

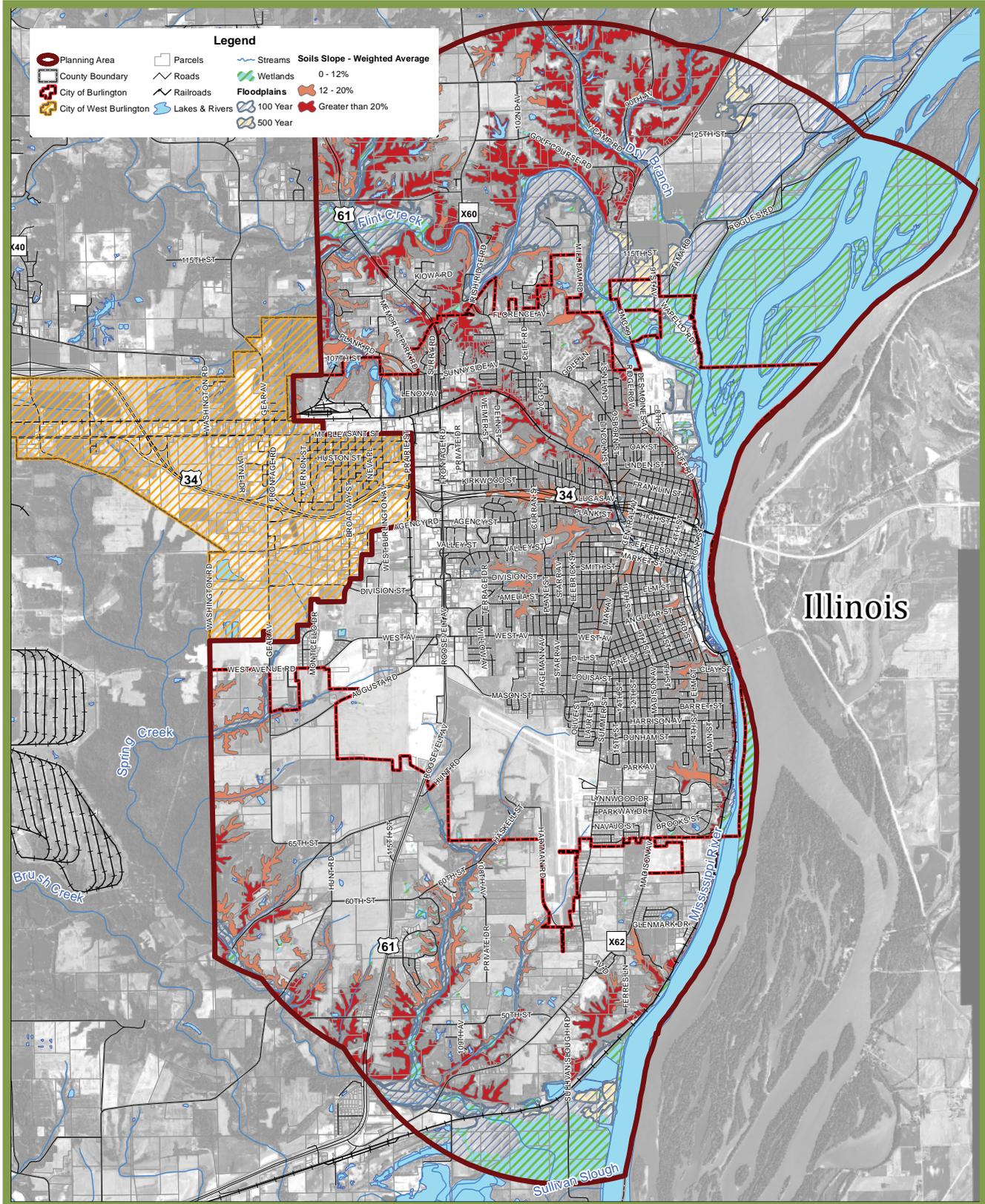


Ground Water

Groundwater is a critical resource, not only because it is used as a source of drinking water, but also because rivers, streams, and other surface water depends on it for recharge. Groundwater contamination is most likely to occur where fractured bedrock is near the ground surface, or where only a thin layer of soil separates the ground surface from the water table.

Susceptibility to groundwater contamination is determined based on five physical resource characteristics: bedrock depth, bedrock type, soil characteristics, superficial deposits, and water table depth. Groundwater can be contaminated through both point and non-point source pollution (NPS). The most common NPS pollutants are sediment (erosion, construction) and nutrients (farming, lawn care).

Development Limitations Map



Natural Resources

Iowa State Preserves

There are five categories of preserves which exist in the State of Iowa. Some designated areas qualify for preserve status in more than one category.

1. Natural Preserves highlight the State’s outstanding biological features.
2. Geological Preserves highlight Iowa’s ancient past.
3. Archaeological Preserves provide a glimpse of the original inhabitants.
4. Historical Preserves include significant structures or objects associated with early Euro-American occupation.
5. Scenic Preserves are areas which highlight the natural beauty of Iowa.

The preserves are often open to hiking and photography, and many of the preserves are also Wildlife Management Areas.

- *Starr’s Cave State Preserve is a 184 acre preserve located in Burlington. The Preserve consists of rugged, semi-forested landscape and Starr’s Cave, a long narrow cavern within the bluff along the north side of Flint Creek Valley.*
- *Malchow Mounds State Preserve is located in Des Moines County 13 miles north of Burlington. This 6 acres Preserve consists of 60 Middle Woodland period mounds.*

RARE SPECIES

Source: Iowa Department of Natural Resources

Group	Number of Species
Amphibians	1
Birds	2
Fish	3
Freshwater Mussels	6
Mammals	1
Plants	37
Reptiles	3
TOTAL	53

Wildlife Management Areas

The Iowa DNR Wildlife Bureau manages over 356,000 acres of land that is available for public recreational use every day of the year. These wildlife management areas provide habitat for Iowa’s native wildlife species and those species which migrate through the state. The primary objective of these areas is to ensure that wildlife species have a safe place to breed, rest, and feed, though there are also passive recreational opportunities at these areas. There are no Wildlife Management Areas in the City; however, there are two in Des Moines County. The closest of these is Blackhawk Bottoms, located along Hwy 61 four miles south of Burlington.

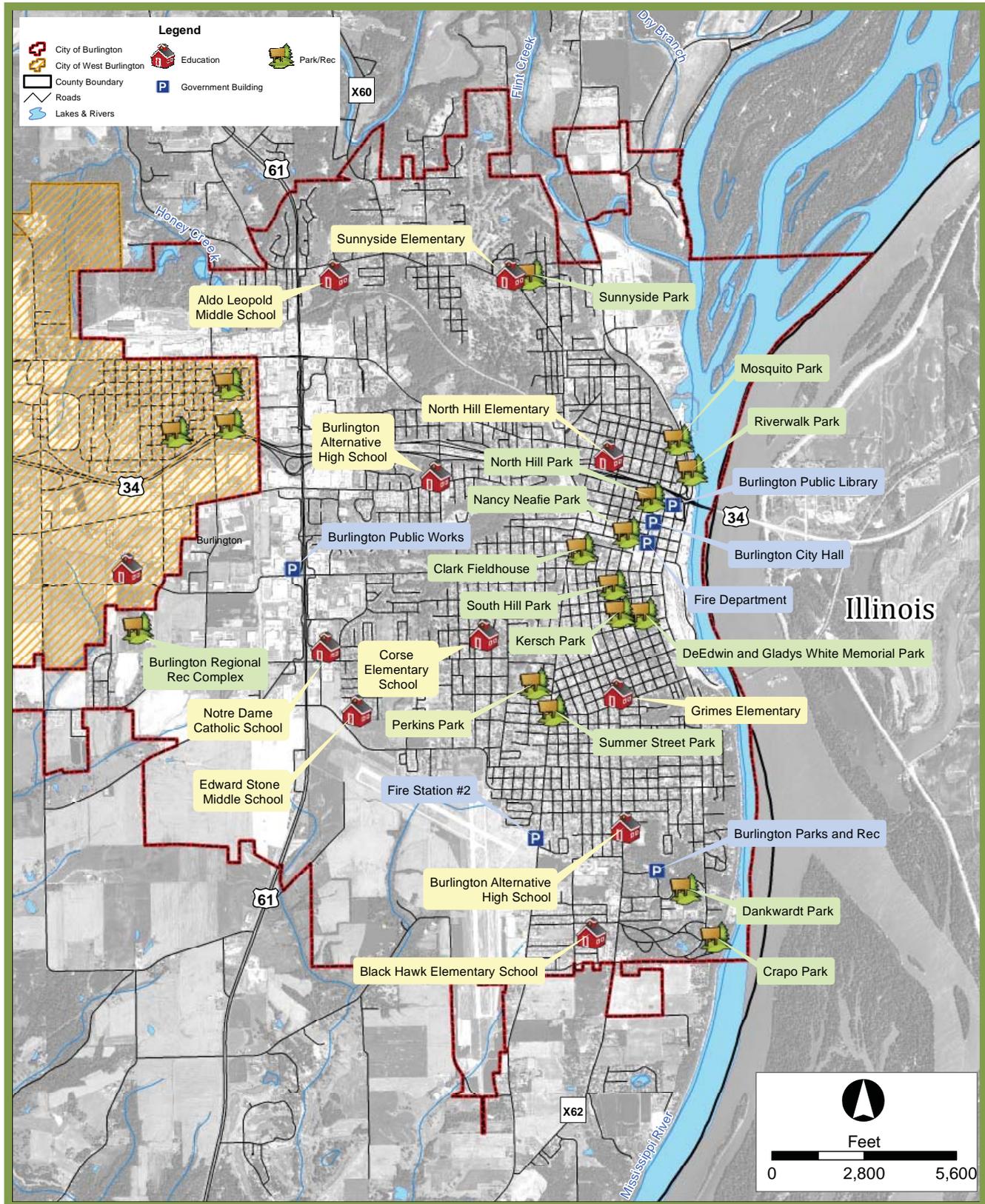
Sustainability Circles

Beginning in June 2011, Burlington took part in a six-month journey to increase the sustainability and profitability of local enterprises through the Sustainable Circle process. This process was led by True Market Solutions and was paid for in part by a grant from the Iowa Power Fund. Several businesses and organizations participated in the Circles including Hope Haven, Iowa State Bank, Southeastern Community College, the City of Burlington, Matt’s Greenhouse, and the Burlington School System.

The Circles focus on six “ingredients” for sustainability and success:

1. TMS Circle Leaders coach and facilitate incorporation of sustainability into the business models of each participant
2. Each participant receives a suite of tools to create customized sustainability and profit improvement Action Plans
3. Relevancy of Circles are increased through locally-specific expertise
4. Local expertise is supplemented by world leading expertise
5. Participants gain the ability to implement best and next practices
6. Circles provide affordable, “high-touch”, peer community-building propositions for small and medium enterprises

Community Facilities Map



General Facilities

Health Care Facilities

The City of Burlington is served by the Great River Medical Center, located in West Burlington. This 378 bed facility is continually expanding and adding new medical specialties to its inventory. Current specialties include Internal Medicine, Family Practice, and Orthopedic. In addition, there are 34 health care and medical service clinics located within the City of Burlington, including the Burlington Medical Center.

There are three assisted living facilities in the City: Bickford Assisted Living and Memory Care, Klein Center, and SunnyBrook Assisted Living.

Police & Emergency Facilities

Law enforcement in the City is provided by the Burlington Police Department, located at 424 North 3rd Street. Fire protection and emergency services are provided by the Burlington Fire Department and Ambulance. The Department consists of 49 firefighters and is funded through the fire equipment/truck fund. The fire department has two stations:

- *Fire Department: 418 Valley Street*
- *Fire Station #2: 2223 Summer Street*

Cemeteries

There are three cemeteries located within the City of Burlington.

- *Aspen Grove Cemetery - located at 2043 Sunnyside Ave*
- *Sacred Heart Cemetery - located at Crapo Park*
- *North Sixth Street Cemetery/ Burlington Roman Catholic Cemetery - located at North 6th St and Rorer Ave*

Library Facilities

Burlington is serviced by the Burlington Public Library, located at 210 Court Street. The library has existed in some capacity since 1868. The first dedicated library structure was built between 1896 and 1898. The current building opened in 2006.

School & College Facilities

The City is served by the Burlington Public School District, Burlington Notre Dame, and the Great River Christian School. The Burlington Public School District is a K-12 public school system of 4,300 students. The district operates five elementary schools, two junior high schools, and two high schools. Burlington Notre Dame is a K-12 private, Catholic institution of 330 students. The students are housed in two buildings.

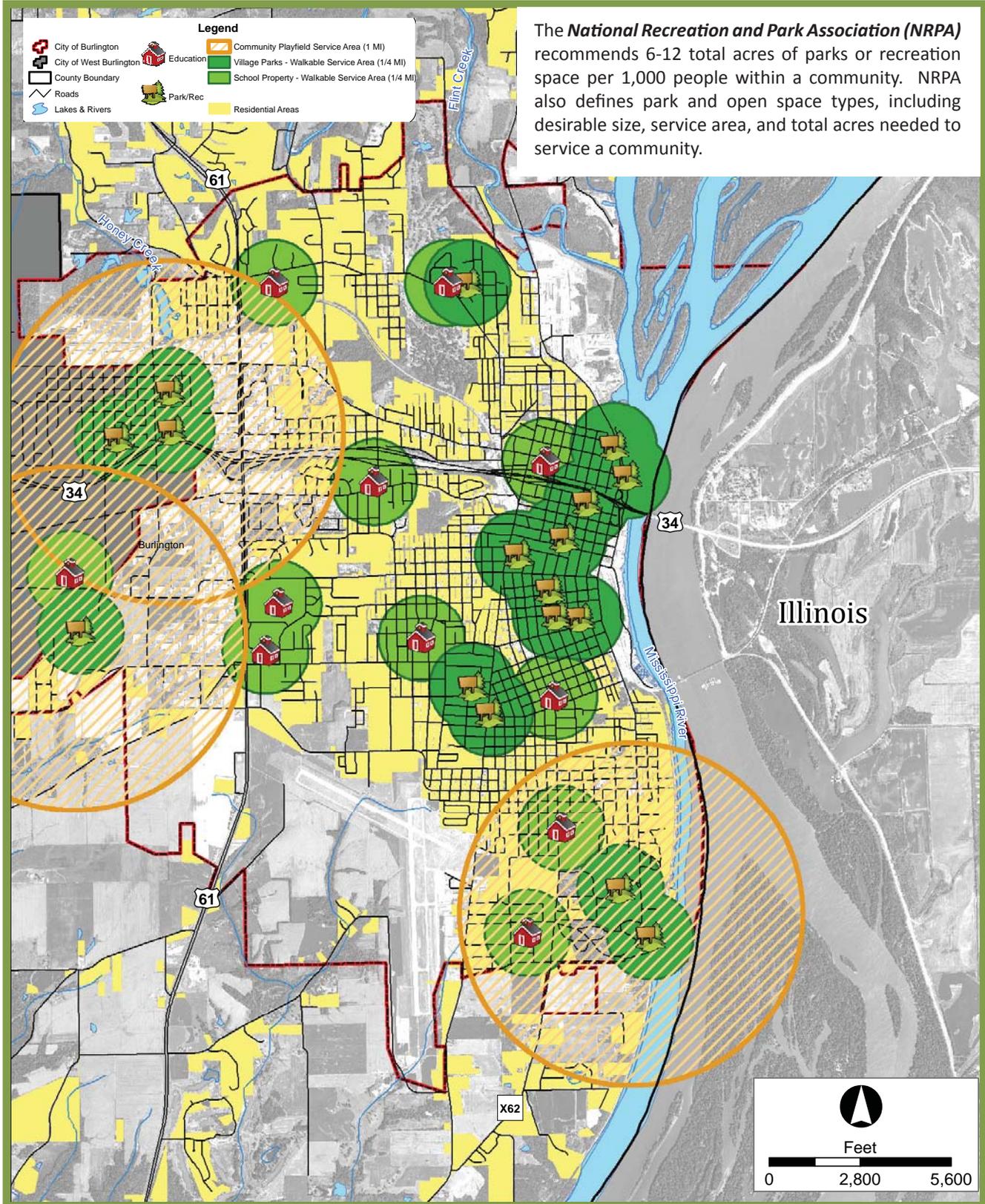
Burlington is also home to Southeastern Community College, with 3,500 registered students. While there are no four year universities in Burlington, there are several near by including:

- *University of Iowa - located 75 miles northwest in Iowa City, this major state university enrolls over 30,000 students.*
- *Iowa Wesleyan - a private liberal arts institution located in Mt. Pleasant (30 miles northwest), enrolls approximately 850 students.*
- *Western Illinois University - located 50 miles southeast of Burlington in Macomb, IL enrolls 13,600 students.*
- *Monmouth College - an exclusively undergraduate institution, is located 30 miles northeast in Monmouth, IL.*

Other Government Facilities

- *City Hall was built in 1923 and is located at 400 Washington St.*
- *Burlington Public Works is located at 3510 Division Street.*
- *Burlington Parks and Recreation is located at 704 Dankwardt Drive.*

Parkland Service Area Map



The **National Recreation and Park Association (NRPA)** recommends 6-12 total acres of parks or recreation space per 1,000 people within a community. NRPA also defines park and open space types, including desirable size, service area, and total acres needed to service a community.



Parks & Recreation

In total, the City has approximately 196 acres of parkland. Based on the National Recreation and Park Association's (NRPA) standards, the City currently has a surplus of 42 acres using the standard of six acres per 1000 people. Assuming the population projections are correct and the City doesn't add additional parkland, the City will have a surplus of 54 acres by year 2030.

Although the total acreage is an easy indicator that a community has met its recreation and parkland needs, it is not the only indicator. Access to parkland is also an important indicator. Generally speaking, any park is accessible by vehicle; however, walkability is even more important, especially for children and young adults. Therefore neighborhood parks need to be within a 1/4 mile in order to service that neighborhood. As the Parkland Service Map on the previous page illustrates, there are several neighborhoods (yellow areas) lacking easy walkable access to parkland. Community parks and playfields provide a wider variety of recreational activities and, therefore, can justifiably service a larger area (one mile as shown).

The following are the park spaces within the City:

- **Crapo Park** - This 85 acre park has four shelter houses, walking trails through the arboretum and a number of beautiful gardens, and Lake Starker.
- **Dankwardt Park** - This 72 acre park is directly adjacent to Crapo Park and includes tennis courts, ball diamonds, and the municipal swimming pool.
- **DeEdwin and Gladys White Memorial Park** - The 1.3 acres in this park, adjacent to the 300 block of Angular Street, offers large shade trees, basketball courts, tables, and playground equipment.
- **Kersch Park** - This pocket park located in the 500 block of South Sixth Street includes picnic tables, playground equipment, and a basketball court.
- **Mosquito Park** - This park is located at the junction of North Third and Franklin Streets offering a spectacular view of the Mississippi River as it flows into the Burlington area.
- **Nancy Neafie Park** - Dedicated to the memory of the first female mayor of Burlington, this park occupies the corner of Sixth and Jefferson Streets, one block south of Snake Alley.

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

	2010	2020	2030
Population	25,663	24,647	23,671
Demand (6 acres/1,000)	154.0	147.9	142.0
Demand (12 acres/1,000)	308.0	295.8	284.0
Total Supply	196.1	196.1	196.1
Surplus/Deficit (6 acres/1,000)	42.1	48.2	54.1

- **North Hill Park** - Located on North Fourth between Court and High Streets, this is one of the two original city parks. This park was the site of the first Methodist church in Iowa (founded in 1883).
- **Perkins Park** - An 18 acre tract includes a shelter house, gazebo, playground, and several footbridges.
- **Riverside Park** - Visitors to the riverfront can walk along the river from the south boat ramps to the welcoming gazebo at the north end of this 11 acre park.
- **South Hill Park** - South Hill is the second originally city park and offers an outstanding view of the downtown commercial district and the river beyond.
- **Summer Street Park** - Another of Burlington's pocket parks, this one-half acre park is located on Summer Street between Pine and South Streets, and includes a picnic table and some playground equipment.
- **Sunnyside Park** - Adjacent to the Sunnyside School, this 4 acre park contains three Little League ball diamonds, playground equipment, an open shelter, and picnicking amenities.

Burlington Regional RecPlex

The Burlington RecPlex, located at Division and South Broadway Streets, features five softball/baseball diamonds, eight regulation-sized soccer fields, four lighted sand volley ball courts, one all purpose field, six station automatic batting cages, 1.2 miles of paved walking/biking trail, a guest services/ concessions building available for rental, shaded outdoor mezzanine seating, and a Tot-Lot playground.

Utilities & Services

Stormwater Management

Stormwater management typically includes the collection and controlled release of storm runoff to natural receiving systems, typically through detention and/or retention facilities. The City addresses stormwater in several ordinances including:

- *Code of Ordinances Chapter 96.07 Discharging of Storm Water Drainage*
- *Code of Ordinances Chapter 100 Storm Water Utility System*

The City of Burlington established a Storm Water Utility in 1999 which allows the City Council to assign fees for stormwater management services, charged in conjunction with water services. While the City does not have a formal stormwater management system at this time, evaluation of stormwater management needs are being coupled with current and future sewer separation projects.

Sanitary Sewer System

All sanitary wastewater generated in the City is treated by the Burlington Wastewater Treatment Plant. The Burlington Wastewater Treatment Plant is a secondary treatment facility located at 101 South Street. The plant was built in 1979 and is designed to treat a maximum wet weather flow of 18 million gallons per day (MGD). The average flow is 5.8 MGD. Currently, the City of Burlington is working with a consultant and making improvements to wastewater treatment plant which will ultimately increase the facility's BOD capacity by 38% and its hydraulic capacity by 15%.

The City is also undergoing incremental sewer separation projects designed to eliminate the systems' Combined Sewer Overflow points.

Solid Waste & Recycling Facilities

Solid waste services are provided by the City and recycling services are provided by the Des Moines County Area Recyclers. Solid waste is disposed of at the Des Moines County Landfill. The City also provides a spring clean-up and yard waste pick-up.

Water Supply

Burlington Municipal Waterworks operates the potable water supply system in Burlington, with a total capacity of 15.9 million gallons (elevated storage capacity of 8.5 million gallons). The systems averages 5.2 million gallons per day and has a peak demand of 11 million gallons per day.

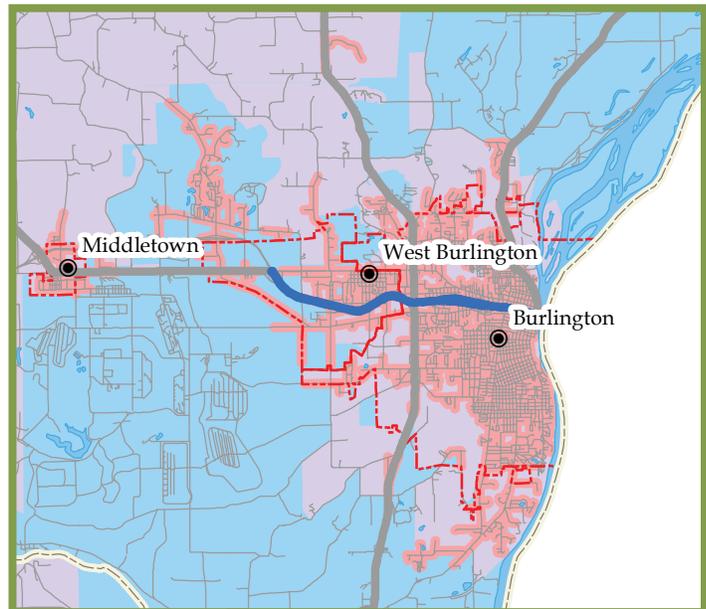
Telecommunications Facilities

There are many telecommunication providers for the Burlington area. Telephone service for the City is provided by Qwest and Iowa Telecom. Cable television is provided by Mediacom. Internet services are provided by Mediacom, Qwest, and Danville Telecom.

In addition, Connect Iowa (a non-profit whose goal is to create detailed maps of broadband coverage) shows that Burlington has access to cable broadband as indicated by pink on the below map. Broadband is defined as speeds of at least 768 kbps downstream and 200 kbps upstream.

BROADBAND ACCESS

Source: Connect Iowa



Renewable Energy & Conservation

To manage rising energy costs, promote local economic development, and protect the natural environment, many Iowa communities are looking at renewable energy resources to meet community energy demands and grow jobs.

Currently, there are no publicly-owned renewable energy systems in the City of Burlington, and there is no tracking system for privately-owned systems.

Renewable Energy Advisory Committee

The Renewable Energy Advisory Committee was established to advise the City Council on programs and policies, both existing and new, with regard to renewable and alternative energy options as well as energy conservation. The committee's 8-12 members are appointed by the Mayor and City Council for three year terms. Duties include:

1. Research renewable energy and alternative energy options and energy conservation.
2. Encourage and educate the Council and the public in regards to energy and its conservation.
3. Advise the Council in matters concerning energy and its conservation with regard to establishing and maintaining programs and policies.
4. Establish subcommittees as deemed appropriate by the Committee for a specific purpose or event.
5. Hold meetings open to the public and provide opportunity for public comment.
6. Submit the meeting agendas and minutes to the City for purpose of public record.

Historic Preservation

Historic Preservation Certified Local Government (CLG)

A historical preservation ordinance typically contains criteria for the designation of historic structures, districts, or places, and procedures for the nomination process. The ordinance further regulates the construction, alteration and demolition of a designated historic site or structure. A community with a historic preservation ordinance may apply for CLG status with the State Historical Society of Iowa. Once a community is certified, they become eligible for:

- Free start-up preservation reference library
- Matching sub-grants from the federal Historic Preservation Fund
- Grants from the REAP Historic Resource Development Program

The City of Burlington is a CLG community. Chapter 25 of the Burlington Code of Ordinances establishes a Historic Preservation Commission. This ordinance outlines the powers and duties of the Commission, criteria and procedures for

historic designation of structures, and standards for review.

Iowa Site Inventory

The Iowa Site Inventory contains information on more than 112,000 architectural, historical and National Register listed archaeological properties around the state. Information on each property includes location information, property name, historic and current functions, building materials, architect and builder, architectural style, and National Register status.

The State Historical Society of Iowa is currently in the process of converting this system to a digital registry that would be available for public queries. Information about specific sites can be obtained by contacting the Historical Society. At this time, there are over 1500 sites listed on the Iowa Site Inventory as “Opinion of Eligibility”, “Listed on NRHP”, “Contributing in District”, “Contributing in Potential District”, “Not Eligible”, or “More Research Recommended”, “Eligible”, or “More Research Recommended” .

National Register of Historic Places:

The National Register of Historic Places lists 24 sites in the City of Burlington:

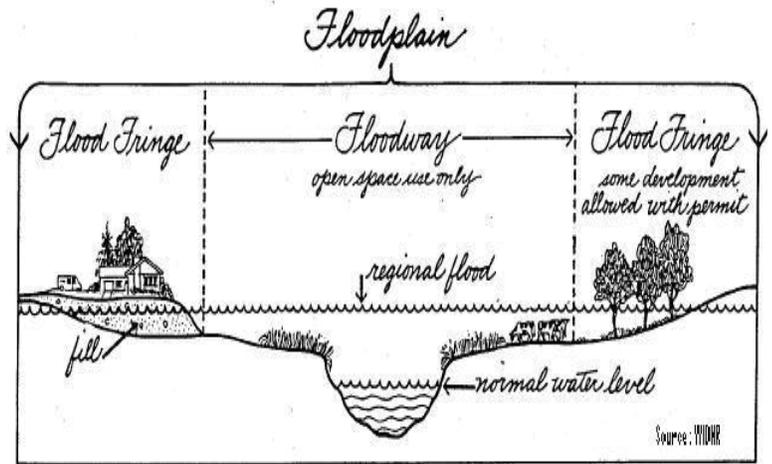
- | | |
|---|---|
| 1. Burlington and Missouri River Railroad Passenger Station | 14. German Methodist Episcopal Church |
| 2. Burlington Public Library (Heritage Center) | 15. Hedge Block |
| 3. Burlington, Cedar Rapids & Northern Freight House | 16. Heritage Hill Historic District |
| 4. Cascade Bridge | 17. Hotel Burlington |
| 5. Chicago, Burlington, and Quincy Station | 18. Jagger-Churchill House |
| 6. Church of St. John the Baptist | 19. Schramm Building |
| 7. Crapo Park and Arboretum Historic District | 20. Snake Alley |
| 8. Mary Darwin House | 21. Snake Alley Historic District |
| 9. Des Moines County Courthouse | 22. Starker-Leopold Historic District |
| 10. Augusta Caesar Dodge House | 23. The Capital Theater |
| 11. First Congregational Church | 24. Union Hotel |
| 12. Flint River Bridge | 25. West Jefferson Street Historic District |
| 13. James M. Forney House | |



Floodplain

The floodplain includes the floodway, the flood fringe, and other flood-affected areas. The floodway is the channel of a river and the adjoining land needed to carry the 100-year flood discharge. Because the floodway is characterized by rapidly moving and treacherous water, development is severely restricted in a floodway. The flood fringe, which is landward of the floodway, stores excess floodwater until it can be infiltrated or discharged back into the channel. During a regional flood event, also known as the 100-year, one-percent, or base flood, the entire floodplain or Special Flood Hazard Area (SFHA) is inundated to a height called the regional flood elevation (RFE).

- *Two hundred and eleven (211) acres within the City is within the 100-year or 500-year floodplain. Most of this is undeveloped lowlands along the river at the north edge of the city, but a portion extends into and through the downtown.*



FEMA Hazard Mitigation Plan

The City of Burlington is included in the FEMA-approved Des Moines County Hazard Mitigation Plan. The Plan identifies applicable hazards and offers strategies for damage prevention and mitigation.

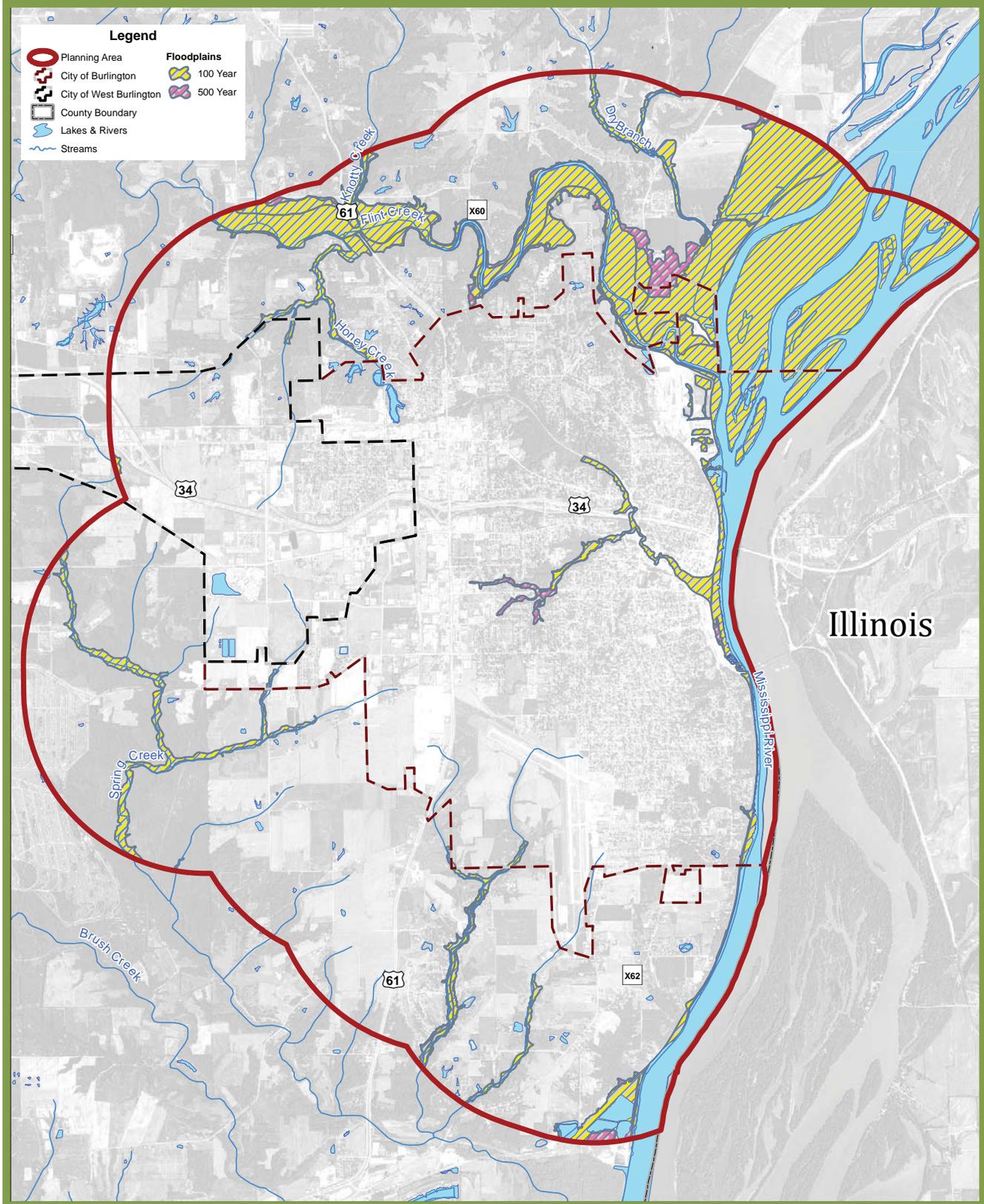


Source: New YorkTimes, June 2008



Source: David Hay Jones/ Science Photo Library June 2008

Floodplain Map



A.9 COLLABORATION & PARTNERSHIPS

Existing Areas of Collaboration

Organization/Entity	Existing Collaboration Efforts
Des Moines County	<ul style="list-style-type: none"> • Collaboration on snow plowing, public works equipment & services • Shared Safety Director and Assistant • Co-owner of Des Moines County GIS system • Shared E911 Communication Center • Shared Drug Task Force • Provide officers with County for Tactical Response Unit • Provide assistance and boats with County for Water Response Unit • Provide backup law enforcement when needed • Shared police public relations • Parks & Forestry- share equipment • Burlington Public Library provides library services
City of West Burlington	<ul style="list-style-type: none"> • Mutual Aid agreement between Fire Dept and West Burlington • Collaboration on snow plowing, public works equipment & services • Shared E911 Communication Center • Shared Drug Task Force • Provide backup law enforcement when needed • Shared police public relations • Burlington Municipal Waterworks supplies water • Burlington Public Library provides library services
Burlington Community School District	<ul style="list-style-type: none"> • Parks & Forestry- share equipment
State	
SEIRPC	<ul style="list-style-type: none"> • Transportation, transit and trail planning
Other Entities	<ul style="list-style-type: none"> • Work with Greater Burlington Partnership on economic development • Provide City Township Ambulance Association with paramedic Ambulance response • Provide Quad Townships with fire response • Paramedic intercept agreements with Biggsville, Gladstone, Keithsburg, laHarpe, Lomax, Oquawka, Stronhurst • Supply water to Iowa Army Ammunition Plant, Danville, Middletown



Potential Areas of Collaboration

Organization/Entity	Potential Collaboration Efforts
Des Moines County	<ul style="list-style-type: none"> • Marketing regional natural amenities • Developing a regional trail system • Decreasing property tax competition • Planning for rural growth
City of West Burlington	<ul style="list-style-type: none"> • Wastewater treatment capacity for southwest growth • Connected trail system
Burlington Community School District	<ul style="list-style-type: none"> • Revenue sharing/ collaborative economic development • Plan for the adaptive reuse of decommissioned school properties • Support innovation in the classroom and facility improvements
State	<ul style="list-style-type: none"> • Collaboratively improve highways
SEIRPC	<ul style="list-style-type: none"> • Planning for transportation and transit improvements • Collaborate to plan for growth to the southwest
Greater Burlington Partnership	<ul style="list-style-type: none"> • Plan for collaborative economic growth/revenue sharing
U.S. Army Corp of Engineers	<ul style="list-style-type: none"> • Implement appropriate flood mitigation strategies • Work with DPI and downtown businesses to plan for downtown hotel and improved conference space • Work with higher education entities to plan additional post secondary facilities • Collaborate with Illinois neighbors on appropriate flood mitigation strategies • Work regionally to create a healthier watershed • Support the Airport with possible relocation of terminal to aid access and potential serve the business park growth area
Other Entities	<ul style="list-style-type: none"> • Work with private businesses to help approve curb appeal on Hwy 61

Existing & Projected Land Uses

The City of Burlington is bordered by West Burlington on the west and the Mississippi River on the east. Most of the open land available for development and not encumbered by steep slopes or wetlands is located at the south and southwest edges of the City.

Approximately a quarter of the land within the City limits is currently agriculture or open space use, and another quarter is transportation facilities, including highways, roads, airport, and port. About 20% of the City is residential uses, and another 15% public/institutional uses, including schools, parks, and City buildings.

The “planning area” identified on the existing land use map is the City limits plus a buffer of two miles from those limits, corresponding to the City’s extraterritorial land use and subdivision review jurisdiction. The planning area features a significant amount of agricultural or open space use (about 50%), though less than might typically be found around a rural city due to the presence of the river, West Burlington, and the Iowa Army Ammunition Plant. About 33% of the land in the planning area is developed, including 19.7% residential, 6.8% commercial/office and 2.9% public/institutional.

Developable land is limited by several natural features including floodplains, slopes greater than 20%, and wetlands. After accounting for these development limitations, only 36.7% of the City and 35.6% of the plan area is developable.

BURLINGTON EXISTING LAND USES, 2012

Source: MSA Mapping

	Acres	Percentage
Agricultural/ Open Space	2604.49	24.2%
Road ROW	3094.06	24.1%
Residential	3081.62	20.3%
Public/Institutional	1874.46	14.6%
Commercial/Office	1074.88	8.4%
Water	507.07	4.0%
Industrial	392.92	3.1%
Recreational Commercial	177.13	1.4%
Total	12806.63	100.0%

DEVELOPMENT LIMITATIONS

Source: MSA Mapping

	City Limits		Plan Area	
	Acres	Percent	Acres	Percent
Developed	6601.0	51.5%	7,888.6	32.7%
Development Limitations	1502.4	11.7%	7,659.1	31.7%
Developable	4703.2	36.7%	8,583.5	35.6%
Total	12806.6	100.0%	24,131.2	100.0%

Using the projected population and household sizes, it is expected that Burlington will need an additional 28 acres of residential land, 10 acres of commercial land, and 4 acres of industrial land in the next 20 years. Residential use projections were calculated by multiplying the change in projected households by the 2012 typical parcel size. Approximate existing land uses in the City and planning area as of year 2012 were based on aerial photography.

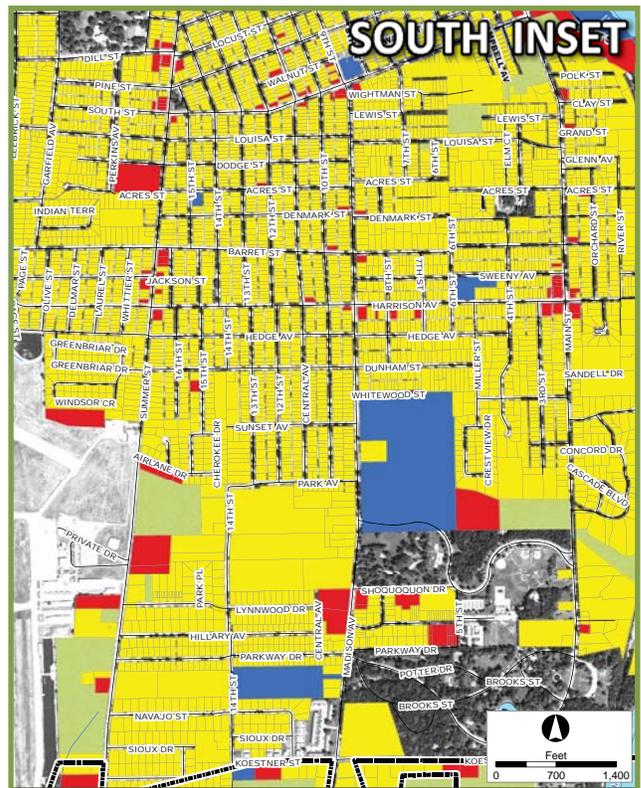
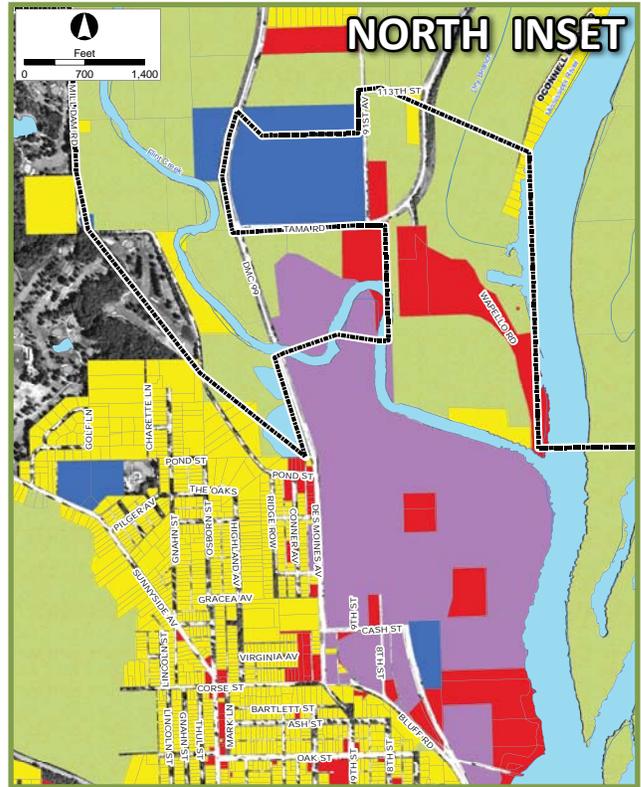
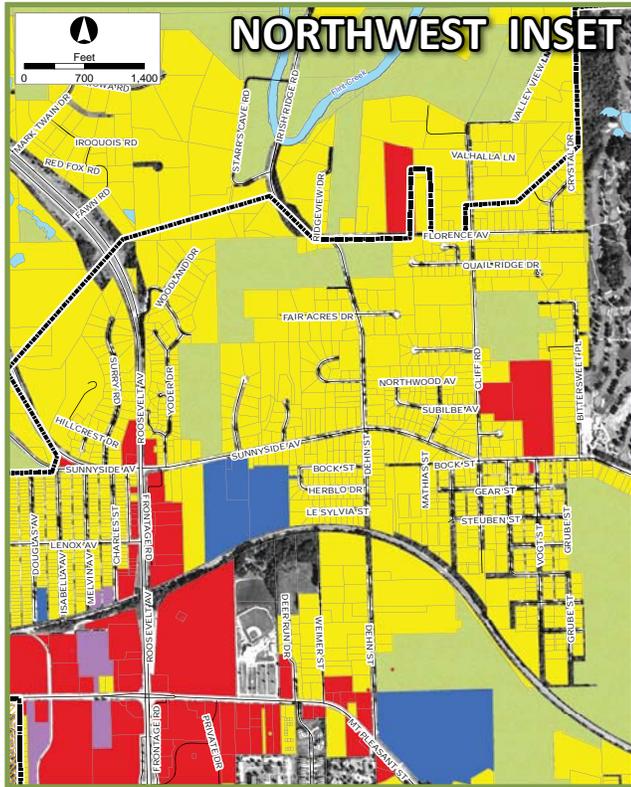
Projections are based on current acreages, and reflect only what is needed to sustain the status quo. Actual land needs are based on several factors as discussed in the future land use section of Chapter 5.

PROJECTED LAND USE NEEDS, 2012-2030

Source: MSA Predictions

	2012	2015	2020	2025	2030	20 Year Change
Population	25,663	25,150	24,647	24,154	23,671	(1,992)
Households	10,938	11,178	11,203	11,234	11,272	334
Residential (acres)	3,082	3,263	3,101	3,105	3,110	28
Commercial (acres)	1,075	1,138	1,082	1,083	1,085	10
Industrial (acres)	393	416	395	396	397	4
Undeveloped Land (acres)	4,703	4,436	4,675	4,668	4,661	(42)

Existing Land Use Map - Insets



Redevelopment Opportunities

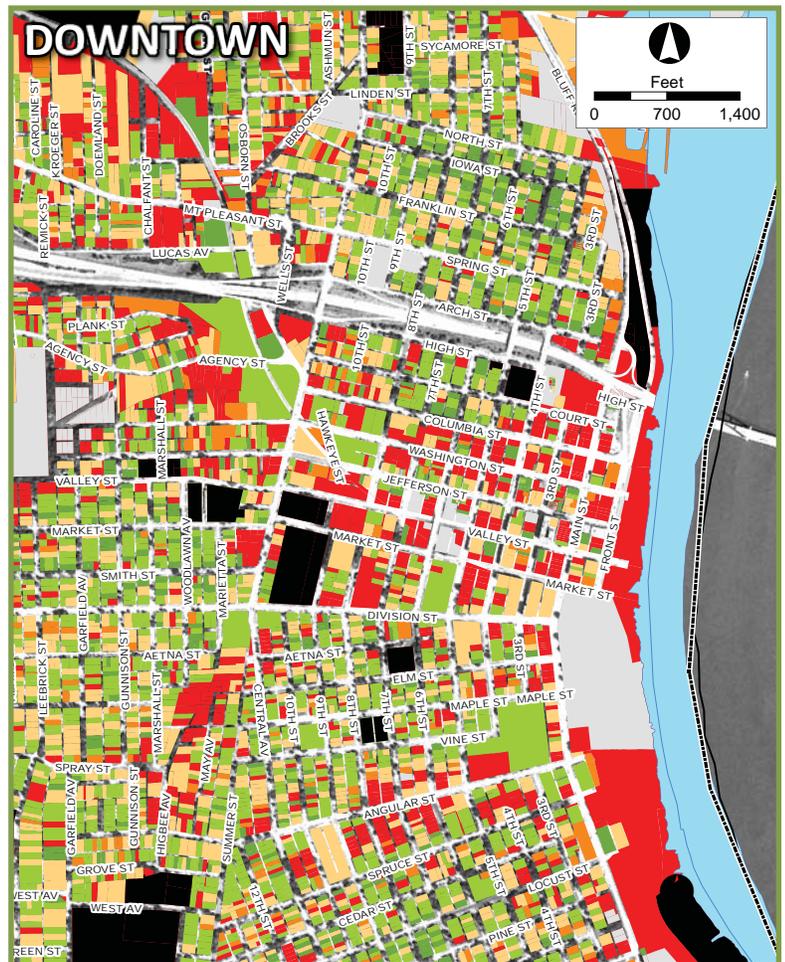
Redevelopment opportunities are buildings or parcels that have fallen into disrepair and are no longer contributing positively to the social or economic life of the City. Redevelopment is typically synonymous with infill development, which is development within existing urban areas that utilizes existing public infrastructure. Such investments help to make communities more efficient and sustainable.

Property Value Ratio Map

The property value ratio maps on these pages illustrate the ratio of improvement value to land value within the City of Burlington, excluding municipal properties (black) and undeveloped land (gray). These maps offer one means of identifying parcels and parcel groups that may be redevelopment opportunities because the improvements on the parcel (buildings, parking, etc) are worth relatively little compared to the land. Parcels in red are those with improvements value lower than land value, and should be considered redevelopment candidates.

Contaminated Sites

Brownfields sites can offer a glimpse into the industrial history of an area as well as provide prime sites for redevelopment. According to the Iowa DNR's Contaminated Site Program, there are 13 closed and three open sites environmental remediation sites.



OPEN ENVIRONMENTALLY CONTAMINATED SITES

Source: Iowa Department of Natural Resources

Site Name	Site Address
Burlington Coal Gas	Intersection of Highway 34 and 99
Mendenhall Oil	800 Cash Street
R.W. Commercial Plaza	2850 Mount Pleasant St

Property Value Ratio Map

