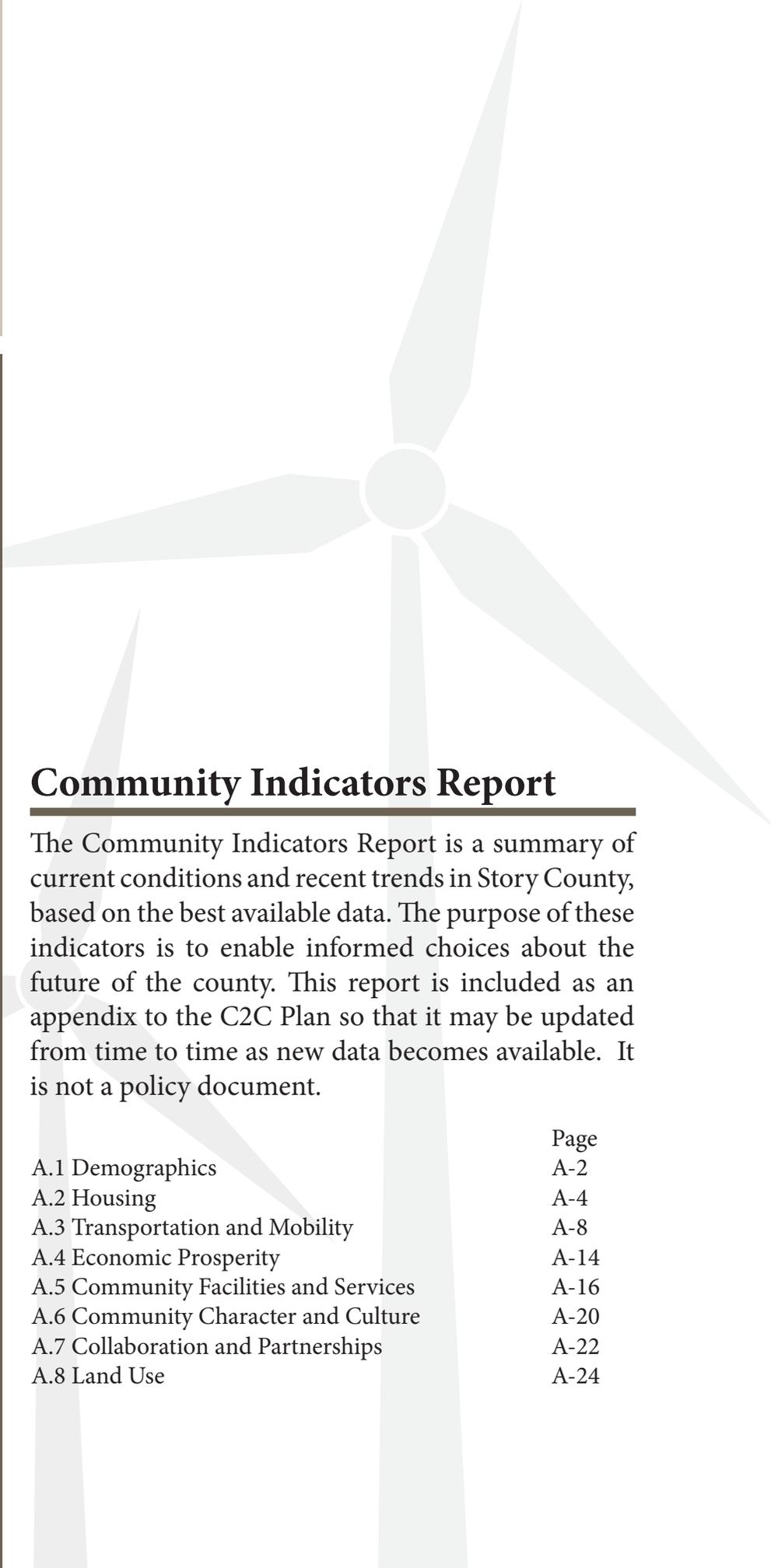


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Appendix A
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Community Indicators Report

The Community Indicators Report is a summary of current conditions and recent trends in Story County, based on the best available data. The purpose of these indicators is to enable informed choices about the future of the county. This report is included as an appendix to the C2C Plan so that it may be updated from time to time as new data becomes available. It is not a policy document.

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A.1 DEMOGRAPHICS

County History



The land that today is known as Story County was originally prairie, with the exception of some groves along the larger streams in the area. In 1846, the boundaries of Story County were established. The county has an area of 576 square miles.

The county was named after Joseph Story, a pre-eminent United States Supreme Court Justice, in 1853.

The first settlers in Story County came mainly from Indiana, New York, and Pennsylvania. Later, many Norwegians, Germans, and Danes came directly from overseas and inhabited the area. The first large population influx occurred during the 1850s.

Story County was not mentioned in the Federal Census in 1850, but figures from the State of Iowa put the population at 214 in 1852. By 1860, the population had increased to 4,501.

Three commissioners appointed by the Iowa Legislature selected the location of county seat on June 27, 1853. The location was Nevada.

(Source: Story County, Iowa website)

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 smaller than 20,000 people, the best available estimates are reported as rolling averages over 5-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.

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 ACS data, caution should be used when trying to draw conclusions about trends by comparing the two sets of numbers.

	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		253,053		← ACS data

↑ error exceeds 10% ↑ error less than 10%

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



Population and Age Trends

From 1990 to 2010, Story County’s population increased by 23.8%, while the state grew by 4.5% during the same period. During this same period, only one of the municipalities within the county also saw a decrease in population (City of Zearing (-9.8%)) and a general decrease in townships (-2.3%).

Based on Woods and Poole Economics, Inc. data, the county’s 2035 population is projected to be 109,258 (an increase of 22% from 2010). For comparison, the state population is projected to grow by 11.8% over the next twenty years to 3,407,575.

In 2010, the median age in the county was 26.7, which is lower than the median age for the state (36.6). Based on this data (shown in the table on the right), the county has a significantly lower ratio of persons over the age of 50, as compared to the state (24.6%, compared to 34.5% statewide).

POPULATION TRENDS AND PROJECTIONS

Source: 2010 Census, Iowa Dept. of Commerce and Economic Opportunity, and MSA Professional Services

	Story County	Iowa
1980 Actual	72,326	2,913,808
1990 Actual	74,252	2,776,755
2000 Actual	79,981	2,926,324
2005 Proj.	81,852	2,951,775
2010 Actual	89,542	3,046,355
2015 Proj.	92,300	3,097,663
2020 Proj.	96,451	3,172,237
2025 Proj.	100,689	3,249,751
2030 Proj.	104,962	3,328,308
2035 Proj.	109,258	3,407,575

Source: Woods & Poole Economics, Inc. & Census

SEX and AGE, 2010

Source: 2010 Census

	Story County		Iowa	
	Number	Percent	Number	Percent
Male	28,715	49.1%	1,508,319	49.5%
Female	29,783	50.9%	1,538,036	50.5%
Under 18	15,953	17.8%	727,993	23.9%
18 & over	73,589	82.2%	2,318,362	76.1%
20 - 24	18,846	21.0%	878,964	6.9%
25 - 34	12,769	14.3%	382,583	12.6%
35 - 49	12,845	14.3%	581,030	19.1%
50 - 64	13,066	14.6%	595,994	19.6%
65 & over	8,945	10.0%	452,888	14.9%
Totals	89,542	100%	3,046,355	100%

MUNICIPAL POPULATION TRENDS, 1990-2010

Source: US Census

Population by Municipality	1990	2000	2010	% Change (1990-2010)
Ames	47198	50,731	58,965	24.9%
Cambridge	714	819	829	16.1%
Collins	455	499	495	8.8%
Colo	771	868	876	13.6%
Gilbert	796	987	1,082	35.9%
Huxley	2047	2,316	3,317	62.0%
Kelley	246	300	309	25.6%
Maxwell	788	807	920	16.8%
McCallsburg	292	318	333	14.0%
Nevada	6009	6,658	6,798	13.1%
Roland	1035	1,324	1,284	24.1%
Sheldahl	315	336	319	1.3%
Slater	1268	1,306	1,489	17.4%
Story City	2959	3,228	3,431	16.0%
Zearing	614	617	554	-9.8%
Townships (rural)	8,745	8,867	8,541	-2.3%
COUNTY TOTAL	74,252	79,981	89,542	20.6%
Urban Area Population	85,507	71,114	81,001	24%
Urban Share Percent	88%	89%	90%	3%

A.2 HOUSING

Household Counts

From 1980-2010, Story County showed a 48.7% increase in the number of households. This includes slow growth in households from the 1980s to the 1990s (6.7%) or less than 1% per year. During the same period, the state as whole increased by 10.9% or averaging just over 1% growth per year.

The county's "persons per household" count, also known as household size, dropped from 2.39 in 2000 to 2.34 in 2010, which is a reduction of 2.1%. During this same period, the state's "persons per household" declined by 2.5% to 2.40. This trend is consistent with national trends over the past several decades and can be attributed to smaller family sizes, increases in life expectancy, and increases in single parent households.

To be conservative in the projection of future housing demand, this analysis assumes a continued decline in household size of 1% per decade to forecast total households for years 2015, 2020, 2025 and 2030. As projected, the county will see an increase of approximately 12,680 households between 2010 to 2030. This equates to an addition of approximately 13,254 housing units, an increase of 36%.

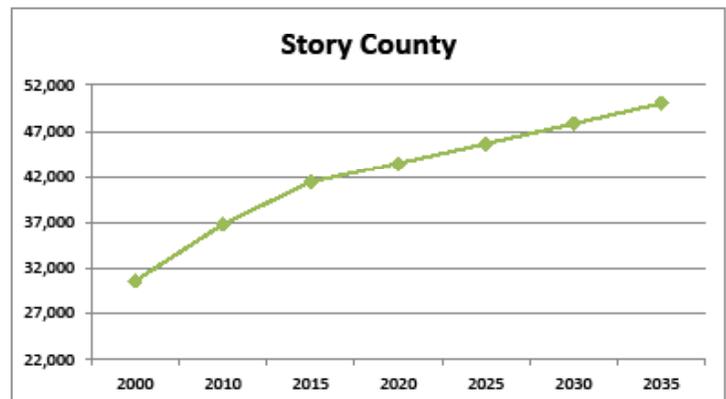
HOUSING UNITS TRENDS AND PROJECTIONS

Source: U.S. Census Bureau and MSA projections

	Story County	Iowa
1980	25,154	1,131,299
1990	26,847	1,143,669
2000	30,630	1,232,511
2010	36,789	1,341,001
2015	41,437	1,430,579
2020	43,518	1,472,381
2025	45,658	1,515,938
2030	47,835	1,597,548
2035	50,043	1,605,576

HOUSING UNITS PROJECTIONS, 2000-2030

Source: US Census Bureau and MSA projections



HOUSEHOLD TRENDS AND PROJECTIONS

Source: U.S. Census Bureau and MSA projections

	Story County		Iowa	
	Number	Persons Per *	Number	Persons Per *
1980	23,665	2.54	1,053,003	2.68
1990	25,941	2.45	1,064,325	2.52
2000	29,383	2.39	1,149,276	2.46
2010	35,196	2.34	1,215,954	2.4
2015	39,643	2.33	1,297,179	2.39
2020	41,634	2.32	1,335,083	2.38
2025	43,681	2.31	1,374,579	2.36
2030	45,764	2.29	1,448,578	2.35
2035	47,876	2.28	1,455,857	2.34

Households refer to the people living in a household, while housing units refer to the structures in which people could live, vacant or not.

Occupancy and Housing Stock

Story County’s housing stock is predominantly single family homes, at 58.5% of total housing units. Multi-family housing in the county is variable in number of units per dwelling with 8.1% having two to four units, 6.5% with five to nine units, and 22.6% having more than ten units.

A thin majority of county residents (52.4%) live in owner-occupied housing. Owner occupancy percentages have shown a decline over the past decade due in part to the increase in multi-family using units, university students and a more mobile workforce. The homeowner vacancy rate increased in the 2000 Census to 1.5% and has stayed there for the last Census, compared to 1.2% in 1990. The increase is consistent with the effects of the Great Recession seen around the country, though the effect on home vacancy was more subdued here. Nationwide, vacancy rates increased from 1.6% to 2.6% over that same period. 1.5% to 2% is a healthy range.

The housing stock in Story County has 15.2% of residential structures built prior to 1940. The county has seen a relatively consistent increase in housing stock, with 63.2% of houses built between 1970-2010, though there was a large drop off in 2010 most likely do to the effects of the Great Recession.

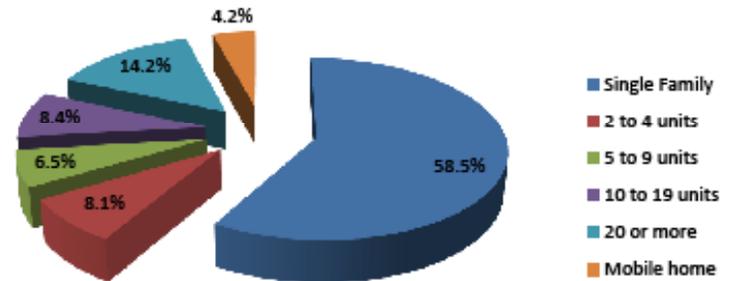
OCCUPANCY

Source: U.S. Census Bureau

	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	14,515	56.0%	17,125	58.3%	19,372	52.4%
Renter Occupied	11,426	44.0%	12,258	41.7%	15,824	42.8%
Vacant	906	5.3%	1,247	4.3%	1,780	4.8%
Homeowners Vacancy Rate	---	1.2%	---	1.5%	---	1.5%
Rental Vacancy Rate	---	2.7%	---	4.1%	---	2.2%
TOTAL	26,847		30,630		36,976	

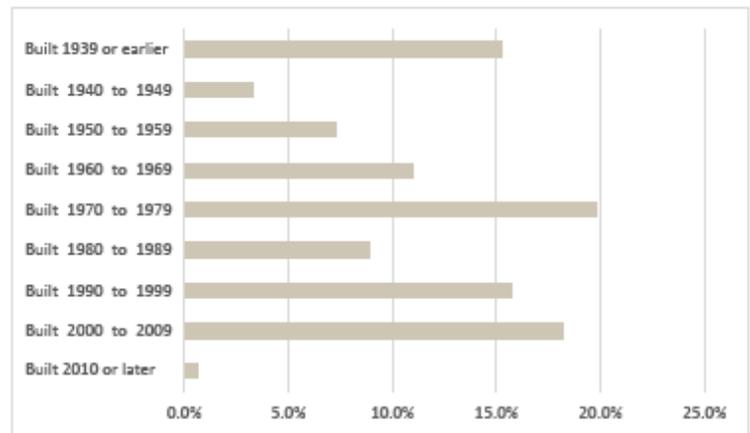
UNIT TYPE, 2007-2011 AVG

Source: American Community Survey



YEAR STRUCTURE BUILT, 2007-2011 AVG*

Source: American Community Survey



Affordability and 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. Based on the rolling average between 2007-2011, roughly 53.7% of county renters and approximately 13.4% of homeowners exceeded the “affordable” threshold. While these numbers are important indicators of affordability, it is also important to note that *some* residents may be paying more than 30% of their income on housing by choice, rather than by necessity.

The median rent in the county (\$738) is substantially higher than the state median (\$670).

The county’s median home value increased 43% from 2000 (\$115,800) to the most recent ACS data (rolling average from 2009-2013) at \$165,800 which is significantly higher than the state’s median value of \$134,700.

GROSS RENT AS PERCENTAGE OF INCOME, AVG 2009-2013

Source: American Community Survey

Gross Rent as Percentage of Income	Percent
Less than 10.0 percent	2.4%
10.0 to 14.9 percent	9.3%
15.0 to 19.9 percent	10.6%
20.0 to 24.9 percent	10.4%
25.0 to 29.9 percent	8.7%
30.0 to 34.9 percent	6.6%
35.0 to 39.9 percent	6.4%
40.0 to 49.9 percent	9.5%
50.0 percent or more	31.2%
Not computed	4.9%

GROSS RENT

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

	1990	2000	Avg. 2009 - 2013
Less than \$200	7.7%	3.6%	0.6%
\$200 to \$499	68.7%	30.5%	11.4%
\$500 to \$749	18.9%	43.6%	40.4%
\$750 to \$999	1.7%	15.0%	27.9%
\$1000 to \$1499	0.8%	4.2%	14.7%
\$1500 or more*	0.0%	0.4%	5.0%
No Cash Rent	2.2%	2.8%	2.6%
Median Rent	\$392	\$575	\$738
Total Number	11081	12131	15410

* In 1990, the highest bracket was “\$1,000 or more”, so all rental units within this category were placed in the \$1,000-\$1,499 bracket

VALUE (FOR HOMES WITH MORTGAGES)

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

Value (For Homes with Mortgages)	2009 - 2013 Avg.
Less than \$50,000	3.0%
\$50,000 to \$99,999	11.4%
\$100,000 to \$149,999	26.1%
\$150,000 to \$199,999	26.2%
\$200,000 to \$299,999	20.8%
\$300,000 to \$499,999	9.7%
\$500,000 or more	2.7%
Median (dollars)	165,800

SELECTED MONTHLY OWNER COSTS, AVG 2009-2013

Source: American Community Survey

Monthly Owner Costs as a % of Income	Percent
Less than 20.0 percent	31.3%
20.0 to 24.9 percent	13.4%
25.0 to 29.9 percent	7.4%
30.0 to 34.9 percent	4.7%
35.0 percent or more	2.7%
40.0 to 49.9 percent	2.7%
50.0 percent or more	3.3%
Not computed	0.1%



Housing: A Place to Call Home

Story County, City of Ames, and Iowa State University sponsored a housing conference in March 2016. The event, organized by A Mid-Iowa Organizing Strategy (AMOS) and called "A Place to Call Home: Options for Housing Stability in Ames and Story County," focused on identifying and building support for long-term solutions to low-cost housing in the Ames area.

The agenda included the following topic areas:

"The Effects of Housing Instability on Ames and Story County" Presentation of data for Ames/Story County on current situation

Summary: brief presentation based on recent data gathered and analyzed regarding Story County and its cities. It clearly points to issues facing the private sector, local governments, and renters and home-buyers with limited means, as they seek that a diversity of housing be available so people can live in their preferred community.

Best Practices of Local Housing Trust Funds: Why they are needed, what have they accomplished in Iowa?

Summary: an overview of trust funds and their impact on housing in Iowa and information regarding experiences with developing and implementing a local housing trust fund.

Tools and Resources in the Development of Affordable Housing: The Role of Developers.

Summary: tools and resources used to successfully build low-cost units across the state.

Housing Resources for Non-Profits

Summary: How can non-profit organizations leverage external financial resources to strengthen their ability to maintain or increase housing-related services for low-income persons and families?



Innovative Solutions to Affordable Housing, Jobs, and Transportation in Urban and Rural Areas.

Summary: How can unique solutions be provided in both Ames and rural areas of Story County? What policies might allow low-income workers in particular to live closer to their work place? Are there reliable and inexpensive public or collective transport options that will complement private autos?

The identified goals for the conference included:

- Bring together housing stakeholders (builders and developers, realtors, not-for-profits, local governments, neighborhood associations, transportation entities serving Ames and Story County, community school districts, the Iowa State University community, and residents living this issue day-to-day) so that they may understand on another's concerns and allow all to take a more realistic approach to the question of housing instability in Story County.
- Educate people about housing instability in Ames and Story County and ways in which those working in a specific Story County community could acquire quality affordable housing there. This includes drawing on experiences with other localities, and assessing resources and circumstances.
- Catalyze actions that wide housing options for low-income workers and other disadvantaged members in Story County communities. The concept of a local Housing Trust Fund as an initial step toward dealing more broadly with local housing instability was proposed.



TRANSPORTATION AND MOBILITY

Commuting

Approximately 48.6% of the county's commuters age 16 or older work within 14 minutes of their place of employment. Most of the workers are employed within Story County. The percentage of those who work out of state is low at 0.9%.

Commuters, on average, have a travel time to work in the county (17.8 minutes) and state as a whole (18.8 minutes). A large percentage of Story County workers have a commute that is less than 15 minutes.

Commuting in Story County is mostly done by car and primarily in a single occupant vehicle (81.1%). This number is lower than the state as a whole, which is at 89.3%. Those who carpooled to work was lower than the state with 8.2%, as compared to 9.0% for the state. On the other hand, those who used public transit was substantially higher in the county as compared to the state as a whole (6.2% to 1.1%, respectively). Those that biked and walked to work is substantially higher in the county compared to the state. The remainder of the means of travel were quite similar between Story County and the state as a whole.

PERCENTAGE OF RESIDENTS COMMUTING

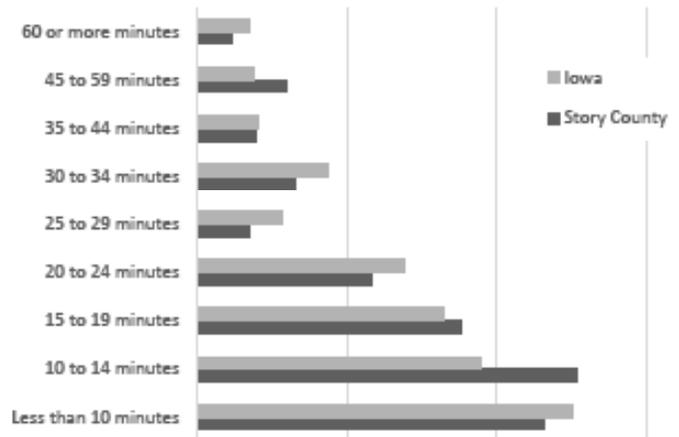
Source: American Community Survey

Place of Work, 2009 - 2013 Avg.	
Worked in state of residence:	99.1%
Worked in county of residence	80.2%
Worked outside county of residence	18.9%
Worked outside state of residence	0.9%

Source: ACS

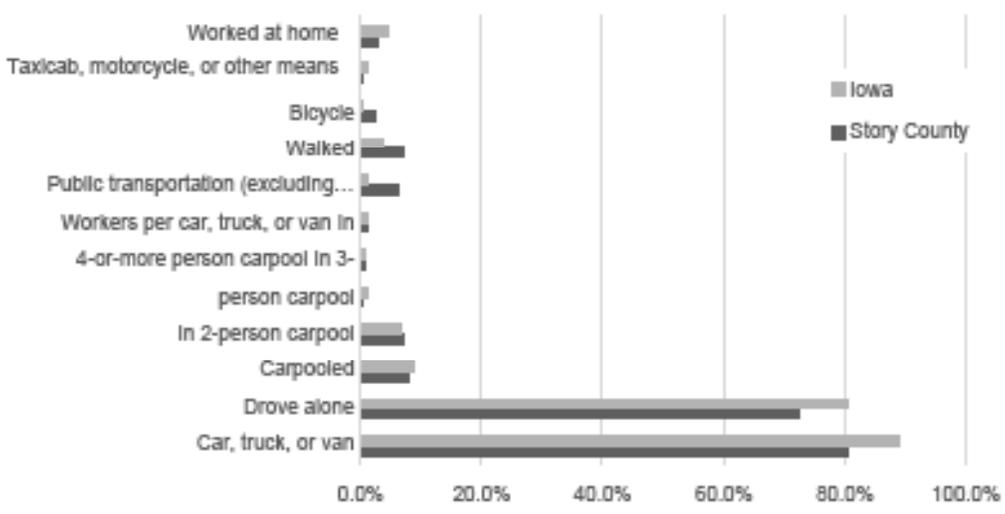
COMMUTING TIME TO WORK, 2009-2013 AVG

Source: American Community Survey

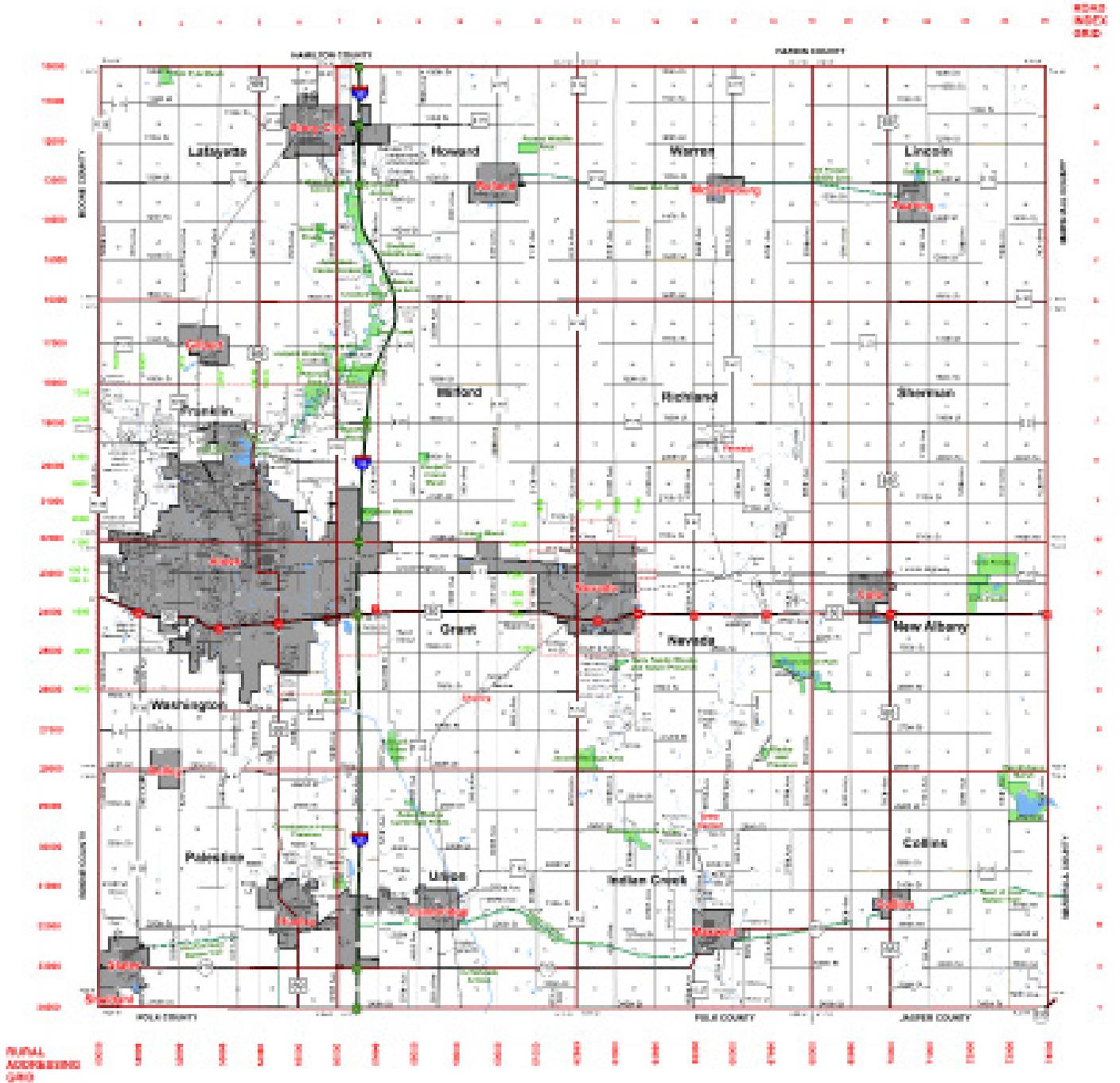


COMMUTING METHODS TO WORK, 2009-2013 AVG

Source: American Community Survey



Story County Transportation Map



Major Modes of Travel

Road Classifications

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. In general, roadways with a higher functional classification should be designed with limited access (ie. fewer driveways) and higher speed traffic.

Lincoln Highway

The Lincoln Highway was once the most famous road in America. It was the first successful transcontinental highway and served as the catalyst for the driving improvements then demanded by an increasingly mobile public. The Lincoln Highway was the first successful, all-weather, coast-to-coast, automobile highway. The Lincoln Highway bisects Story County and runs parallel to the north of Highway 30.

Jefferson Highway

The Jefferson Highway was organized in 1915, running in a north-south direction between New Orleans and Winnipeg. Colo is the location of the intersection of the Lincoln and Jefferson Highways where the L&J Service station is named in honor of the two highways.

Aviation Service

Ames Municipal Airport is a City-owned public use airport. The airport has two paved runways (01/19 and 13/31) which are 5,701 and 3,491 feet long, respectively. It is a high quality facility that currently sees light use, including recreational flights, flight training, refueling stopovers and some executive travel by large corporations with local facilities and ISU.

Truck Routes

Story County has six major roads:

- Interstate 35
- US Highway 30
- US Highway 65
- US Highway 69
- Iowa Highway 210
- Iowa Highway 330

Roadway Improvement Projects

Iowa’s Five Year Highway Improvement Program identifies projects by county and project limits. Below is a list of projects to be completed during the 2016-2020 period within Story County.

PLANNED ROAD IMPROVEMENTS

Source: Iowa Department of Transportation

Hwy	County	Location	Miles	Year	Type of Work
Hwy 210	Story	I-35	-	2017	Bridge deck overlay
US 30	Story	WEST BRANCH INDIAN CREEK, 0.7 MI E OF CO RD S14	-	2016	Bridge deck overlay
I 35	Story	SOUTH SKUNK RIVER, 2.6 MI S OF US 30 (NB & SB)	1.6	2016-2019	Bridge replacement, culvert new, grade and pave, right of way, erosion control
I 35	Story	CO RD E57 OVER I-35, 2.0 MI S OF US 30	-	2017	Bridge replacement
I 35	Story	US 30 INTERCHANGE IN AMES	0.5	2016-2019	Right of way, bridge new, grade, lighting, pave, traffic signs, erosion control
I 35	Story	CO RD E41 TO 0.75 MI N OF CO RD E29 (NB)	4.4	2018	Pavement rehab
US 65	Story	CO RD E41, 1.0 MI N OF US 30	-	2020	Bridge replacement
US 69	Story	KEIGLEY BRANCH, 1.1 MI S OF CO RD E18	-	2016	Bridge replacement, right of way

Railroad Service

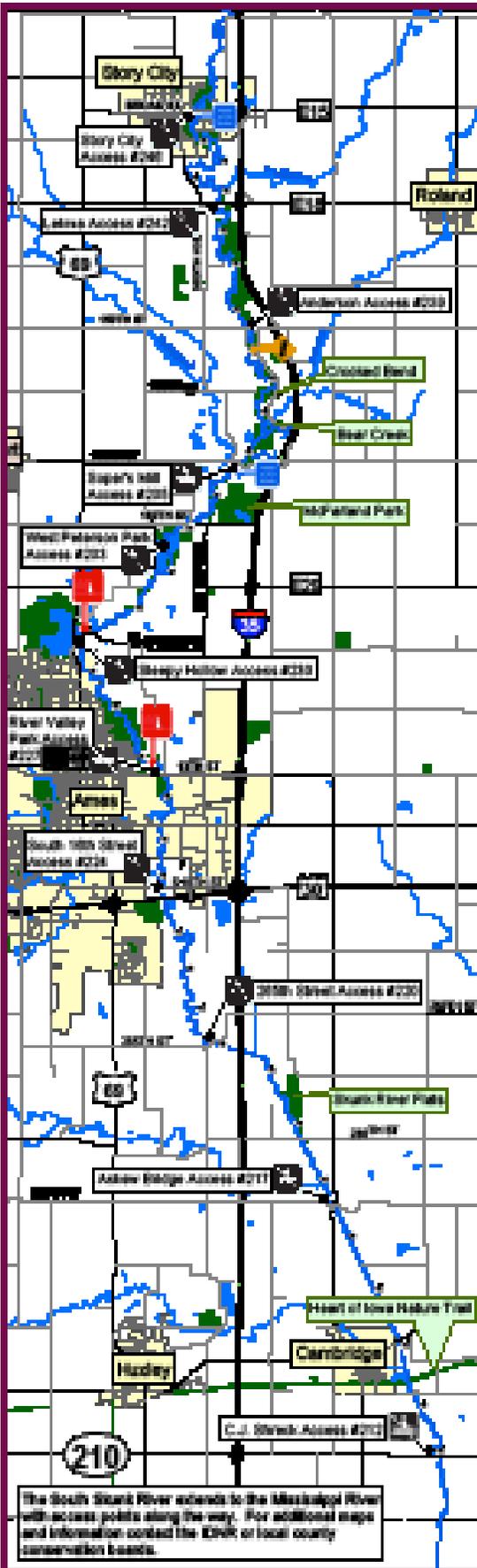
Passenger rail is not directly available in Story County. The closest Amtrak station is located in Osceola, Iowa around 80 miles south of Story County. Three rail lines pass through Story County all controlled by the Union Pacific Railroad Company. The line commonly referred to by Union Pacific as the Overland Route runs east to west through Story County on its route from Chicago, Illinois to Oakland, California. The Overland Route passes through the Story County communities of Colo, Nevada, and Ames. The line commonly referred to by Union Pacific as the Spine Line runs north to south through Story County on its route from Minneapolis, Minnesota, and Kansas City, Missouri. The Spine Line passes through the Story County communities of McCallsburg, Nevada and Cambridge. The third line in Story County, whose origin is in Ames, passes through the Story County communities of Gilbert and Story City.

Transit Service

HIRTA (Heart of Iowa Regional Transit Agency) provides door - to - door transit services in the counties of Boone, Dallas, Jasper, Madison, Marion, Story and Warren. All rides are open to the general public, including persons with disabilities. There are two intercity bus services Jefferson Lines and Burlington Trailways in Story County. Des Moines Area Regional Transit (DART) offers a Rideshare carpool/vanpool commuter database.

Water Trail

The National Water Trails System is a distinctive national network of exemplary water trails of local and regional significance that are cooperatively supported and sustained. The trail system has been established to protect and restore America's rivers, shorelines and waterways and to increase access to outdoor recreation on shorelines and waterways.



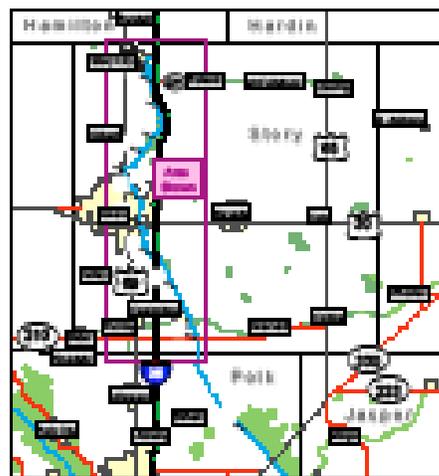
Skunk River Water Trail

A part of the state's 4th largest drainage basin, the South Skunk travels 193 miles from Northeast Hamilton County to the confluence with the North Skunk in Southeast Keokuk County. From the confluence, the Skunk River flows another 70 miles to the Mississippi River South of Burlington.

Access Point	Distance (mi)	Access Point	Distance (mi)	Access Point	Distance (mi)	Access Point	Distance (mi)	Access Point	Distance (mi)
Lekwa Access #242	0.4	7.3	8.4	12.2	15.2	17.8	21.4	25.4	28.8
Anderson Access #239									
Soper's Mill Access #235		2.2	4.8	7.9	16.8	14.2	17.8	20.3	
West Peterson Park #233				2.7	2.7	8.1	11		
Sleepy Hollow Access #230				3	9.7	9.9	13.6	17.4	
River Valley Park #227									
South 16th Street Access #224									
265th Street Access #220									
Askew Bridge Access #217									
C.J. Shreck Access #212									

Story County Skunk River access points are located at:

- Story City Park #246
- Lekwa Access #242
- Anderson Access #239
- Soper's Mill #235
- West Peterson Park #233
- Sleepy Hollow #230
- River Valley Park #227
- South 16th Street #224
- 265th Street #220
- Askew Bridge #217
- C.J. Shreck Access #212



Pedestrian and Bike Network

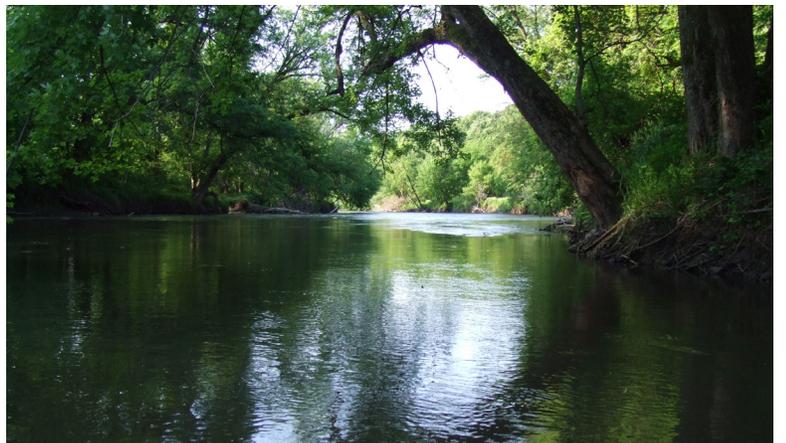
Pedestrians and bicyclists use a combination of roadways, sidewalks, and off-street trails. Sidewalks are prevalent within the county's municipalities, but they are not found everywhere. In unincorporated areas sidewalks are rare.

The Skunk River Greenbelt Trail System Map (shown on the next page) displays the bicycle "level of service" for the major roadways within the planning area. The levels of service are:

- "Developed" (dark green),
- "Undeveloped" (dark green dashed),
- "On Road" (brown)

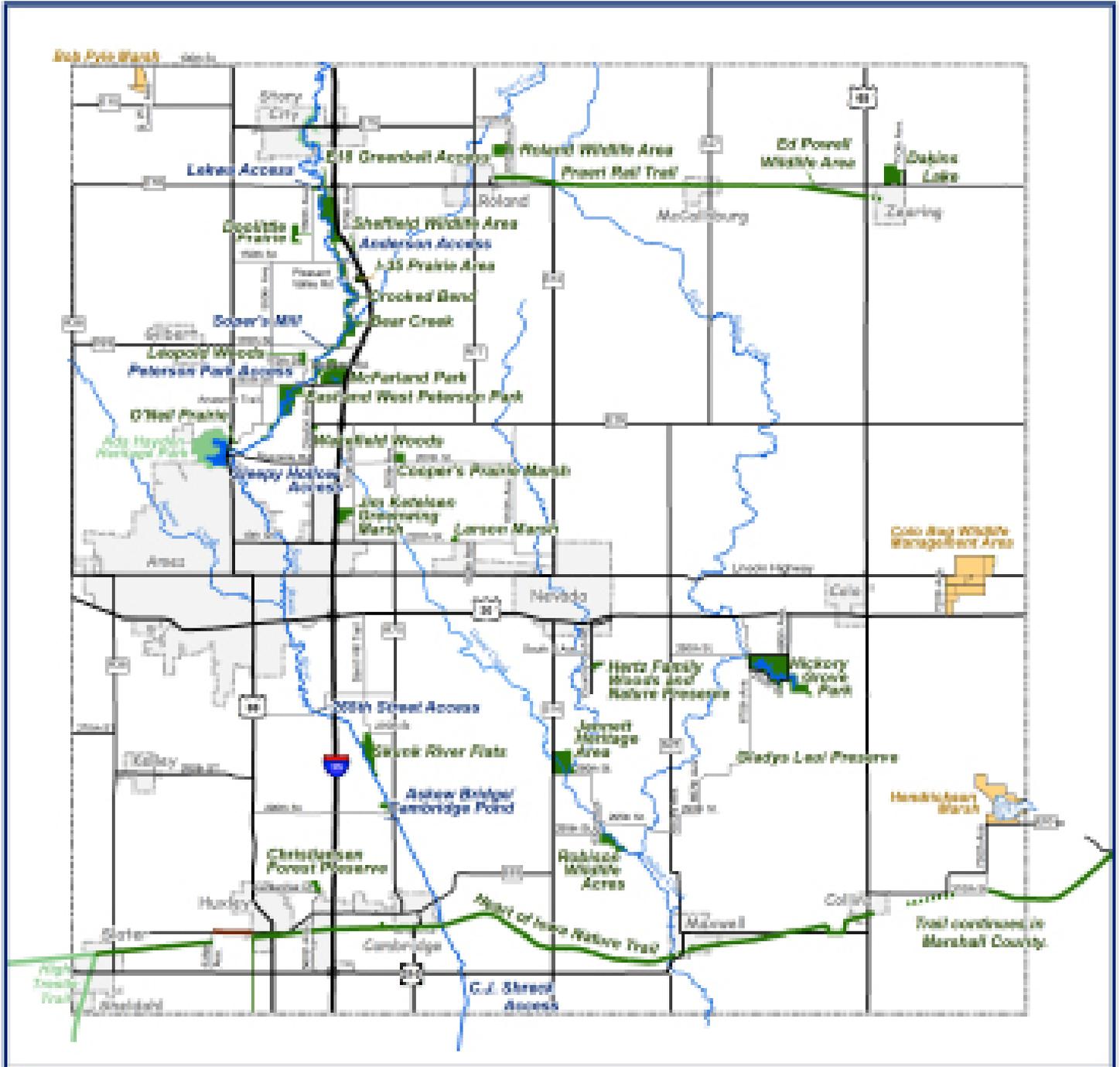
There are several local and regional trails within Story County. The High Trestle Trail and Heart of Iowa Nature Trail are the two regional trails in Story County. The High Trestle Trail is a 25-mile trail that runs between Ankeny, on the outskirts of Des Moines, and Woodward. You can pick up the paved corridor in several places, but a great staging point is Slater. It is the trail's hinge, where you can swing south 12.2 miles toward Ankeny or aim west 12.7 miles to Woodward (or travel nearly 30 miles east on the Heart of Iowa Nature Trail).

The Heart of Iowa Nature Trail offers expansive views plus significant prairie remnants east of Slater, a pioneer cemetery and historical museum in Maxwell, heavily wooded tracts near Cambridge and Maxwell and two wetland areas west of Cambridge. A double track allows room for horses. Between Collins and Rhodes, trail users cross the Hoy Bridge, which is 212 feet long and 60 feet tall. This unique, massive concrete arch bridge was built in 1912 to accommodate a double railroad over Clear Creek.





Skunk River Greenbelt Trail System Map



Education and Income

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. Data from the American Community Survey (2009-2013) shows that the percentage of county residents 25 years or older had at least a high school diploma was slightly higher than the state as whole (95.5% vs 91.0%), however bachelor's and graduate degrees were substantially higher in the county than the state (47.7% vs 25.7%). However, high school graduates to associates degrees were substantially lower in the county versus the state (47.9% vs 65.2%).

The typical correlation between education and income is somewhat reinforced here - the median family income for the county is substantially higher than the state as a whole. However, the per capita and median household income is lower in the county than the state. Despite these lower incomes, the county has less poverty than the state as a whole, reflecting the fact that people living below the federal poverty line tend to live in larger cities with more social services and transportation options.

Note: The Census Bureau uses a set of income thresholds that vary by family size and composition to identify poverty levels. 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".

INCOME TRENDS

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

		Avg. 2009-2013
Story Co.	Per Capita	\$25,986
	Median Family	\$76,860
	Median Household	\$50,516
	Below Poverty	6.2%
Iowa	Per Capita	\$27,027
	Median Family	\$65,802
	Median Household	\$51,843
	Below Poverty	8.1%

Source: ACS, Census Bureau

EDUCATIONAL ATTAINMENT

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

Educational Attainment*, 2009 - 2013 Avg.	Story County	Iowa
HS Graduate	19.0%	32.9%
Some College	19.5%	21.7%
Associate's Degree	9.4%	10.6%
Bachelor's Degree	28.7%	17.7%
Graduate/Prof. Degree	19.0%	8.0%
HS or Higher	95.5%	91.0%

Source: ACS, *Population 25 and over



Existing Labor Force

Based on the tables and graphs on the right the following can be said regarding the county's existing labor force:

- While the state labor force grew by 6.0% between 2000 to 2013 avg., the county labor force grew by more than 11.9% for the same time period.
- Unemployment rates increased at a similar rate for both the state and Story County between 2000 and 2013 avg. by 1.6% and 1.8%. These higher unemployment rates are attributable to the "Great Recession" that began in 2007.
- Based on the American Community Survey (2007-2011), nearly 65.8% of workers in Story County earn a private sector wage and salary. This compares to 79.0% statewide.
- Residents in Story County and the state are primarily employed in "Management, Business, Science, and Arts Occupations," over 44% for Story County and 34% for the state.
- The largest industries in the county include Educational, Health and Social Services (36.5%), Manufacturing (10.2%), and Retail Trade (9.5%).

Note: 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 statistics include students, homemakers, retired workers, seasonal workers not currently looking for work, institutionalized people, and those doing only incidental unpaid family work.

EMPLOYMENT STATUS

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

Employment Status	Story County	Iowa
In Labor Force (2000)	46,694	1,556,581
Unemployment Rate	4.4%	4.2%
In Labor Force (ACS 2009-2013)	52,274	1,650,140
Unemployment Rate	6.2%	5.8%

Source: Census Data

CLASS OF WORKER

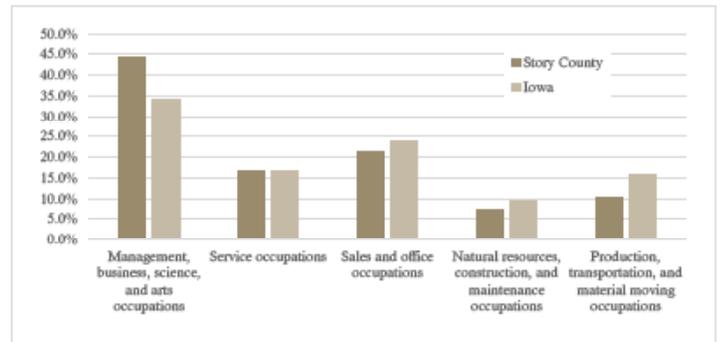
Source: U.S. Census Bureau, American Community Survey

Class of Worker	Story County	Iowa
Private wage and salary workers	65.8%	79.0%
Government workers	30.2%	14.0%
Self-employed in own not incorporated business	4.0%	6.8%
Unpaid family workers	0.1%	0.2%

Source: American Community Survey 2009-2013

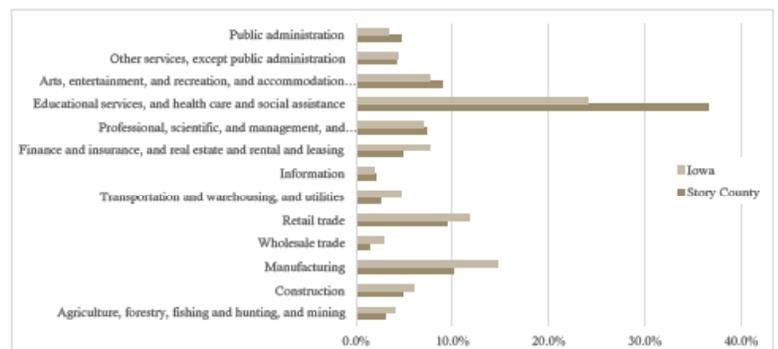
OCCUPATIONS, 2009-2013 AVG

Source: American Community Survey



INDUSTRY, 2009-2013 AVG

Source: American Community Survey



General Facilities

Health Care Facilities

The county's leading medical facility is Mary Greeley Medical Center, located in Ames. Mary Greeley is a 220-bed regional hospital that provides healthcare to the residents of a 13-county area in central Iowa, including Story, Boone, Marshall, Greene, Hamilton, Hardin, Sac, Calhoun, Wright, Carroll, Tama, Dallas and Polk. The hospital is home to inpatient and outpatient services that support a continuum of care for patients, including surgery, cancer care, cardiac care, diabetes and nutrition care, orthopedics, obstetrics and gynecology, gastroenterology, mental health services, palliative care, home health care, hospice care, rehabilitation and more.

The county is also home to Story City Municipal Hospital, which has 36 beds, located in Story City, and the Story County Hospital, which has 122 beds, located in Nevada.

Police and Emergency Facilities

Law enforcement in the county is provided by the Story County Sheriff and municipal police departments. Four municipalities have their own police department (Ames, Story City, Huxley and Nevada). Huxley's police department provides services for the City of Cambridge. The Story County Sheriff's Department, located in Nevada, provides law enforcement for the remaining communities and unincorporated areas.

Fire protection and emergency services are provided by twelve local fire departments: Ames, Cambridge, Colo, Huxley, Kelley, Maxwell, McCallsburg, Nevada, Roland, Story City, Gilbert, and Zearing.

Public Cemeteries

All fifteen municipalities have public cemetery facilities in Story County, as listed below:

- Ames
- Story City
- McCallsburg
- Nevada
- Colo
- Kelley
- Slater
- Huxley
- Cambridge
- Zearing
- Gilbert
- Sheldahl
- Collins
- Maxwell
- Roland

There are a number of other cemeteries located in unincorporated Story County managed by township trustees.

Library Facilities

Story County is home to twelve public libraries, located in Ames, Collins, Huxley, Maxwell, Roland, Story City, Cambridge, Colo, Nevada, Slater, and Zearing. Parks Library (ISU) and Ames Public Library are both located within Ames.

School Facilities

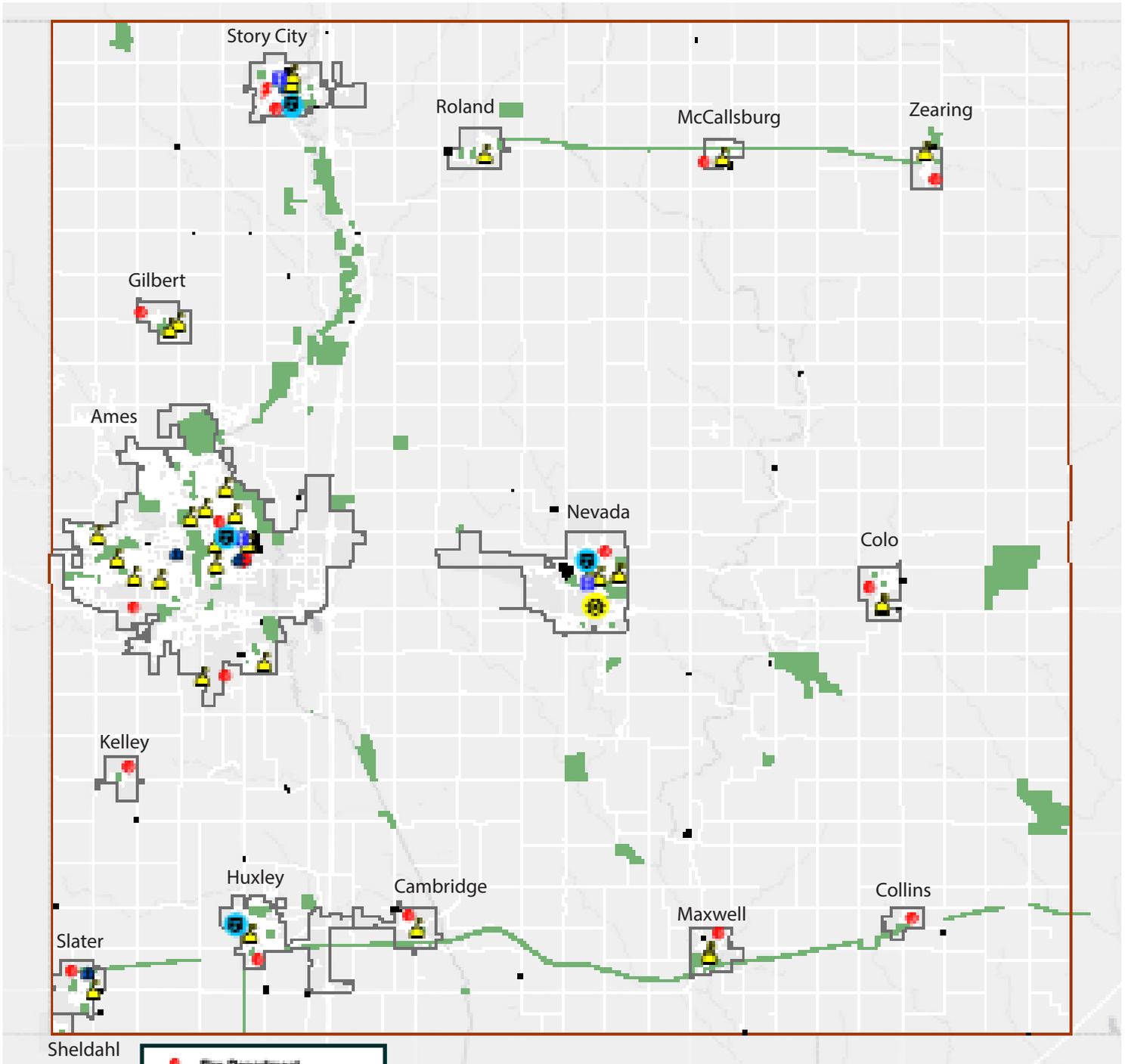
The county is served by 10 school districts (Ames Community School District, Ballard Community School District, Collins-Maxwell Community School District, Colo-Nesco Community School District, Gilbert Community School District, Nevada Community School District, United Community School District, West Marshall Community School District, North Polk Community School District and Roland-Story Community School District). In total, the county is home to 27 schools, that provide services to nearly 11,000 students.

Nearby Higher Education Facilities

In addition to four area trade, technical, and community schools, there are four higher education facilities with traditional four-year programs located within forty-five miles, as listed below.

- *Iowa State University (Ames)*
- *University of Iowa Des Moines Campus (Des Moines)*
- *DMACC (Ankeny)*
- *Des Moines University (Des Moines)*
- *Drake University (Des Moines)*
- *Grandview University (Des Moines)*
- *Mercy College of Health Sciences (Des Moines)*
- *Faith Baptist Bible College and Theological Seminary (Ankeny)*

Community Facilities Map



- Fire Department
- Local Police
- ★ Story County Sheriff
- Story County hospitals
- ▲ Story County K-12 schools
- ⚡ Story County utilities electric
- Story County museum
- Story County cemeteries
- Parks

Parks and Recreation

There are 1,500+ acres of parkland throughout Story county controlled by various entities. Hickory Grove Park is the largest and most popular of Story County’s parks. This 445-acre multiple-use recreational area southwest of Colo contains a 98-acre lake stocked with largemouth bass, bluegill, crappie, channel catfish, and grass carp. Ada Hayden Heritage Park in Ames is an other notable park, which is comprised of over 430 acres.



Hickory Grove Park
Source: www.traveliowa.com

PARKLAND NEEDS FORECAST, 2010-2030

Source: 2010 Census, MSA Predictions

	2010	2020	2030
Population	89,542	96,451	104,962
Demand (6 acres / 1,000)	537	579	630
Demand (12 acres / 1,000)	1075	1157	1260
Total Supply	1523.59		
Surplus Deficit (6 acres / 1,000)	986.59	944.59	803.59

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.

- *Mini Parks* - 2 acres or less in size, servicing 1/8 mile radius (0.25-0.5 acres / 1,000 residents)
- *Neighborhood Playgrounds* - 2-4 acres in size, servicing 1/4 mile radius (0.5-1.5 acres / 1,000)
- *Neighborhood Parks* - 2-10 acres in size, servicing 1/4 mile radius (1.0-2.0 acres/ 1,000)
- *Community Play fields/Parks* - 5 acres or more, servicing 1.0 mile radius (5-8 acres / 1,000)

Utilities and Services

Wastewater Treatment

Wastewater is typically managed by municipal collection and treatment systems in each of the municipalities, and by private septic systems in the rest of the county.

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. Story County has two watershed management plans, the Squaw Creek Watershed Plan and the Hickory Grove Lake Action Plan. These plans are available at the Story County website. Story County is a founding member of the Squaw Creek Watershed Management Authority.

Solid Waste and Recycling Facilities

Solid waste, yard waste, and recycling services are provided by differing contractors according to each municipality. The Arnold O. Chantland Resource Recovery Plant (RRP) located in Ames was the first municipally operated waste-to-energy facility in the nation and was built in 1975. The plant receives garbage/refuse from Ames and the surrounding communities in Story County through existing intergovernmental agreements.

Water Supply

Water supply for municipal county residents is provided through municipal well and distribution systems. Rural residents and businesses are served by private wells and rural water associations.



PARKS WITHIN THE COUNTY

Source: Story County GIS

Park Name	Acres	Location
Hutchison Park	0.70	Ames
Duff Park	0.50	Ames
Old Town Park	0.26	Ames
Bandshell Park	2.56	Ames
Emma McCarthy Lee Memorial Park	34.83	Ames
Christopher Gartner Park	2.48	Ames
Franklin Park	4.05	Ames
O'Neil Park	2.90	Ames
Squaw Creek Park	12.65	Ames
Greenbriar Park	8.34	Ames
Country Gables Park	7.12	Ames
Teagarden Park	0.50	Ames
Moore Park	2.00	Ames
Gateway Park	38.68	Ames
Carr Park	8.87	Ames
McDonald/Gunder/Nutty Woods	20.18	Ames
Lloyd Kurtz Park	4.45	Ames
Hans Peter Christofferson Park	7.01	Ames
Stuart Smith Park	54.92	Ames
Inis Grove Park	40.08	Ames
River Valley Park	174.35	Ames
South River Valley Park	23.47	Ames
Moore Memorial Park	74.81	Ames
Hunziker Youth Sports Complex	63.56	Ames
Ann Munn Heritage Woods	43.63	Ames
Daley Park and Greenbelt	15.49	Ames
Ada Hayden Heritage Park	430.48	Ames
Parkview Park	3.35	Ames
Brookside Park	141.86	Ames
Charles and June Calhoun Park	1.86	Ames
Patio Homes West Park	1.90	Ames
Hunziker Youth Sports Complex	63.56	Ames
Tom Evans Plaza	0.20	Ames
Richard W. Pohl Memorial Preserve	22.00	Ames
Cambridge City Park	1.10	Cambridge
Cambridge Recreation Learning Area	8.39	Cambridge
Collins City Park	8.03	Collins
Collins Trailside Park	3.49	Collins
Central Park	1.46	Colo
Carmody Park	1.69	Colo
Banford Park	4.01	Gilbert
Lions Park	1.23	Gilbert
Upstill Park	14.38	Gilbert
Railway Park	1.40	Huxley
Berhow Park	6.00	Huxley
Nord-Kalsem Park	5.34	Huxley

Memorial Park	1.00	Huxley
Centennial Park	32.00	Huxley
Trailridge Park	1.00	Huxley
Larson Family Sports Fields	7.00	Huxley
Kelley City Park	6.36	Kelley
Legion Park	10.97	Maxwell
Maxwell City Park	42.35	Maxwell
Scout Park	1.59	Maxwell
McCallsburg City Park	1.06	McCallsburg
Walker-Hattery Park	2.51	Nevada
4-H Park	18.35	Nevada
Harrington Park	32.64	Nevada
SCORE Recreation Athletic Complex	58.00	Nevada
Mardean Park	3.00	Nevada
Kiwanis Park	7.00	Nevada
Krupp Park	0.60	Nevada
Erickson Park	5.00	Roland
Pool Park	2.30	Roland
Jacobson Bear Creek Park	3.70	Roland
Britson Park and Athletic Complex	7.00	Roland
Sheldahl City Park	2.26	Sheldahl
Heart of Iowa Trailhead and Arboretum	1.60	Slater
Nelson Park	2.09	Slater
Ed Grimm Park	13.73	Slater
Southside Park	7.24	Slater
Story City Park	29.75	Story City
Water Tower Park	0.10	Story City
Jacobsen Playground Park	0.50	Story City
Jacobsen Park	32.20	Story City
Prairie Park	7.00	Story City
Story City Soccer Fields	10.00	Story City
Zearing City Park	4.38	Zearing

Telecommunications Facilities

There are several telecommunication providers for the Story County area. CenturyLink provides telecommunications and internet, Mediacom provides telecommunications, Nextiva provides cloud based VoIP for business phone service and Windstream Communications provides telephone service. Huxcom, Colotel, and Minerva Valley also provide more localized services. According to the Story County Technology Action Plan the County scored a 40 out of 40 for broadband access and an overall technology community assessment score of 116 out of a possible 120. The chart on the next page details service providers and their areas of service.

The following providers have a service footprint in Story County.

Broadband Providers	Website	Technology Type
CCS (Stratford Mutual Telephone)	http://stratfordtelephone.com/services/gilbert_rol_and_jewell_internet/	Cable
Mediacom	http://mediacomcable.com/site/ames_iowa_internet_phone_cable_tv.html	Cable
Centurylink	http://www.centurylink.com/	DSL
Frontier Communications	http://frontier.com/	DSL
Midiowa Net	http://www.midiowa.net/	DSL
Minerva Valley	http://www.minervavalley.com/	DSL
OpenCom Internet Services	http://www.opencom.net/	DSL
Windstream	http://www.windstream.com/	DSL
Central Iowa Broadband	http://www.centraliowabroadband.org/	Fiber
Colo Telephone Company	http://www.colotel.org/	Fiber
Ellsworth Cooperative Telephone	http://www.ellsworthiowa.com	Fiber
Partner Communications Cooperative	http://www.pcctel.net	Fiber
Huxley Communications	http://www.huxcomm.net/index.php	Fiber, DSL
BTWI Wireless	http://www.btwi.net/	Fixed Wireless
ICS Advanced Technologies	www.ics-llc.net	Fixed Wireless
JAB Broadband	http://www.jabbroadband.com/	Fixed Wireless
Woolstock Mutual Telephone	http://wtccommunications.com	Fixed Wireless
AT&T Mobility	http://www.att.com/shop/wireless.html	Mobile
T-Mobile	http://www.t-mobile.com	Mobile
US Cellular	http://www.uscellular.com	Mobile
Verizon Wireless	http://www.verizonwireless.com	Mobile
Dish Network	http://www.dish.com/?WT.svl-mainnav	Satellite

Historic Resources

National Historic Landmarks on the National Register

Story County has one landmark on the National Historic Register. The Knapp-Wilson house is located on the Iowa State University campus in Ames. The Farm House, as it has always been known in Iowa, was built as the main building of the model farm which began in the middle of 648 acres about 30 miles north of Des Moines, and became Iowa State University.

Work was started on the house a year after a bill for the organization of a state agricultural college was passed in 1858. The kitchen wing was begun first, in 1860, and the main portion of the house in 1861. The house was substantially completed in the spring of 1864, the verandah and several outbuildings were built in 1865 and the annual report of the college that year described the building as “finished except for painting the inside work.”



The Farm House, Iowa State University

National Register of Historic Places

The National Register is the official national list of historic properties in America worthy of preservation, maintained by the National Park Service. As of 2015, Story County has thirty-four national registered historic places.

NATIONAL REGISTER OF HISTORIC PLACES

Source: National Park Service

Site	Location
Agriculture Hall	Ames
Alumni Hall	Ames
Ames High School	Ames
Bandshell Park Historic District	Ames
Budd, Prof, J.L., Sarah M., and Etta Budd, House	Ames
Christian Petersen Courtyard Sculptures, and Dairy Industry Bldg	Ames
Colonials Club House	Ames
Delta Upsilon Chapter House	Ames
Engineering Hall	Ames
Iowa Beta Chapter of Sigma Phi Epsilon	Ames
Knapp-Wilson House	Ames
MacDonald, Gilmour B. and Edith Craig, House	Ames
Marston Water Tower	Ames
Morrill Hall	Ames
Municipal Building	Ames
Old Town Historic District	Ames
Pleasant Grove Community Church and Cemetery	Ames
Roosevelt School	Ames
Sigma Sigma-Delta Chi Fraternity House	Ames
Skunk River Bridge	Ames
Mulcahy Barn	Colo
Keigley Branch Bridge	Gilbert
Octagon Round Barn, Indian Creek Township	Iowa Center
Wood, William Kennison, House	Iowa Center
Calamus Creek Bridge	Maxwell
Briggs Terrace	Nevada
East Indian Creek Bridge	Nevada
Edwards-Swayze House	Nevada
Nevada Downtown Historic District	Nevada
Sheldahl First Norwegian Evangelical Lutheran Church	Sheldahl
Grand Auditorium and Hotel Block	Story City
Henryson, Henry T. and Emilie (Wiese), House	Story City
Herschel-Spillman Two-Row Portable Menagerie Carousel	Story City
Lincoln Township Mausoleum	Zearing



Historic Lincoln Highway Banner - Ames



Mulcahy Barn - Colo



Edwards-Swazy House - Nevada



Old Story County Courthouse and construction of existing Administration Building - Nevada



Marston Water Tower - Ames

COLLABORATION AND PARTNERSHIPS

Existing Areas of Collaboration

Local Units of Governments	Existing Cooperation Efforts
County and municipal governments	Law enforcement services and support by the Story County Sheriff's Department
Various combinations of municipal governments throughout the county	Fire, EMS services and animal control agreements
Story County, Gilbert, and Ames	Ames Urban Enterprise Plan and MIE Agreement
Story County and municipalities	TIF Funded Urban Renewal Projects and Facade Grants
Various counties and municipalities (see below)	Squaw Creek Watershed Management Plan
Story County, municipalities and schools	Multi - Jurisdictional Multi - Hazard Mitigation Plan

The Squaw Creek Watershed Management Authority partners are: Story County, Boone County, Webster County, Hamilton County, City of Ames, City of Gilbert, City of Stanhope, City of Stratford, Story County Soil and Water Conservation District, Boone County Soil and Water Conservation District, Hamilton County Soil and Water Conservation District, and Webster County Soil and Water Conservation District.

Story County ASSET

The Story County ASSET (Analysis of Social Service Team) has existed in Story County since 1985. ASSET brings together five major funders of human services programs in a collaborative, volunteer-led effort to coordinate local planning, assess needs, evaluate the capabilities of agencies to provide programs, and recommend funding for programs. Members include:

- City of Ames
- Iowa Department of Human Services
- Iowa State University Government of the Student Body
- Story County
- United Way of Story County



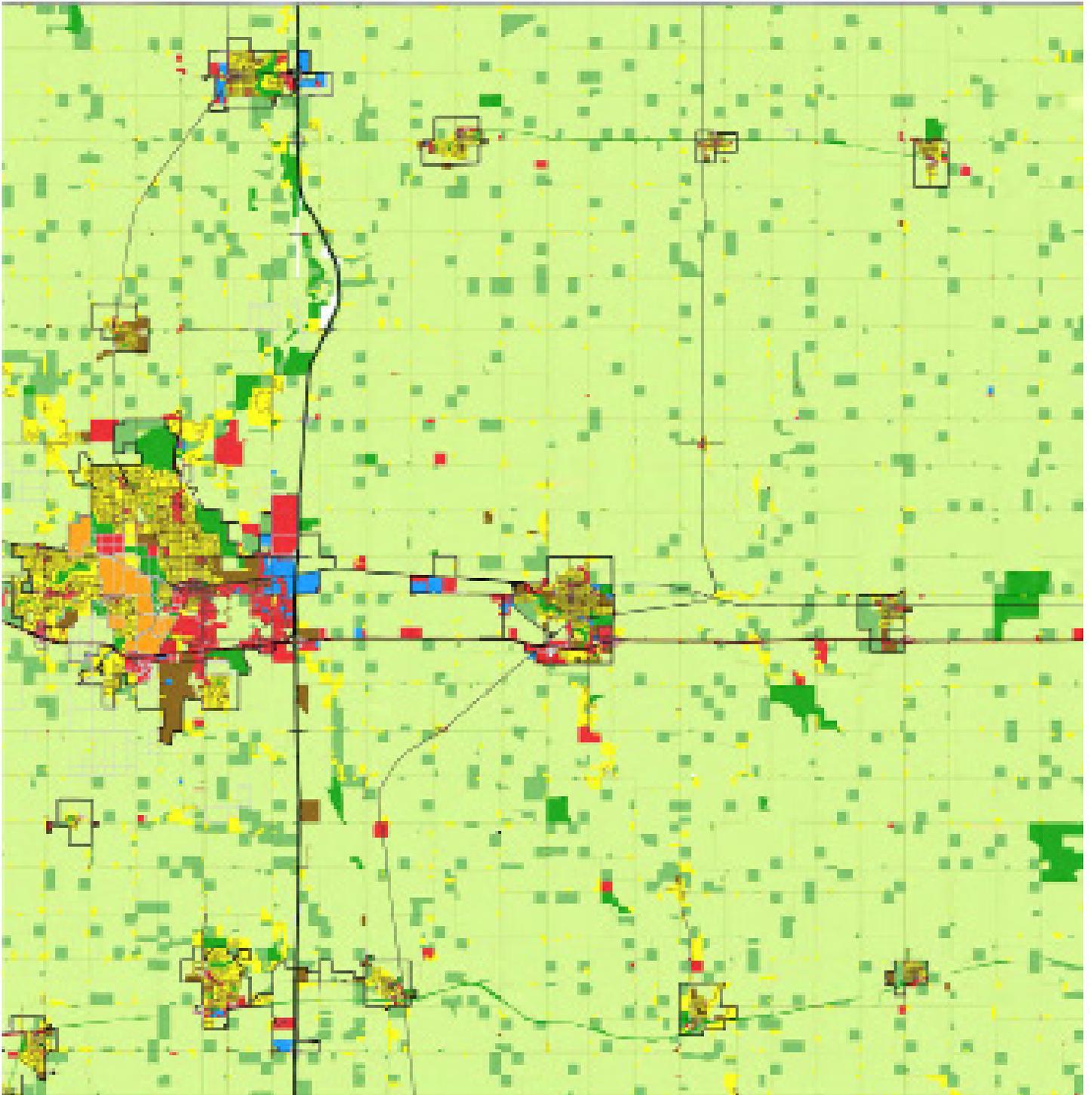


Potential Areas of Collaboration

- **Voluntary Assistance:** Communities can voluntarily agree to provide a service to neighbors because doing so makes economic sense and improves service levels.
- **Trading Services:** Communities could agree to exchange services, such as the use of different pieces of equipment, equipment for labor, or labor for labor.
- **Renting Equipment:** Communities could rent equipment to, or from, neighboring communities and other governmental units. Renting equipment can make sense for both communities – the community renting gets the use of equipment without having to buy it, and the community renting out the equipment earns income from the equipment rather than having it sit idle.
- **Contracting:** Communities can contract with another community or jurisdiction to provide a service.
- **Sharing Staff:** Communities can share staff with neighboring communities and other jurisdictions – both municipal employees and independently contracted professionals. They can share a building inspector, planner, engineer, zoning administrator, clerk, etc.
- **Consolidating Services:** Communities can agree with one or more other communities or the County to provide a service together.
- **Joint Use of a Facility:** Communities can share a public facility along with other jurisdictions. The facility could be jointly owned or one jurisdiction could rent space from another.
- **Special Purpose Districts:** Special purpose districts, such as park districts, are created to provide a particular service, unlike municipalities that provide many different types of services. Like municipalities, special purpose districts are separate and legally independent entities.
- **Joint Purchase and Ownership of Equipment:** Communities could agree with other jurisdictions to jointly purchase and own equipment such as pothole patching machines, mowers, rollers, snowplows, street sweepers, etc.
- **Cooperative Purchasing:** Cooperative purchasing, or procurement, is where jurisdictions purchase supplies and equipment together to gain more favorable prices.
- **Intergovernmental Agreements:** These can be proactive or reactive. There are three types of intergovernmental agreements that can be formed including general agreements, cooperative boundary agreements, and stipulations and orders.

Source: WIDOA Intergovernmental Cooperation Element Guide

Existing Land Uses

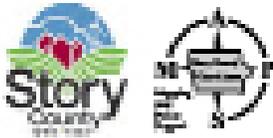




STORY COUNTY EXISTING LAND USE MAP

STORY COUNTY CURRENT LAND USE MAP

This map illustrates the type and location of the following land uses in Story County: agricultural, agricultural dwelling, commercial, industrial, parks and open space, residential, railroad, university, civic, and government owned.

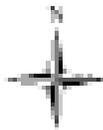


This map provides context for the current state of Story County, and will serve as a base to be further analyzed in creating the Future Land Use Map and Plan for Story County.

Legend

PropertyClass

	AGRICULTURAL
	AGRICULTURAL DWELLING
	COMMERCIAL
	INDUSTRIAL
	INDUSTRIAL MEDIUM
	RESIDENTIAL
	RAILROAD
	UNIVERSITY
	CIVIC
	GOVERNMENT OWNED



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