



**2021 – 2040 Comprehensive Plan
Request for Proposal (RFP)
City of North Liberty, Iowa**

The City of North Liberty, Iowa, is soliciting qualified consulting firms to submit a proposal to prepare a Comprehensive Plan for the City. The first City Plan (comprehensive plan) was created in 1967, and the plan has been updated from time to time. The most recent Comprehensive Plan update was adopted in 2005; however, several micro updates have been implemented in that last decade. The City is seeking a new Comprehensive Plan which will serve as the principal planning document for the City's future growth. The Land Use component of the plan should receive particular attention. The plan shall contain practical policies which will promote the physical development of the community in a coordinated, consistent manner and which will be embraced by community decision-makers and subsequently adopted officially.

Community Description

The 2015 Special Census indicated that North Liberty had a population of 18,299. The 2021 estimate based on current housing inventory is 20,381. The breakdown of the 8,418 residential housing units is as follows: single-family – 3224 (38.30%), two-family – 1598 (18.98%), multi-family – 2896 (34.40%), residential in commercial buildings – 230 (2.73%) and manufactured home – 470 (5.58%). Since 2010, the population has increased by 52%. The US Census ACS 2015-2019 indicates the median age is 30.6 years, the median household income is \$83,949 and the median value of owner-occupied housing units is \$220,880. A 2017 LendEDU poll named North Liberty the ninth most educated city in the United States and the most educated city in the Midwest.

North Liberty isn't just rooftops; it has a growing and diverse commercial and industrial economy. Heartland Express Trucking Company and GreenState Credit Union have corporate headquarters in North Liberty. In 2018, GEICO built the first building of a potential three phase project. It employs 450 employees with the potential for up to 1200 in the coming years. Manufacturing and Industrial companies like Centro, Cole's Quality Foods, Whirlpool, and Frontier Coop are key players that continue to grow. Companies like Moxie Solar and Spotix are examples of fast growing start-ups that have chosen to grow in North Liberty and it continues to be an attractive location for companies looking to recruit workforce from throughout the ICR region. North Liberty has been earmarked for future expansion by the University of Iowa Hospitals and Clinics as well as Steindler Orthopedic Clinic.

Over the last 10 years the valuation of the city's total construction has averaged just over \$57,326,887 per year. During that same time period, an average of 215 new single-family homes were built per year.

North Liberty has a land area of 9.1 square miles. It is served by two interstate systems: I-380, which has an average daily traffic count of 57,600 vehicles and there are two access points at West Penn Street and West Forevergreen Road and I-80 which has an average daily traffic count of 59,600 vehicles and is located 1.7 miles south of City limits. North Liberty has 22 miles of off-

street multi-use trails, a recreation/community center, two large community parks and several neighborhood parks.

North Liberty is served by two public school systems: Iowa City Community School District and Clear Creek-Amana Community School District. In total, North Liberty is home to five elementary schools, one junior high school and one high school, which opened in fall 2017. There is also one private K-8 school: Heritage Christian School.

Comprehensive Plan Content

The project would include assembling and analyzing data regarding all of the existing conditions within the City of North Liberty and utilizing that data to develop policies, actions and an implementation plan to guide future development and decision making within the community with a horizon year of 2040.

It is expected that there will be visioning sessions with North Liberty City Council, Commission and Board members and administrative staff. Additionally, a broad-based plan for soliciting public input throughout the update process will be included. The City of North Liberty has a Communications Department to assist with messaging.

Recent plans have been adopted/utilized by the City of North Liberty and should be considered and/or incorporated as part of the Comprehensive Plan preparation. This review should include recognition of deficiencies of any current plan and identification of elements that should be incorporated into the new plan.

1. North Liberty Community Identity Framework – 2020
2. North Liberty Park Plan – 2016
3. Wastewater Treatment Facility Plan Update – 2014
4. Water System Facility Plan - 2010
5. North Liberty Trails Plan – 2009
6. Highway 965 Corridor Master Plan – 2008
7. North Liberty Comprehensive Plan - 2005

These documents can be accessed here: <https://northlibertyiowa.org/departments/planning-department/>

The following describes the specific minimum components which should be included in the Comprehensive Plan. City staff will finalize the minimum components with the selected consultant prior to contract authorization. The City is open to suggestions other than those items listed which the consultant believes will be of value in producing a viable Comprehensive Plan that will have practical applications for day-to-day planning activities. 2020 Census Data will need to be incorporated into the Comprehensive Plan.

1. Community Assessment
2. Demographics and Housing
3. Employment/Economy
4. Land Use
5. Transportation
6. Parks and Recreation
7. Utilities
8. Public Facilities
9. Implementation

An estimated timeline and work schedule shall be provided. Once the project has been awarded, a kick-off meeting will be held with City staff to review timeline, scope, administrative procedures and share information about potential issues and areas of concern.

Expected Cost

The expected range of project cost is \$80,000-\$120,000.

Timeline

RFP Issuance Date	May 7, 2021
Proposal Submission Date	June 11, 2021
Internal review	Week of June 14, 2021
Interviews with Selected Teams via Zoom*	Week of June 24, 2021
Council consideration of Recommended Consultant	July 13, 2021
Project Award	July 14, 2021

* Interviews are to be performed only with the team members that are leading the effort and are the primary contacts for the Comprehensive Plan update.

Submissions

Proposals must be provided digitally by 12:00 PM Central Time on 6/11/2021 to: rrusnak@northlibertyiowa.org. No hard copies will be accepted.

Please note that all email submittals are required to receive a confirmation to be accepted. Applicants shall be responsible for confirming staff has received the submittal. Failure to confirm will not result in an extension.

For more information, questions about the proposal, or to confirm submittals, please contact Ryan Rusnak at rrusnak@northlibertyiowa.org or 319-626-5747.

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