



15

APPENDIX

INTRODUCTION

The Appendix has more detailed information of various aspects of *The Ankeny Plan 2040* not fully described or provided within the chapter text. Included in the appendix:

- Community Survey Results
- Open House #1 Visual Preference Exercise Results Summary
- Open House #1 Small Group Mapping Exercise Results
- Ankeny's top seven (7) Esri Tapestry Segment Profiles
- Parks Amenity Matrix
- Sample Model Stream Buffer Ordinance

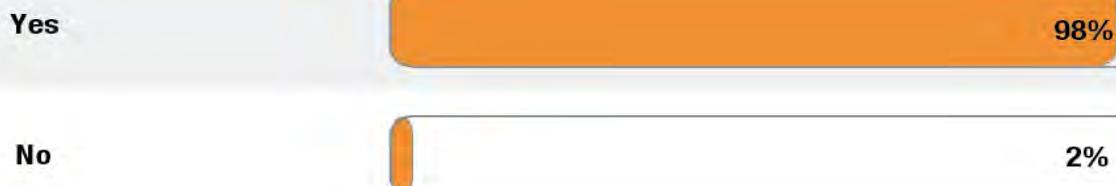
COMMUNITY SURVEY RESULTS

1. What three words would you use to describe Ankeny today:



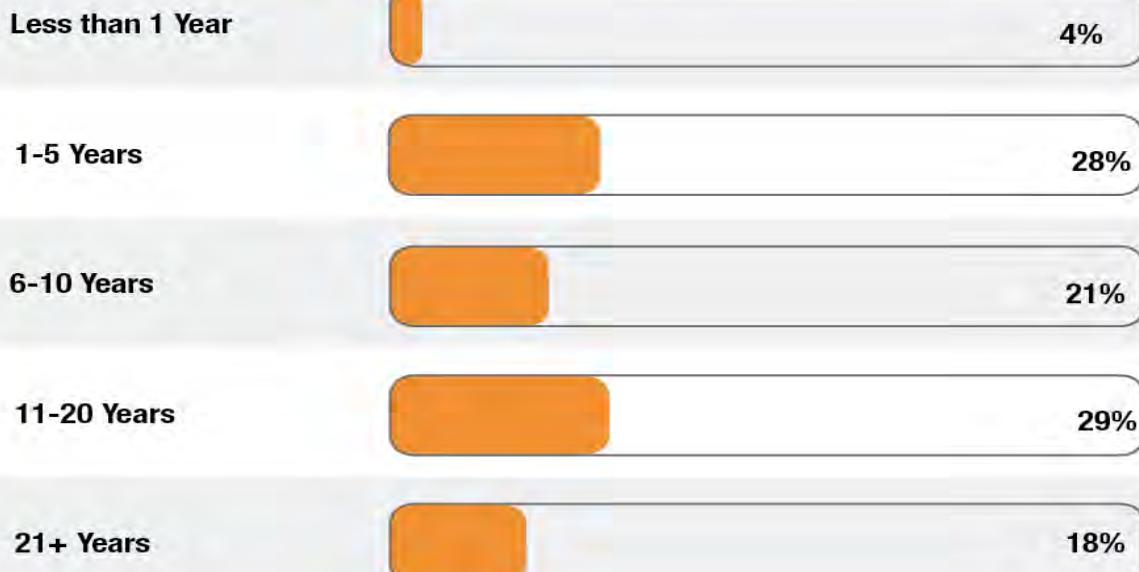
2. Do you live in Ankeny?

2,233 people responded



3. If you answered yes to question 2, how long have you lived in Ankeny?

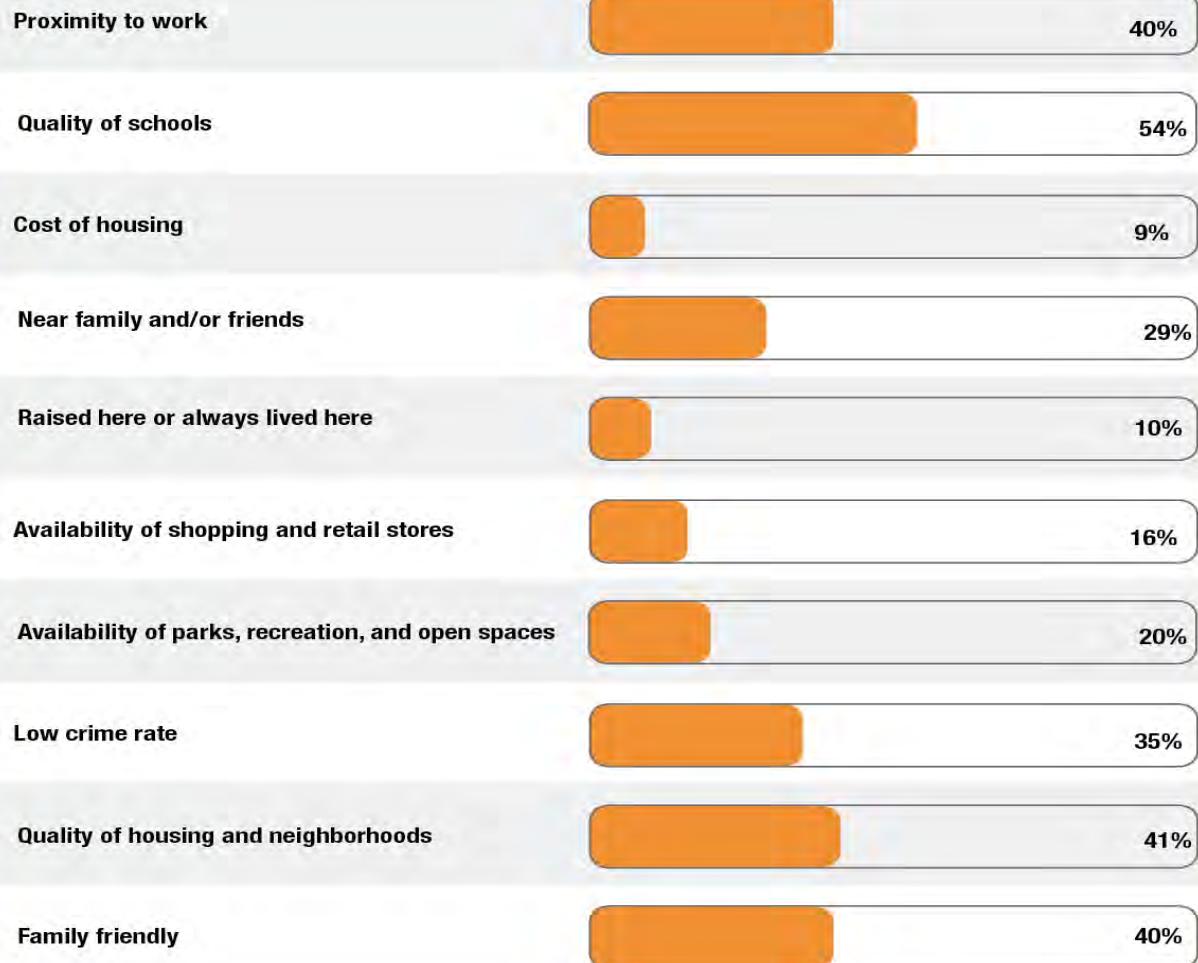
2,174 people responded



COMMUNITY SURVEY RESULTS

4. If you answered yes to question 2, what are the three most important reasons you choose to live in Ankeny?

2,171 people responded



5. How would you rate the overall quality of life in Ankeny?

2,232 people responded



COMMUNITY SURVEY RESULTS

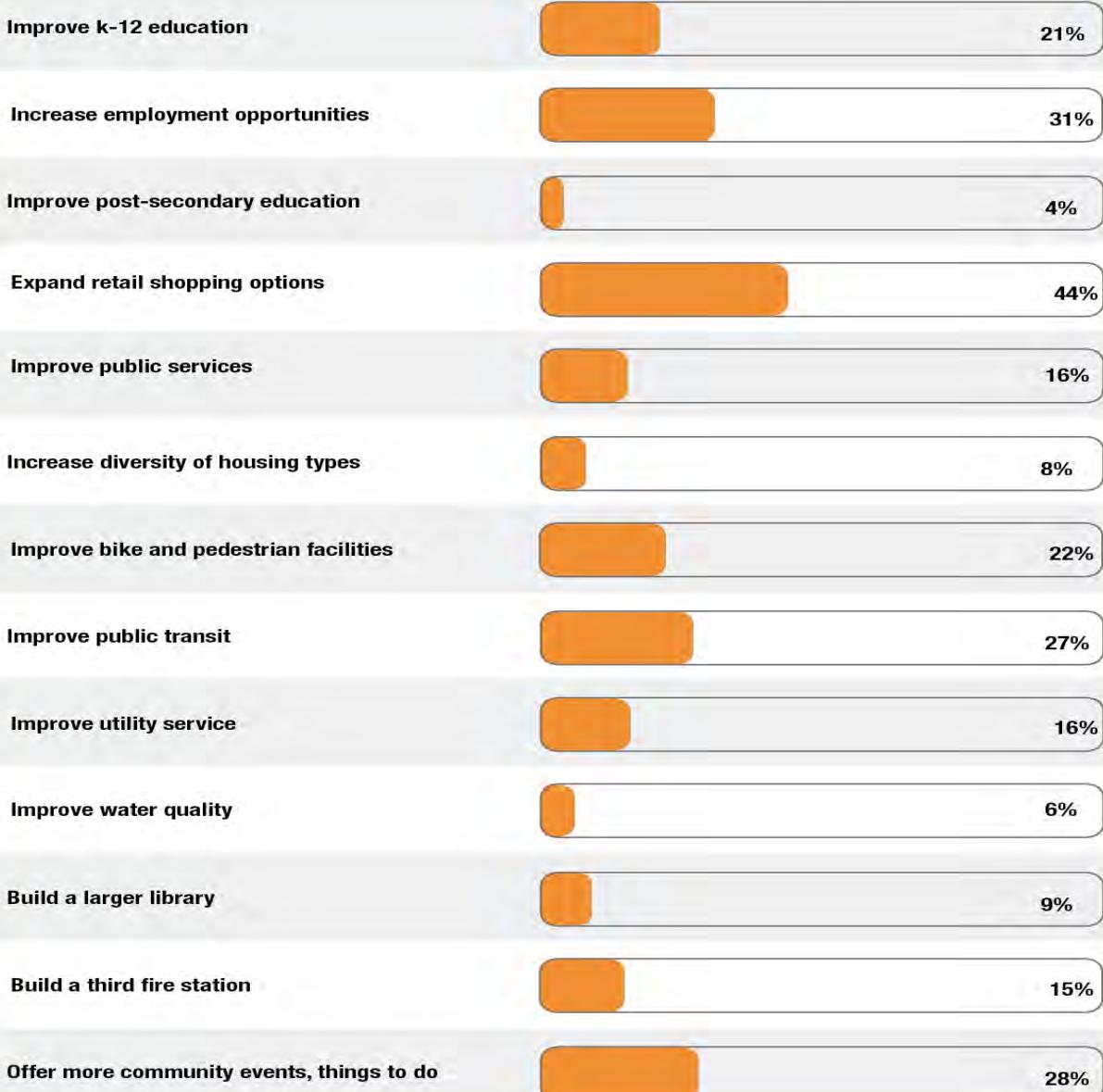
6. Over time, do you expect the quality of life in Ankeny to:

2,228 people responded



7. Please indicate the changes you think would improve the quality of life in Ankeny (Please select up to three.)

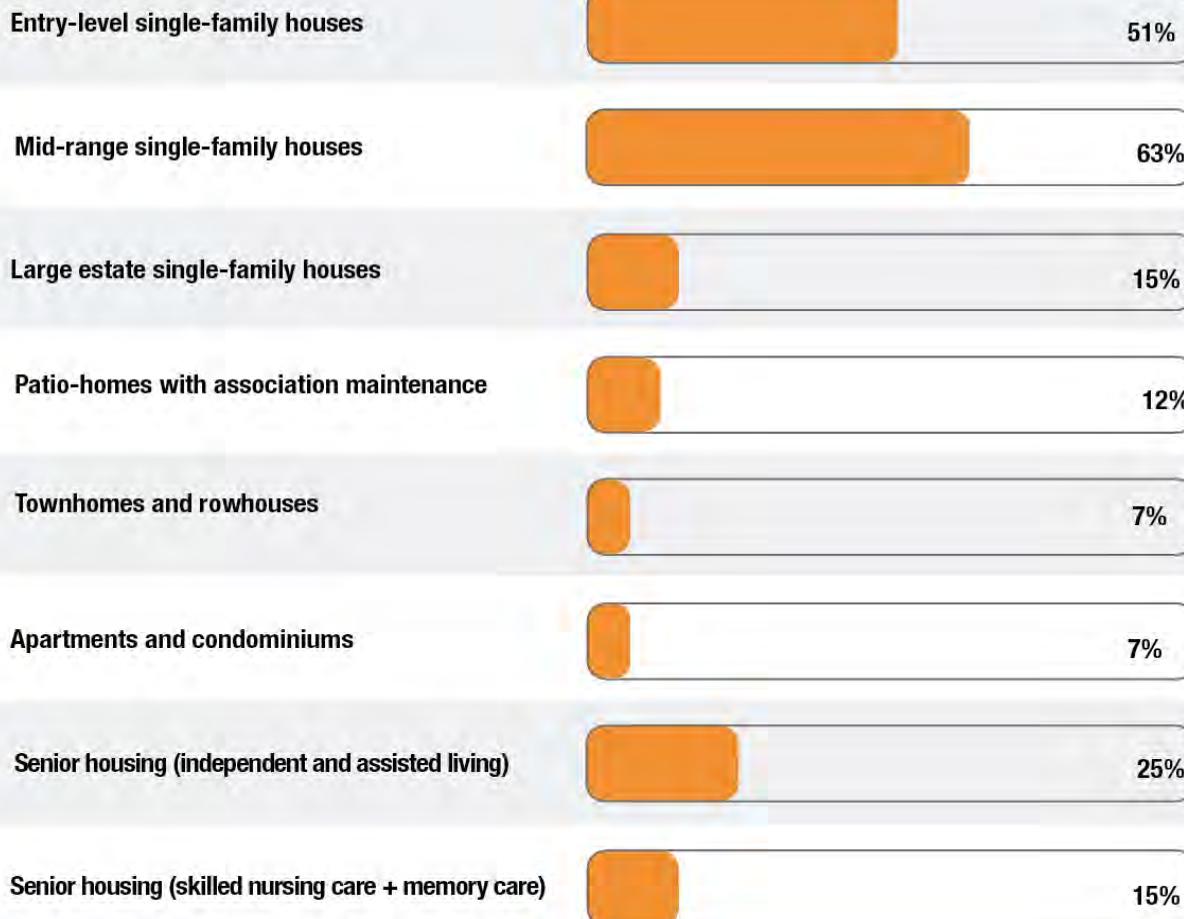
2,217 people responded



COMMUNITY SURVEY RESULTS

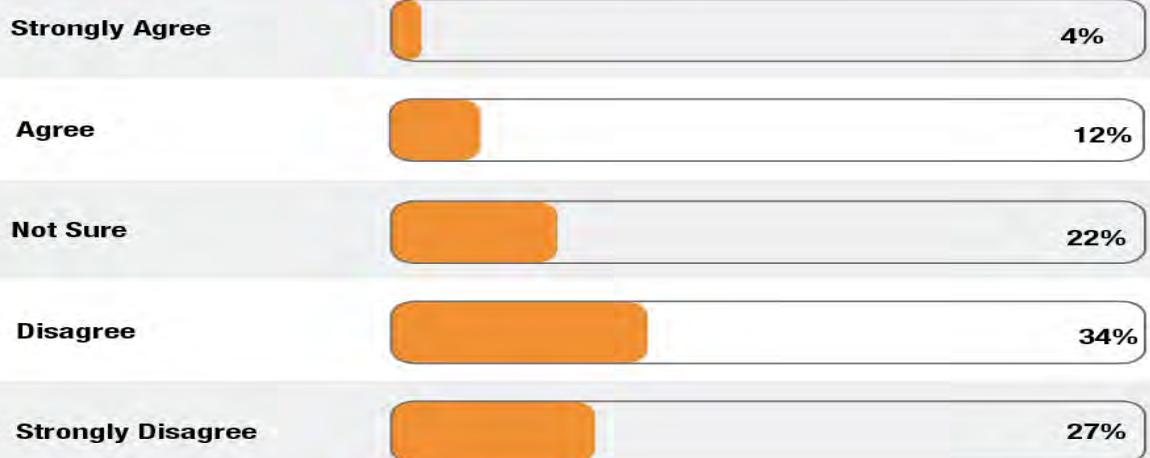
8. What type of housing are most needed in Ankeny? (Select all that apply.)

2,101
people responded



9. For the following statement, please indicate your level of agreement. "The City of Ankeny needs more affordable multi-family housing such as apartments."

2,213
people responded



COMMUNITY SURVEY RESULTS

**10. For the following statement, please indicate your level of agreement.
“The City of Ankeny needs more affordable entry-level, owner-occupied housing such as small single-family homes or townhouses/rowhouses.”**

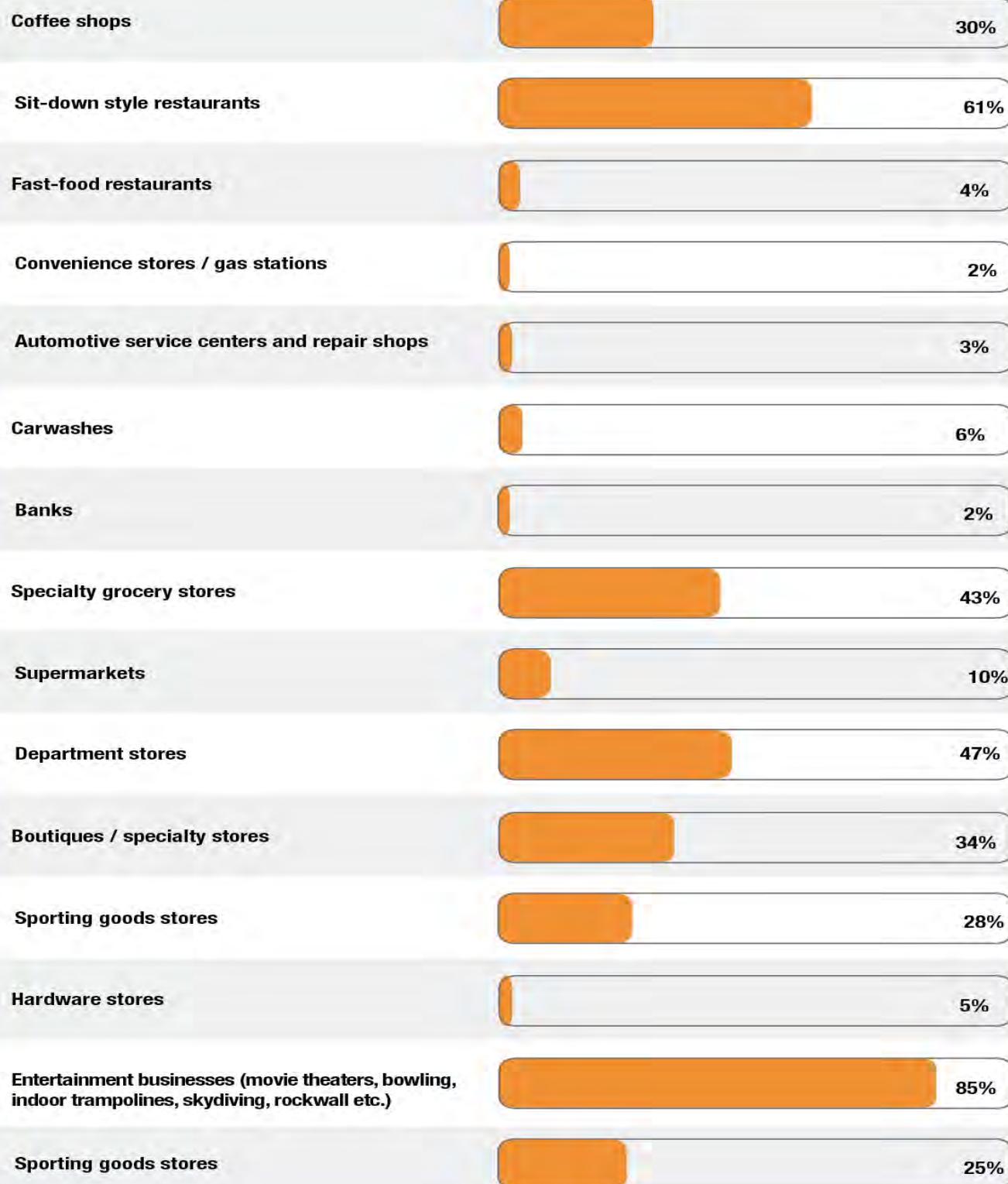
2,213 people responded



COMMUNITY SURVEY RESULTS

11. The City needs more of the following types of retail businesses.
(Select all that apply.)

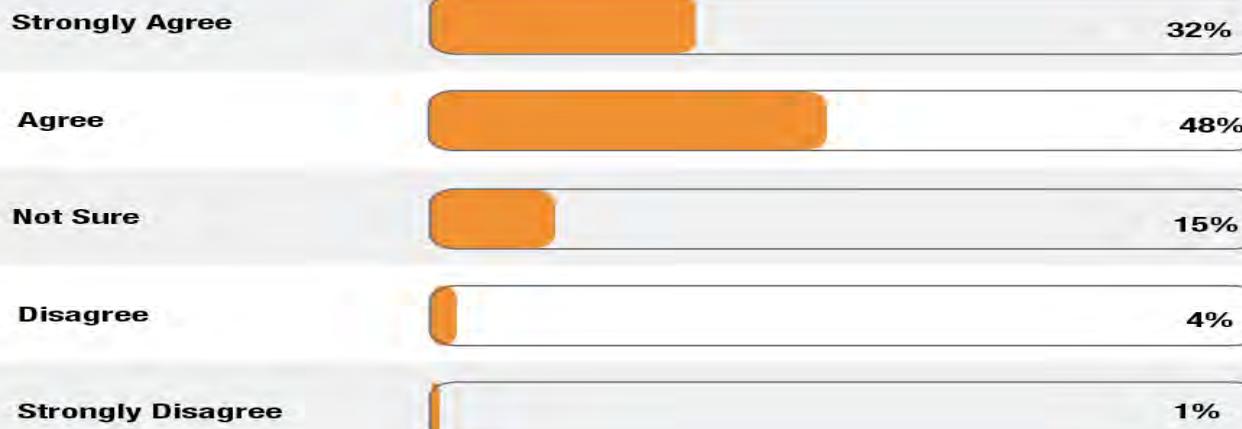
2,195
people responded



COMMUNITY SURVEY RESULTS

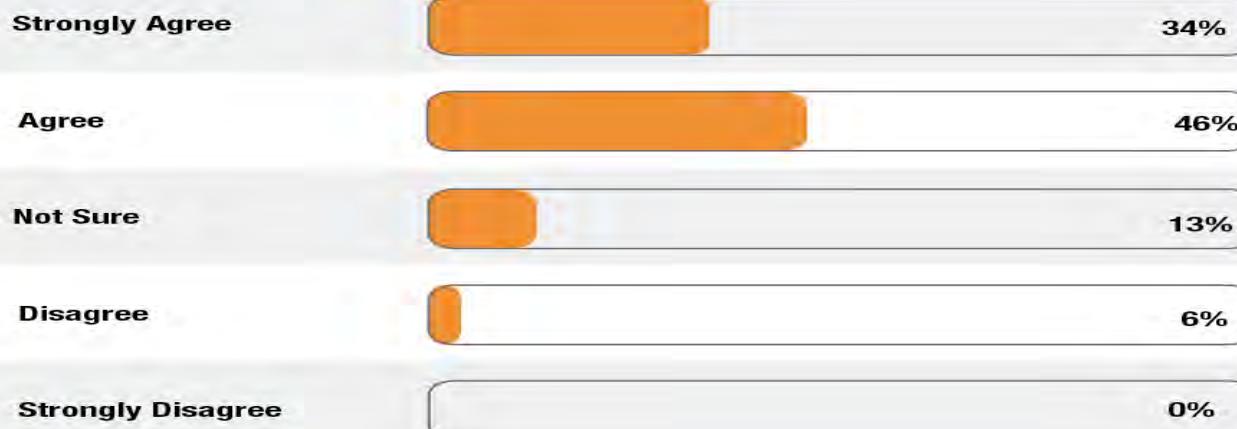
A. More office development and employment opportunities

2,200 people responded



B. More parks, recreation and open space

2,207 people responded



C. More sidewalks and trails

2,2203 people responded



COMMUNITY SURVEY RESULTS

D. More bicycle lanes and routes

2,202 people responded

Strongly Agree



25%

Agree



34%

Not Sure



21%

Disagree



16%

Strongly Disagree



5%

E. More retail, shopping, and entertainment businesses

2,203 people responded

Strongly Agree



36%

Agree



46%

Not Sure



11%

Disagree



6%

Strongly Disagree



1%

F. A more vibrant Uptown District

2,202 people responded

Strongly Agree



45%

Agree



39%

Not Sure



12%

Disagree



4%

Strongly Disagree



0%

COMMUNITY SURVEY RESULTS

G. More broad range of housing choices

2,198 people responded



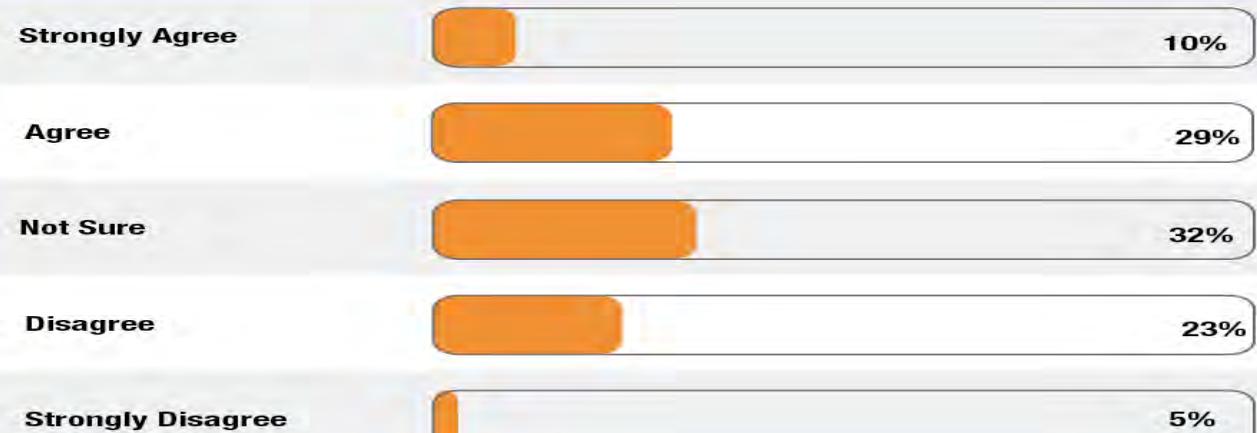
H. More protection of natural resources and preservation of open space

2,199 people responded



I. More industrial growth and development

2,201 people responded



COMMUNITY SURVEY RESULTS

J. More options for Healthcare

2,193 people responded

Strongly Agree

13%

Agree

30%

Not Sure

31%

Disagree

24%

Strongly Disagree

3%

13. For the following statement please indicate your level of agreement.

"The City of Ankeny should continue to plan and invest in future growth and development to expand the size, population, and economy of the community.

2,200 people responded

Strongly Agree

30%

Agree

40%

Not Sure

13%

Disagree

11%

Strongly Disagree

4%

14. Which of the following best describes your current place of employment.

2,150 people responded

Employed outside the home

81%

Self-employed or work from home

12%

Student

2%

Retired

7%

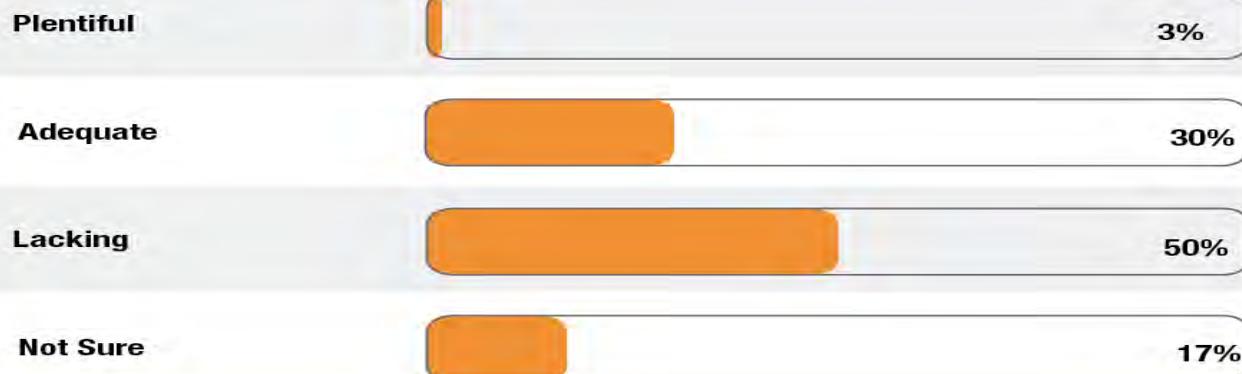
Unemployed

1%

COMMUNITY SURVEY RESULTS

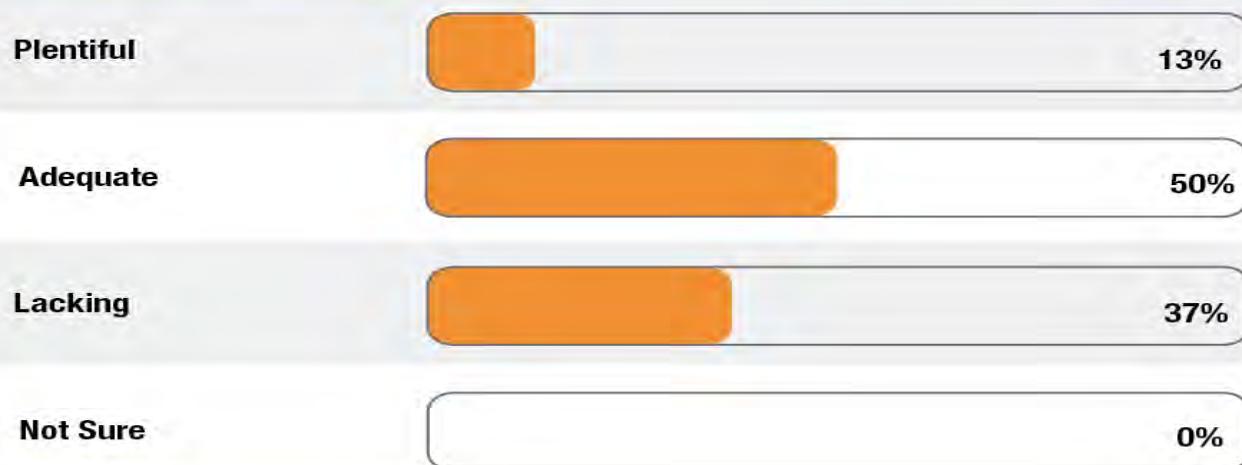
15. In your opinion, how would you describe the availability of employment opportunities in Ankeny?

2,195 people responded



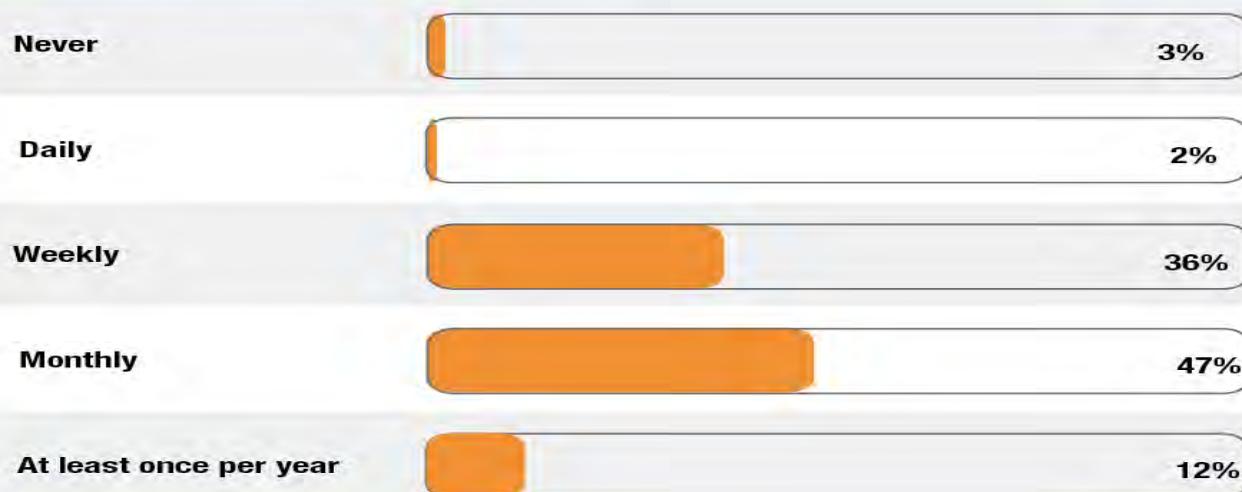
16. In your opinion, how would you describe the availability of places to shop and dine in Ankeny?

2,202 people responded



17. How often do you leave Ankeny to shop?

2,197 people responded



COMMUNITY SURVEY RESULTS

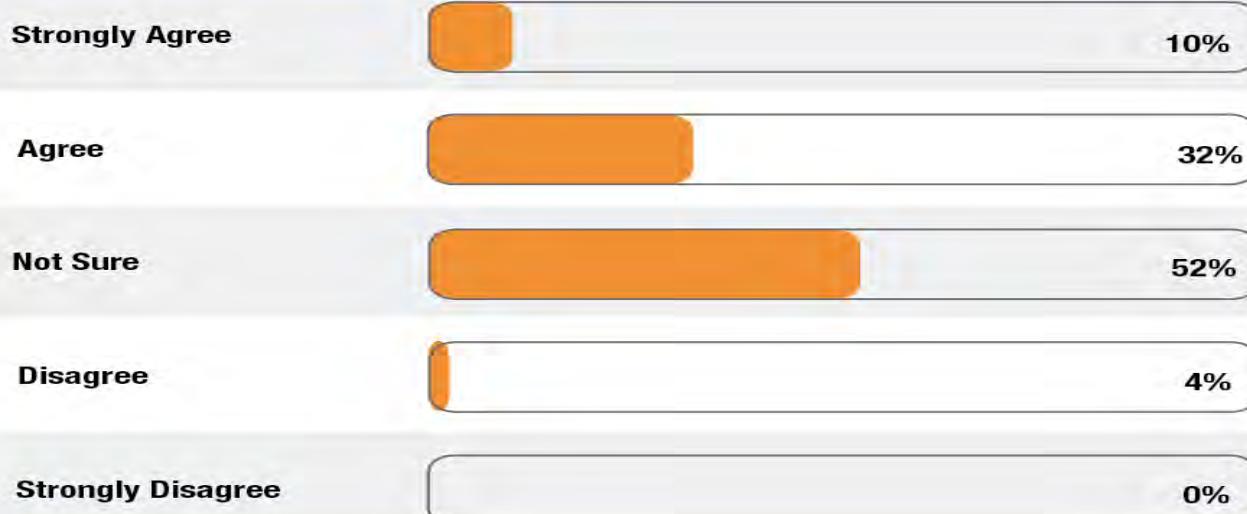
18. How often do you leave Ankeny to eat?

2,198 people responded



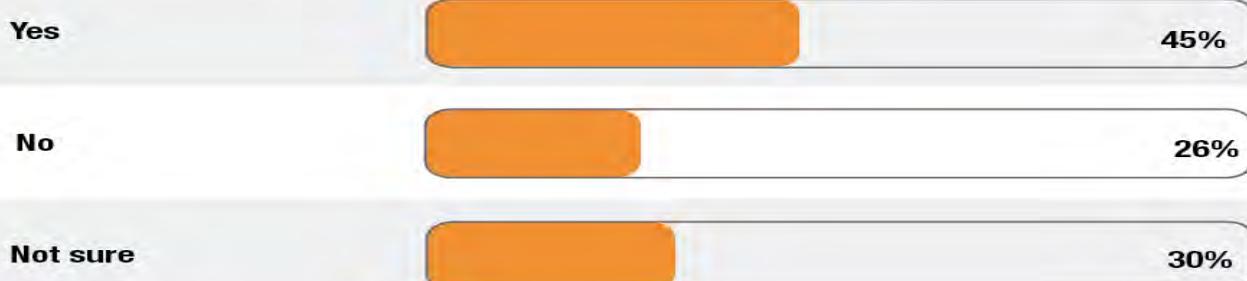
19. Please indicate your level of agreement to the following statement: "Ankeny is a good place to start a business."

2,201 people responded



20. Do you believe Ankeny should commit additional tax dollars to attract and retain employment opportunities within the City?

2,199 people responded



COMMUNITY SURVEY RESULTS

21. Please indicate your level of agreement with the following statement:

"Development of homes or businesses should be limited by law in floodplains and other areas where natural disasters are likely to cause frequent property damage."

2,189 people responded

Strongly Agree

45%

Agree

40%

Not Sure

12%

Disagree

2%

Strongly Disagree

0%

22. In what type of a dwelling do you live?

2,206 people responded

Single family home

87%

Condominium / duplex or townhome / rowhouse

10%

Apartment

2%

Rural estate or farm home

1%

Mobile home

0%

23. Do you rent or own your home

2,204 people responded

Rent

8%

Own

93%

COMMUNITY SURVEY RESULTS

24. in which category is your age?

2206
people responded

Under 18 years old

0%

18-24 years

4%

25 to 34 years

30%

35 to 44 years

36%

45 to 54 years

15%

55 to 64 years

9%

65 to 74 years

4%

75 years or older

0%

VISUAL PREFERENCE EXERCISE - PUBLIC MEETING - 11.16.2016

Each question was asked at the public meeting on November 16, 2017. Attendees and answered with clickers handed out when they arrived at the meeting.

Do you live in Ankeny?

- A. Yes- 86% 129/150 Votes
- B. No-14% 21/150 Votes

Why did you choose to live in Ankeny?

- A. Proximity to Work 33% 46/138 Votes
- B. Quality of Public Schools 31% 43/138 Votes
- C. Cost of Housing 7% 10/138 Votes
- D. Near family/friends 17% 23/138 Votes
- E. Raised here 12% 16/138 Votes

SINGLE FAMILY DWELLINGS

A. WINNER 38% 100/262 Votes



B. 17% 45/262 Votes



C. 13% 33/262 Votes



D. 7% 19/262 Votes



E. 18% 47/262 Votes



F. 7% 18/262 Votes



VISUAL PREFERENCE EXERCISE - PUBLIC MEETING - 11.16.2016

TOWNHOMES/ROW HOUSES

A. WINNER 33% 84/258 Votes



B. 5% 12/258 Votes



C. 4% 11/258 Votes



D. 6% 15/258 Votes



E. WINNER 35% 90/258 Votes



F. 18% 46/258 Votes



VISUAL PREFERENCE EXERCISE - PUBLIC MEETING - 11.16.2016

MULTI-FAMILY DWELLINGS

A. 7% 17/259 Votes



B. WINNER 24% 62/259 Votes



C. 13% 33/259 Votes



D. 10% 26/259 Votes



E. 18% 47/259 Votes



F. 29% WINNER 74/259 Votes



VISUAL PREFERENCE EXERCISE - PUBLIC MEETING - 11.16.2016

MIXED-USE

A. WINNER 32% 87/269 Votes



B. 15% 41/269 Votes



C. 12% 31/269 Votes



D. 20% 53/269 Votes



E. 12% 33/269 Votes



F. 9% 24/269 Votes



VISUAL PREFERENCE EXERCISE - PUBLIC MEETING - 11.16.2016

RETAIL

A. WINNER 42% 102/241 Votes



B. 12% 29/241 Votes



C. WINNER 31% 74/241 Votes



D. 15% 36/241 Votes



OFFICE

A. 26% 63/240 Votes



B. WINNER 32% 76/240 Votes



C. WINNER 29% 69/240 Votes



D. 13% 32/240 Votes



VISUAL PREFERENCE EXERCISE - PUBLIC MEETING - 11.16.2016

INDUSTRIAL

A. 3% 6/231 Units



B. 24% 55/231 Votes



C. WINNER 52% 121/231 Votes



D. 49/231 Votes



PARK & GREENSPACE

A. 9% 13/147 Votes



B. WINNER 46% 67/147 Votes



C. 21% 31/147 Votes

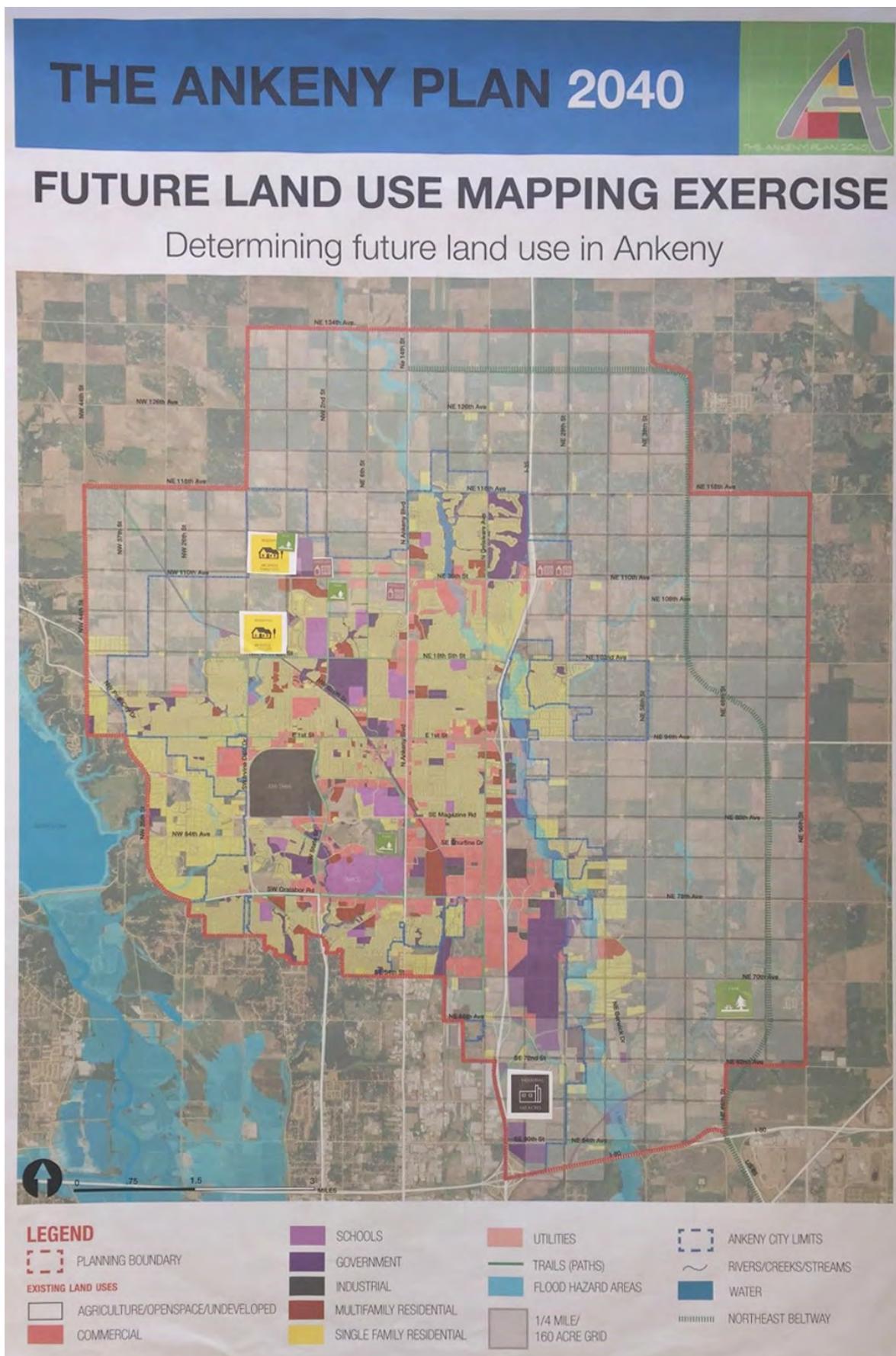


D. 24% 36/147 Votes



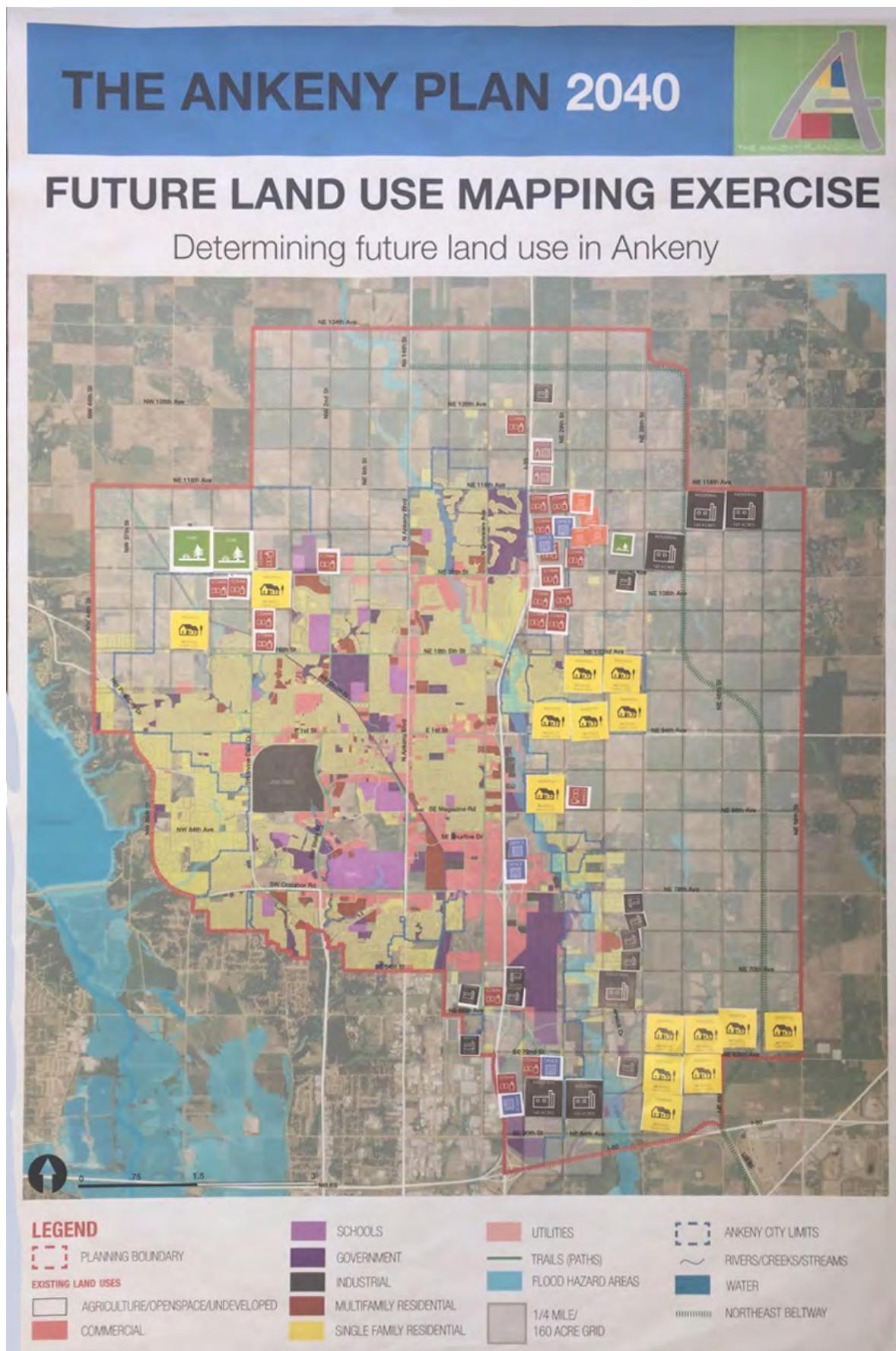
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 1 MAP



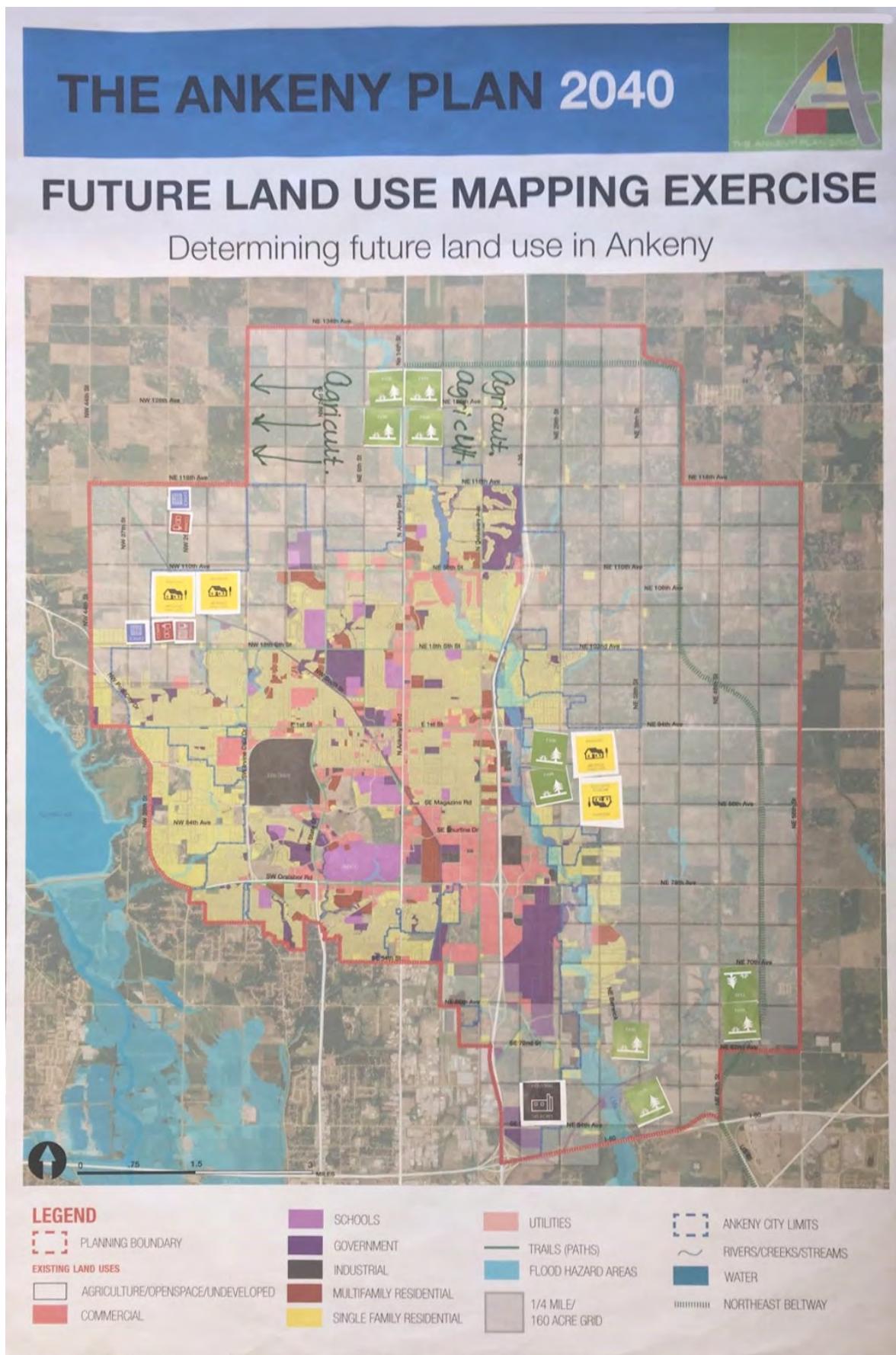
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 2 MAP



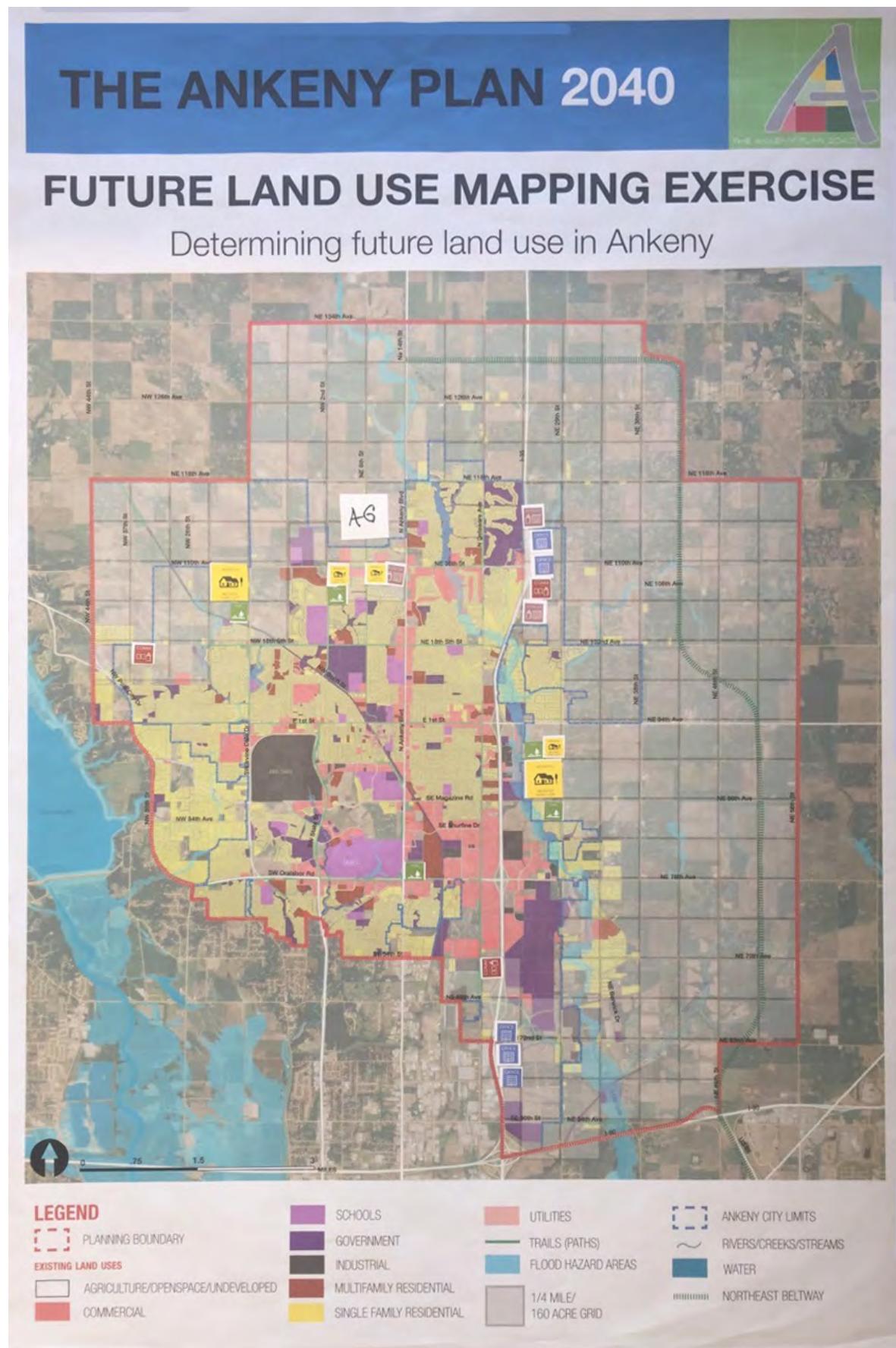
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 3 MAP



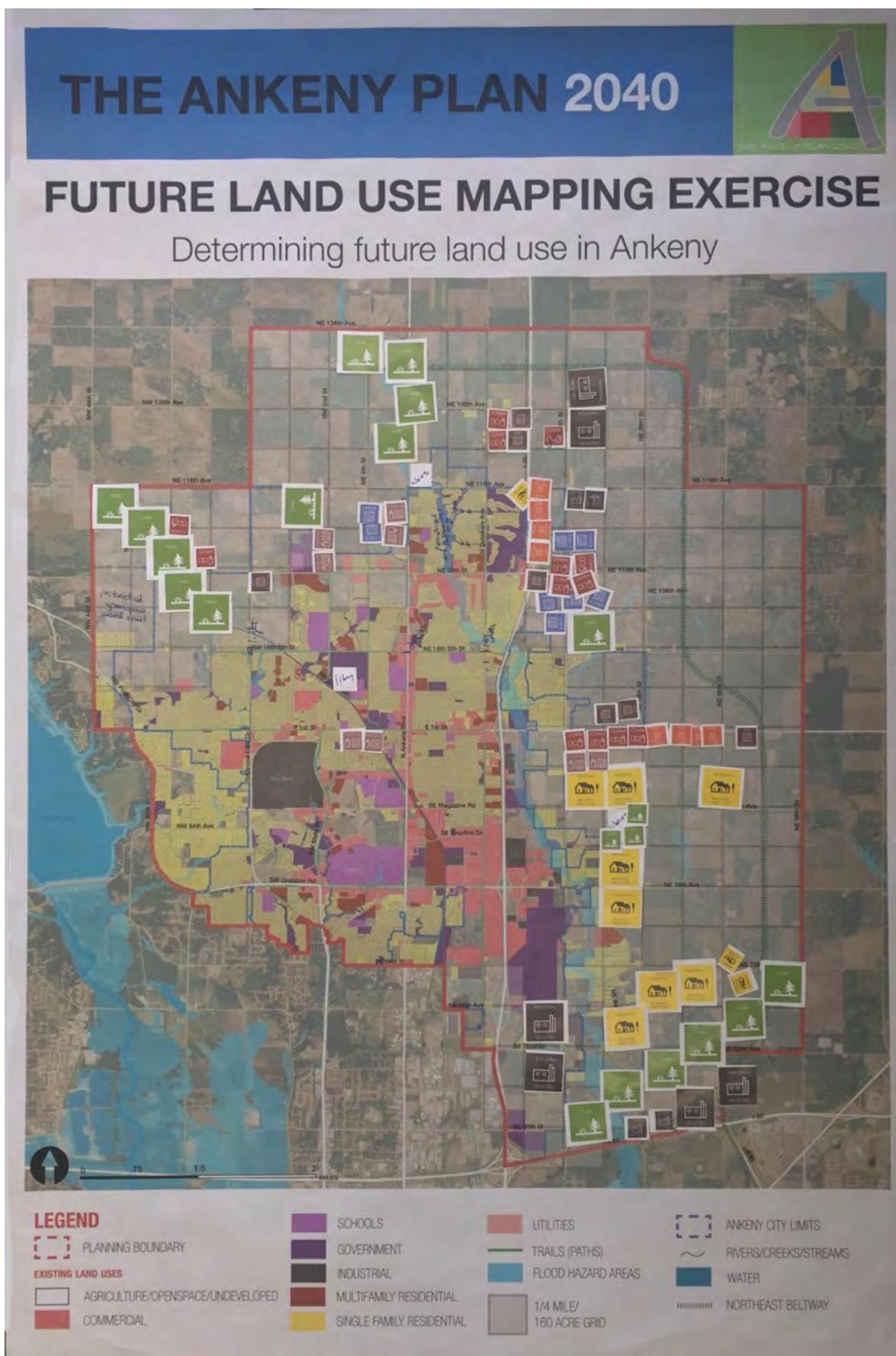
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 4 MAP



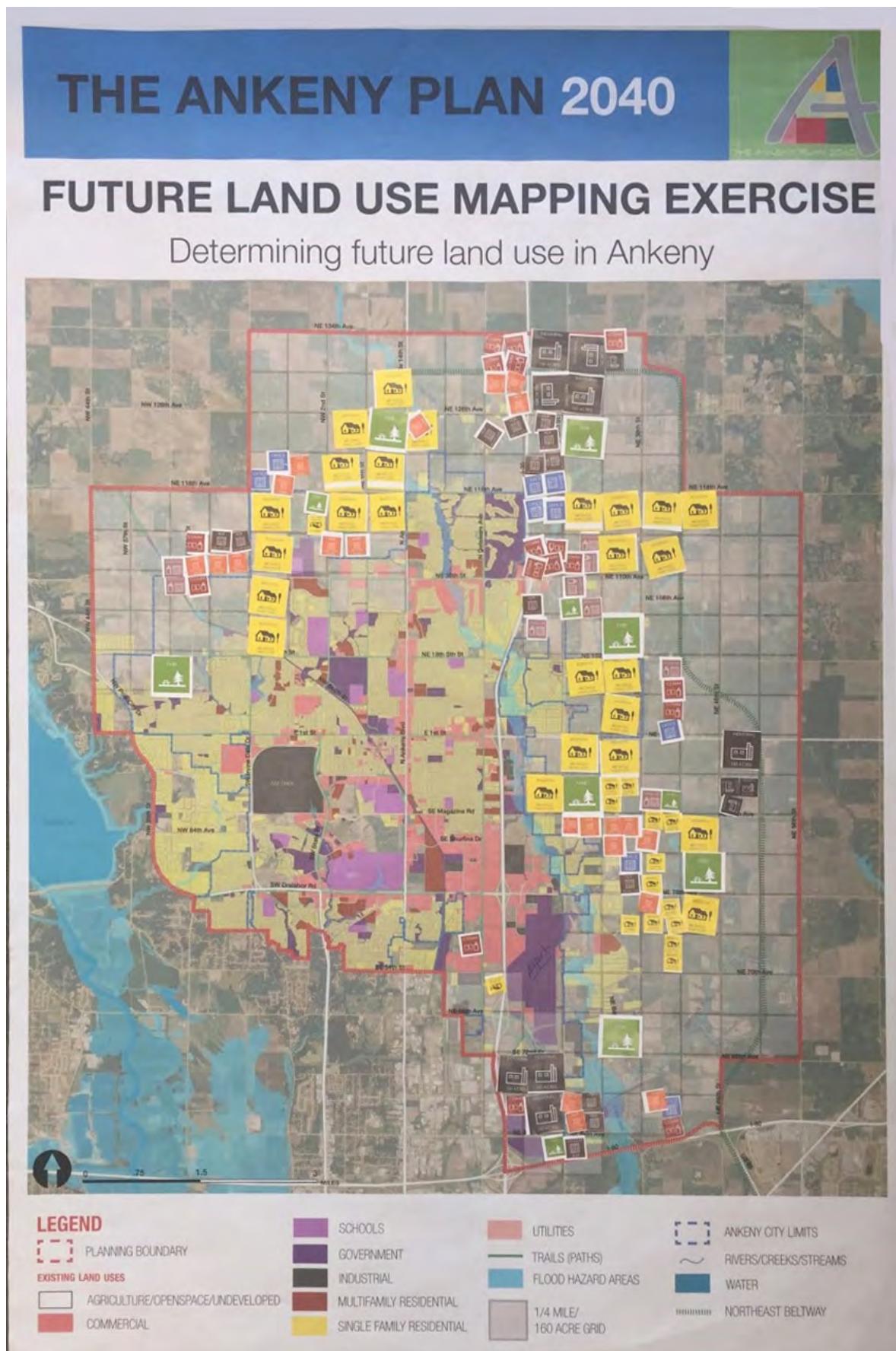
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 5 MAP



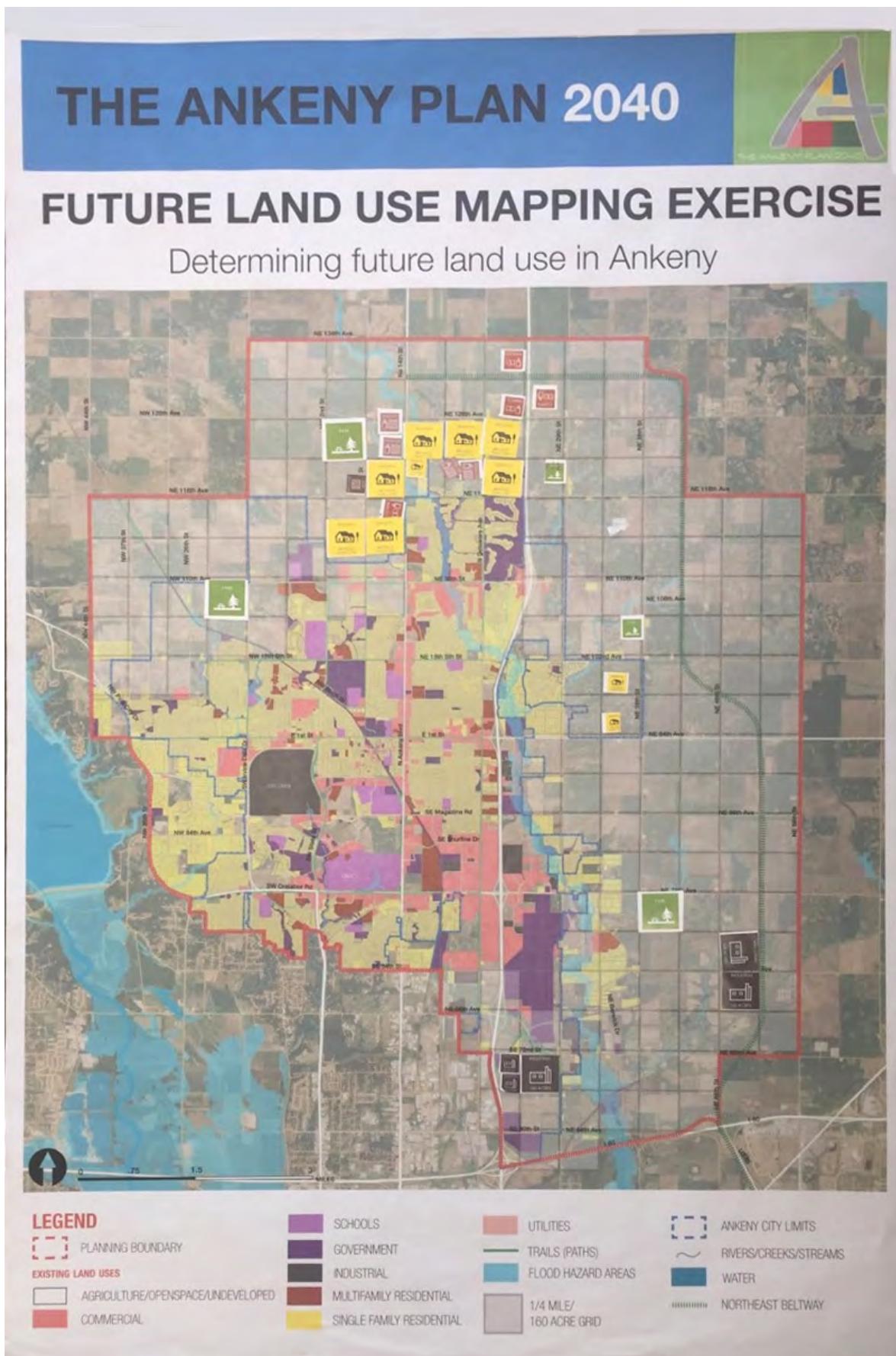
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 6 MAP



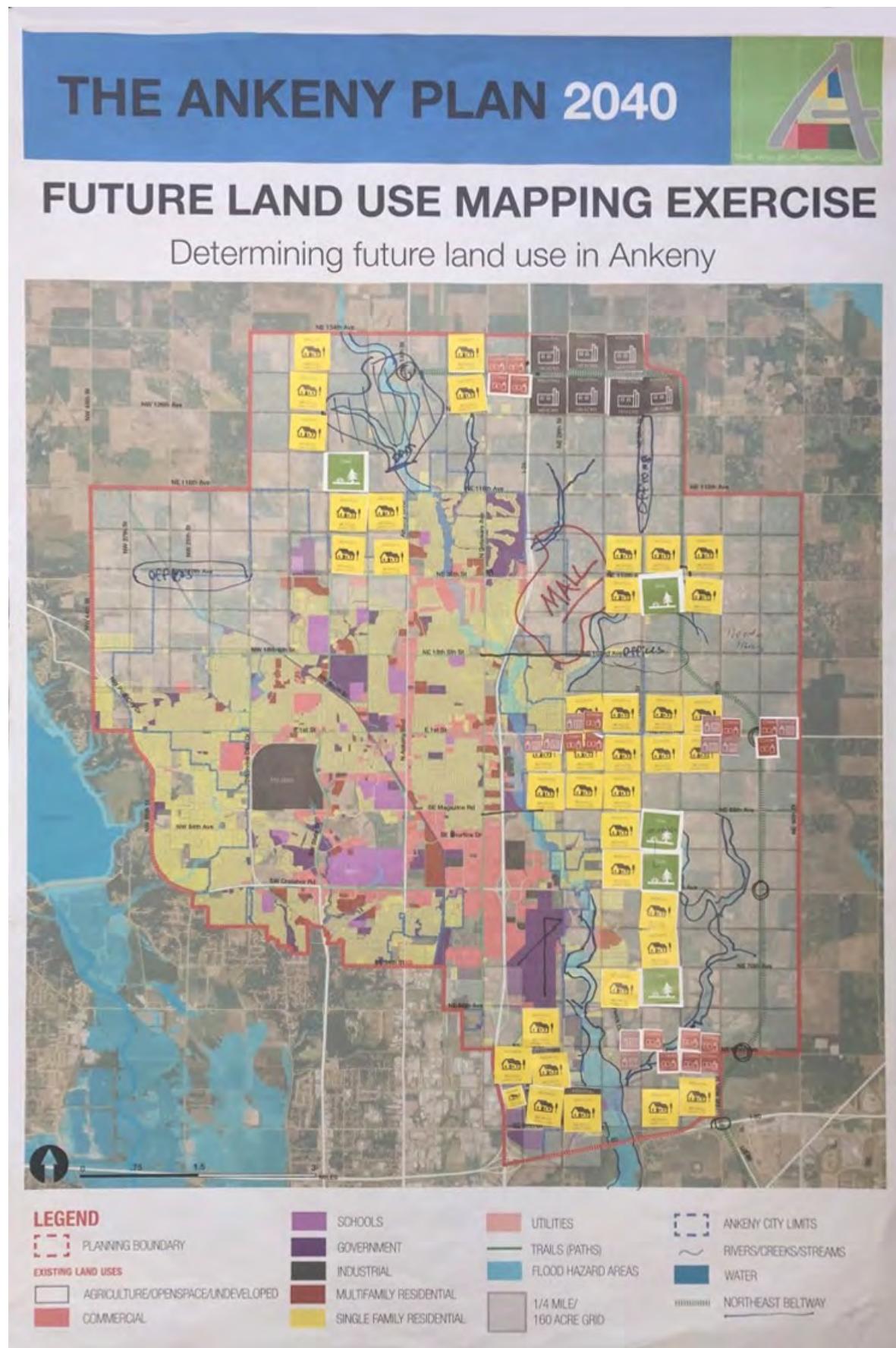
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 7 MAP



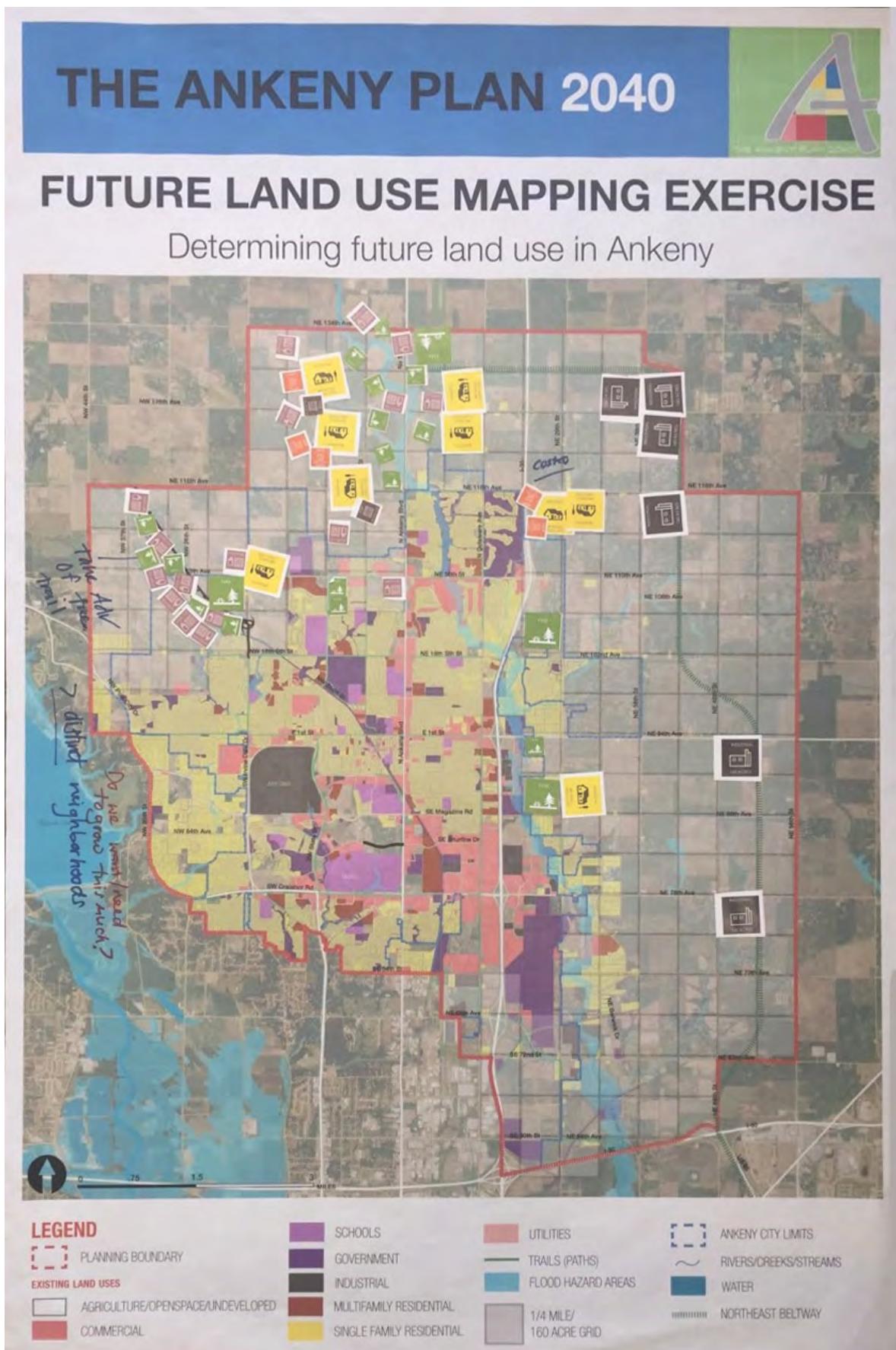
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 8 MAP



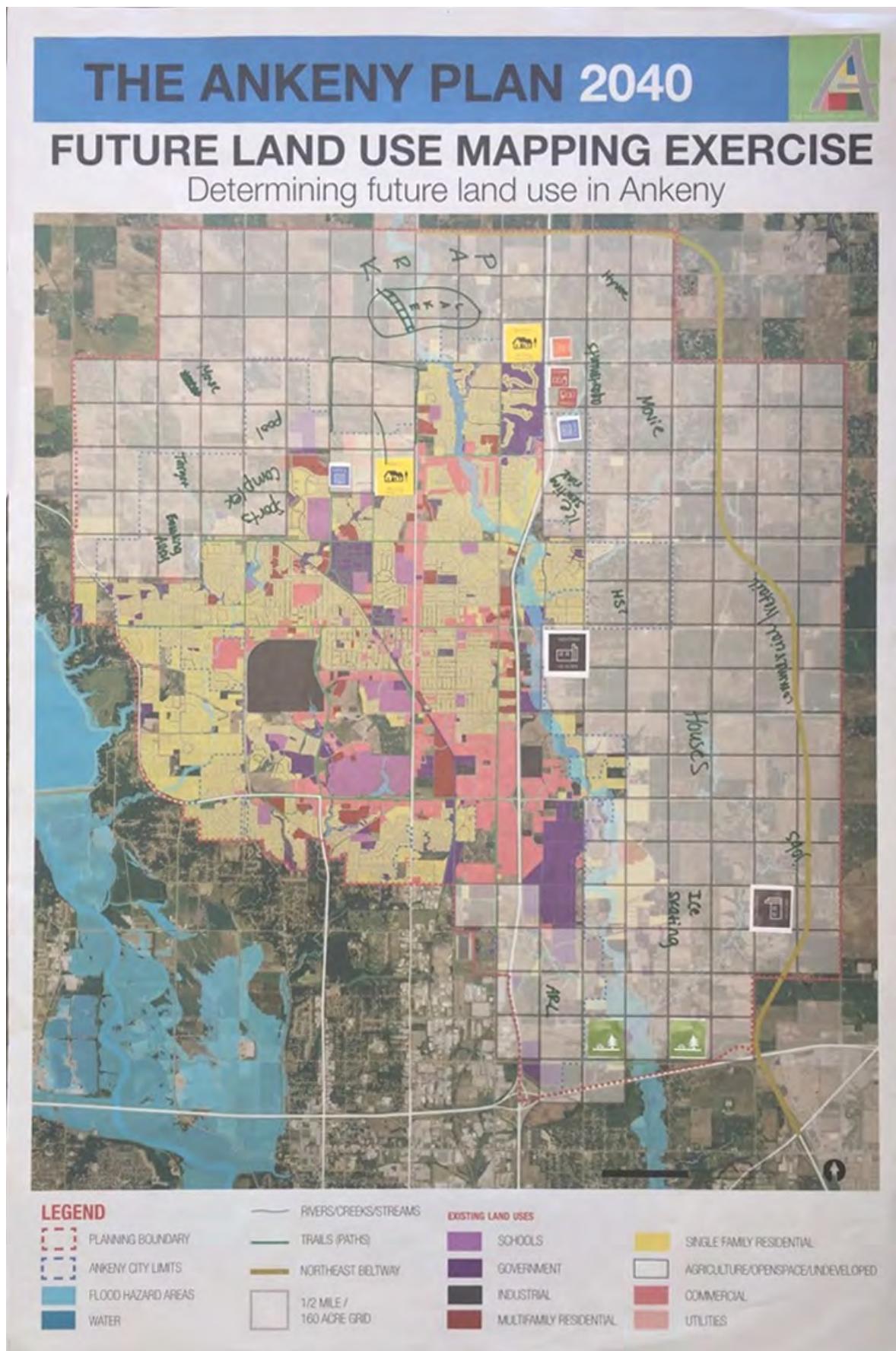
MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 9 MAP



MAPPING EXERCISE RESULTS - PUBLIC MEETING - 11.16.2016

GROUP 10 MAP



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

BOOMBURBS - 27% OF ANKENY HOUSEHOLDS



LifeMode Group: Affluent Estates

Boomburbs

Households: 1,695,000

Average Household Size: 3.22

Median Age: 33.6

Median Household Income: \$105,000

WHO ARE WE?

This is the new growth market, with a profile similar to the original: young professionals with families that have opted to trade up to the newest housing in the suburbs. The original Boomburbs neighborhoods began growing in the 1990s and continued through the peak of the housing boom. Most of those neighborhoods are fully developed now. This is an affluent market but with a higher proportion of mortgages. Rapid growth still distinguishes the Boomburbs neighborhoods, although the boom is more subdued now than it was 10 years ago. So is the housing market. Residents are well-educated professionals with a running start on prosperity.

SOCIOECONOMIC TRAITS

- Well educated young professionals, 52% are college graduates (Index 185).
- Unemployment is low at 5.2% (Index 60); high labor force participation at 72% (Index 115); most households have more than two workers (Index 123).
- Longer commute times from the suburban growth corridors (Index 121) have created more home workers (Index 154).
- They are well connected: own the latest devices and understand how to use them efficiently; biggest complaints—too many devices and too many intrusions on personal time.
- Financial planning is well under way for these professionals.

OUR NEIGHBORHOOD

- Growth markets are in the suburban periphery of large metropolitan areas.
- Young families are married with children (Index 221); average household size is 3.22.
- Home ownership is 84% (Index 133), with the highest rate of mortgages, 78% (Index 173).
- Primarily single-family homes, in new neighborhoods, 72% built since 2000 (Index 521).
- Median home value is \$293,000 (Index 165).
- Lower housing vacancy rate at 5.3%.
- The cost of affordable new housing comes at the expense of one of the longest commutes to work, over 30 minutes average, including a disproportionate number (34.5%) commuting across county lines (Index 146).

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

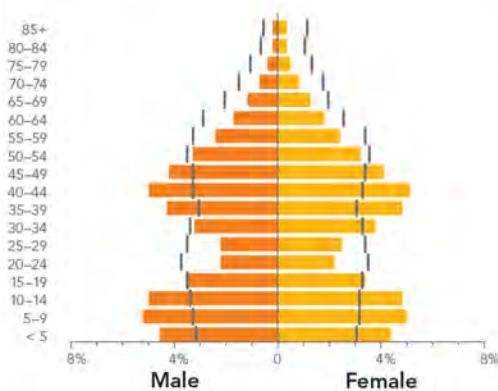
BOOMBURBS - 27% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: **33.6** US: 37.6

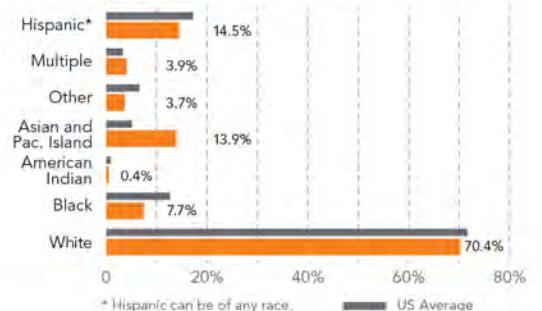
I Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **60.9** US: 62.1



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

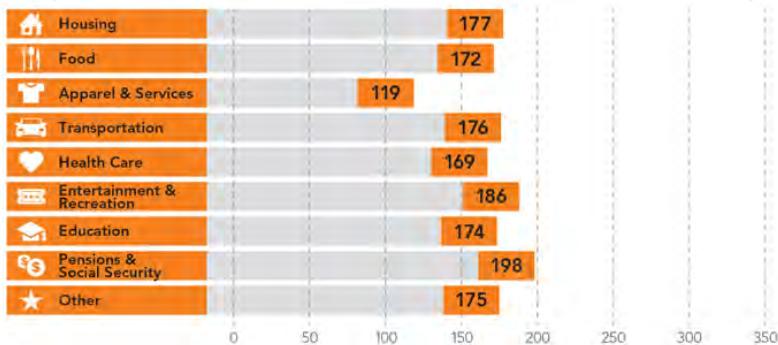


Median Net Worth



AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

BOOMBURBS - 27% OF ANKENY HOUSEHOLDS



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Boomburbs residents prefer late model imports, primarily SUVs, and also luxury cars and minivans.
- This is one of the top markets for the latest in technology, from smartphones to tablets to Internet connectable televisions.
- Style matters in the Boomburbs, from personal appearance to their homes. These consumers are still furnishing their new homes and already remodeling.
- They like to garden but more often contract for home services.
- Physical fitness is a priority, including club memberships and home equipment.
- Leisure includes a range of activities from sports (hiking, bicycling, swimming, golf) to visits to theme parks or water parks.
- Residents are generous supporters of charitable organizations.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

Median Value:
\$293,000

US Median: \$177,000



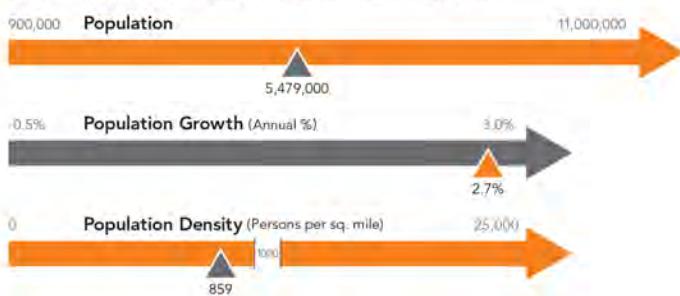
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status and housing affordability for the market relative to US standards.



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



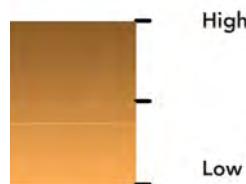
TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

BOOMBURBS - 27% OF ANKENY HOUSEHOLDS



SEGMENT DENSITY

This map illustrates the density and distribution of the *Boomburbs* Tapestry Segment by households.



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info@esri.com
esri.com



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

BRIGHT YOUNG PROFESSIONALS - 13% OF ANKENY HOUSEHOLDS



LifeMode Group: Middle Ground

Bright Young Professionals

Households: 2,613,000

Average Household Size: 2.40

Median Age: 32.2

Median Household Income: \$50,000

WHO ARE WE?

Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. One out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

OUR NEIGHBORHOOD

- Approximately 56% of the households rent; 44% own their homes.
- Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent (Index 125) and single-person (Index 115) households.
- Multiunit buildings or row housing make up 55% of the housing stock (row housing (Index 182), buildings with 5–19 units (Index 277)); 44% built 1980–99.
- Average rent is slightly higher than the US (Index 102).
- Lower vacancy rate is at 8.9%.

SOCIOECONOMIC TRAITS

- Education completed: 36% with some college or an associate's degree, 30% with a bachelor's degree or higher. Education in progress is 10% (Index 127).
- Unemployment rate is lower at 7.1%, and labor force participation rate of 73% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

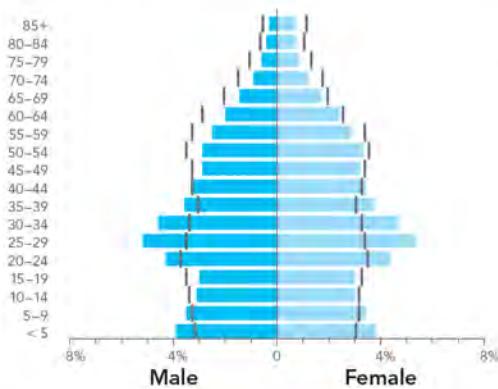
BRIGHT YOUNG PROFESSIONALS - 13% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: **32.2** US: 37.6

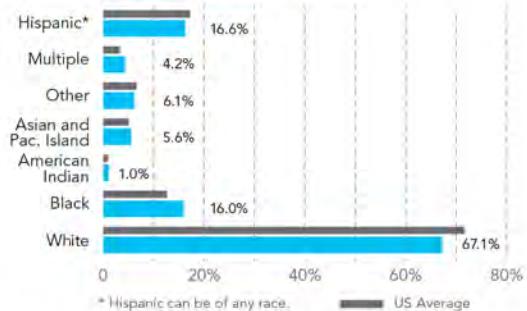
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **65.4** US: 62.1



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

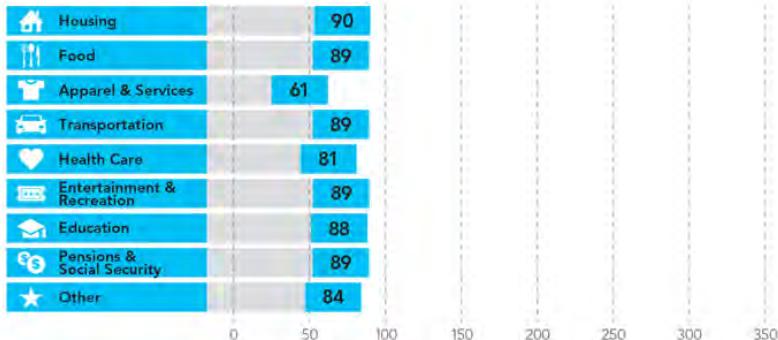


Median Net Worth



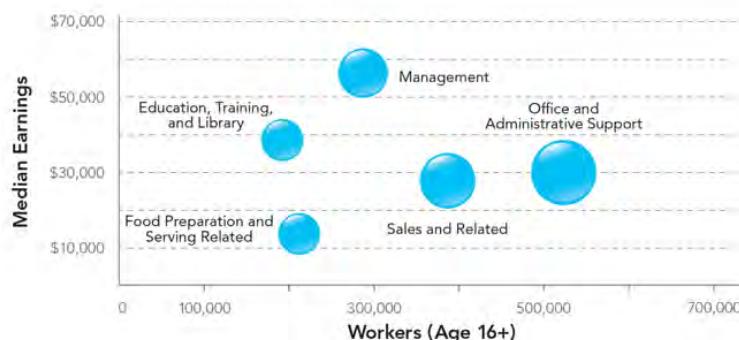
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

BRIGHT YOUNG PROFESSIONALS - 13% OF ANKENY HOUSEHOLDS



LifeMode Group: Middle Ground

Bright Young Professionals



TAPESTRY
SEGMENTATION
esri.com/tapestry

MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Own US savings bonds.
- Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs.
- Go online to do banking, access YouTube or Facebook, visit blogs, and play games.
- Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information.
- Find leisure going to bars/clubs, attending concerts, going to the zoo, and renting DVDs from Redbox or Netflix.
- Read sports magazines and participate in a variety of sports, including backpacking, basketball, football, bowling, Pilates, weight lifting, and yoga.
- Eat out often at fast-food and family restaurants.

HOUSING

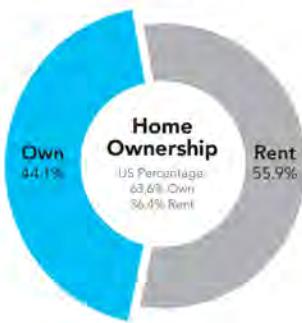
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multiunits

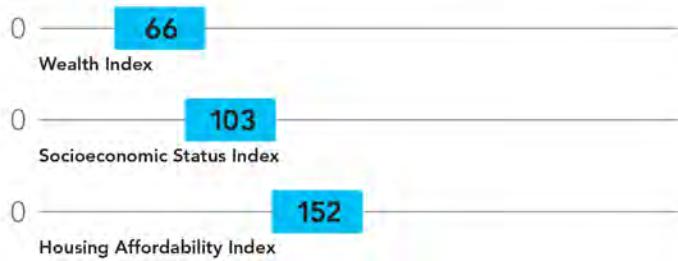
Average Rent:
\$1,000

US Average: \$990



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status and housing affordability for the market relative to US standards.



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

BRIGHT YOUNG PROFESSIONALS - 13% OF ANKENY HOUSEHOLDS



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TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

UP AND COMING FAMILIES - 11% OF ANKENY HOUSEHOLDS



LifeMode Group: Ethnic Enclaves

Up and Coming Families

Households: 2,562,000

Average Household Size: 3.10

Median Age: 30.7

Median Household Income: \$64,000

WHO ARE WE?

Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

OUR NEIGHBORHOOD

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$174,000 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 116).

SOCIOECONOMIC TRAITS

- Education: 66% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71% (Index 114) and low unemployment at 7% (Index 81).
- Most households (63%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

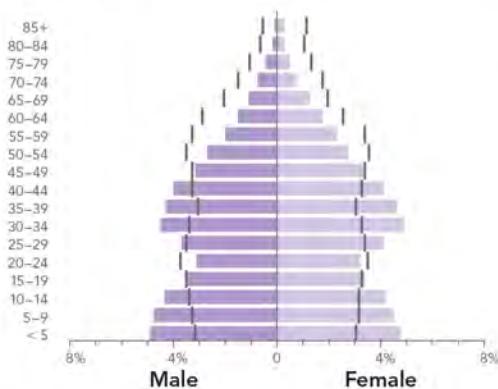
UP AND COMING FAMILIES - 11% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: 30.7 US: 37.6

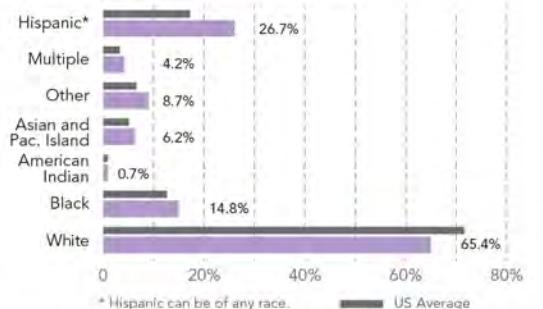
1 Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 72.4 US: 62.1



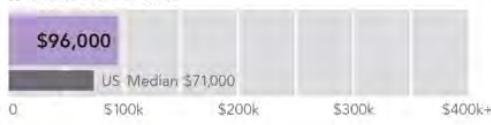
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

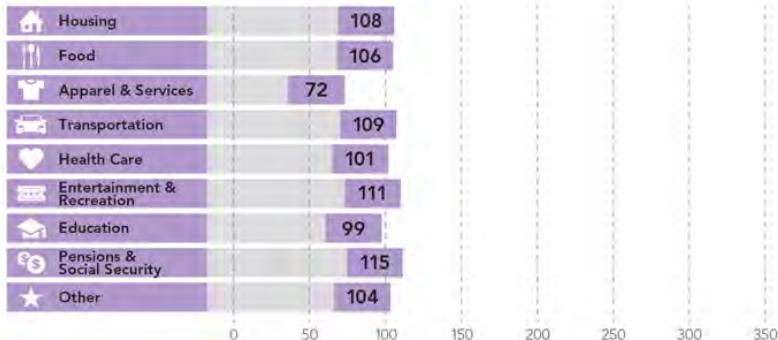


Median Net Worth



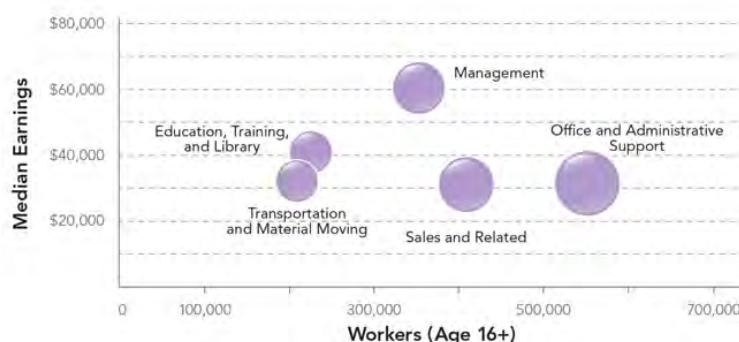
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

UP AND COMING FAMILIES - 11% OF ANKENY HOUSEHOLDS

7A

LifeMode Group: Ethnic Enclaves

Up and Coming Families



TAPESTRY
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MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports, from backpacking and baseball to weight lifting and yoga.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

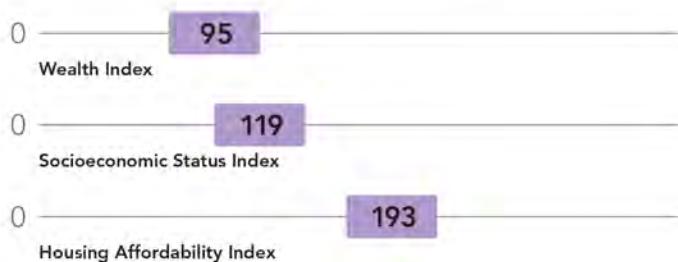
Median Value:
\$174,000

US Median: \$177,000



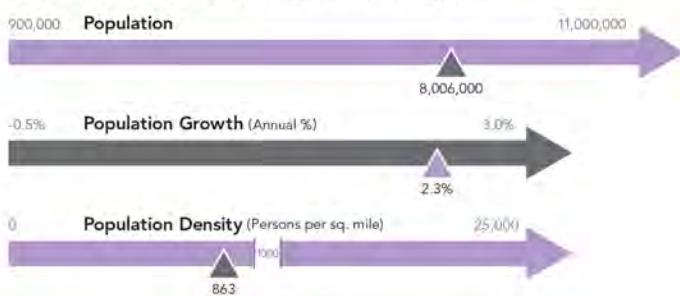
ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status and housing affordability for the market relative to US standards.



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

UP AND COMING FAMILIES - 11% OF ANKENY HOUSEHOLDS

7A

LifeMode Group: Ethnic Enclaves

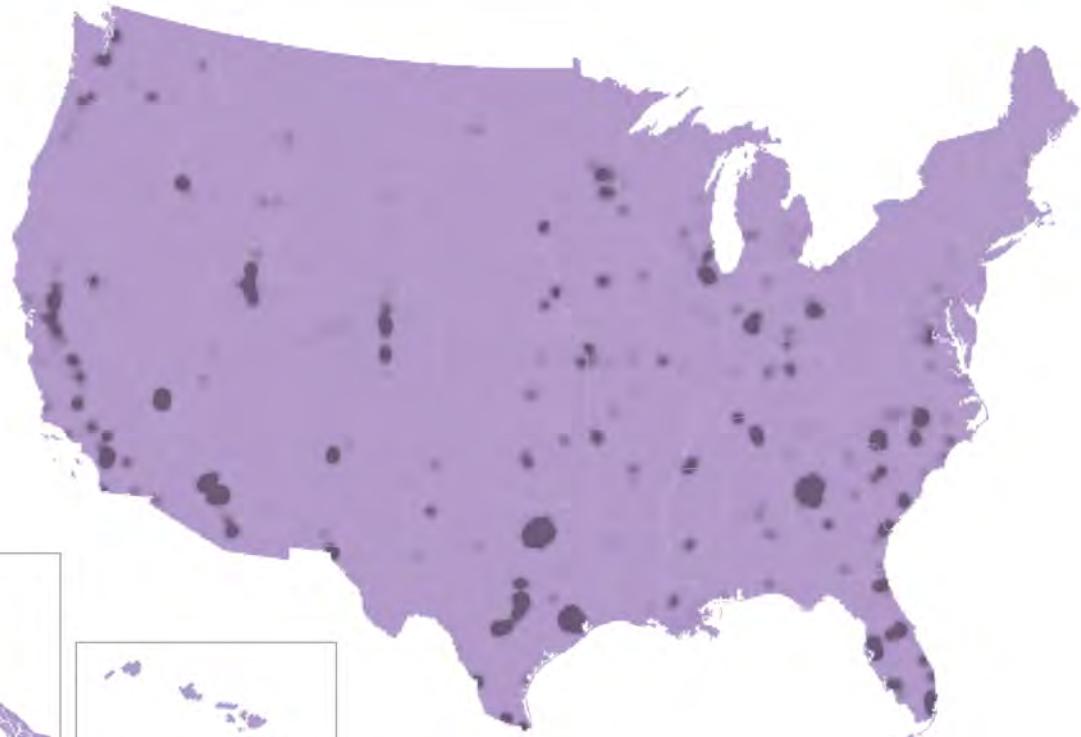
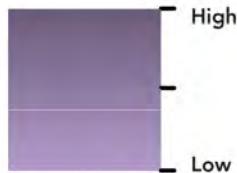
Up and Coming Families



TAPESTRY
SEGMENTATION
esri.com/tapestry

SEGMENT DENSITY

This map illustrates the density and distribution of the *Up and Coming Families* Tapestry Segment by households.



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TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

SOCER MOMS - 10% OF ANKENY HOUSEHOLDS



LifeMode Group: Family Landscapes

Soccer Moms

Households: 3,327,000

Average Household Size: 2.96

Median Age: 36.6

Median Household Income: \$84,000

WHO ARE WE?

Soccer Moms is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

SOCIOECONOMIC TRAITS

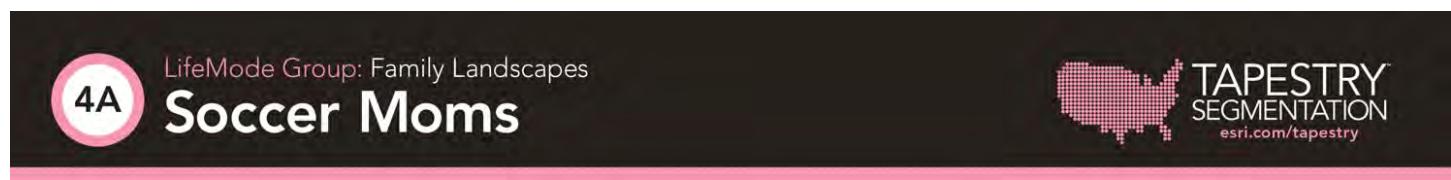
- Education: 37.7% college graduates; more than 70% with some college education.
- Low unemployment at 5.9%; high labor force participation rate at 72%; 2 out of 3 households include 2+ workers (Index 124).
- Connected, with a host of wireless devices from iPods to tablets—anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first (Index 159) and second mortgages (Index 154) and auto loans (Index 151).

OUR NEIGHBORHOOD

- *Soccer Moms* residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 36% built in the 1990s (Index 253), 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 74% (Index 163), and low rate vacancy at 5%.
- Median home value is \$226,000.
- Most households are married couples with children; average household size is 2.96.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county (Index 133).

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

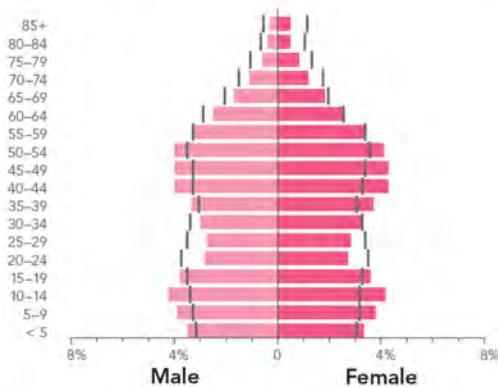
SOCER MOMS - 10% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: 36.6 US: 37.6

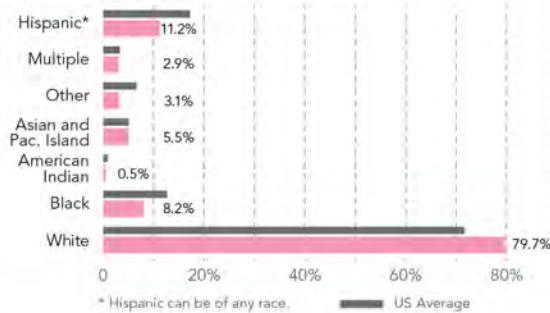
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 48.3 US: 62.1



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

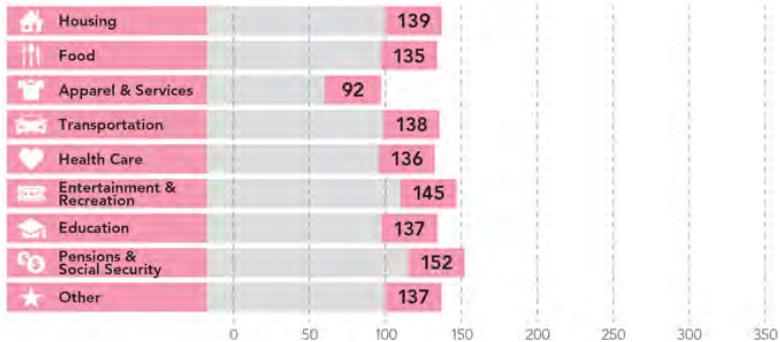


Median Net Worth



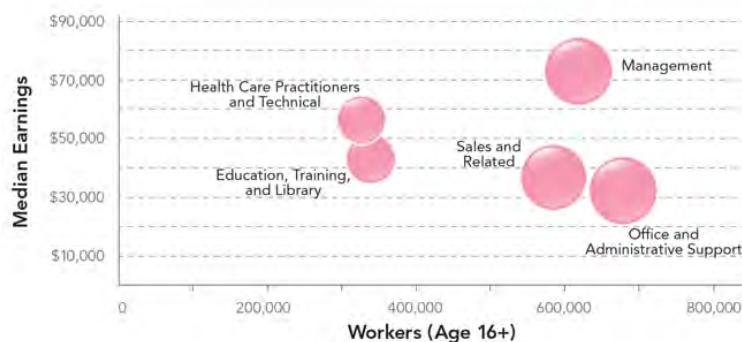
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



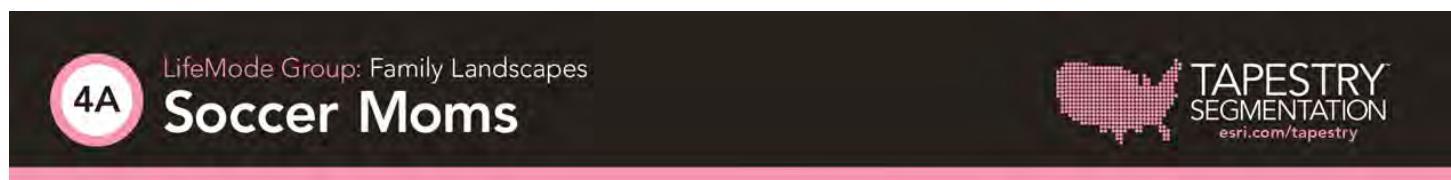
OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

SOCCER MOMS - 10% OF ANKENY HOUSEHOLDS



MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions (Index 165), movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery, like bicycling, jogging, golfing, boating, and target shooting.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like riding mowers and tillers.

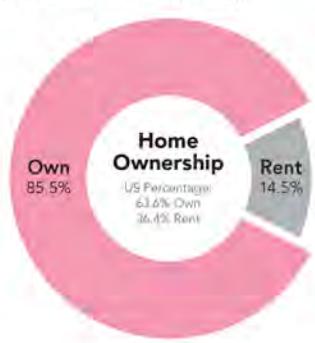
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

Median Value:
\$226,000
US Median: \$177,000



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status and housing affordability for the market relative to US standards.



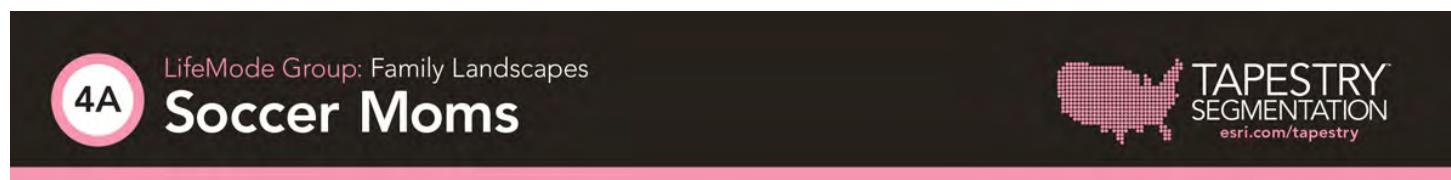
POPULATION CHARACTERISTICS

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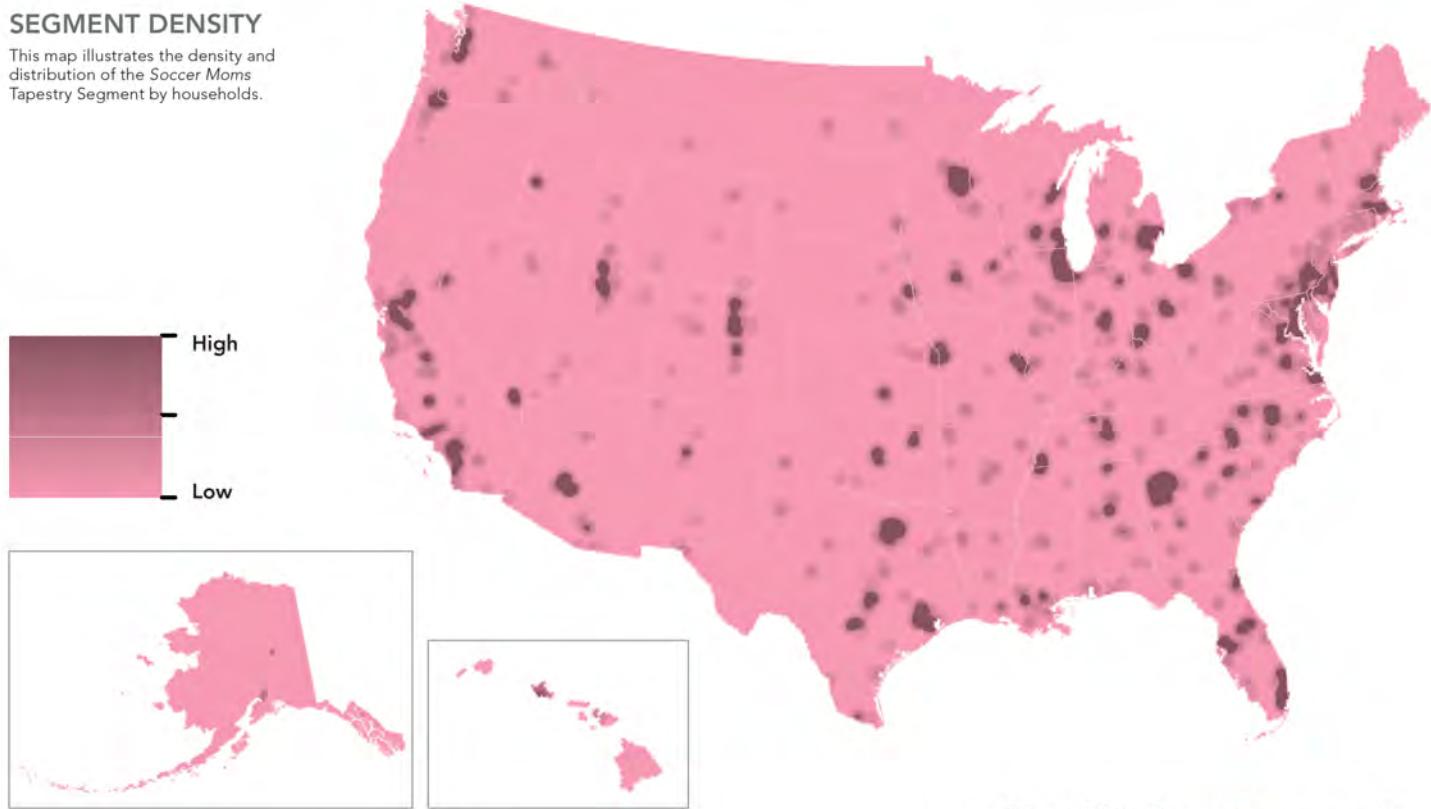
TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

SOCCER MOMS - 10% OF ANKENY HOUSEHOLDS



SEGMENT DENSITY

This map illustrates the density and distribution of the *Soccer Moms* Tapestry Segment by households.



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TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

ENTERPRISING PROFESSIONALS - 9% OF ANKENY HOUSEHOLDS



LifeMode Group: Upscale Avenues

Enterprising Professionals

Households: 1,627,000

Average Household Size: 2.46

Median Age: 34.8

Median Household Income: \$77,000

WHO ARE WE?

Enterprising Professionals residents are well educated and climbing the ladder in STEM (science, technology, engineering, and mathematics) occupations. They change jobs often and therefore choose to live in condos, town homes, or apartments; many still rent their homes. The market is fast-growing, located in lower density neighborhoods of large metro areas. *Enterprising Professionals* residents are diverse, with Asians making up over one-fifth of the population. This young market makes over one and a half times more income than the US median, supplementing their income with high-risk investments. At home, they enjoy the Internet and TV on high-speed connections with premier channels and services.

OUR NEIGHBORHOOD

- Almost half of households are married couples, and 30% are single person households.
- Housing is a mixture of suburban single-family homes, row homes, and larger multiunit structures.
- Close to three quarters of the homes were built after 1980; 22% are newer, built after 2000.
- Renters make up nearly half of all households.

SOCIOECONOMIC TRAITS

- Median household income one and a half times that of the US.
- Over half hold a bachelor's degree or higher.
- Early adopters of new technology in hopes of impressing peers with new gadgets.
- Enjoy talking about and giving advice on technology.
- Half have smartphones and use them for news, accessing search engines, and maps.
- Work long hours in front of a computer.
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga.
- Buy name brands and trendy clothes online.

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

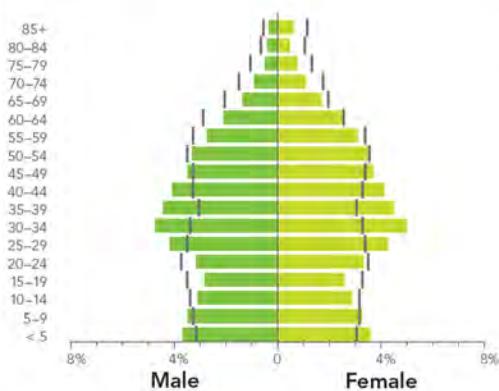
ENTERPRISING PROFESSIONALS - 9% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: 34.8 US: 37.6

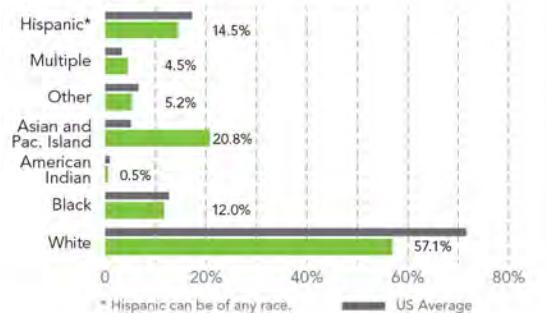
1 Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: 71.2 US: 62.1



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

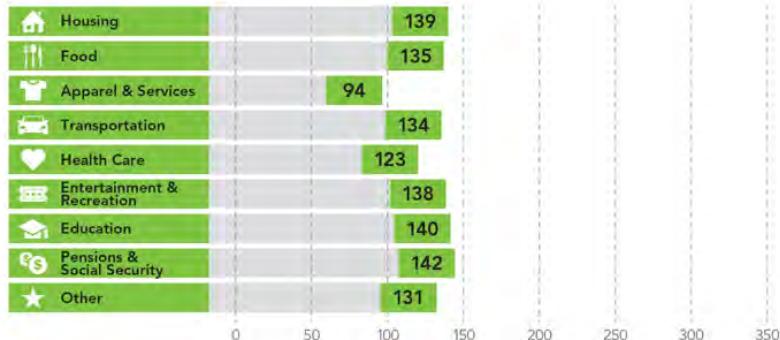


Median Net Worth



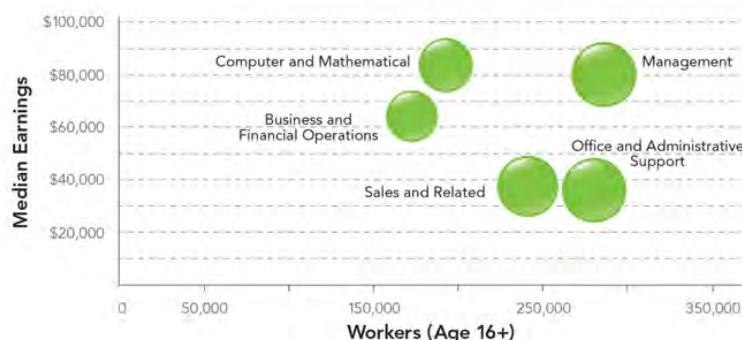
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

ENTERPRISING PROFESSIONALS - 9% OF ANKENY HOUSEHOLDS



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Buy digital books for tablet reading, along with magazines and newspapers.
- Frequent the dry cleaner.
- Go on business trips, a major part of work.
- Watch movies and TV with video-on-demand and HDTV over a high-speed connection.
- Convenience is key—shop at Amazon.com and pick up drugs at the Target pharmacy.
- Eat out at The Cheesecake Factory and Chick-fil-A; drop by Starbucks for coffee.
- Leisure activities include gambling, trips to museums and the beach.
- Have health insurance and a 401(k) through work.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Multiunits;
Single Family

Median Value:
\$295,000

US Median: \$177,000



ESRI INDEXES

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POPULATION CHARACTERISTICS

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TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

ENTERPRISING PROFESSIONALS - 9% OF ANKENY HOUSEHOLDS



SEGMENT DENSITY

This map illustrates the density and distribution of the *Enterprising Professionals* Tapestry Segment by households.



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TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

OLD AND NEWCOMERS - 6% OF ANKENY HOUSEHOLDS



LifeMode Group: Middle Ground

Old and Newcomers

Households: 2,774,000

Average Household Size: 2.11

Median Age: 38.5

Median Household Income: \$39,000

WHO ARE WE?

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. *Old and Newcomers* is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

OUR NEIGHBORHOOD

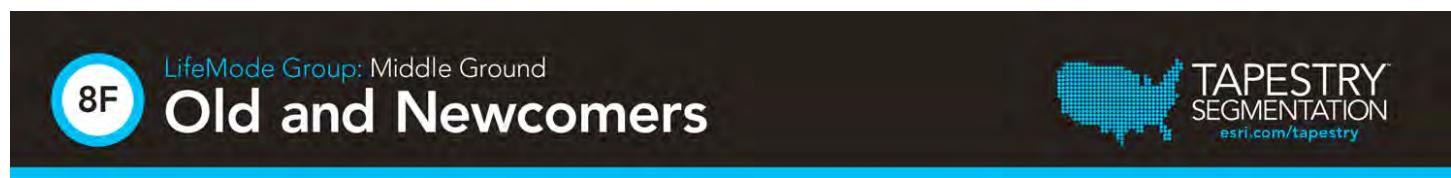
- Metropolitan city dwellers.
- Predominantly single households (Index 148), with a mix of married couples (no children); average household size lower at 2.11.
- 54% renter occupied; average rent, \$800 (Index 88).
- 45% of housing units are single-family dwellings; 44% are multiunit buildings in older neighborhoods, built before 1980.
- Average vacancy rate at 11%.

SOCIOECONOMIC TRAITS

- Unemployment is lower at 7.8% (Index 91), with an average labor force participation rate of 62.6%, despite the increasing number of retired workers.
- 30% of households are currently receiving Social Security.
- 28% have a college degree (Index 99), 33% have some college education, 10% are still enrolled in college (Index 126).
- Consumers are price aware and coupon clippers, but open to impulse buys.
- They are attentive to environmental concerns.
- They are more comfortable with the latest technology than buying a car.

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

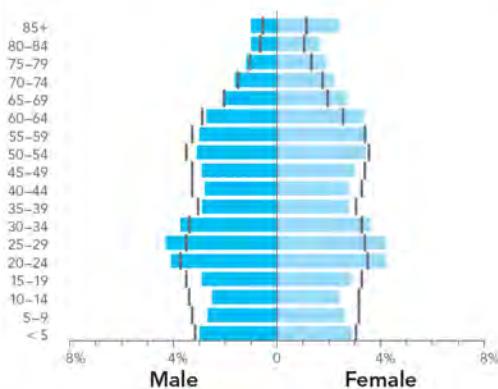
OLD AND NEWCOMERS - 6% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: 38.5 US: 37.6

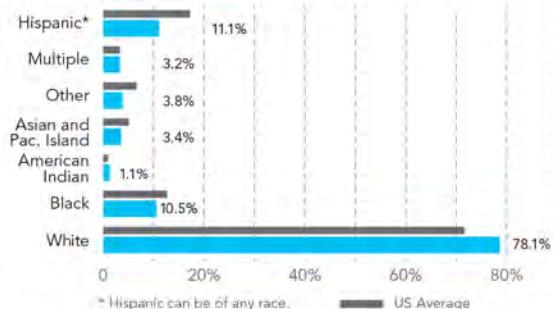
Indicates US



RACE AND ETHNICITY (Esri data)

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Diversity Index: 50.1 US: 62.1



INCOME AND NET WORTH

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Median Household Income

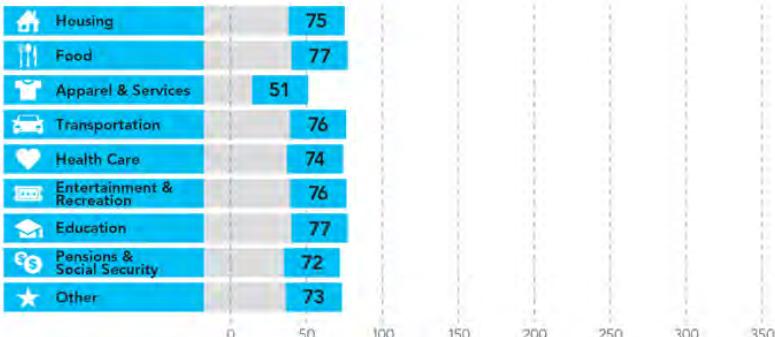


Median Net Worth



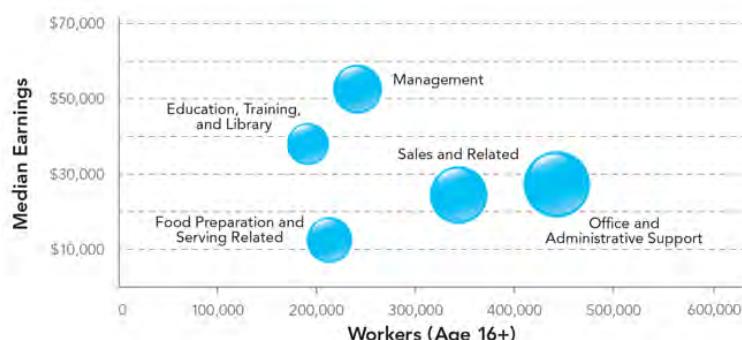
AVERAGE HOUSEHOLD BUDGET INDEX

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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

OLD AND NEWCOMERS - 6% OF ANKENY HOUSEHOLDS



MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Residents are strong supporters of environmental organizations.
- They prefer cell phones to landlines.
- Entertainment features the Internet (dating sites and games), movies at home, country music, and newspapers.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen and fast food.
- They do banking as likely in person as online.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multiunits

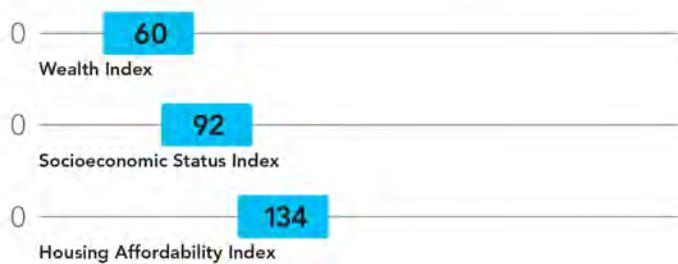
Average Rent:
\$850

US Average: \$990



ESRI INDEXES

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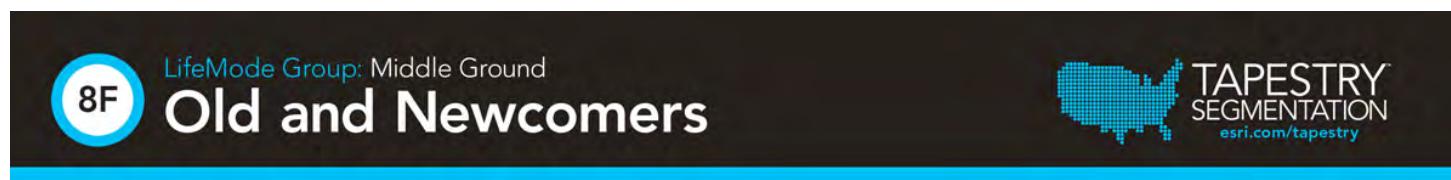
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

OLD AND NEWCOMERS - 6% OF ANKENY HOUSEHOLDS



SEGMENT DENSITY

This map illustrates the density and distribution of the *Old and Newcomers* Tapestry Segment by households.



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TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

MIDDLEBURG - 6% OF ANKENY HOUSEHOLDS



LifeMode Group: Family Landscapes **Middleburg**

Households: 3,319,000

Average Household Size: 2.73

Median Age: 35.3

Median Household Income: \$55,000

WHO ARE WE?

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

OUR NEIGHBORHOOD

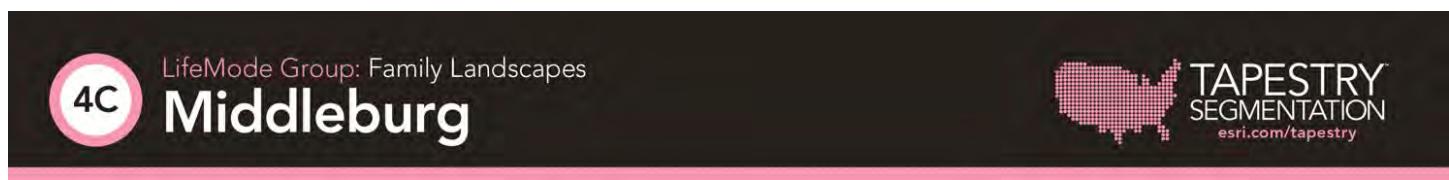
- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 152).
- Affordable housing, median value of \$158,000 (Index 89) with a low vacancy rate.
- Young couples, many with children; average household size is 2.73.

SOCIOECONOMIC TRAITS

- Education: 66% with a high school diploma or some college.
- Unemployment rate lower at 7.4% (Index 85).
- Labor force participation typical of a younger population at 66.7% (Index 106).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

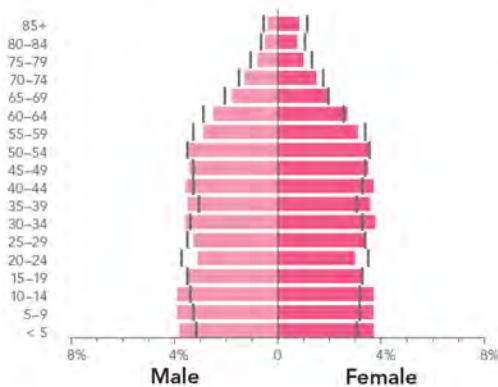
MIDDLEBURG - 6% OF ANKENY HOUSEHOLDS



AGE BY SEX (Esri data)

Median Age: 35.3 US: 37.6

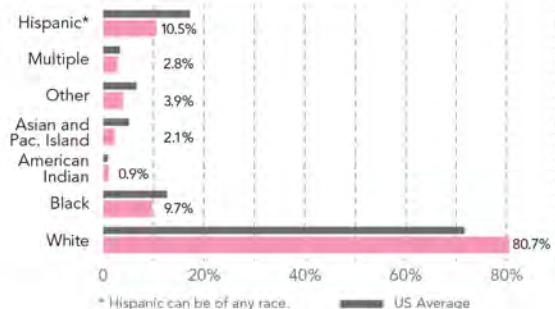
Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

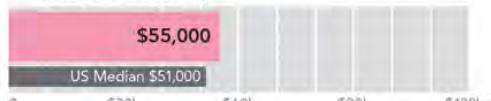
Diversity Index: 46.3 US: 62.1



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

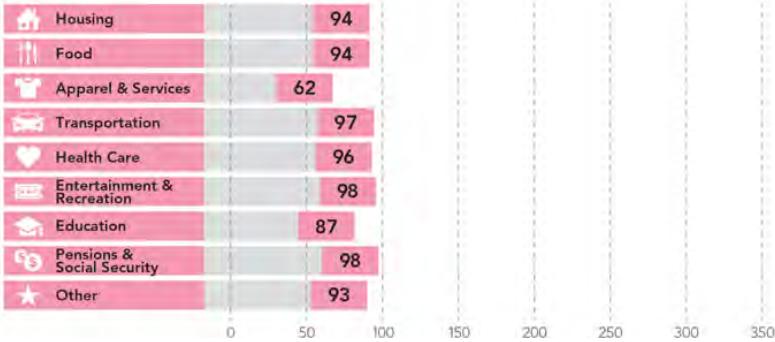


Median Net Worth



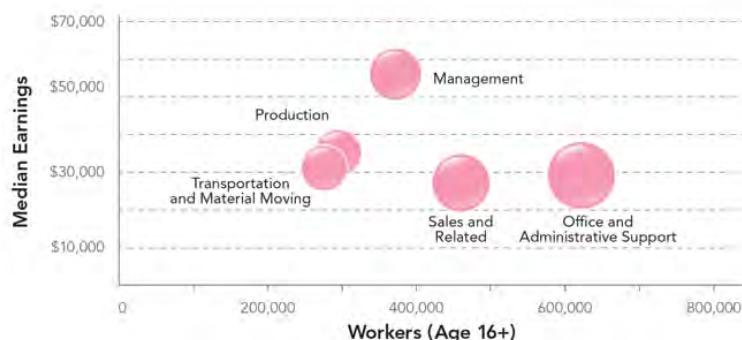
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



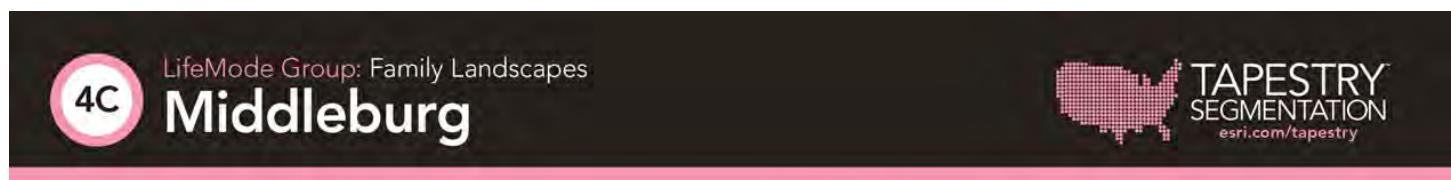
OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

MIDDLEBURG - 6% OF ANKENY HOUSEHOLDS

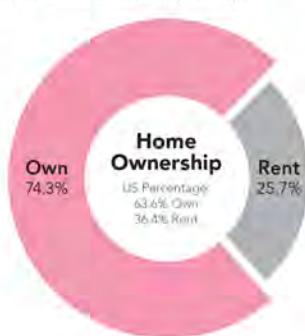


MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Residents are partial to trucks, SUVs, and occasionally, convertibles, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, target shooting, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

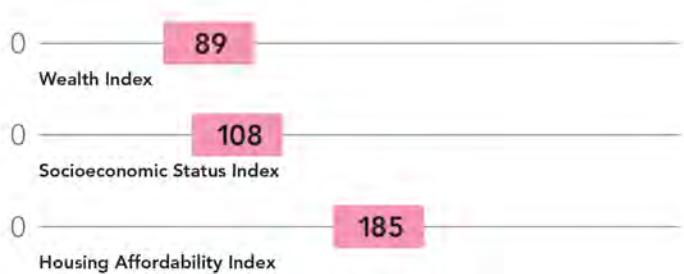
HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status and housing affordability for the market relative to US standards.



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



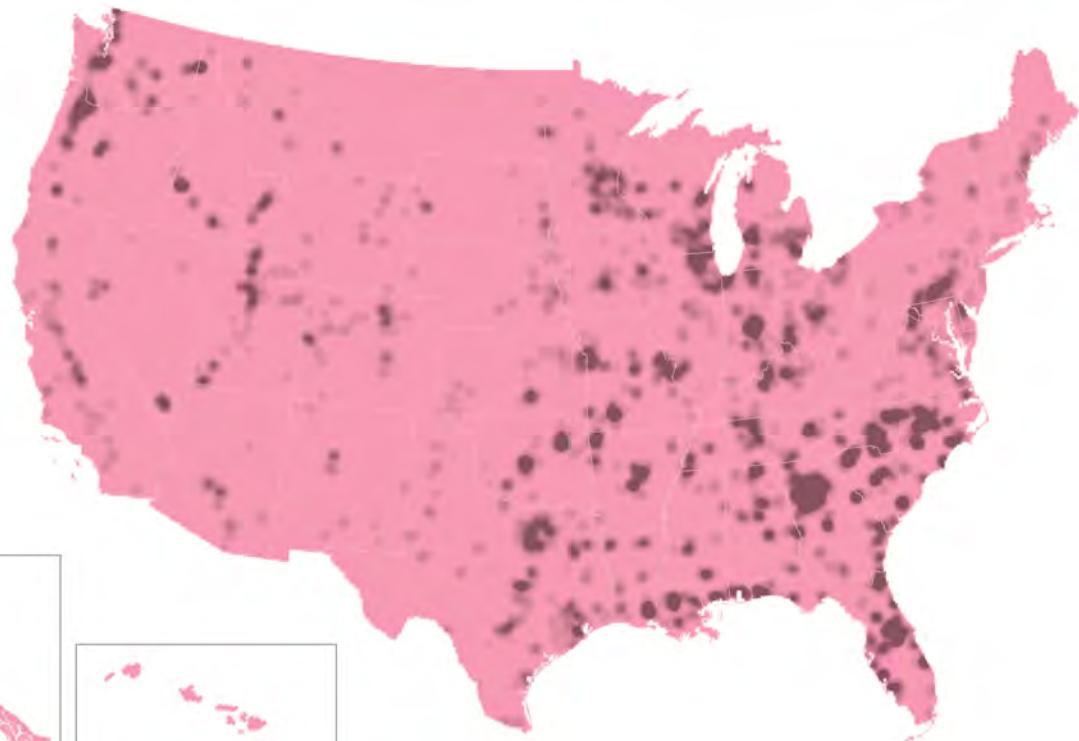
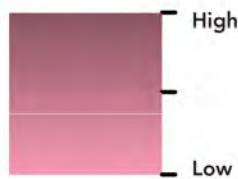
TAPESTRY SEGMENT PROFILES - ANKENY, IOWA

MIDDLEBURG - 6% OF ANKENY HOUSEHOLDS



SEGMENT DENSITY

This map illustrates the density and distribution of the *Middleburg* Tapestry Segment by households.



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PARKS & RECREATION AMENITY MATRIX

Source: City of Ankeny Parks and Recreation

PARKS & RECREATION AMENITY MATRIX

PARK NAME	Ankeny Dog Park	Ankeny Pavilion +Market	Ashland Meadows Park	Boulder Brook Park	Briarwood Park	Carney Marsh Nature Preserve	Cascade Falls Aquatic Center	Chautauqua Park	Crestbrick Park	Dean Park	Georgetown Park	Glenbrook Park	Greentree Park	Haubert Park	Hawkeye Park	Heritage Park	Hillside Park	Horizon Park	Lakeside Center	Michael Park	Miracle Park	Northcreek Park	Otter Creek Park	Outdoor Education Center
Benches	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Open Space	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Walking / Bike Trails	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Drinking Fountain	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Park Lot	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Pond	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Picnic Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Playground	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Fishing	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Restroom	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Swimming	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Lights	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Grill	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Basketball Courts	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Baby Swings	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Shuffleboard	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Tennis Court	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Softball Field	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Volleyball Court	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Disc Golf Course	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Skating Ramp	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Horseshoe Pit	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Band Shell	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Baseball Field	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Kitchen	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Sliding	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Soccer	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Source: City of Ankeny Parks and Recreation

SAMPLE MODEL STREAM BUFFER ORDINANCE

Sample Model Stream Buffer Ordinance

Source: U.S. Environmental Protection Agency

SECTION I. BACKGROUND

Buffers adjacent to stream systems and coastal areas provide numerous environmental protection and resource management benefits that can include the following:

- 1) Restoring and maintaining the chemical, physical, and biological integrity of the water resources
- 2) Removing pollutants delivered from urban stormwater
- 3) Reducing erosion and sediment entering the stream
- 4) Stabilizing stream banks
- 5) Providing infiltration of stormwater runoff
- 6) Maintaining base flow of streams
- 7) Contributing the organic matter that is a source of food and energy for the aquatic ecosystem
- 8) Providing tree canopy to shade streams and promote desirable aquatic organisms
- 9) Providing riparian wildlife habitat
- 10) Furnishing scenic value and recreational opportunity

It is the desire of the [CITY] to protect and maintain the native vegetation in riparian and wetland areas by implementing specifications for the establishment, protection, and maintenance of vegetation along all stream systems within our jurisdictional authority.

SECTION II. INTENT

The purpose of this ordinance is to establish minimal acceptable requirements for the design of buffers to protect the streams, wetlands, and floodplains of [CITY]; to protect the water quality of watercourses, reservoirs, lakes, and other significant water resources within the [CITY]; to protect the [CITY'S] riparian and aquatic ecosystems; and to provide for the environmentally sound use of the [CITY'S] land resources.

SECTION III. DEFINITIONS

1. "Active Channel" is the area of the stream channel that is subject to frequent flows (approximately once per one and a half years) and that includes the portion of the channel below the floodplain.
2. "Best Management Practices (BMP's)" means a schedule of activities, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. Common BMPs are described in the Iowa Stormwater Management Manual and SUDAS. The BMPs covered are not meant to be a comprehensive list of acceptable BMPs.
3. "Buffer" is a vegetative area, including trees, shrubs, and herbaceous vegetation, that exists or is established to protect a stream system, lake, or reservoir area. Alteration of this natural area is strictly limited.
4. "Native Vegetation" refers to vegetation originating naturally in this region of the state. Native vegetation is not to be confused with all existing vegetation.
5. "Streams" are perennial and intermittent watercourses identified through site inspection and United States Geological Survey (USGS) maps and further defined and categorized as follows:
 - A. Type I Streams are defined as perennial streams shown as solid blue lines on the United States Geological Survey seven and one-half minutes series topographic map and have a drainage area of greater than 50 acres.
 - B. Type II Streams are defined as intermittent streams shown as dashed blue lines on the United States Geological Survey seven and one-half minutes series topographic map and have a drainage area of greater than 50 acres.
 - C. Type III Streams are defined as intermittent streams or natural channels which are not shown on the United States Geological Survey seven and one-half minutes series topographic map as either blue or dashed blue lines which have drainage areas of greater than 50 acres.
6. "Stream Bank" is the area between the stream channel and the break in the stream bank slope or the highest point of the stream channel.
7. "Stream Channel" is part of the watercourse either naturally or artificially created that contains an intermittent or perennial base flow of groundwater origin. Base flows of groundwater origin can be distinguished by any of the following physical indicators:
 - A. Hydrophytic vegetation, hydric soil, or other hydrologic indicators in the area(s) where groundwater enters the stream channel in the vicinity of the stream headwaters, channel bed, or channel banks
 - B. Flowing water not directly related to a storm event
 - C. Historical records of a local high groundwater table, such as well and stream gauge records
8. "SUDAS" means the current Standard Urban Design and Specifications Manual, as locally amended, that specifies the stormwater guidelines and

SAMPLE MODEL STREAM BUFFER ORDINANCE

stormwater controls deemed by SUDAS to meet the goals of the U.S. Environmental Protection Agencies NPDES permit program administered by the Iowa Department of Natural Resources.

9. "Wetland" is defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

SECTION IV. APPLICATIONS

1. This chapter shall apply to proposed improvements associated with all land development activity requiring a site plan, construction drawings, or subdivision on property containing a stream, near a stream, or drainage swale draining greater than 50 acres. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established by other regulatory avenues.

SECTION V. STREAM BUFFER DESIGN

1. A stream buffer for a stream system shall consist of a native vegetative strip of land extending along both sides of a stream and its adjacent wetlands, floodplain, or slopes. The stream buffer width shall be adjusted to include contiguous sensitive areas, such as steep slopes or erodible soils, where development or disturbance may adversely affect water quality, streams, wetlands, or other water bodies.
2. The required base width for all buffers shall be determined based on the type of stream being protected, as specified in TABLE I. of this ordinance below:

Table 1. Required Minimum Stream Buffer Width	
Stream Type	Required Width (each side)
Type I	100 feet
Type II	50 feet
Type III	25 feet

3. Stream buffer width shall be modified if there are steep slopes which are above the ordinary high water mark and within the required stream buffer width and drain into the stream system. In those cases, the buffer width will be adjusted according to the guidance in TABLE II. Below:

Table 2. Modifications to Stream Buffer Width Based on Slope	
Percent Slope	Additional Width of Buffer
0-14%	No Change
15-25%	Add 25 feet
Greater than 25%	Add 50 feet

Table 3. Modifications to Stream Buffer Width Based on Slope & Stream Use		
Percent Slope	Additional Width of Buffer	Sensitive Stream Habitat
0-14%	No Change	Add 50 feet
15-25%	Add 25 feet	Add 75 feet
Greater than 25%	Add 50 feet	Add 100 feet

4. The stream buffer width may be relaxed and buffer permitted to become narrower at some points so long as the average width of the stream buffer meets the minimum requirement specified in Table 1 and Table 2. This averaging of the buffer may be used to allow for the presence of an existing structure or to recover a lost lot. The [CITY] may consider other buffer design modifications in unique cases of topography or other hardship provided that the project can meet the goals outlined in the purpose and intent of this ordinance.
 - A. At no point in the averaged stream buffer width may development activities come within 50 feet of type I streams, 25 feet of type II stream, and 15 feet of type III streams, this distances could be altered due to floodplain and wetland location, slope, and environmentally sensitive areas.
 - B. Additional footage for maintenance access outlined in Section 104.04.05 must still be incorporated outside the averaged buffer distances.

SAMPLE MODEL STREAM BUFFER ORDINANCE

5. After the buffer distance has been determined an additional distance shall be provided for maintenance access, this additional distance is outlined in TABLE 4 below.

Table 4. Maintenance Access Distances		
Stream Type	Additional Width of Buffer	Sides of Buffer
Type I	20 feet	Both
Type II	20 feet	Both
Type III	15-20 feet	One side

6. The buffer shall begin at the edge of the waterway for type I and at the centerline of the channel for type II and III waterways. The edge of the waterway is the outer wet edge of the channel during base flow or where the edge of vegetation occurs.

7. A stream buffer shall not be required for the portions of a stream that are less than 150 feet in length due to the stream having been previously enclosed within a pipe or box structure.

8. Impervious surfaces, septic systems and all associated equipment are prohibited within the buffer.

9. Dominant vegetation shall consist of existing or seeded/planted native trees, shrubs, perennial grasses and forbs suited to the soil and hydrology of the site and the intended purpose. No single species shall make up more than 50% of the total number of species planted. Turfgrass (lawn) is not permitted.

10. Overland flow through the stream buffer area will be maintained as sheet flow.

11. When wetland or critical areas extend beyond the edge of the required buffer width, the buffer shall be adjusted so that the buffer consists of the extent of the wetland plus a 25-foot zone extending beyond the wetland edge.

12. Water Pollution Hazards

The following land uses and/or activities are designated as potential water pollution hazards and must be set back from any stream or waterbody by the distance indicated below:

- 1) Storage of hazardous substances—(150 feet)
- 2) Aboveground or underground petroleum storage facilities—(150 feet)
- 3) Drainfields from onsite sewage disposal and treatment systems (i.e., septic systems)—(100 feet)
- 4) Raised septic systems—(250 feet)
- 5) Solid waste landfills or junkyards—(300 feet)
- 6) Confined animal feedlot operations—(250 feet)
- 7) Subsurface discharges from a wastewater treatment plant—(100 feet)
- 8) Land application of biosolids—(100 feet)

OPTIONAL

Three-Zone Buffer System

1) Zone 1, Streamside Zone

- a) Protects the physical and ecological integrity of the stream ecosystem.
- b) Begins at the edge of the stream bank of the active channel and extends a minimum of 25 feet from the top of the bank.
- c) Allowable uses within this zone are highly restricted to
 - i) Flood control structures
 - ii) Utility right of ways
 - iii) Footpaths
 - iv) Road crossings, where permitted
- d) Target for the streamside zone is undisturbed native vegetation.

2) Zone 2, Middle Zone

- a) Protects key components of the stream and provides distance between upland development and the streamside zone.
- b) Begins at the outer edge of the streamside zone and extends a minimum of 50 feet plus any additional buffer width as specified in this section.
- c) Allowable uses within the middle zone are restricted to
 - i) Biking or hiking paths
 - ii) Stormwater management facilities, with the approval of STORM WATER AGENCY LOCAL

SAMPLE MODEL STREAM BUFFER ORDINANCE

- iii) Recreational uses as approved by the [CITY]
- iv) Limited tree clearing with approval from the [CITY]
- d) Targets mature native vegetation adapted to the region.

3) Zone 3, Outer Zone

- a) Prevents encroachment into the forest buffer and filters runoff from residential and commercial development.
- b) Begins at the outward edge of the middle zone and provide a minimum width of 25 feet between Zone 2 and the nearest permanent structure.
- c) Restricts septic systems, permanent structures, or impervious cover, with the exception of paths.
- d) Encourages the planting of native vegetation to increase the total width of the buffer.

SECTION VI. BUFFER MANAGEMENT + MAINTENANCE

1. The stream buffer, including wetlands and floodplains, shall be managed to enhance and maximize the unique value of these resources. Management includes specific limitations on alteration of the natural conditions of these resources.
2. The [CITY] will be responsible for the management and maintenance of the stream buffer, including wetlands and floodplains, of type I & II streams.
3. Type III stream management and maintenance shall be subject to drainage area and development goals. If management and maintenance of the type III stream buffer is private, then a management plan shall be developed by the owner. The requirements for a stream buffer management plan are outlined in Section 104.06
4. A deed to the City shall be given for all required stream buffers as part of the final plat or site plan approval process.
5. Temporary access easements may need to be developed during the site plan or subdivision process, if the buffer is not yet contiguous to another point of access.
6. The following structures, practices, and activities are permitted in the stream buffer, with specific design or maintenance features, subject to the review of the [CITY]:
 - A. Roads, bridges, paths, and utilities:
 - the right-of-way should be the minimum width needed to allow for maintenance access and installation
 - the angle of the crossing shall be as close to perpendicular as feasible to the stream or buffer in order to minimize clearing requirements
 - B. Stream restoration projects, facilities and activities approved by the [CITY] are permitted within the buffer.
 - C. Water quality monitoring and stream gauging are permitted within the stream buffer, as approved by the [CITY].
7. The following practices and activities are prohibited within the buffer, except with approval by the [CITY]:
 - A. Clearing of existing vegetation.
 - B. Grading, stripping, or other soil disturbing practices.
 - C. Filling or dumping.
 - D. Draining the buffer area by ditching, underdrains, or other systems
 - E. Use, storage, or application of pesticides, except for the spot spraying of noxious weeds or nonnative species consistent with recommendations of the Polk County Soil and Water Conservation District.
8. All plans prepared for recording and all right-of-way plans shall clearly:
 - A. Show the extent of any stream buffer on the subject property
 - B. Label the stream buffer
 - C. Provide a note to reference any stream buffer stating: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the [CITY]."
9. The dedication of a stream buffer area in any form to the [CITY] shall not be interpreted to mean that this automatically conveys to the general public the right of access to this area.

SECTION VII. STREAM BUFFER MANAGEMENT PLAN

1. A plan approved by the [CITY] is required for all type III streams where the ownership is private.
2. The plan shall contain an informative, conceptual, and schematic representation of the proposed development activity by means of maps, graphs, charts, or other written or drawn documents so as to enable an informed decision regarding the proposed development activity.

SAMPLE MODEL STREAM BUFFER ORDINANCE

3. The plan shall contain the following specific information:
 - A. A location or vicinity map to include maximum two feet contour intervals and scale of no greater than one inch equals 100 feet.
 - B. Field delineated streams, springs, seeps, bodies of water, wetlands, and waterway buffer.
 - C. A buffer plan shall be submitted in conjunction with the required grading plan for any development, and the buffer should be clearly delineated on the final grading plan.
 - D. Boundary markers will be installed by the applicant prior to commencing clearing and grading operations. Markers will be placed at the outside edge of the buffer prior to the start of any activity adjacent to the buffer. Markers shall be clearly visible and shall be spaced at a maximum of 100 feet. The markers may be joined by marking tape or fencing.
4. The plan shall be developed by an Iowa licensed Professional Engineer, Iowa licensed Landscape Architect, or representative from the Polk Soil & Water Conservation District.
5. The plan shall outline the maintenance procedures established by the owner, to ensure the proper management of the stream buffer.
6. If a maintenance procedure consists of a controlled burn, an approved burn plan for the native areas shall also be included in the management plan. The burn plan shall be approved by the City and Polk County Air Quality prior to any burning activities. If, at a later date, the owner of the management plan decides to use controlled burning as a management tool, they may develop a burn plan and seek City approval.

SECTION VIII. ENFORCEMENT

1. The Community Development Director or his/her designee is authorized and empowered to enforce the requirements of this ordinance in accordance with the procedures of this section
2. If, upon inspection or investigation, the director or his/her designee is of the opinion that any person has violated any provision of this ordinance, he/she shall with reasonable promptness issue a notice of the violations identified while conducting an inspection or investigation. Each notice shall be in writing and shall describe the nature of the violation, including a reference to the provision within this ordinance that has been violated. In addition, the notice shall set a reasonable time for the abatement and correction of the violation.
3. If the property owner fails to take corrective action, following notice prescribed for the service of civil process by the Iowa Rules of Civil Procedure, the City may do so by its own crews or by persons under its hire and assess against the property owner the City's cost therefore. The cost shall include the salaries and benefits earned by the City employees during such corrective action, a charge for City machinery used and such other costs and expenses as the City actually incurred. To the extent allowed by Iowa law, such costs and expenses may be assessed against the property owner and collected in the same manner as a property tax.
4. Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall be subject to a civil penalty as set forth in the Schedule of Civil Penalties in Chapter 4 of this Code of Ordinances.
5. Each day that a municipal infraction occurs and/or is permitted to exist constitutes a separate offense.

Exemptions

1. Exemption of these activities does not constitute an exemption of any other activity proposed on a property:
 - A. Any existing use that does not change use, zoning district or size is exempt from requirements but shall meet the requirements for compliance for any new development requiring a site plan or subdivision.
 - B. A perpendicular stream crossing by a driveway, street, or utility lines;
 - C. A street or driveway where buffer intrusion is the only option to provide access to a property;
 - D. Paved and unpaved trails and paths for public use;
 - E. Public water supply intake or public wastewater outfall structures;
 - F. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks;
 - G. Utility lines and easements running parallel with the stream, except that all easements (permanent and construction) and clearing and grading shall recognize the sensitivity of the streams and use Best Management Practices to limit and repair the disturbance within the buffer area. This includes such impervious cover necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
 - H. Land development activities within a dedicated street right-of-way existing as of the effective date of this ordinance.
 - I. Minor land disturbing for the intent of emergency erosion control and bank stabilization activities (i.e. for the purposes of corrective maintenance; measures for health, safety and welfare; post storm; or other disaster relief) if the [CITY] is notified about the activity and the disturbance area is less than 5,000 square feet.