



My Keokuk
K-PRIDE
COMMUNITY PRIDE

June 2018

Comprehensive Plan

City of Keokuk, Iowa

Prepared by:
Southeast Iowa Regional Planning Commission

Acknowledgements

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Tom Marion – *through December 2017*

Tom Richardson – *beginning January 2018*

City Staff

Aaron Burnett, *City Administrator*

Pam Broomhall, *Community Development Director*

Jean Ludwig, *City Clerk*

Mark Bousselot, *Public Works Director*

Chuck Pietscher, *W.P.C. Superintendent*

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Chance Nye

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Other Public Representatives

Andrea Rogers, *Keokuk Municipal Waterworks*

Greg Gobble, *Keokuk Municipal Airport*

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Adam Magliari, *High School Principal*

Shelley Oltmans, *Chamber of Commerce*

Jeff Reichman, *Keokuk Economic Development Corp.*

Joyce Glasscock, *Main Street Keokuk*

Kirk Brandenberger, *Convention & Tourism Bureau*

* Additional Public, Non-Profit, and Private Sector representatives that assisted in developing the Comprehensive Plan are listed on pg. 6 of this document ('Stakeholder Interviews').

Comprehensive Plan Steering Committee

For the purpose of providing guidance in the development of this Comprehensive Plan, a 15-member Steering Committee was organized, comprised of City staff, elected officials,

business owners, and private citizens. The Steering Committee met 5 times with SEIRPC staff between August 2016 and February 2018.



Members

Ed Bazow

Bubby Hauff

Pam Broomhall

Adam Magliari

Tom Buckley

Richard Moore

Aaron Burnett

Shelley Oltmans

Lori Conn

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Mary Dennis

Carole Richardson

Gary Folluo

Andrea Rogers

Joyce Glasscock

Jay Scott

Acknowledgements

We would like to give special recognition to two prominent Keokuk citizens who both assisted in the development of this plan, but sadly passed away prior to its completion.

Jeff Hanan (1960-2017)

Jeff Hanan served as the Assistant Director of the Southeast Iowa Regional Planning Commission (SEIRPC) from 2005 to 2017. Previously, he served as Community Development Director for the City of Keokuk, from 1999 to 2005. He also served on the Board of Directors for the Keokuk Economic Development Corporation, as a representative for SEIRPC.

For most of his life, Jeff resided in Keokuk and, during his tenure at SEIRPC, he was always happy to share stories about the people and places in his home town, as well as his own memories of growing up there. This background knowledge could always be relied upon to assist other SEIRPC staff members as we worked to develop this plan.

Through his guidance, we obtained suggestions for interviews with valuable local stakeholders, trivia about how certain buildings and properties changed use over time, and a willing proofreader who was more than happy to let us know when our own research might not have yielded the most accurate conclusions.

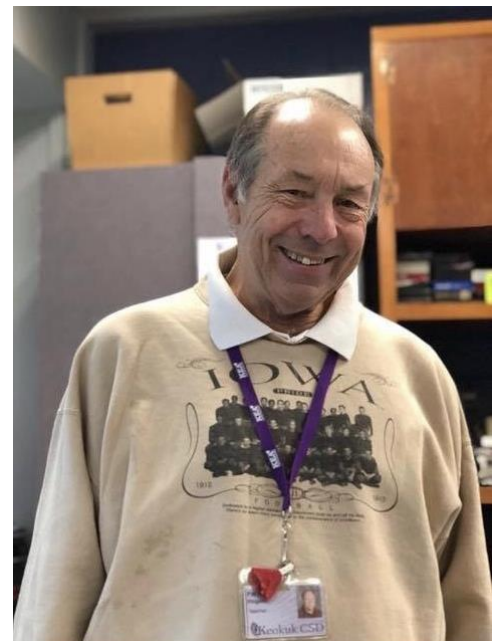
Jeff was a great friend, a reliable co-worker, and a knowledgeable practitioner of all things related to land use planning. He will be dearly missed by all those who knew him.



Pat Hogan (1952-2018)

Through the course of developing this plan, we had the pleasure of meeting and briefly working with Pat Hogan, the long time, well respected government teacher at Keokuk High School. Pat helped coordinate a morning-long series of sessions where SEIRPC staff presented to students about land use planning and the Keokuk Comprehensive Plan process.

True to his extensive background coaching sports at KHS, Pat wasn't content to sit on the sidelines while the event transpired. Rather, he took the opportunity to impart some valuable wisdom on the young people in attendance. Based on his own experience as a lifelong Keokuk resident, he informed them of how valuable their involvement in local public affairs can be, in shaping the future of their community.



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CHAPTER 1

Introduction

This section provides a foundation for what a comprehensive plan is and how it was developed for the Keokuk community.



What is a comprehensive plan?

Keokuk 2030 is Keokuk's new comprehensive plan which will serve as a road map for future development in the community and provide a vision for city priorities and public investments for the next 15 to 20 years.

Authority of the plan

The legal basis for a comprehensive plan is found in Section 414 of the Code of Iowa. This section allows cities to adopt land use regulations to promote the "health, safety, morals, or general welfare of the community". A comprehensive plan provides a framework and basis for existing and future land use regulations which help balance uses of private property with the welfare of the community.

Iowa Smart Planning

In April 2010, the Iowa State Legislature passed the Iowa Smart Planning Act which articulates ten Iowa Smart Planning Principles for application in the development of a local comprehensive plan. This plan has been created with these ten principles in mind as it applies to Keokuk. The ten principles are as follows:

IOWA SMART PLANNING PRINCIPLES

- Collaboration
- Clean Renewable Energy
- Efficiency, Transparency and Consistency
- Occupational Diversity
- Revitalization
- Housing Diversity
- Community Character
- Natural Resources and Agricultural Protection
- Sustainable Design
- Transportation Diversity





Public outreach efforts

In addition to the community survey and interview, SEIRPC staff also conducted several public outreach events to hear from members of the public.



Presentation to Steering Committee

SEIRPC staff presented to the Steering Committee about the upcoming update of the comprehensive plan.



Community Survey

SEIRPC made the community survey available online and by hard copy on October 26th, 2016.



Group Meetings

SEIRPC staff held group meetings including young professionals, high school students among others. The participants completed a short activity which provided input about their experiences living in the community.



Stakeholder Interviews

SEIRPC staff conducted interviews with community stakeholders which included City staff, community leaders from non-profits, institutions, and the private sector.



Walmart Outreach Event

SEIRPC held an open table public outreach event at Walmart. This event garnered additional input from the community.



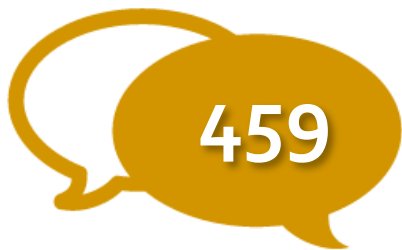
Guidance for the community

This plan will help decision makers, such as the Planning & Zoning Committee, City Council, and other City boards and commissions to set city policy and make land use decisions in the future. This plan is a flexible document which is able to respond to future changes and conditions. The plan is also accessible to Keokuk's residents, allowing them to better understand the goals, priorities, and policies of their community.



WORD CLOUD

The word cloud above shows the frequency of different terms with the size of the word based on how many times the word was mentioned in the free response or comments section of the survey. A recurring theme in the survey is that residents value the pleasant, small-town atmosphere of their community.



459

**total
responses**

54.80%
**respondents have
lived in the
community for 25+
years**



SURVEY RESPONDENT DEMOGRAPHICS

The graphs on the following page shows the results of the demographics of the survey respondents. The age distribution of survey respondents was well distributed and responses were varied across age group. In terms of education, 25% of the respondents have a bachelor's degree or higher. More than half of the respondents have a full-time employment.

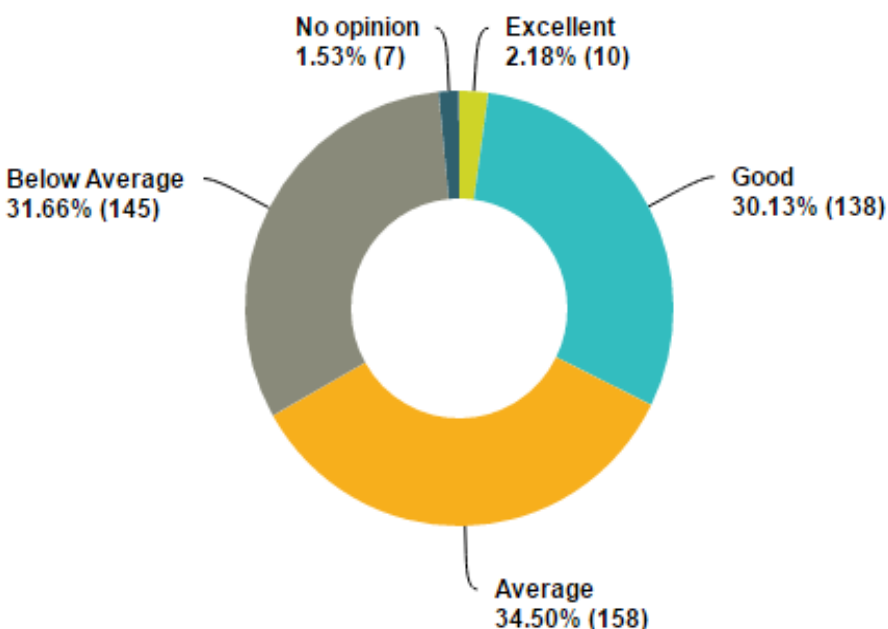
Survey Methodology & Distribution

Public input is a vital component of a comprehensive plan and several methods were utilized to obtain public input. One of these methods was a public survey.

The survey, which asked residents how they felt about their community ,was distributed between February 29th, 2016 and June 30th, 2016. In total, 459 residents completed the survey. The survey was made available in both hard copy and online versions. Questions covered topics such as: quality of life, community services, housing, transportation, economic development, natural environment, and recreation. The link for the survey was posted on the city website and relevant social media pages. The online link was also distributed to community group members and employees of different Keokuk institutions and groups including: UnityPoint Health – Keokuk, Keokuk Community School District, Keokuk Area Chamber of Commerce, Southeastern Community College, and the Rotary Club, among others.

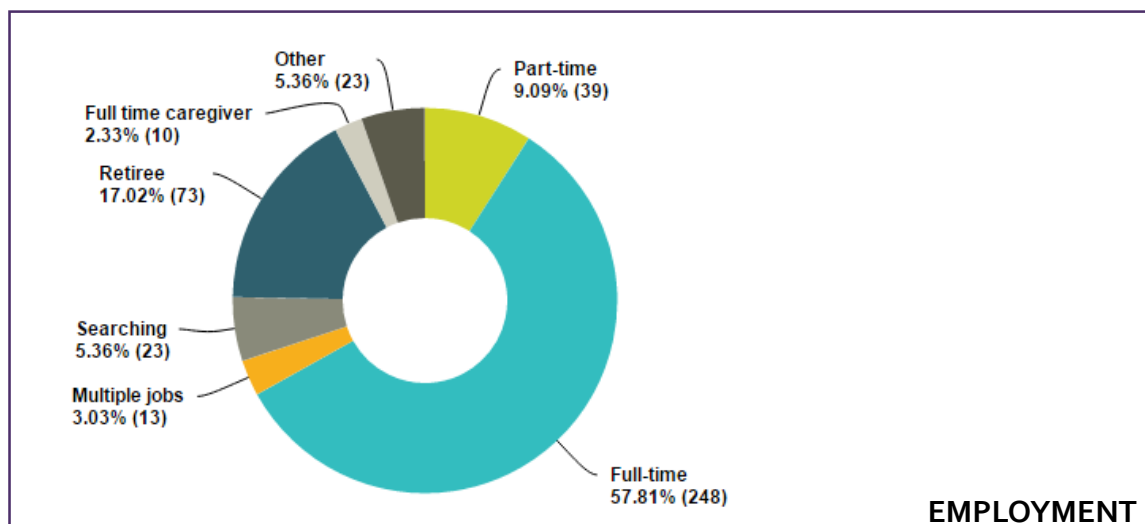
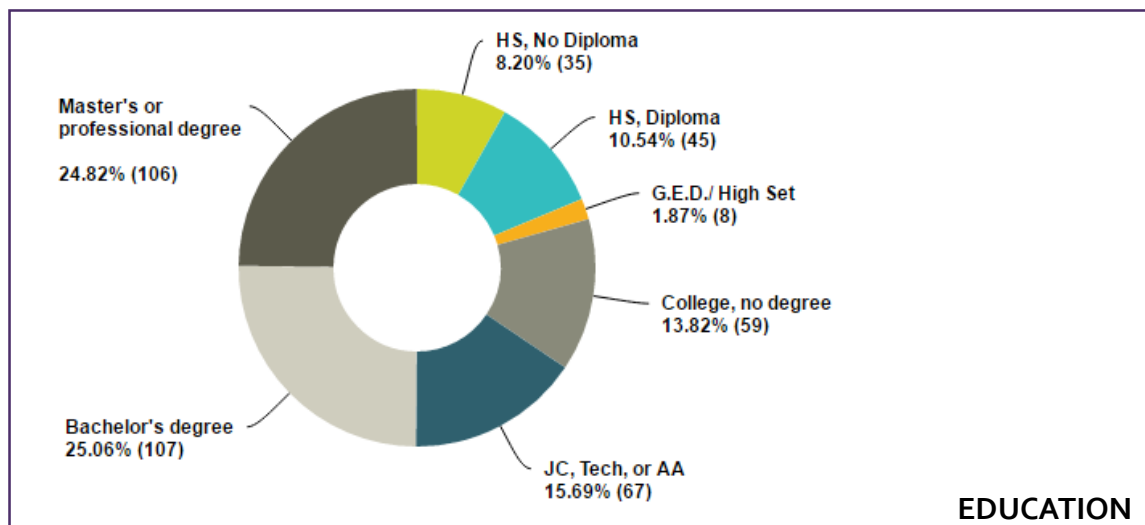
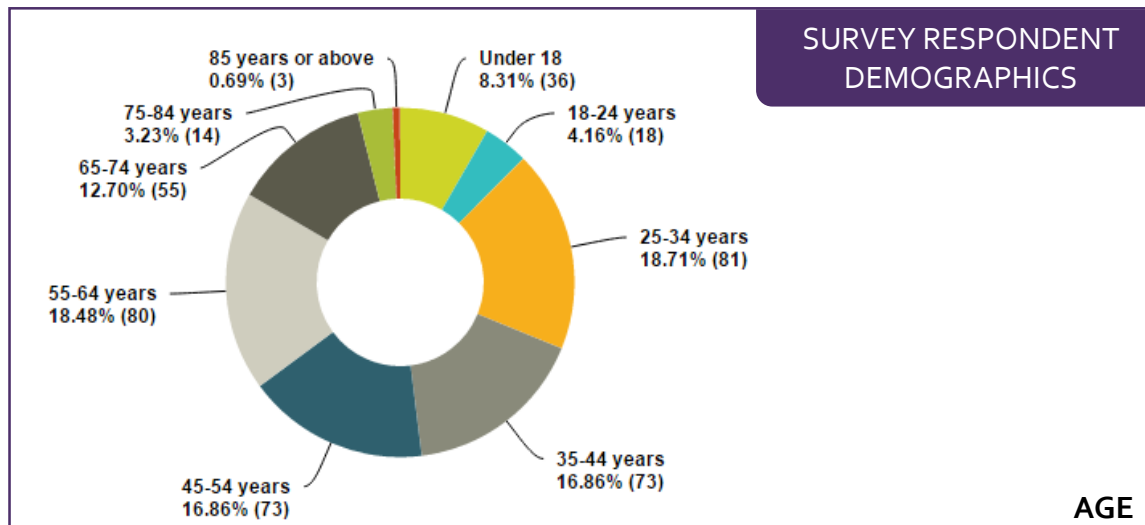
In addition to the distribution of the online link, hard copies of the survey were made available at the Keokuk Public Library, City Hall, Municipal Waterworks, and Hy-Vee. Hard copies of the survey were also mailed to a random sample of 700 households, whose addresses were selected based on data for currently paying utility customers.

OVERALL, HOW WOULD YOU RATE THE QUALITY OF LIFE IN KEOKUK





SURVEY RESPONDENT DEMOGRAPHICS





Stakeholder interviews

In addition to the community survey, SEIRPC also conducted interviews with community stakeholders which included City staff, community leaders from non-profits, institutions, and the private sector.

CITY STAFF

Pam Broomhall, *Community Development Director*
Aaron Burnett, *City Administrator*
Dave Hinton, *Chief of Police*
Kathie Mahoney, *Code Enforcement Officer*
Annette Peevler, *Planning & Public Works Secretary*

Chuck Pietscher, *Water Pollution Control Superintendent*
Emily Rohlf, *Keokuk Public Library, Director*
Gabe Rose, *Fire Chief*
Public Works staff – Mark Bousselot (Director), Tom Beard,
Carl Lawson, Dan Jefferson, Gary Stepp

PRIVATE SECTOR

Danny Hodges, *St. Louis Gear Company*
Terry Knoke, Poepping, *Stone, Bach & Associates*
Tom Marx, *River City Mall*
Trish Merydith, *Taske Force, Inc.*

Brad and Annie Mills, *Keokuk Steel Castings*
Tim Peevler, *Peevler Real Estate*
Howie Sutlive, *Sutlive Real Estate*
Roquette America representatives – Dave Fincher,
Ron Schmitt, and Scott Jiang

OTHER PUBLIC ENTITIES, NONPROFITS

Donald Amsler, *Keokuk Housing Authority*
Julie Anderson, *Hope Haven Area Development Center*
Kari Bevans, *Southeastern Community College*
Kirk Brandenberger, *Convention and Tourism Bureau*
Carolyn Farley, *Iowa Workforce Development*
Gary Folluo, *Lee County Board of Supervisors*
Joyce Glasscock, *Main Street Keokuk*
Greg Gobble, *Keokuk Municipal Airport*
Jaclyn Lansing, *United Way of the Great River Region*
Loretta Nye, *The Heritage Center*
Terry Pope, *Hancock County Economic Development Corporation*
Tom Richardson, *Hoerner YMCA*

Andrea Rogers, *Keokuk Municipal Waterworks*
Jay Scott, *Inertia Center*
Sylvia Tillman, *God's Way Christian Center*
Keokuk Area Chamber of Commerce representatives –
Shelley Oltmans (Executive Director), Brian Carroll,
Diane Fader, Michael Greenwald, Jon Little
UnityPoint Health – *Keokuk* representatives – Amy Conlee,
Dr. Donza Worden
Keokuk Community School District representatives –
[Former] Superintendent Tim Hood, Heidi Harness,
Jason Yessak, Rhett Weis, Brent Haage
City of Hamilton, Illinois representatives –
Mayor Walter Sellens, Michelle Dorothy,
Bill Johnson



CHAPTER 2

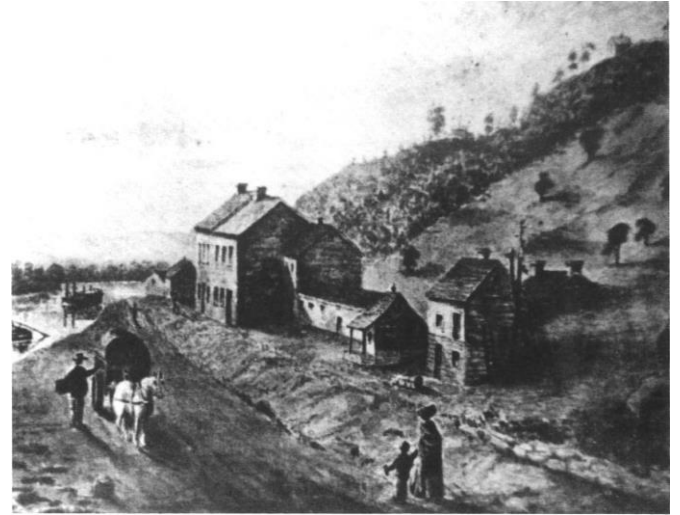
Community History

For a city of its small size, Keokuk has a uniquely extensive and colorful history, full of significant people, events, and broader trends. It is admittedly difficult to condense all of this information down to just a few pages. What follows is a summary of only the most important pieces of Keokuk's fascinating history. The reader is encouraged to look elsewhere for a more extensive reflection on the community's past, with all of the interesting yet inconsequential tidbits which, for the sake of brevity, cannot be addressed here.



Early Years and City Founding

Well before Keokuk was officially incorporated as a city, pockets of European settlement and economic activity had begun to take shape in this area. The meeting point of the Mississippi and Des Moines rivers made it a very noticeable spot for explorers and traders passing through the area. As stated in *Lee County: A Pictorial History*, the presence of the two rivers and the geological conditions of this area 'almost assured that someday a city would arise on the spot where Keokuk now stands.'



Artist's depiction of 'Rat Row', c. 1830

This location was especially important because of its position immediately downstream of the Des Moines Rapids, a turbulent stretch of water which greatly complicated northbound travel on the Mississippi River. Native Americans had referred to the area around Keokuk as 'Puck-e-she-tuck', meaning 'foot of the falls'. Early White settlers referred to it as 'The Point', due to its position in a V-shaped area between the two rivers.



Half-Breed Tract location (marked by '120')

In 1815, a military post called Fort Edwards was established across the river in Illinois, where the City of Warsaw sits today. Dr. Samuel C. Muir was a surgeon stationed at the fort, and in 1820, he resigned his post and built the first permanent log cabin on the opposite side of the river. This was because he had married and had children with a Native American woman, and this practice had since been prohibited. While Muir and his family soon relocated to northern Illinois, this set the precedent for the establishment of the Half-Breed Tract in

1825. Under a treaty between the US government and the Sac and Fox tribes, roughly the southern half of present-day Lee County was set aside as a reservation for people with mixed European and Native heritage.

This action had no effect on slowing the further settlement of Europeans into this area. In 1829, John Jacob Astor's American Fur Company established a trading post near the location of Muir's old cabin. They erected a dense cluster of 5 log buildings that came to be known as 'Rat Row'. Other settlers included Moses Stilwell and several steamboat captains, and Muir himself soon returned. Within a few years, the settlement had 17 buildings and at least 3 dozen residents.



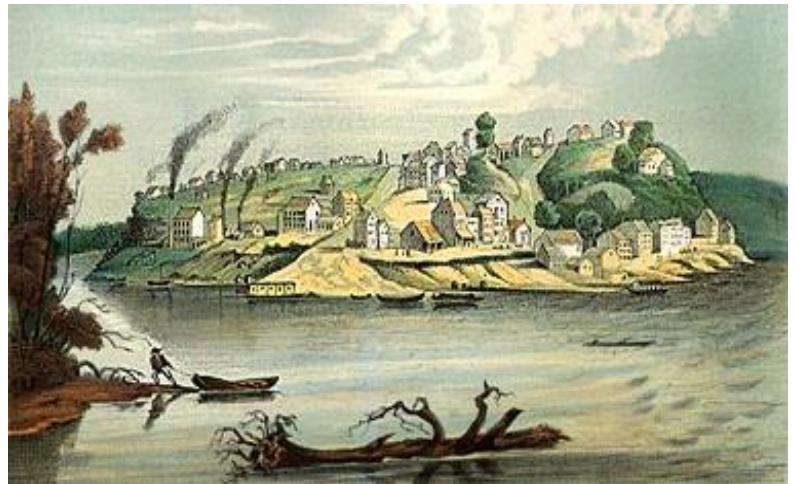
Chief Keokuk in old age, c. 1845

One of the Sauk leaders who helped negotiate the treaty creating the Half-Breed Tract was Chief Keokuk, whose name means 'the Watchful Fox'. While he is not known to have personally lived in the area where the city is today, he was well respected by the area's White settlers, and this likely had an influence on the later decision to name the city after him. He was controversial among his own people however, often seen as being too lenient to the demands of the Whites.

Conversely, Chief Black Hawk led determined efforts to resist further European encroachment on Sauk and Fox land. Following their defeat in the Black Hawk War of 1832, and the subsequent repeal of the Half-Breed

Tract by congressional action, the pace of settlement quickly accelerated. However, the legacy of the Tract created a flurry of confusion in the transfer and processing of land titles, which slowed the pace of growth within the former Tract area itself. Land in the village of Keokuk was formally platted and divided for sale in 1837, by settlers Isaac Galland and David Kilbourne.

On December 13, 1847, with a population of just under 1,200 people, Keokuk was officially incorporated as a city, one year after Iowa became a state, and shortly before its namesake, Chief Keokuk, passed away at the age of 81. When passing through town around this time, portrait painter Henry Lewis said that the placement of the buildings around the bluff "remind one of a Flock of sheep hurrying to water".



Early perspective of Keokuk from the river's east side



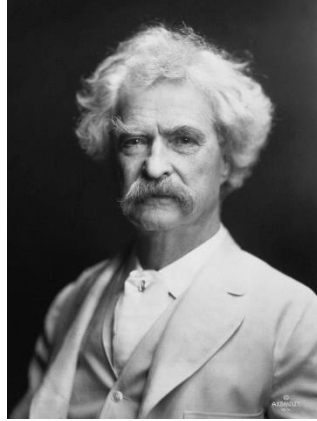
Early perspective of Keokuk from the river's east side

The town's economy revolved heavily around steamboat travel, as its position below the rapids made it an ideal location for providing food, fuel, and supplies. In the 1850s, brick buildings began to replace the older wooden structures, and the arrival of railroads served as an influence for further growth.

Community History



For a brief period around 1857, Keokuk was home to 22-year old writer Samuel Clemens, who later became internationally famous under the pen name of Mark Twain. At the time, he worked at a print shop owned by his older brother Orion Clemens, a longtime resident of the City. In his 1883 memoir, *Life on the Mississippi*, Twain gave the following account of his former residence:

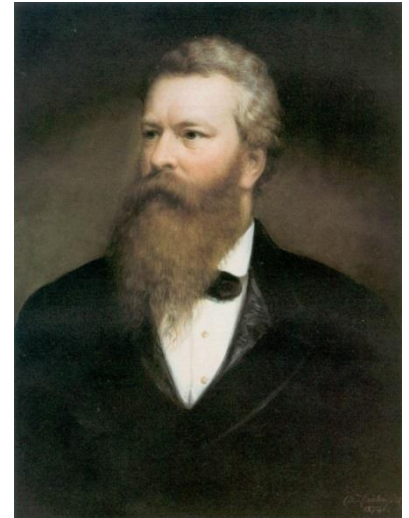
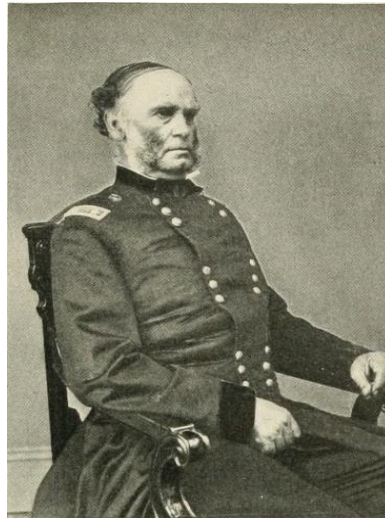


"The town has a population of fifteen thousand now, and is progressing with a healthy growth. It was night, and we could not see details [from the steamboat], for which we were sorry, for Keokuk has the reputation of being a beautiful city. It was a pleasant one to live in long ago, and doubtless has advanced, not retrograded, in that respect."

Young Samuel Clemens and elder writer Mark Twain

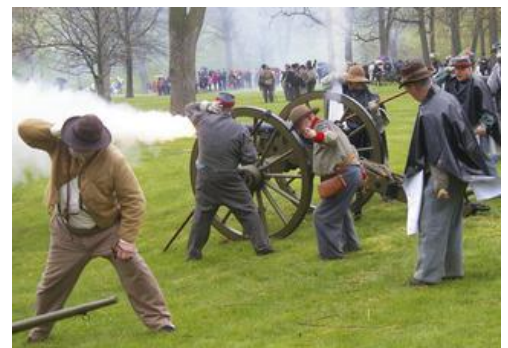
Civil War Era and Aftermath

In 1856, Keokuk Mayor Samuel R. Curtis was elected as representative for Iowa's 1st Congressional District. A member of the newly formed Republican Party, his popularity helps illustrate the area's strong support for the abolition of slavery. Keokuk occupied a unique position at the border of two free states (Iowa and Illinois) with a slave state (Missouri). Curtis would later serve as a brigadier general for the Union Army in the



Samuel E. Curtis (left) and William W. Belknap (right)

Civil War, known well for defeating the Confederates at the Battle of Pea Ridge in Arkansas, which has regularly been commemorated by reenactment events in Keokuk. Another Keokuk resident that played a prominent role in the Union Army was Major General William W. Belknap, who served at the Battles of Shiloh, Corinth, and Vicksburg. Later on, Belknap was appointed to serve as the United States Secretary of War by President Ulysses S. Grant.



Reenactment of Battle of Pea Ridge

Community History



Still another Keokuk resident, attorney Samuel Freeman Miller, attained a nationally prominent position in 1862, when he was nominated to the Supreme Court by President Abraham Lincoln. In his 28 years on the Court, he is noted to have written more opinions than any other Supreme Court Justice. His former home in Keokuk (pictured above) is now listed on the National Register of Historic Places, and serves as a museum run by the Lee County Historical Society.



Samuel Freeman Miller and his house which is now listed on the National Register of Historic Places.



Keokuk National Cemetery

In addition to the contributions of its residents on the battlefield, Keokuk itself also played a very important role in the logistics of the Civil War. As the Des Moines Rapids made travel difficult further up the river, Keokuk became the major point of embarking for soldiers from throughout Iowa, who came there to board southbound steamboats. For similar reasons, Keokuk also became a major hub of medical care for soldiers, and multiple hospitals were established

around the city. Sadly, as many of the wounded soldiers died from their injuries, the US Government established the Keokuk National Cemetery to inter them. It was the first such cemetery established west of the Mississippi River, and has continued to be used for military burials ever since.

At the same time, this somber and dramatic period in the city's history also gave Keokuk a very admirable legacy in the area of medical knowledge and advancement. The clustering of several hospitals in one place, combined with the ready availability of wounded and deceased people, easily enabled the area to become a hotbed of medical research. The Keokuk Medical College conducted extensive study in the areas of anatomy and medicine, before leaving the city in 1908 to merge with the University of Iowa. Its legacy lives on in today's University of Iowa Hospitals and Clinics.



Today's Estes Park marks the site of the Estes House, which served as hospital during the Civil War.



Postwar Development and Prosperity

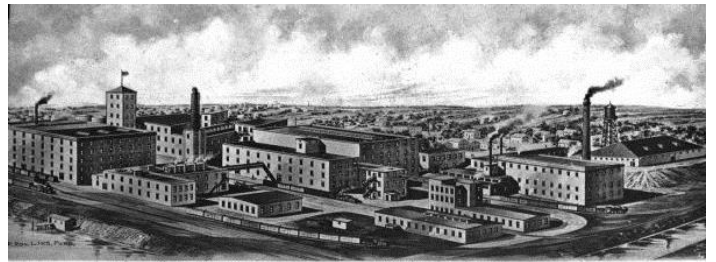
In 1871, a railroad bridge was built across the Mississippi River, connecting Keokuk with the neighboring city of Hamilton, Illinois. It was built wide enough to accommodate a separate path for horse-drawn wagons and pedestrians. Fifty years later, it was rebuilt as a two-level structure, with the upper deck used for automobiles. This bridge served as the town's sole bridge crossing until the highway bridge was completed in 1985. At the turn of the 20th century, a streetcar service operated in Keokuk, with an interurban connection to Hamilton and Warsaw across the river.



Railroad bridge built across the Mississippi River, connecting Keokuk with the neighboring city of Hamilton, Illinois.

Travel on the river itself was greatly improved with the construction of an 8-mile long canal, which ran alongside the Mississippi River from Keokuk northward, and allowed boat traffic to bypass the treacherous Des Moines Rapids. As a prosperous transportation hub, Keokuk was home to as many as 21 hotels during this time, along with many saloons, restaurants, banks, and business merchants. One such dry goods businesses was headed by Marcus Younker and his two brothers, all Orthodox Jewish immigrants from Poland. After years of great success, the business relocated to Des Moines and later rose to regional prominence as the major retail chain, Younker's.

Between 1860 and 1890, the city's population swelled from 8,000 to 14,000. The development of commerce and industry thrived during this period. A notable industry established during this time was the starch factory of J.C. Hubinger, which later evolved into today's Roquette America facility. Hubinger was a major civic booster, helping bring electricity and telephone service to the town, and establishing its first YMCA.



J.C. Hubinger Brothers Starch Factory

Just north of town, the DuPont Corporation established the Iowa Powder Mills, which produced blasting powder for coal mining operations throughout the Midwest. The company established a small residential community near the plant to house workers and families, commonly known as Mooar or Powdertown. Other prosperous industries included barrel-making, oatmeal production, pearl button manufacturing, lumber processing, and animal slaughtering. With the presence of so many industrial operations, Immigration from a variety of European nations helped increase the ethnic diversity of Keokuk during this time.

Community History



In the late 1800s, Keokuk had the largest African American population of any city in Iowa, comprising nearly 10% of the total population. Numbering just over 1,000 people, this group accounted for one out of every 10 Black residents in the entire State of Iowa! African Americans maintained a sizable presence in the community well into the first half of the 20th century, with several individuals going on to hold notable civic positions in the community. Keokuk was home to several Black church congregations, and a weekly newspaper called the *Western Baptist Herald* may have been Iowa's first Black-owned publication. Keokuk also had an active and popular branch of the NAACP, in operation between 1919 and 1951.

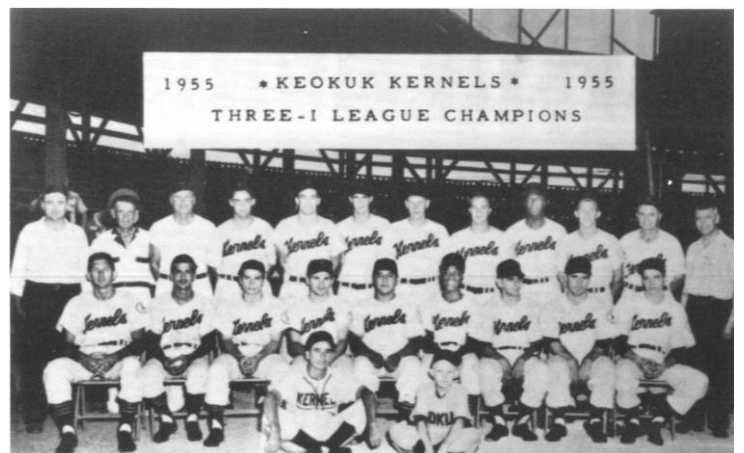
Civic and recreational amenities blossomed in Keokuk during this era. In 1883, the sprawling, 35-acre Rand Park was established on the northern edge of the town, named for the city's mayor at the time, George



Annual street fair at Main Street

Rand. Chief Keokuk's remains were later reinterred within this park, with a prominent statue of him erected on this spot, overlooking the Mississippi River. Industry leader J.C. Hubinger established a large amusement park on land he owned next to Rand Park. A building on these grounds housed what was once the largest American stage west of Chicago, used for operas and vaudeville shows. Also, for many years, downtown merchants sponsored an annual street fair, where Main Street was closed to auto traffic and filled with booths and exhibits (as shown at left).

The sport of baseball plays a prominent role in Keokuk's history. Between 1875 and 1961, it was home to a series of different minor league teams using names as diverse as the Western League Keokuks, Keokuk Goats, and Keokuk Kernels. In 1885, when professional baseball was still racially integrated, an early Black baseball star named Bud Fowler was recruited to play for the Keokuk team. In 1930, when the Keokuk Indians were affiliated with the major league St. Louis Cardinals, Joyce Park became one of the first baseball fields in the Midwest with lights installed for evening games. In the 1950s, the team's roster included such future major league stars as Roger Maris and Tim McCarver.



Keokuk Kernels



Building the Great Dam

Despite the advantages that the new canal offered the city, and river travelers in general, it was commonly recognized that something bigger was needed to improve travel conditions in the long term. Eventually the idea of a hydroelectric dam was introduced, as such an endeavor would also provide significant economic benefits through the generation of electricity. As the nation as a whole was continually inspired by new engineering marvels such as the Panama Canal, Keokuk business and civic leaders set to work developing a serious plan for constructing a dam.



Hugh Cooper

Through the guidance and determination of Chief Engineer Hugh Cooper, Lock and Dam No. 19 was completed in 1913, following years of painstaking work that involved tens of thousands of laborers. With the level of the river raised well above the rapids upstream, the need for a canal was eliminated, as boats needed only to pass through the short span of the lock, before continuing downstream without assistance. At the time, it was the largest dam in the United States, and the second largest in the world. Iowa's then-Governor Edward Dunne referred to it as "one of the great achievements of the century", noting that "the completion of an enterprise of such national importance should be appropriately celebrated".

The construction of the dam was anticipated to give a massive boost to the city's economy, and greatly swell the population of the newly coined 'Power City'. A journalist named Walter Barr was brought in to conduct an extensive public relations campaign to promote the project, and attract additional investment to the community. The 7-story Iowa Hotel was completed the same year as the dam, becoming the tallest building in town. Private businesses attempted to capitalize on the reputation of the dam, such as the Irwin Phillips company, which began marketing a line of clothing called Big Dam Overalls. The presence of hydropower helped spur the establishment of new industries such as Keokuk Steel Castings and Midwest Carbide.



Work progressing on construction of the dam, 1910



20th Century Progress and Challenges

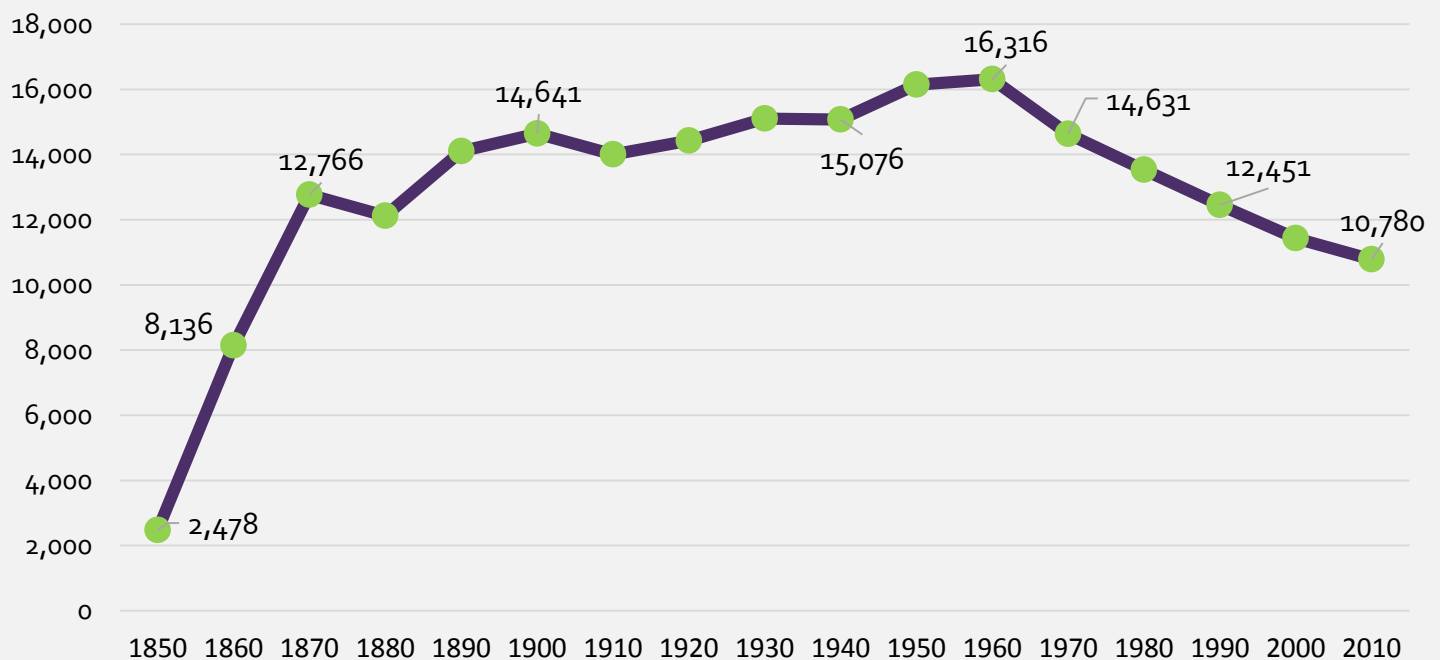
While the economic impact of the lock and dam was significant, overall, it failed to live up to the initial lofty expectations. Once construction had completed, the pace of growth soon slowed, and the expected massive population boost never materialized. The benefits of the hydropower were felt elsewhere, as power lines carried the energy south to the St. Louis region.

Still, the area's industries continued to prosper, and the population increased modestly, from 14,000 in 1920, to well over 16,000 in 1960. In the late 1950s, the city physically expanded for the first time in many years, with two new residential subdivisions, Indian Hills and Hazelhurst. This preceded a much larger annexation to the north and west, which gave the city a decidedly more rectangular shape. The latter growth opened up a significant amount of land for industrial development, aided by the presence of a lengthy rail spur along Soap Creek, now operated by BNSF. Today's Griffin Wheel, ADM, and Allied Blending & Ingredients are all found in this area. Industry played such a strong role in the local economy that at one point, Keokuk had the largest per capita manufacturing workforce of any city in Iowa.



Sheller Manufacturing (now Henniges), 1950s

CITY OF KEOKUK – POPULATION CHANGE, 1850 TO 2010



Community History



At the same time, residential development quickly expanded northward from the city's existing residential neighborhoods, and the diagonally oriented street grid was finally abandoned in favor of streets which largely conformed to the cardinal directions. In addition, commercial retail development began to spread further northward on Main Street, including several 'big box' stores and chain restaurants.

The city's educational facilities received a major upgrade in 1953, when the high school was built on its present site on the north side of town, a project which earned a design award from the American Institute of Architects. At first, this building also housed the newly established Keokuk Community College, the first of its kind in the city. In 1967, it merged with Burlington's community college to form Southeastern Community College, with Keokuk home to its own, smaller satellite campus. Other civic investments during this era included new buildings for the Public Library and City Hall, as well as a major expansion at the Keokuk Area Hospital (now UnityPoint Health – Keokuk), following the merger of the city's two separate hospitals in 1975.



Keokuk High School, c. mid 1950s

Community Solidarity in Action



Keokuk suffered a major tragedy in November 1965, when a massive explosion occurred at the city's National Guard Armory, during a special holiday dance with many people in attendance. The explosion and ensuing fire claimed the lives of 21 people. In the frantic aftermath, one community member noted that, "It was marvelous the way everyone rallied around". A family living nearby helped the rescue workers by supplying them with hundreds of sandwiches and fresh coffee.

The cause of the explosion was determined to be a natural gas leak in the basement. Concerned local citizens established a foundation to fundraise for the victims and their families, continuing to operate for decades afterwards.

Community History

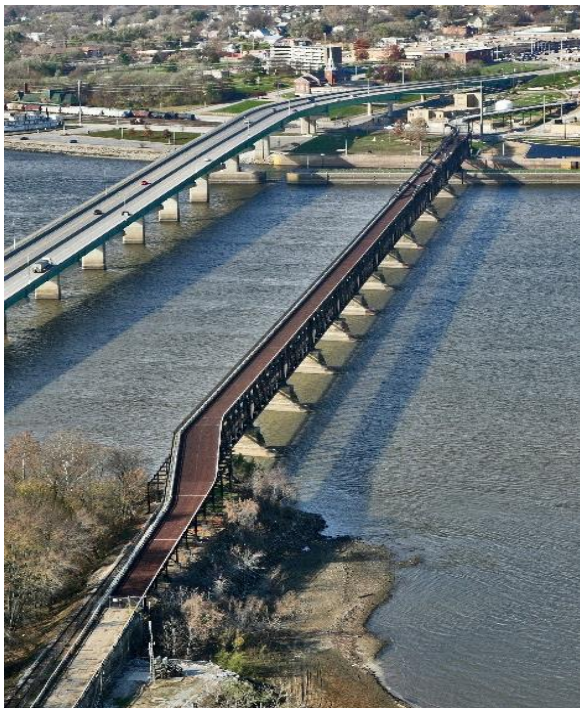


The face of Downtown Keokuk and the riverfront area changed dramatically during the 1960s, as personal travel had come to be dominated by private automobiles. Several blocks of historic buildings at the lower end of Downtown were demolished as part of an 'urban renewal' effort. In its place was a modern indoor shopping center called Keosippi Mall (later River City Mall), and a new Holiday Inn hotel. Just to the west, the newly formed Keokuk Housing Authority

erected the Mississippi Terrace apartment tower, and the land around it was devoted to a new city park, appropriately called Riverview Park, given its location at the top of the bluff. Meanwhile, the riverfront area, once dominated by industry, coal and lumber yards, and commercial boat landings, began to transform into more of a public-oriented space, with the presence of Victory Park, the Verity River Museum, and the Southside Boat Club.



Blocks of historic buildings in downtown demolished as part of an 'urban renewal' effort.



The 4-lane Keokuk-Hamilton Bridge

Auto travel in and around Keokuk was enhanced by several notable improvements in the latter half of the 20th Century. First, a new 2-lane western bypass of Highway 61 opened to traffic in 1959. This influenced the later establishment of Kindustry Park at the city's far west end. Then in 1985, the 4-lane Keokuk-Hamilton Bridge was completed, built high enough for river traffic to pass comfortably underneath. The US 136 bridge across the Des Moines River was also replaced during this time.

Despite these improvements, Keokuk's economy was negatively impacted by broader economic trends, which led to the closure or significant downsizing of several local manufacturers. In addition, tax incentives led much of the

area's new homebuilding efforts to shift across the river to Hamilton, or the outlying rural areas of Lee County. As a result, over a 50-year period, the city lost 33% of the peak population it had in 1960, dropping from over 16,000, to just under 10,000. Undaunted by these challenges, city leaders and private citizens alike have taken active measures to help stabilize the economy and prepare the community for a renewed era of progress and vitality.



CHAPTER 3

Community Profile

In order to develop a viable plan for a community's future, it is essential to understand how it functions today. If the plan is to be successfully implemented, it requires the support and contributions of many different people and entities – the individual parts that comprise the whole city. This chapter explores and outlines thirteen separate topics, to give a detailed 'snapshot' of Keokuk in 2017. These are based on the recommended set of 'planning factors' outlined by the Iowa Smart Planning Act.



Population & Demographics

Who is living in your community? Knowing the current total population means nothing without knowing what the trajectory of growth (or lack thereof) has been in recent decades. Similarly, it is also essential to know about other demographic factors such as age, sex, race/ethnicity, and household composition. These all help shed light on the current status of the community, and can give an indication of the overall direction that it's going in. What follows is an assessment of the basic demographics of Keokuk, including a more in-depth analysis of trends within the city's neighborhoods, and a look at what's going on in the surrounding region.



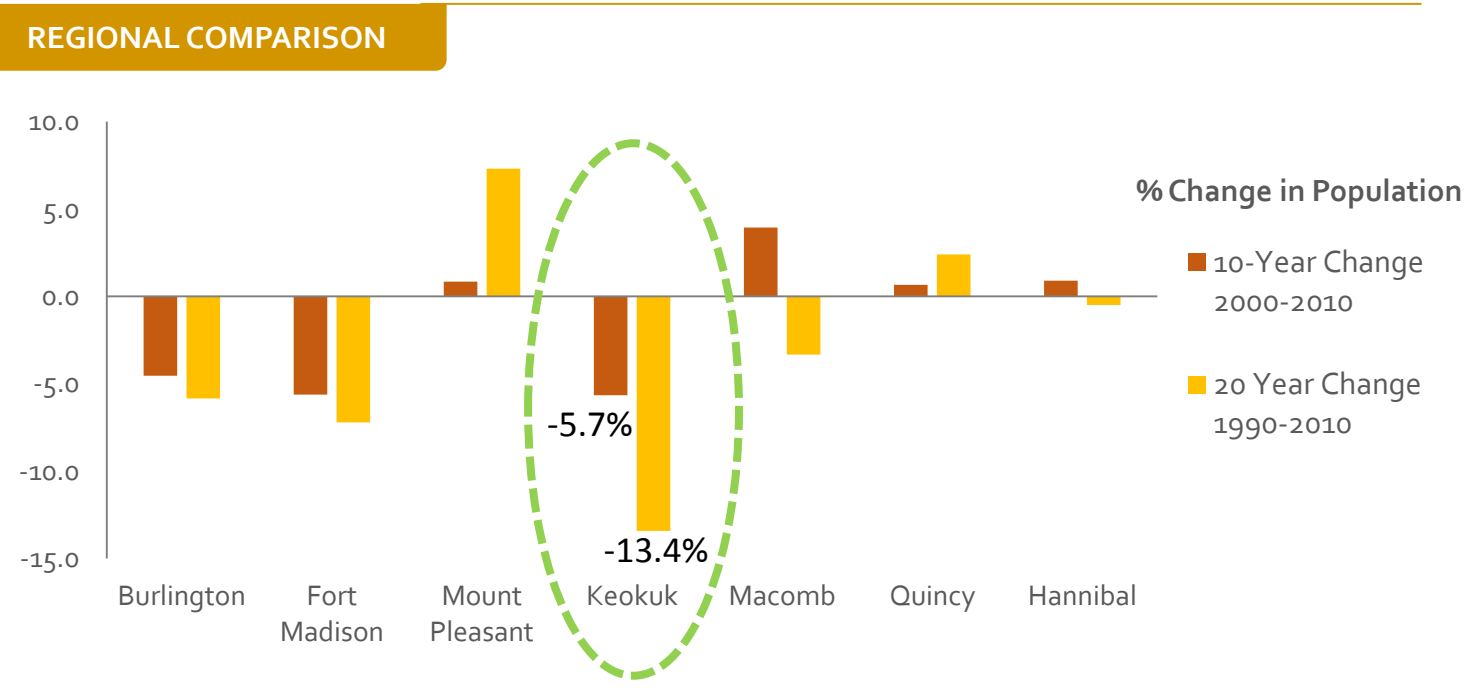
Total Population and Recent Changes

At the time of the most recent Census in 2010, the population of Keokuk was 10,780. Of this, 10,562 individuals were classified as living ‘in households’, while the remaining 218 were living ‘in group quarters’ (2%) of the total. This refers to a variety of special group living arrangements, such as nursing homes, correctional institutions, and college dormitories. In Keokuk, most of this is accounted for by the two nursing homes (Lexington Square and River Hills Village) and the Southeastern Community College student apartments at 3rd and Morgan Streets.

The total population of Keokuk peaked at over 16,000 residents in 1960, and experienced a combined loss of 33% between then and 2010. While it decreased every decade during that period, the rate of loss has gradually slowed, from a high of 10.3% in the 1960s, to one of only 5.7% in the 2000s. The table at right shows the change over the past two decades, compared with the County, State and Nation.

POPULATION CHANGE COMPARISON, 1990-2010		
	10-Year Change, 2000-2010	20-Year Change, 1990-2010
City of Keokuk	-5.7%	-13.4%
Lee County	-5.8%	-7.3%
State of Iowa	+4.1%	+9.7%
United States	+9.7%	+24.1%

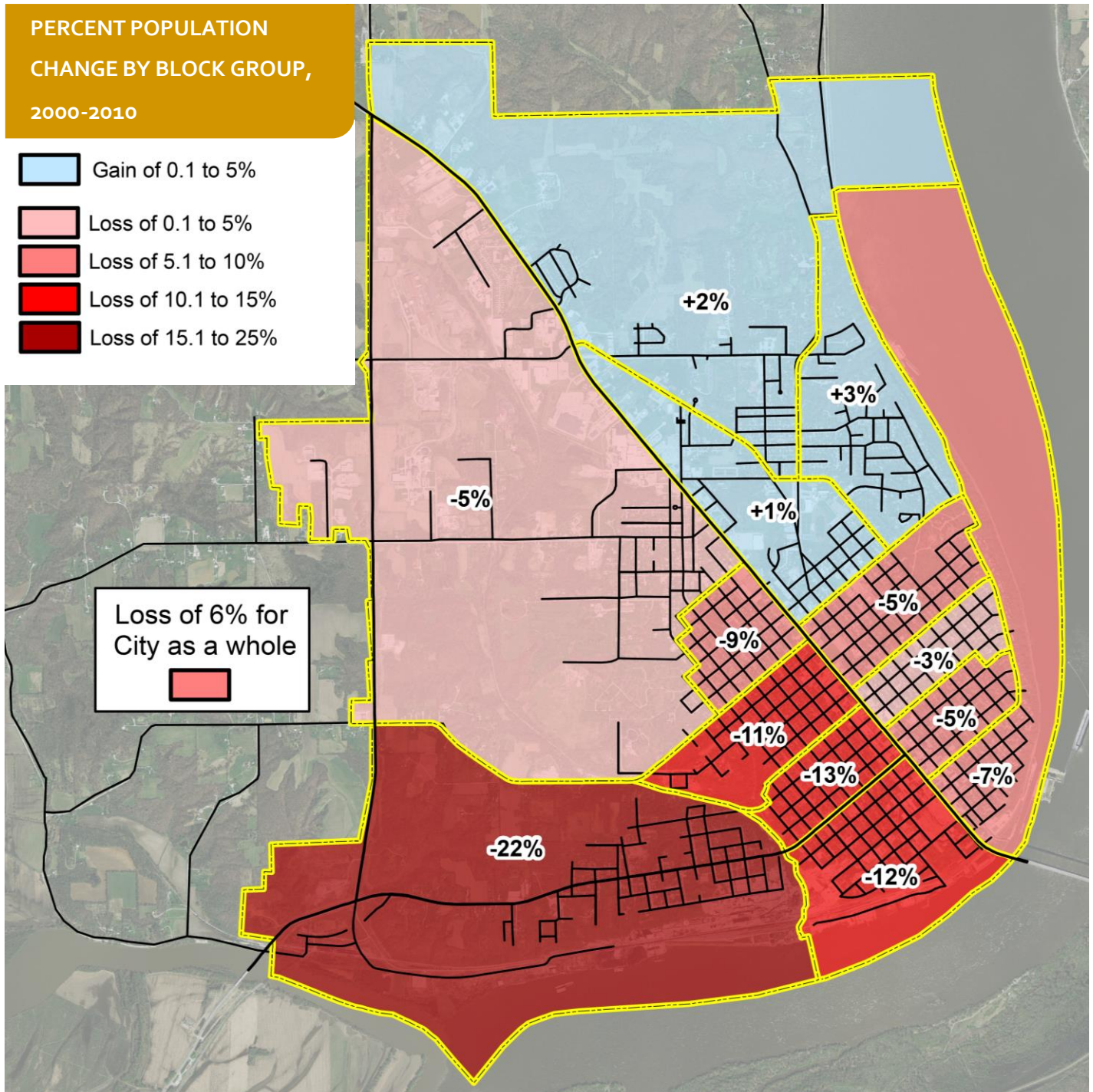
The graph below compares the rate of change in Keokuk with six other communities in the surrounding region, between 2000 and 2010. These same six cities – all between 5,000 and 40,000 in population – will be used for additional data graphs throughout this document, to give further context on the Keokuk statistics.



Population & Demographics



While Keokuk's overall population decreased at a rate of 6% from 2000 to 2010, there was considerable difference between individual neighborhoods within the city. The map below displays the rate of change at the Census block group level, with each block group constituting roughly 500 to 1,500 residents. There were three block groups on the northeast side of the city that actually gained population, while several others on the southwest side decreased at more than two times the rate of the city as a whole. The extreme decrease in the southwest corner is largely due to industrial expansion into formerly residential areas.



Population & Demographics



The map on the preceding page hints at a broader dynamic that has been occurring over a longer period of time – distinctly contrasting rates of population change between the northern and southern halves of the city. Using Census Blocks – the smallest unit of Census geography available, the city was split into these two halves, primarily using Johnson Street Road and 17th Street as the dividing line. The results are displayed in the table below, with the exact boundaries of the two halves shown on the accompanying map.

For this analysis, as with the Census Block level data on the preceding page, the ‘group quarters’ population was excluded from the total population, so as to only focus on households and residents living in households. As an example, the population of two nursing homes would have heavily skewed the age-related statistics for the North side.

The results show an alarming disparity in several key variables. First, the south side’s population decreased five times faster than the north side between 1990 and 2010. Also, its percentage of renter-occupied homes and vacant housing units is substantially higher than that of the north side. Taken as a whole, these statistics suggest that the population of the city’s older neighborhoods is much less stable than that of the newer north side neighborhoods. Thus, there is a strong case to be made for quality infill development on vacant lots in the older areas, to make an effort at stabilizing both its population and housing stock.

	City of Keokuk	North Side	South Side
2010 Population	10,562	4,039 (62% of total)	6,523 (38% of total)
% Population Change, 1990-2010	-13.4%	-3.5%	-18.5%
% 18 Years and Under	24.9%	22.4%	26.5%
% 65 Years and Over	16.3%	21.6%	13.1%
% of Occupied Housing Units, Renter-Occupied	35%	25.2%	41.3%
% Single-Parent Households	44.6%	32.6%	51.5%
% Vacant Housing Units	11.6%	5.5%	15.2%



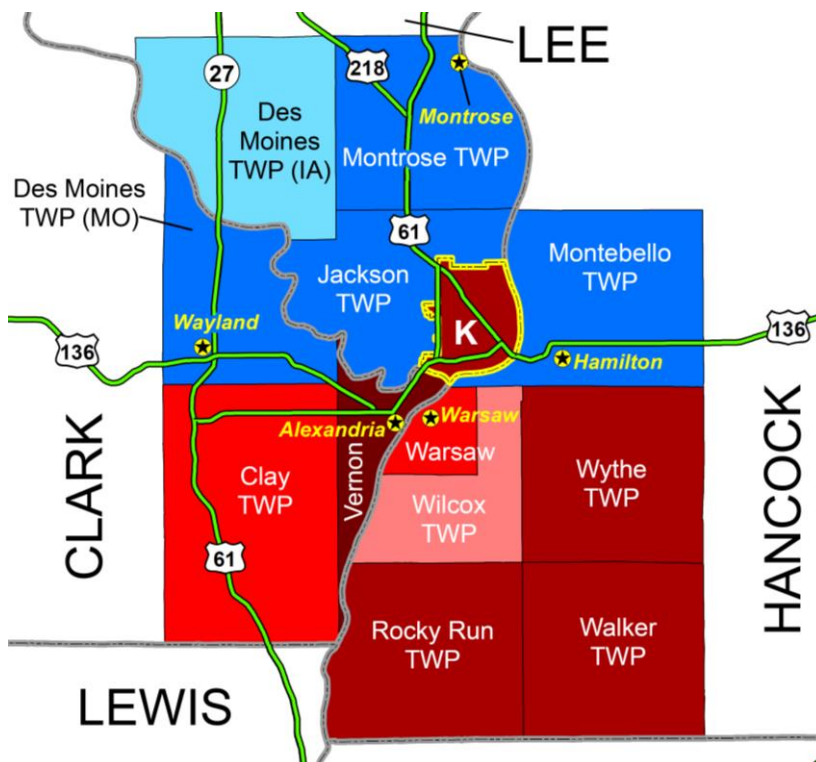
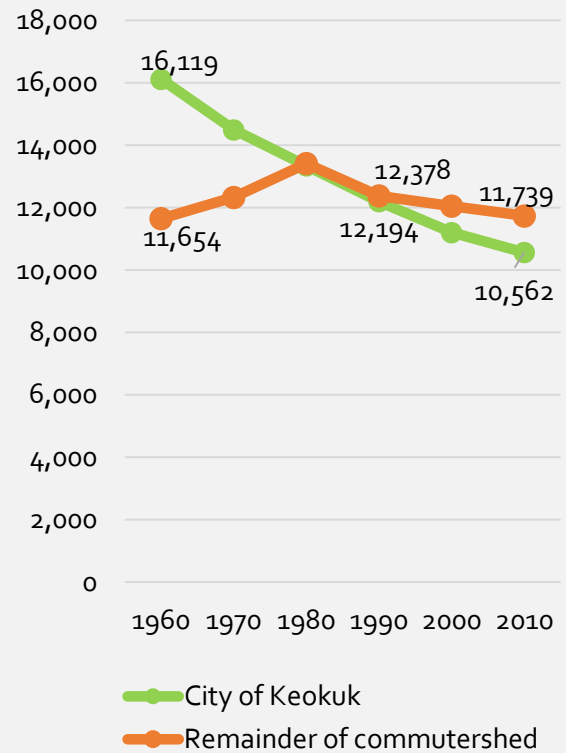
Population and Demographics



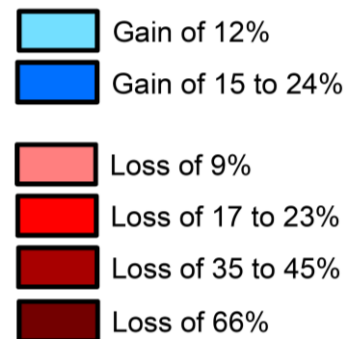
POPULATION CHANGE OUTSIDE THE COMMUNITY

As Keokuk serves as an economic hub in the Tri-State area, it is important to assess Keokuk's own population trajectory within the context of its surroundings. For the purpose of this analysis, Census commuting data was used to isolate an area of twelve townships plus the City of Keokuk. This covers portions of Lee, Hancock, and Clark counties, as well as the additional municipalities of Hamilton, Warsaw, Montrose, Alexandria, and Wayland. The data clearly shows that the rate of change has been inconsistent between Keokuk and the surrounding area. Whereas Keokuk's population decreased by 34.5% between 1960 and 2010, the surrounding area essentially stayed the same (+1.8%), with a midway peak in 1980. Overall, the full commutershed area decreased in population by 18.7 over that 50-year period.

Keokuk Commutershed Area - Population Change



50-YEAR PERCENTAGE CHANGE IN POPULATION, 1960 TO 2010



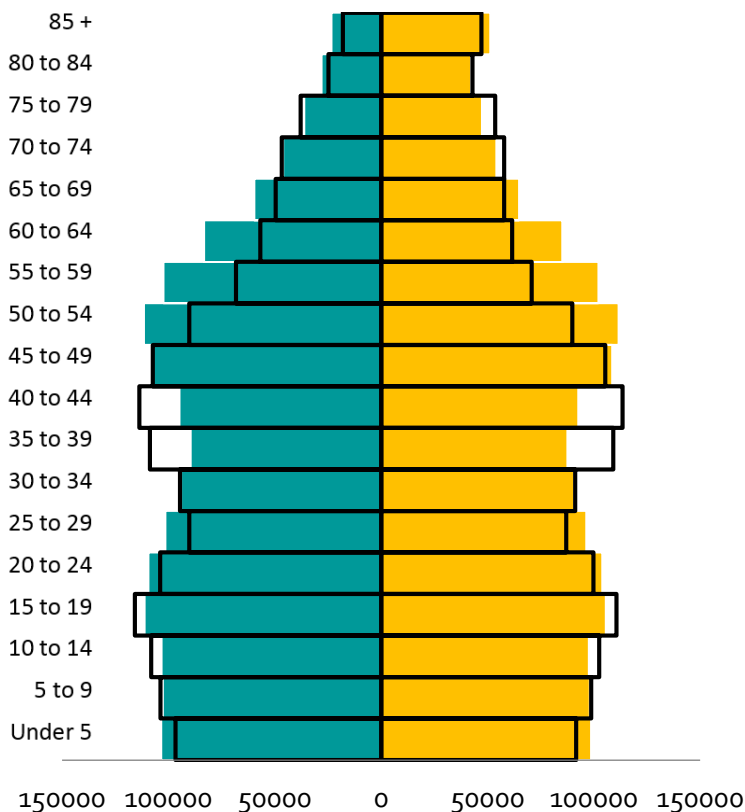


Age and Sex

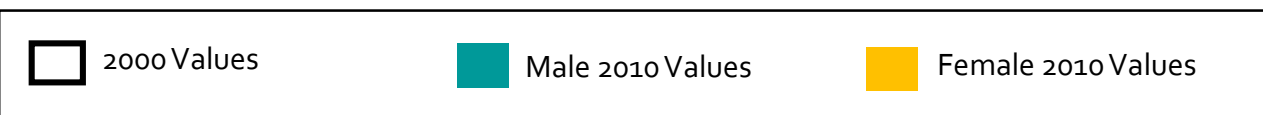
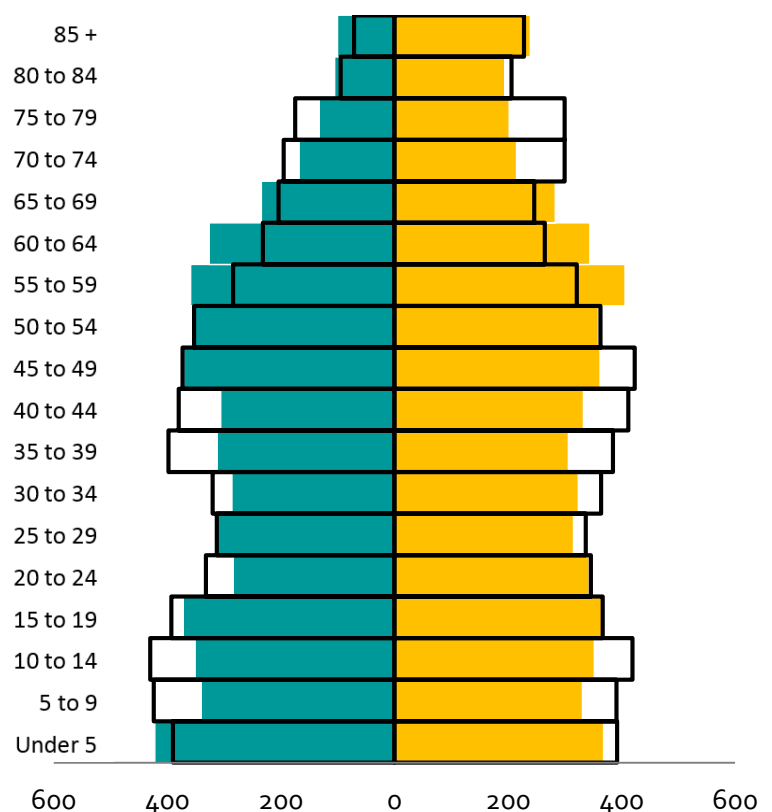
The graph at bottom features a breakdown of Keokuk residents in 2010, based on 5-year age brackets and sex. Values for males are on the left side (in green), while values for females are on the right (in yellow). The bars with black lining represent the corresponding values from the 2000 Census. For a given age bracket, when the colored bars extend further than the lined bars, this means that the number of people in that bracket increased between 2000 and 2010. When the lined bars extend further than the colored bars, this means that the number of people in that bracket decreased over that period.

The data seems to suggest that Keokuk's population is getting older, as the 'baby boom' generation moves into the '55 to 69' age range, and there are fewer people in the subsequent generation to take their place in the '30 to 44' age range. The number of children and teens from '5 to 14' has also declined noticeably. For comparison, a similar graph for the whole State of Iowa is provided, which seems to suggest the same general trends for the older adults, except for young adults, teens and children.

State of Iowa Age Pyramid, 2000-2010



City of Keokuk Age Pyramid, 2000-2010



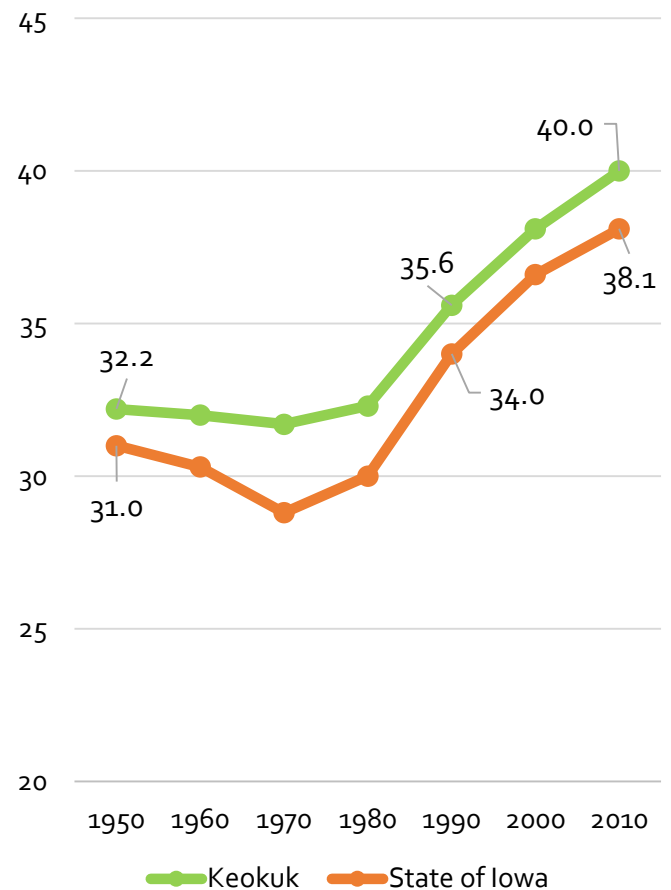
Population & Demographics



Overall, the median age in Keokuk was 40 years at the time of the 2010 Census, which is higher than the median age in the State of Iowa as a whole. This is largely consistent with other communities in the region, with Burlington at 39.7, Fort Madison at 39.9, and Quincy at 39.4. Mount Pleasant and Hannibal are slightly lower than this, and Macomb is heavily skewed by the college student population (23.4).

Over time, the city's median age has changed significantly. It largely remained the same (around 31 or 32 years) from 1950 to 1980. It has since jumped rather sharply, although this same general trend can be observed for the State of Iowa as a whole. This can be attributed to several factors, including the aging baby boom generation, and a loss of younger people to larger cities elsewhere in the country.

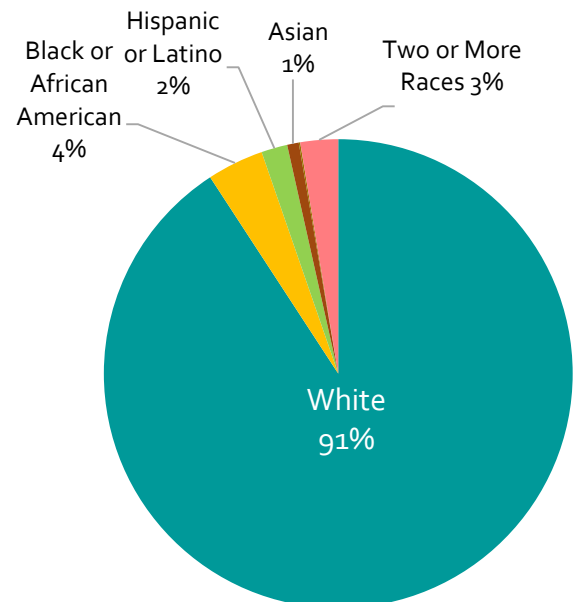
CHANGE IN MEDIAN AGE, 1950-2010



Racial Composition

According to the 2010 Census, the population of Keokuk is 91% White, which slightly exceeds the figure for the full State of Iowa (89%). The largest minority group present is African Americans, which constitute 4% of Keokuk's population, slightly higher than that for the State as a whole (3%). Hispanic and Asian residents account for a combined 3%, while the remaining 3% represents individuals who classify themselves as belonging to two or more racial categories. Since 'Hispanic or Latino' is defined by the Census as an 'ethnicity' rather than a 'race', the 'two or more races' category does not include anyone with partial Hispanic ancestry.

KEOKUK RACIAL COMPOSITION, 2010



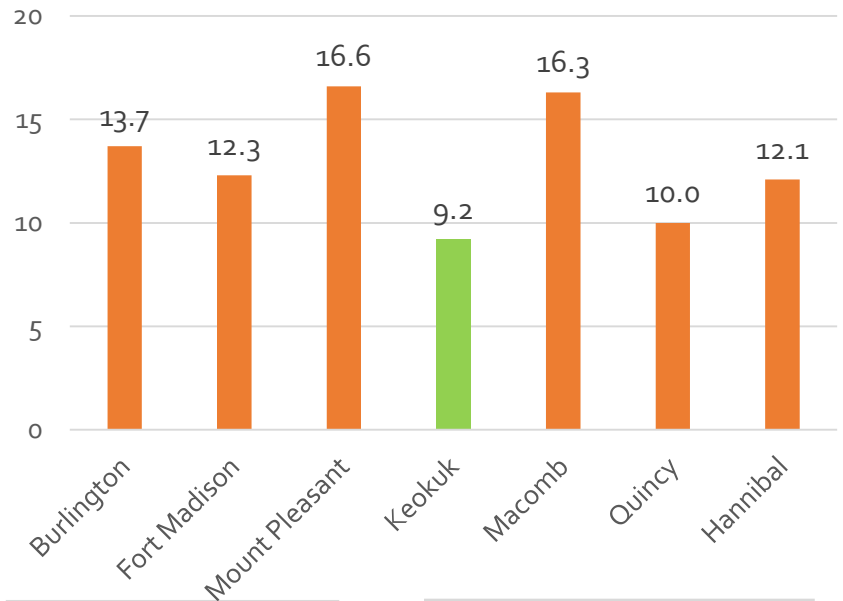
The City's racial composition has not changed significantly in the last two decades, with the share of residents in each minority group largely remaining consistent over time.

Population & Demographics



When compared with other communities in the region, Keokuk remains the least racially diverse, with only 9% of residents identifying as something other than 'White alone'. Mount Pleasant, Macomb, and Burlington are noticeably more diverse, but none of these communities comes anywhere near the nationwide figure of 36% Non-White. Within the region, Keokuk tends to have a much smaller Hispanic and Asian population than other sizable communities, although the African American percentage appears typical.

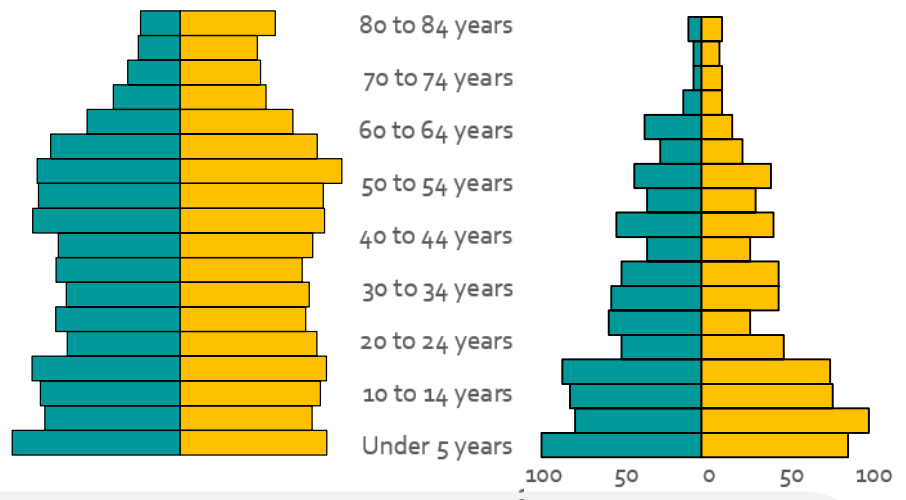
REGIONAL COMPARISON % NON-WHITE (OR 2 OR MORE RACES)



Age Pyramid - Total

Age Pyramid - Non-White

While the overall minority population of Keokuk remains small, its age distribution is skewed toward the younger age brackets (as shown in the age pyramids at right). This suggests that the Non-White population will grow considerably in the coming decades, assuming most of these young people stay in Keokuk as adults.



Keokuk Association for Rights and Equality (KARE)



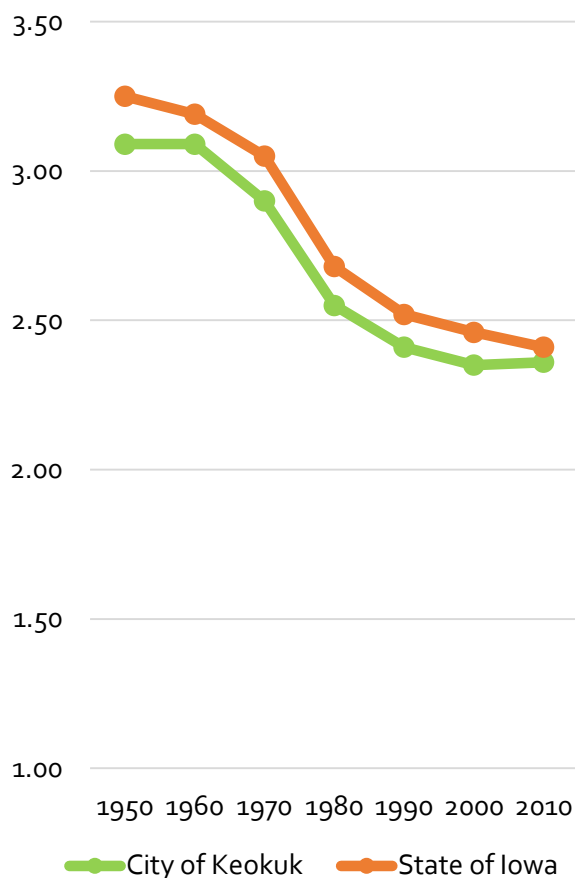
KARE was formed in 2015, by a group of local citizens concerned with broader trends of racial injustice in the United States. With a small but noticeable Non-White population present in their own community, they seek to engage in efforts that increase tolerance and promote further diversity among the residents of Keokuk. So far, this has included public events such as movie screenings, neighborhood gatherings, and commemoration of holidays like Dr. Martin Luther King, Jr. Day.



Household Composition

In 2010, there were 4,482 households present in Keokuk, home to a total of 10,582 individuals. This results in an average household size of 2.36 people per household. This is slightly less than the State of Iowa as a whole, whose average size is 2.41 people per household. Similar to median age, Keokuk saw its average household size decrease steadily over the past 6 decades, starting at 3.09 people per household in 1960. This change is not unique to Keokuk however, as much like median age, it mirrors the same trend that occurred for the State of Iowa as a whole. Not surprisingly, during this same period, the number of households decreased at a slower pace than the total population. Reasons for this include more senior citizens living on their own well into their 70s and 80s, a high number of empty-nesters in the baby-boom generation, and more people living alone overall.

CHANGE IN AVERAGE HOUSEHOLD SIZE, 1950-2010



The table below summarizes a number of household characteristics, which provides further context on Keokuk's household dynamics. A 'family household' is defined by the US Census Bureau as one that has at least one member related to the head of household by birth, marriage, or adoption. Keokuk has a slightly smaller share of family households than is typical, a slightly larger share of households with seniors, and a typical share of households with underage children. Single-parent households are alarmingly common, although this statistic is similar for other cities in the region, such as Burlington, Fort Madison, and Hannibal.

	Average Household Size	Average Family Size	% Family Households	% of Households with 1 or more Members under 18 years of age	% of Households with 1 or more Members over 65 years of age	% Single-Parent Households (out of all Family Households with Children under 18)
City of Keokuk	2.36	2.94	62.9%	31.1%	29.7%	44.6%
Lee County	2.35	2.86	65.6%	28.9%	29.1%	37.9%
State of Iowa	2.41	2.97	64.7%	30.6%	25.5%	29.5%
United States	2.58	3.14	66.4%	33.4%	24.9%	32.1%

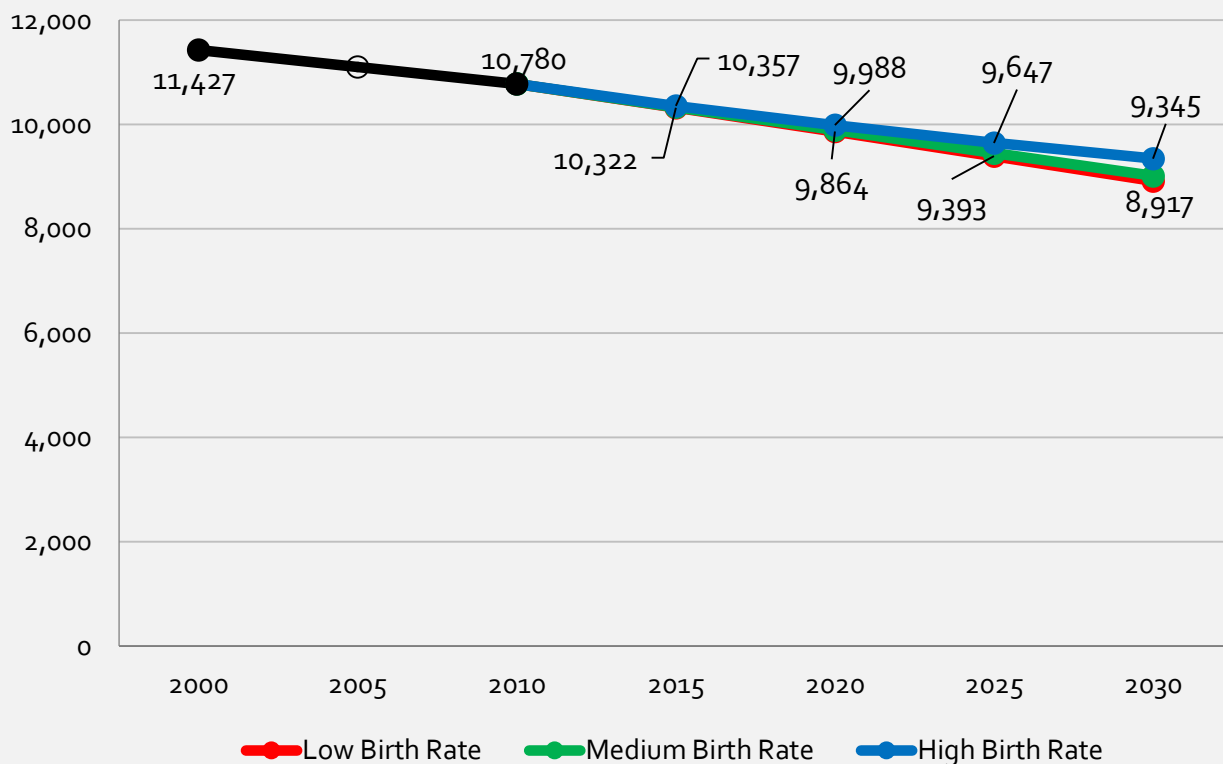


Population Projection through 2030

For the purpose of this analysis, a cohort component population projection tool was used to calculate the expected population of Keokuk, for 5-year increments from 2015 to 2030. This tool utilizes two sets of data – the total population of the city from 2000 and 2010 (broken down into age brackets by sex), and the total number of births and deaths recorded in the City in 2010. It also has three calculations – low birth rate, medium birth rate, and high birth rate, which provides a range of possible values for each five-year estimate.

All three birth rate calculations result in a continual population loss for Keokuk through 2030. A high birth rate would result in a decrease of 7.3% between 2010 and 2020, and a decrease of 6.4% between 2020 and 2030. A low birth rate would result in decreases of 8.4% between 2010 and 2020, and 9.6% between 2020 and 2030. Altogether, the city would lose anywhere between 1,435 and 1,863 people over the full 20-year period from 2010 to 2030, putting the total at below 10,000 for the first time since before the Civil War. It should be noted, however, that these estimates only take existing data trends into account, and the City is most certainly capable of taking direct action that can slow or even reverse the decline. Also, a 2015 estimate from the Census Bureau suggests that Keokuk's population was 10,609, well above the high birth rate estimate of 10,357 that was generated with the cohort component projection.

CITY OF KEOKUK – 2030 POPULATION PROJECTION





Land Use

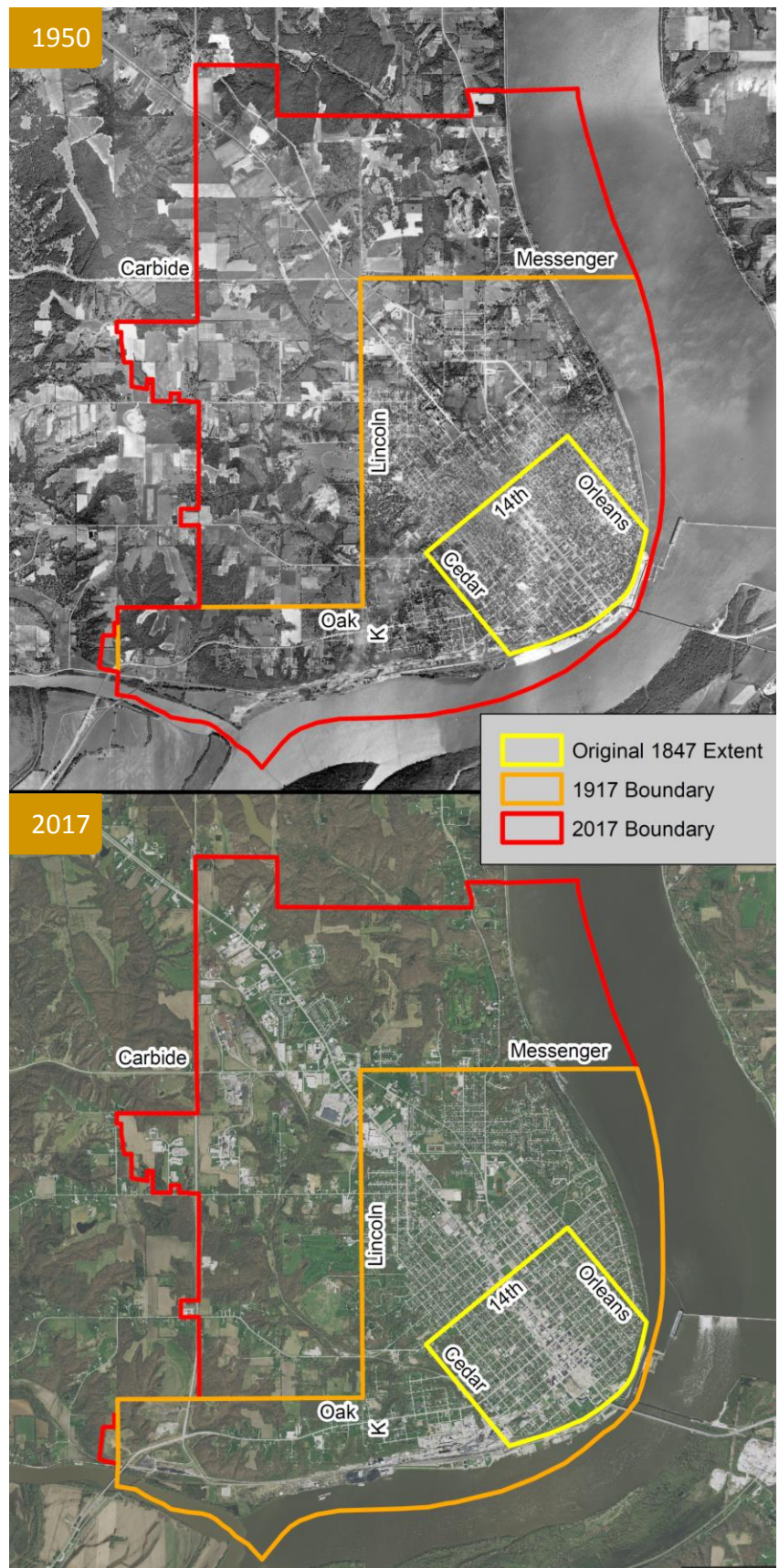
The way in which a city's land is used – whether private or public – is of critical importance to the community, as decisions are made about future growth and development. In order to grow and develop in a responsible and sustainable way, a city must take stock of the current patterns of land use throughout its jurisdiction, to create a logical framework for future planning and decision making. This section includes a detailed assessment of current and historical land use patterns, culminating in the Current Land Use Map, the first step in preparing the Future Land Use Map, found later in this document.



Land Use Changes over Time

In order to understand the land use patterns of Keokuk in 2017, it is important to know how the city developed over time, and what influences played a role in this. The Transportation chapter of this document outlines the impact of highways and railroads, while the Natural Environment chapter provides context on the landscape conditions that have restricted development in certain areas.

For a broader illustration of the city's physical expansion over the years, the images at right show Keokuk's municipal boundaries at three different stages – present day, exact one hundred years ago in 1917 (during World War I), and the time of its initial incorporation (1847). Initially, the city was contained to a small, diagonally-bounded area of only 1 square mile surrounding present-day Downtown. By 1917, at 5.5 square miles, it had extended to the north and west to form more of a square shape, with a notable westward extension to beyond the Des Moines River confluence. By 2017, the boundaries had extended roughly 1 mile to both the north and south, and the total land area is now 10.6 square miles, almost twice the size it was one hundred years earlier.

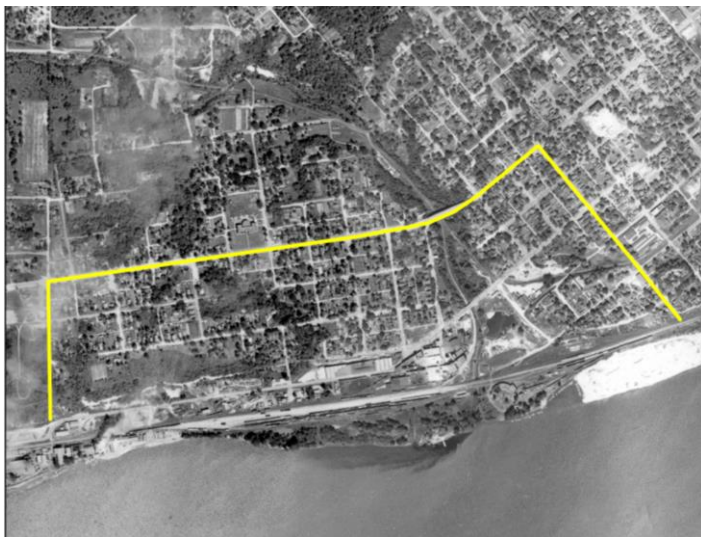




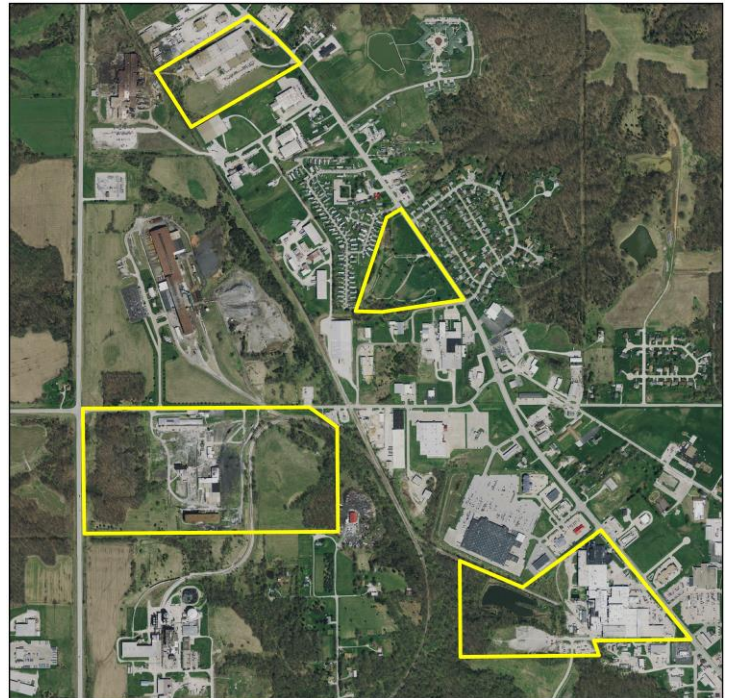
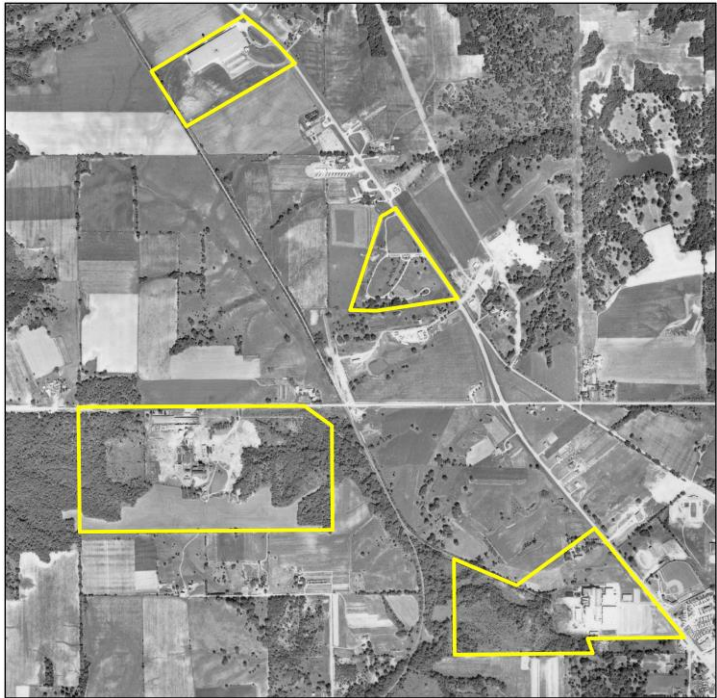
Several of the more dramatic examples of land use change are highlighted in the aerial photographs below, with the historic image (1950) on the left, and the present-day image (2010) on the right. The first two examples showcase changes in the core area of the city, which was already fully developed in 1950. The other two highlight changes in the outer periphery of the city, which developed primarily after 1950.



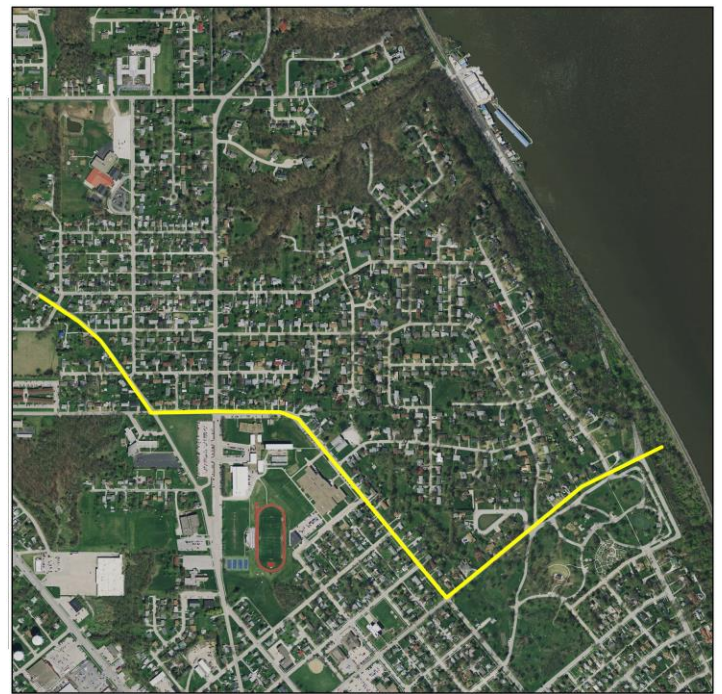
DOWNTOWN AREA : With a greater level of auto dependence, parking lots and modern commercial developments have altered the transition between Downtown and surrounding neighborhoods.



HUBINGER/ROQUETTE PLANT: Because of its physically constrained location along the riverfront, this facility has needed to expand numerous times over the last half century, and as a result, several former residential areas have been cleared for new buildings, parking lots, and other industrial infrastructure.



NORTHWEST GROWTH AREA: Aside from the Highway 61 bypass, a number of major new developments occurred in this area, much of which was outside city limits in 1950. This includes industrial facilities like ADM and Griffin Wheel, the Walmart store, and several residential subdivisions. For guidance, four uses that are present in both photos are highlighted – Former Elkem Carbide Plant, Sheller-Globe/Henniges Automotive, Keokuk Steel Castings, and Sunset Memorial Park Cemetery.



NORTHEAST GROWTH AREA: Substantial residential growth occurred in this area, with an unfortunate side effect being a poorly coordinated street grid between adjacent, but separately developed subdivisions.



Current Land Use

In analyzing the current distribution and coverage of land uses in Keokuk, a set of 11 categories was utilized to classify all of the land in the City, excluding rights-of-way for streets, alleys, and railroads. Each of these categories is described in detail below:

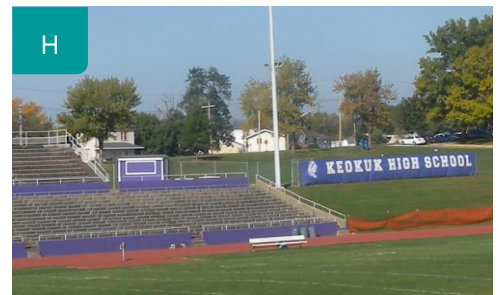
- **Agriculture (A)** – Land that is actively used for farming, including the raising of crops, or pasture land for livestock
- **Lower Density Residential (B)** – Land occupied by housing of a comparatively low density, with no more than three units occupying a single building; includes single-family homes, duplexes, and two and three-family conversions
- **Higher Density Residential (C)** – Land occupied by housing of a comparatively moderate to high density, usually with four or more units occupying a single building; includes apartments, condominiums, townhomes, assisted living units, and mobile home parks; also covers skilled nursing facilities and group homes
- **Downtown Mixed Use (D)** – Land in the Central Business District which is occupied by two-story buildings that contain commercial uses on the ground floor, and the upper stor(ies) either currently have 1 or more residences, or they are configured in a way that allows for the ready conversion to such a use in the future
- **Commercial (E)** – Land used primarily for a commercial business enterprise, such as retail and professional services (i.e. financial, medical); this includes businesses where the owner also resides on the property, as this use is secondary to the commercial function; it also includes Downtown buildings without the capacity to house residential uses



Land Use



- **Industrial (F)** – Land used primarily for an active industrial enterprise, including light to heavy manufacturing, processing of raw materials, or material extraction (i.e. mining and quarrying)
- **Civic/Institutional (G)** – Land used for a distinctly public purpose, primarily involving government owned land (City, County, State, or Federal); includes government buildings and offices, public libraries, cemeteries, public hospitals, airports, utility stations, and public parking lots
- **Education (H)** – Land used primarily for an educational activity, including public and private schools covering grades K-12, college and universities (including student residence halls), and any accessory facility or office associated with such an institution
- **Church/Nonprofit (I)** – Privately owned land that is tax exempt, including churches/religious institutions, fraternal organizations, or nonprofit corporations
- **Parks and Recreation (J)** – Land devoted to outdoor recreational activity, including public parks and trails, public or private athletic facilities, and miscellaneous outdoor entertainment/ performance venues
- **Undeveloped (K)** – Any area of land not currently devoted to an active economic use, whether agricultural, residential, commercial, industrial, or public/institutional; this includes natural areas such as forests ,wetlands, or creeks, which are not formally set aside for conservation or public recreation purposes

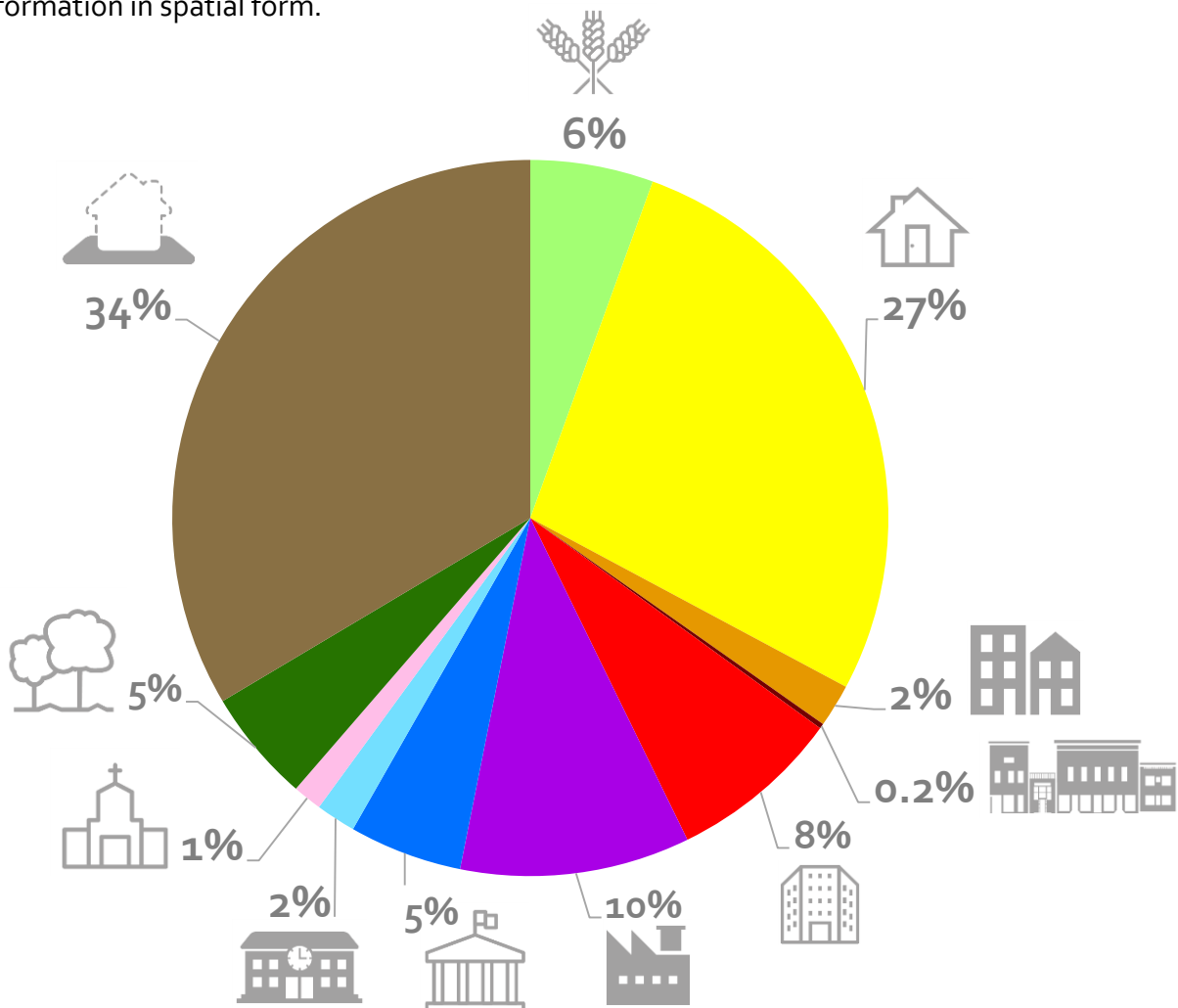


Land Use



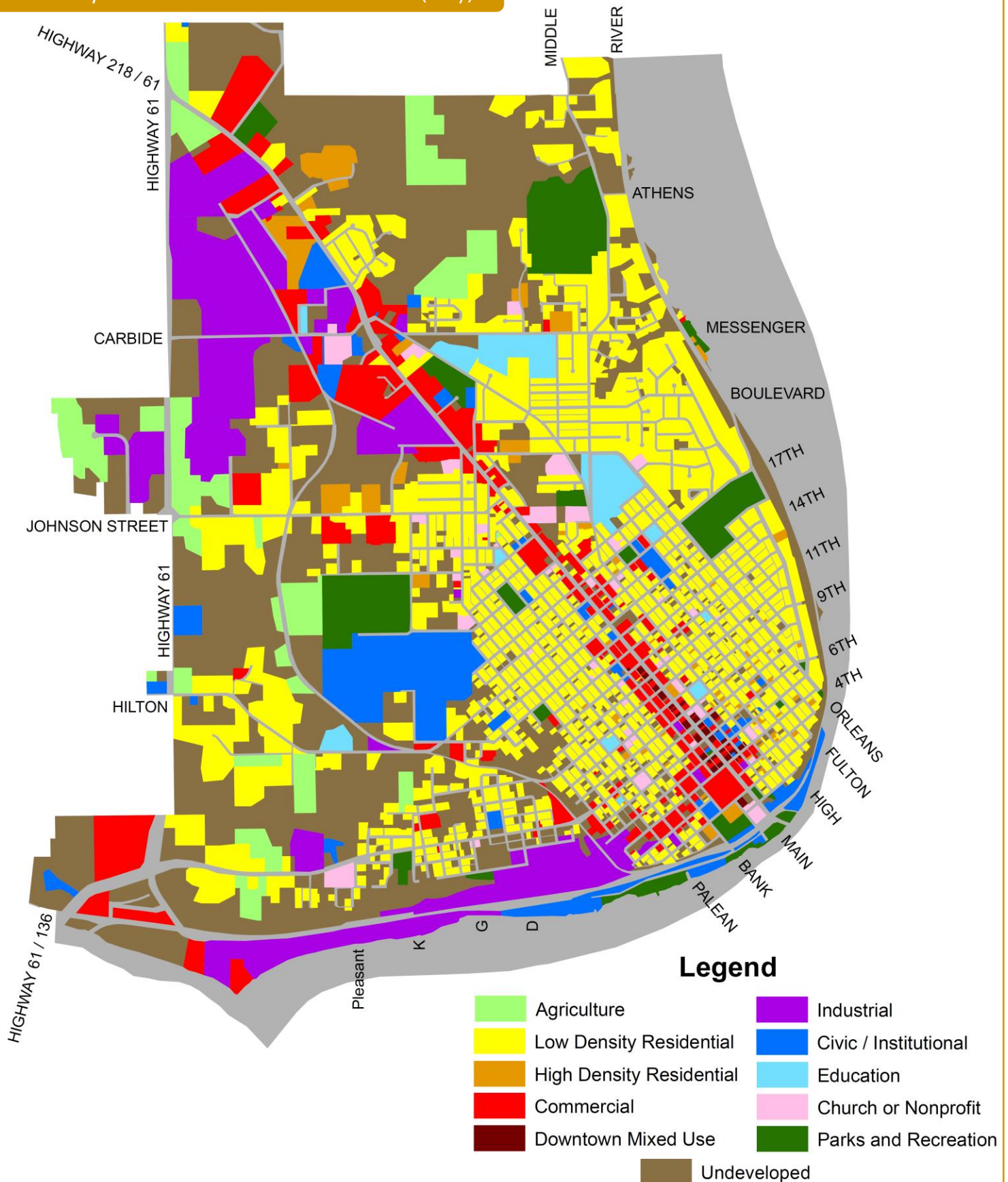
The table at right outlines the full extent of each land use category by area in 2017, referenced by both acreage and square footage. About 2/5th of the City's total land area is classified as Agriculture or Undeveloped, and just under 1/3 of the total is either Low or High Density Residential. Industrial and Commercial each count for around 10% of the total. Combined together, the remaining four categories (Civic, Education, Church, and Parks) account for 13%. The Current Land Use Map on the following page illustrates this same information in spatial form.

Land Use Type	Color	Acres	Square Feet	Percentage
Total		4,887	212,631,706	100%
Agriculture		271	11,820,357	6%
Low Density Residential		1,331	58,026,147	27%
High Density Residential		95	4,137,482	2%
Downtown Mixed Use		11	458,672	>1%
Commercial		379	16,512,684	8%
Industrial		507	22,406,612	10%
Civic / Institutional		248	10,783,396	5%
Education		88	3,811,592	2%
Church or Nonprofit		64	2,794,216	1%
Parks and Recreation		249	10,789,987	5%
Undeveloped		1,634	71,091,774	34%





KEOKUK, IOWA – CURRENT LAND USE MAP (2017)





Summary of Existing Conditions

Agriculture



In 2017, there are 271 acres of land in the City of Keokuk that continue to be used for agricultural purposes. Most of this is located in the far western portion of the city, scattered around the Soap Creek watershed between areas of low density housing and patches of wooded, hilly terrain. Some additional farmland lies in the Price's Creek watershed at the north end of the city.

Residential



Low Density Residential alone accounts for 27% of the city's land area, with a total of 1,331 acres. Much of this is located in the older neighborhoods surrounding Downtown, as well as the area to the north of this, much of which was developed between World War II and 1980. Several clusters of single-family housing are scattered along the city's western fringe, with many of these properties developed at a comparatively lower density, in a semi-rural setting to accommodate the natural topography and landscape.

High Density Residential uses cover 95 acres of land, and this only accounts for 2% of the total. Much of this is accounted for by larger apartment complexes, with notable clusters present along Johnson Street Road, Washington Street, and by the riverfront (Mississippi Terrace and River Terrace). There is also a substantial number of smaller-scale multi-family uses scattered around the city's older neighborhoods. These include small 4 to 6 unit apartment buildings, as well as four to seven-family conversions of older single-family homes. This category also includes the River Hills Village retirement community, the Hocker Estates mobile home park, and two skilled nursing facilities (Lexington Square and Dave's Place)

Commercial and Mixed Use



Commercial land uses account for 380 acres of land, or 8% of the total land area. The overwhelming majority of this is found along the Main Street corridor, with two prominent concentrations – the greater Downtown area, and the northern portion between Belknap Boulevard and the city limits. Much of this is comprised of retail and service businesses. In contrast, areas to the south of Downtown, along Johnson and South 4th Streets, are primarily comprised of warehousing, equipment sales, and building contractors. Lastly, several private medical operations are found just outside UnityPoint Health - Keokuk, and a few 'neighborhood commercial nodes' still exist, found at prominent intersections within older neighborhoods.

Downtown Mixed Use only accounts for 11 acres of land, almost entirely along Main or Blondeau Streets. Many properties in the Downtown area are presently either one-story commercial or undeveloped.



Industrial

There are 507 acres of land devoted to an Industrial Use in Keokuk. Most of this is found in the northwest quadrant of the city, to the north of Johnson Street Road. This includes major industries like Henniges Automotive, Griffin Wheel, ADM, and Keokuk Steel Castings. It also includes several smaller manufacturing operations, some of which are located in Kindustry Park, to the west of the US 61 bypass. Roquette America also accounts for a large share of the Industrial land, stretching along the riverfront south of Downtown.

Civic Land Use Categories

The 'Civic / Institutional' category covers 249 acres of land. This includes all city, county, and federal government facilities, three cemeteries, and several private utility stations and offices.

Education accounts for 88 acres, and includes all Keokuk School District properties, as well as those of Southeastern Community College, and several private schools and daycare facilities.

The 'Church or Nonprofit' category covers a total of 64 acres, scattered evenly throughout the city. Most of this is accounted for by church buildings that were initially erected for that use, while there are also two churches housed in a former retail store, which include a large surface parking lot.

Parks and Recreation accounts for 249 acres of land, which is 5% of the total. This includes all Keokuk city parks, as well as several private facilities, including two golf courses.

Undeveloped

Undeveloped land accounts for a staggering 34% of the city's total land area, which covers 1,638 acres. The reason that a given property remains undeveloped varies considerably from one location to another. There are many vacant parcels scattered around the city's older neighborhoods. Some of these have been vacant for decades or more, while others are the result of the recent demolition of abandoned, dilapidated homes. Also, a large area of vacant land exists in the vicinity of the Roquette America plant, where many homes have been cleared to create a buffer zone between heavy industry and residential neighborhoods.

The bulk of the undeveloped land, however, is found in the city's western and northern fringes, in areas that are difficult to develop due to irregular topography and natural terrain. Much of this is comprised of wooded landscapes that lie between existing residential developments. Other undeveloped land in this area is found within comparatively newer residential subdivisions – parcels that are currently up for sale to be developed.

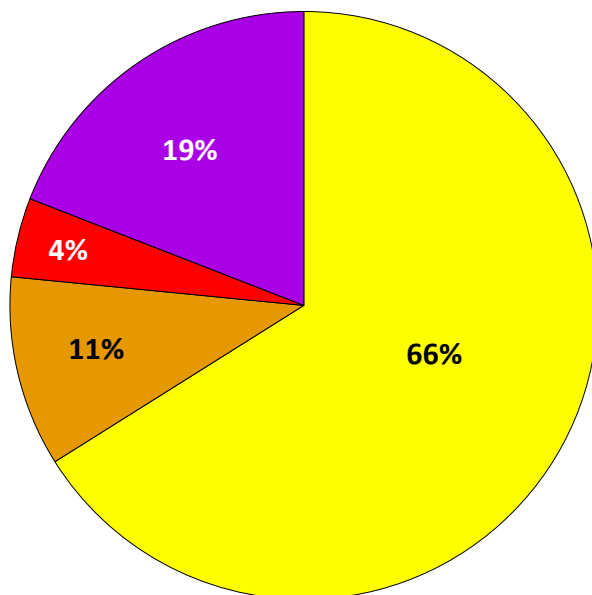


Below is a graphic representation of all land in the City of Keokuk that is presently classified as either Undeveloped or Agriculture. It represents a blank canvas on which Keokuk can paint its future appearance. The graph illustrates how all of this land is presently zoned. Assuming all of the land keeps its existing zoning classification, $\frac{2}{3}$ of this land can only be developed for a low-density residential use (single or two-family homes). An additional 11% can be developed for a denser type of housing (3 units or more per building). Around 20% can be developed for Industrial uses, while only 4% can be developed for a Commercial use.

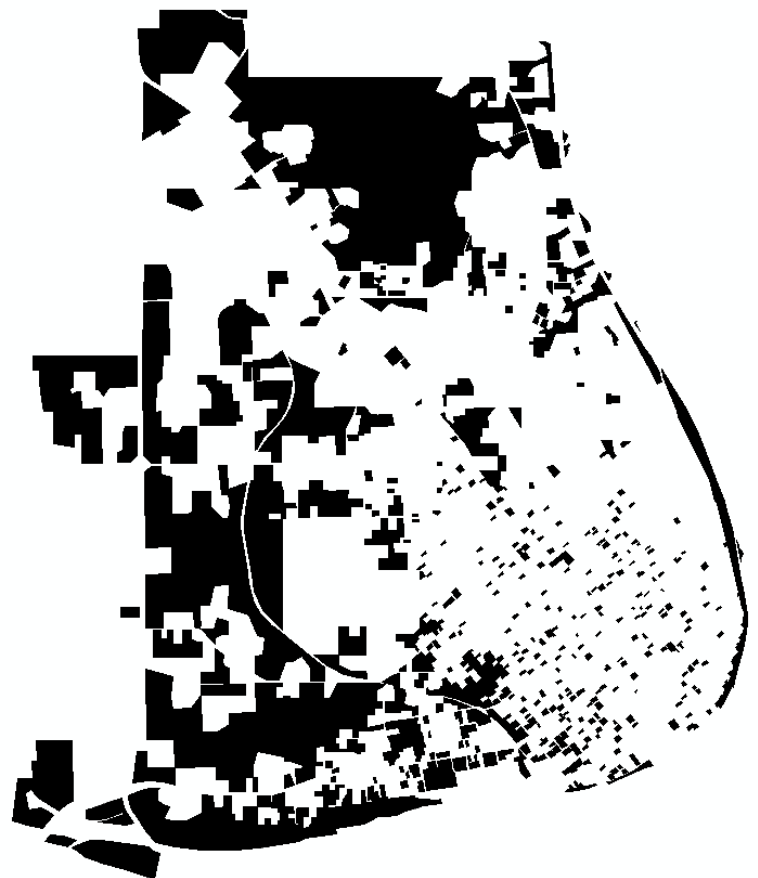
While 377 acres is a sizable amount of land for industrial development, it should be noted that much of this land is not arranged in a way that is compatible with a large scale industrial project. Such a development requires a large contiguous area of relatively flat, developable land, ideally square or rectangular in shape. Much of what is left in Keokuk is irregularly shaped and disconnected – appropriate for smaller-scale projects, but insufficient for a major project that brings in a substantial amount of jobs.

This suggests that there is plentiful land available for all new housing units to be built within the city's current boundaries, through at least 2030. Therefore, if annexation is to be pursued, this will only be necessary for Industrial or Commercial development.

Zoning of Undeveloped Land



- Low-Density Residential
- High-Density Residential
- Commercial
- Industrial





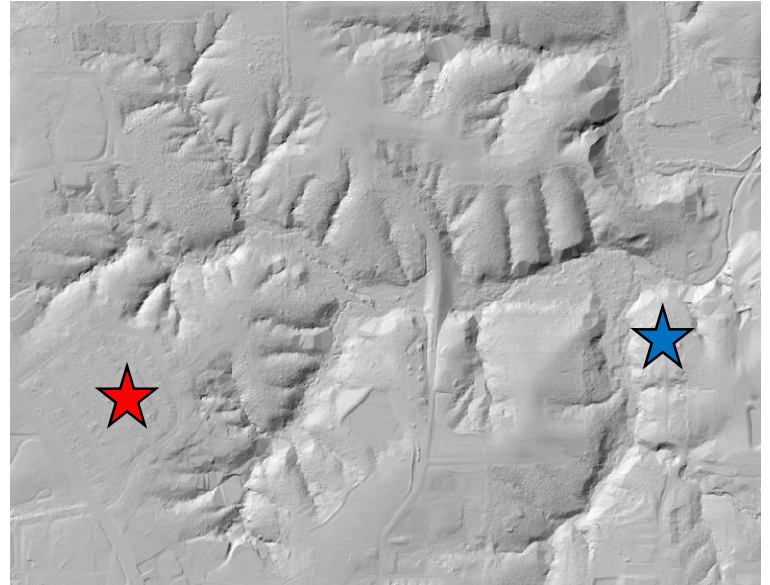
Natural Environment

The natural environment is one of the most critical factors in influencing development patterns in a community. Factors like topography, location of waterways, and climate all contribute to the conditions that enable or discourage a certain type of development in a given area. In the case of Keokuk, the city's placement at the merging of two rivers creates a number of unique characteristics, one prominent example being the steep incline that divides the high bluff from the riverfront area. It also contributed to the initial decision to plat the city's streets in a diagonally oriented grid, parallel to paths of the rivers. This section addresses the natural context of Keokuk and the surrounding Tri-State region in greater detail.



Landforms

Keokuk lies within the Southern Iowa Drift Plain, which covers most of Iowa's southern half. This land surface is composed of glacial drift, deposited by glaciers that passed over the area more than 300,000 years ago. The landscape is generally characterized by narrow stream valleys passing through gently rolling hills. In this environment, which has gone a very long time without glacial influence, a dense hierarchy of streams have had the time to carve deeply into the land surface. This is easily observed in southern Lee County, where streams like Sugar Creek, Prices Creek, and Lamalees Creek have a number of smaller tributaries fanning out around them, giving the appearance of veins across a leaf.

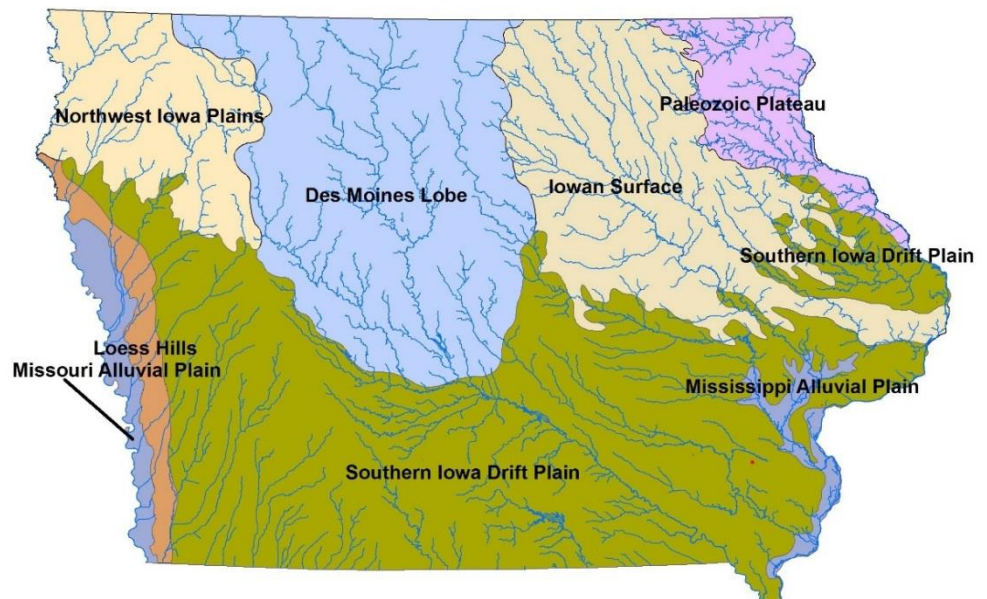


The classic, 'leafy' appearance of the landscape in the Southern Iowa Drift Plain, exemplified by this series of tributary streams flowing eastward into Prices Creek. The red star represents the Indian Hills subdivision, while the blue star represents Carriage Green Estates.

The glaciers that formed the Drift Plain were much older than the more recent glaciers which scoured the lands to the north, along the Mississippi River from Montrose to Muscatine. These glaciers passed through around 10,000 years ago, resulting in the large, flat alluvial plains that line the Mississippi, Iowa, and Cedar Rivers. Fort Madison and

Montrose are positioned in one of these alluvial plains, commonly called Montrose Bottom. The landscape is typically very flat, with highly fertile soil that is well suited for agriculture, although much of these areas were originally composed of wetlands and marshes.

GEOLOGIC LANDFORMS OF IOWA

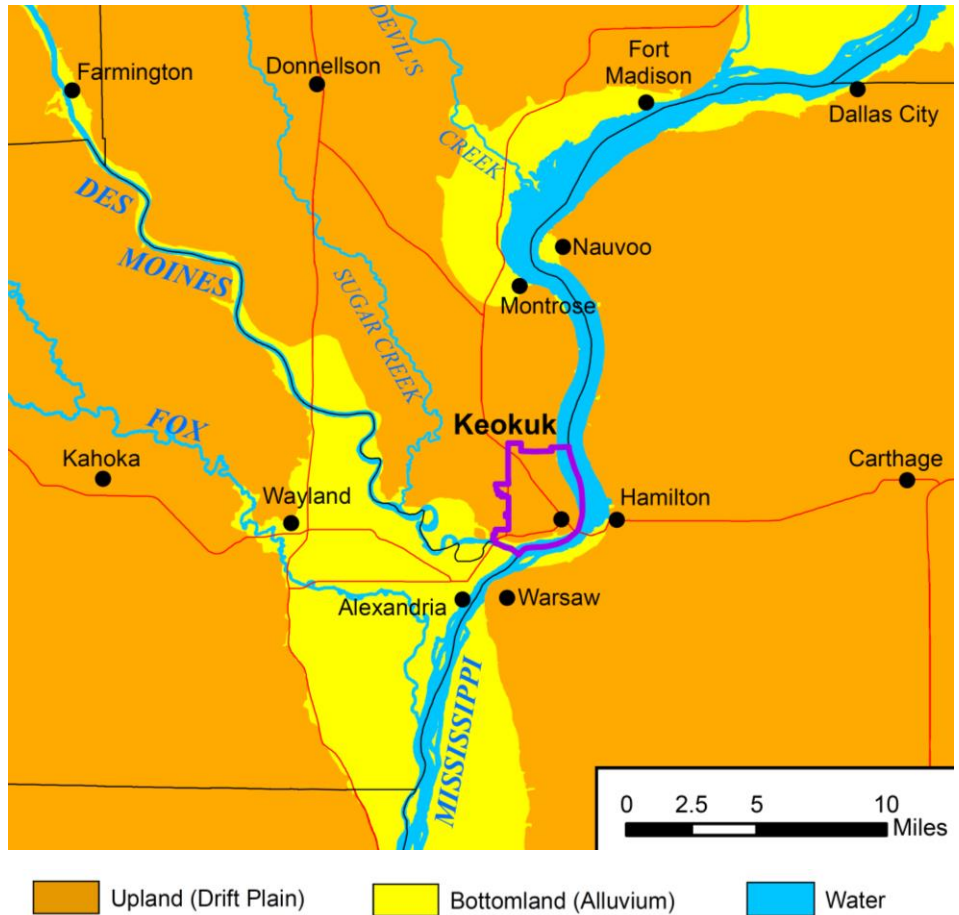


Natural Environment



As the Des Moines River approaches its confluence with the Mississippi, another large alluvial plain opens up, covering the wide mass of land from Alexandria to Wayland, Missouri. The Fox River is another smaller river which parallels the Des Moines to the south, and flows through the bottomland to empty into the Mississippi just south of Alexandria. Further to the south, this area of bottomland, the Alexandria Bottoms, gradually narrows toward the Mississippi. At the same time, another bottomland opens up gradually on the Illinois side, just south of Warsaw. This area extends all the way to Quincy, where the bluff line once again curves westward toward the river's edge.

LANDFORMS OF THE KEOKUK REGION



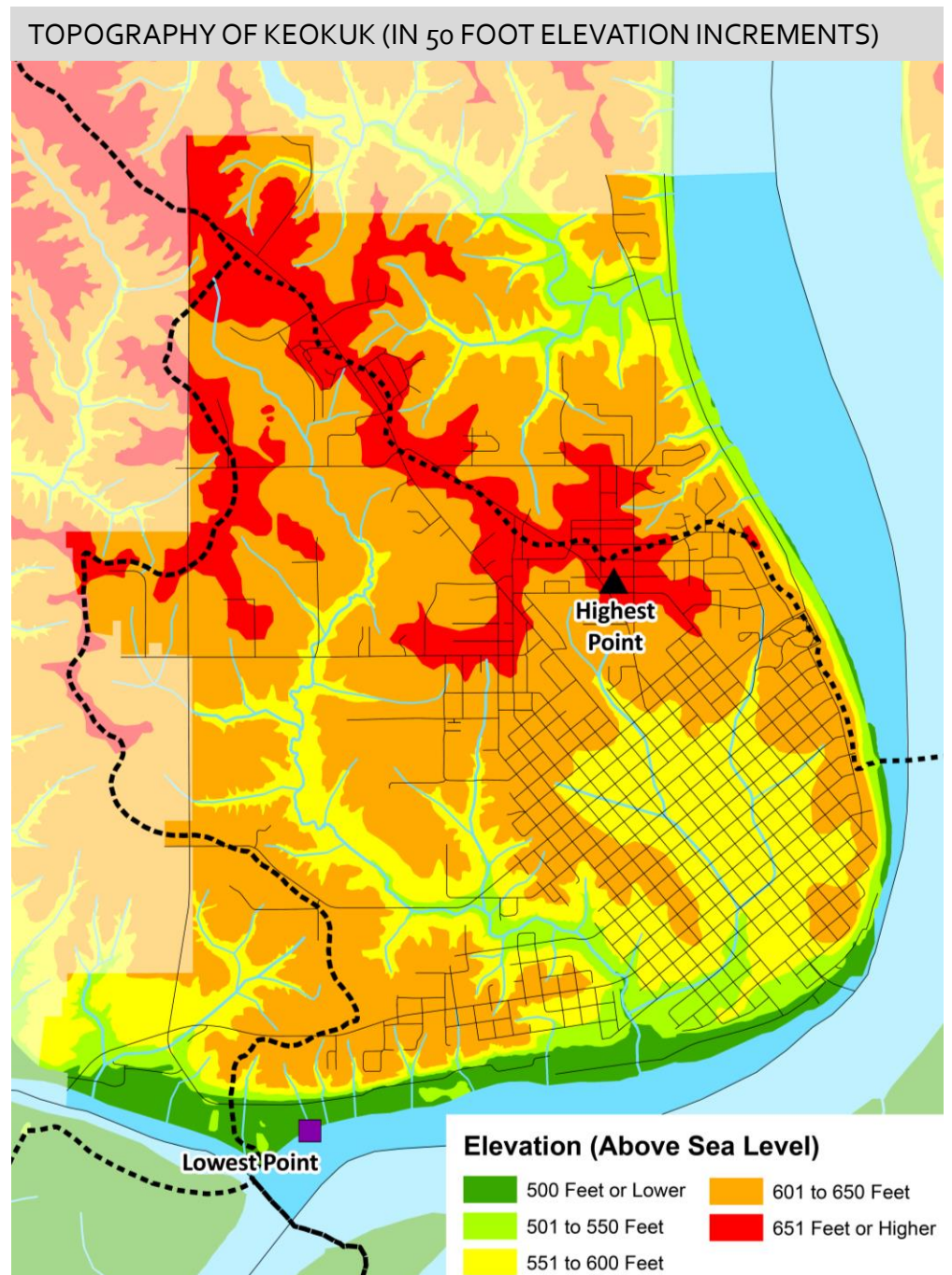
Prior to the 1913 construction of Lock and Dam No. 19, the Mississippi River was surrounded by a narrow strip of low-lying land between Keokuk and Montrose. When the dam was built, all of this land was flooded, so that today's river extends directly to the bluff line on both sides of the river. Tightly sandwiched between the river and the steep hillside are the BNSF railroad and Mississippi River Road on the Iowa side, and State Highway 96 on the Illinois side. Further upstream, the dam's construction caused the inundation of hundreds of acres of low-lying land within the Montrose bottom, extending over a mile inland near the confluence of Devil's Creek.



Topography

Most of Keokuk's land area sits at an elevation of between 550 and 660 feet above sea level. The highest point in the city is 680, at the site of the Griffin Wheel Industrial Landfill. The highest point of natural elevation is 678 feet, near the intersection of Hickory Terrace and York Street in the Messingerville subdivision. At the opposite end, Keokuk is home to the lowest elevation of any point in the State of Iowa, at 480 feet above sea level. This is found along the river shoreline near the confluence of the Mississippi and Des Moines Rivers.

The map at right illustrates the elevation of all land within the City of Keokuk also highlights the location of natural drainageways (in light blue), which fit neatly with land contours in low-lying areas, most noticeable around Soap Creek and Prices Creek. A number of smaller tributaries drain to these streams from the higher elevations. A thin strip of land above 650 feet stretches diagonally from the Boulevard Place and Jefferson Heights subdivisions toward the city's northwest corner. This forms a drainage divide between the Waggoner Creek and Cedar Glen Creek sub-watersheds. The black dashed lines represent the drainage divides between sub-watersheds.



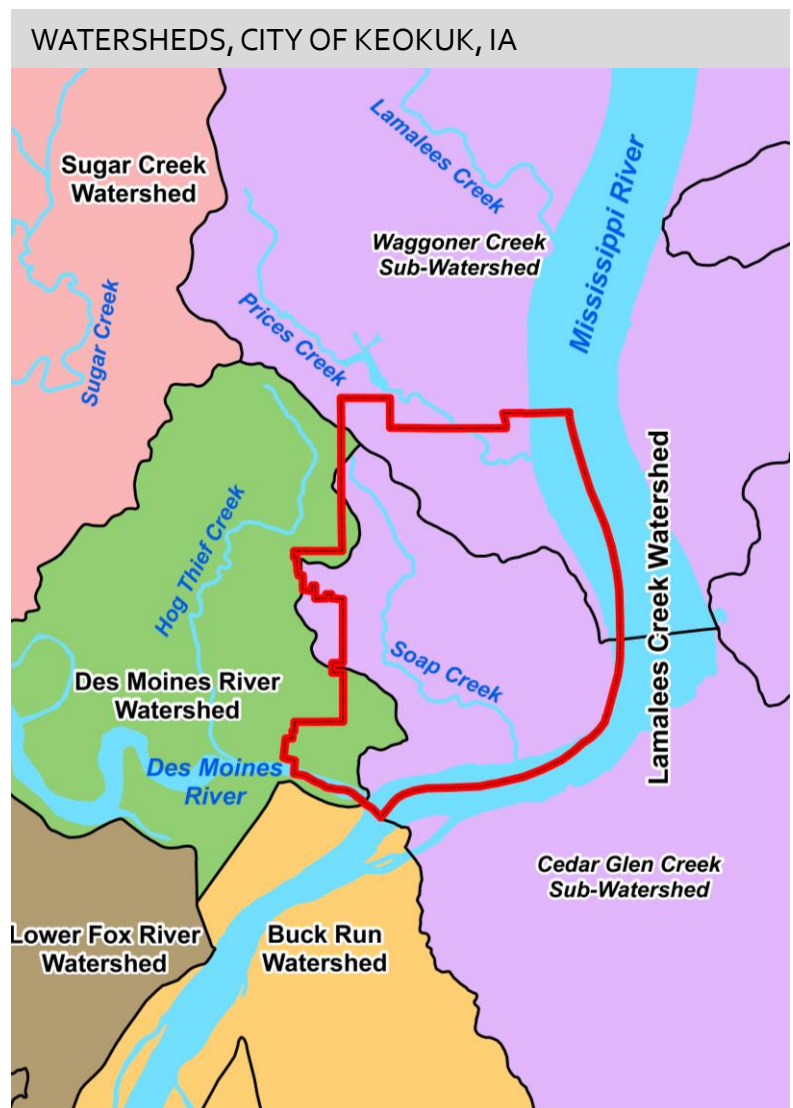


Prior to European settlement, there were several small streams running through the core of the City and draining into Soap Creek, just above its confluence with the Mississippi. As the city expanded outward in the mid-to-late 1800s, these natural ravines were filled in to create a more level surface for residential and commercial development within the existing street grid. The primary stream in this area was called Cattaraugus Creek. It began near Rand Park and traveled generally southward, before crossing Main Street at where 6th Street is today. An industrial rail spur was built into this stream's ravine between Soap Creek and Johnson Street, an area now denoted as part of the 100-year floodplain.

All areas below 550 feet are found along the Mississippi and Des Moines rivers. With only two exceptions, these areas are never more than 1,500 feet from the river's edge. The exceptions both involve narrow strips of land near Soap Creek, near its confluence with the Mississippi (mostly owned by Roquette America).

Watersheds and Drainage

Most of the City of Keokuk lies within the Lamalees Creek watershed, which drains directly to the Mississippi River, and extends northward to just beyond Montrose and Nauvoo. The portion in Keokuk is split between two sub-watersheds. The Cedar Glen Creek sub-watershed covers the core developed area of the city, and drains to the river through Soap Creek. The Waggoner Creek sub-watershed covers the northeast part of the city, and drains to the river through Prices Creek. A portion of land at the City's far west edge is part of the Des Moines River watershed, and drains directly to the Des Moines River through Hog Thief Creek.

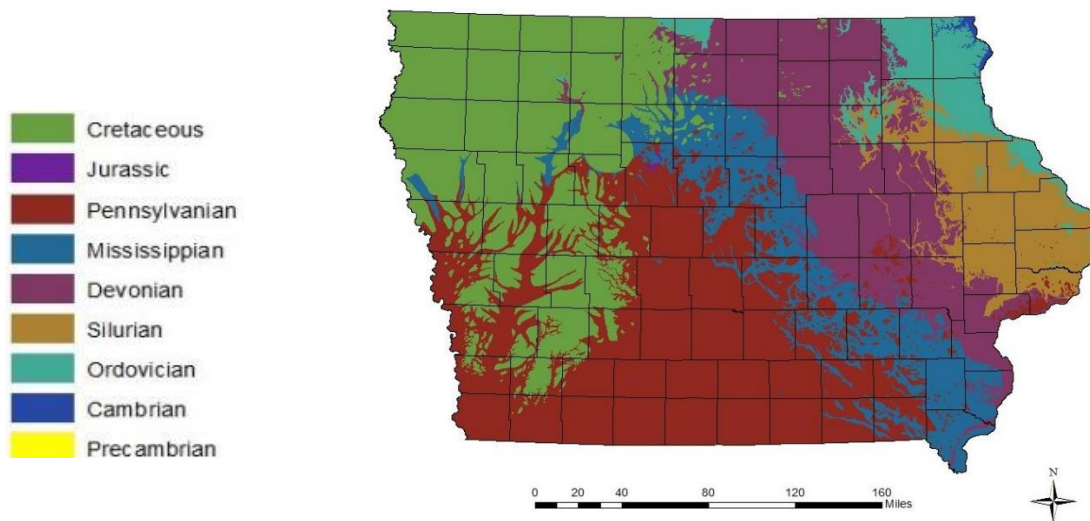




Bedrock Geology

Beneath the soil of Lee County, much of the underlying bedrock is from the Mississippian system, which is approximately 325 to 350 million years old. This geologic system runs at a diagonal through the state, stretching from Keokuk to the area between Fort Dodge and Mason City. To the north and east of the Mississippian system, the bedrock is older (350 to 530 million years old), while to the south and west it is younger (75 to 325 million years old). The Mississippian period was the last time that Iowa was covered by shallow seas, which had retreated by the time the subsequent Pennsylvanian period began.

In the City of Keokuk, the depth to bedrock is typically 50 to 100 feet beneath the surface. This is also true for areas directly north of the city, while in the hilly, wooded areas to the northwest, it is typically as deep as 300 to 400 feet beneath the surface.



The legend displays the geologic systems of Iowa, with the youngest at the top and the oldest at the bottom.

The blue represents the Mississippian system, which lies below Keokuk and much of Southeast Iowa.

The geological characteristics of the Keokuk area are especially conducive to the formation of geodes. These unique rocks can be found in plentiful supply within the Warsaw Foundation, a layer of shale bedrock that is exposed along deep stream valleys near the confluence of the Mississippi and Des Moines Rivers. Today, Keokuk has become a popular destination for tourists who come specifically to hunt for geodes. Most of these geodes are 3-4 inches in diameter, although they can sometimes be much larger.



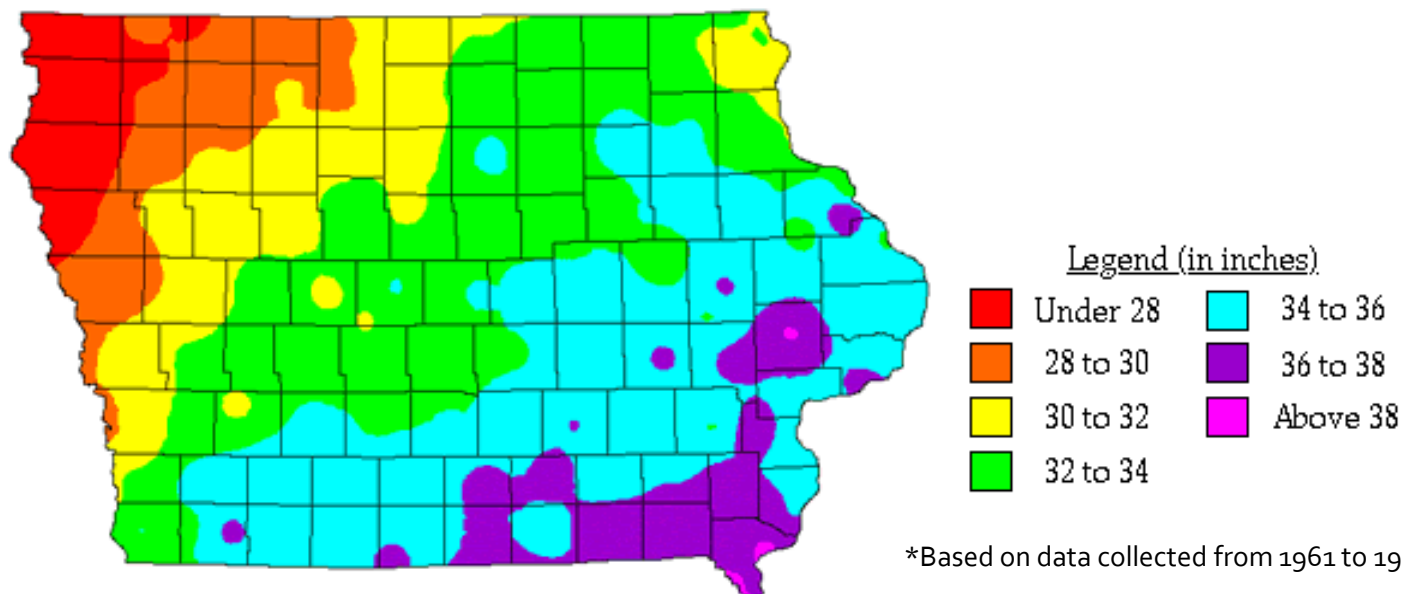
A typical geode from the Keokuk area



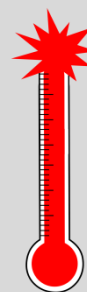
Climate

Like most of the State of Iowa, Keokuk has a humid continental climate (specifically, the Koppen climate classification of Dfa). Its average annual rainfall is 38 inches, one of the highest in the state. The state's average is 34 inches per year, with the northwest corner of the state is as low as 26 inches. Summers tend to be hot and humid, while winters tend to be cold and dry. Thunderstorms are common between April and September.

AVERAGE ANNUAL PRECIPITATION



Since Keokuk is situated at the southernmost extent of Iowa, it tends to have some of the state's highest temperatures, both on a daily basis, and as part of a long-term average. The average annual temperature is 52 degrees Fahrenheit, compared to the far north reaches of the state, where the average is only 45 degrees. It also holds the record for highest temperature ever recorded in Iowa, which occurred during a nationwide heat wave in 1934.



**Hottest Recorded
Temperature in Iowa**
118 degrees F
Keokuk
July 20, 1934

A late 20th Century study from the state climatologist showed that southern Lee County tends to be the first part of the state to experience its last freezing temperature (32 degrees) every spring, with the average date of this occurrence being April 13, whereas in the northernmost part of the state, this occurs as late as May 4. Conversely, Lee County is the last part of the state to experience its first freezing temperature every fall, with the average date being October 15. For the northwest corner of the state, the average date is September 30.



Hazard Mitigation

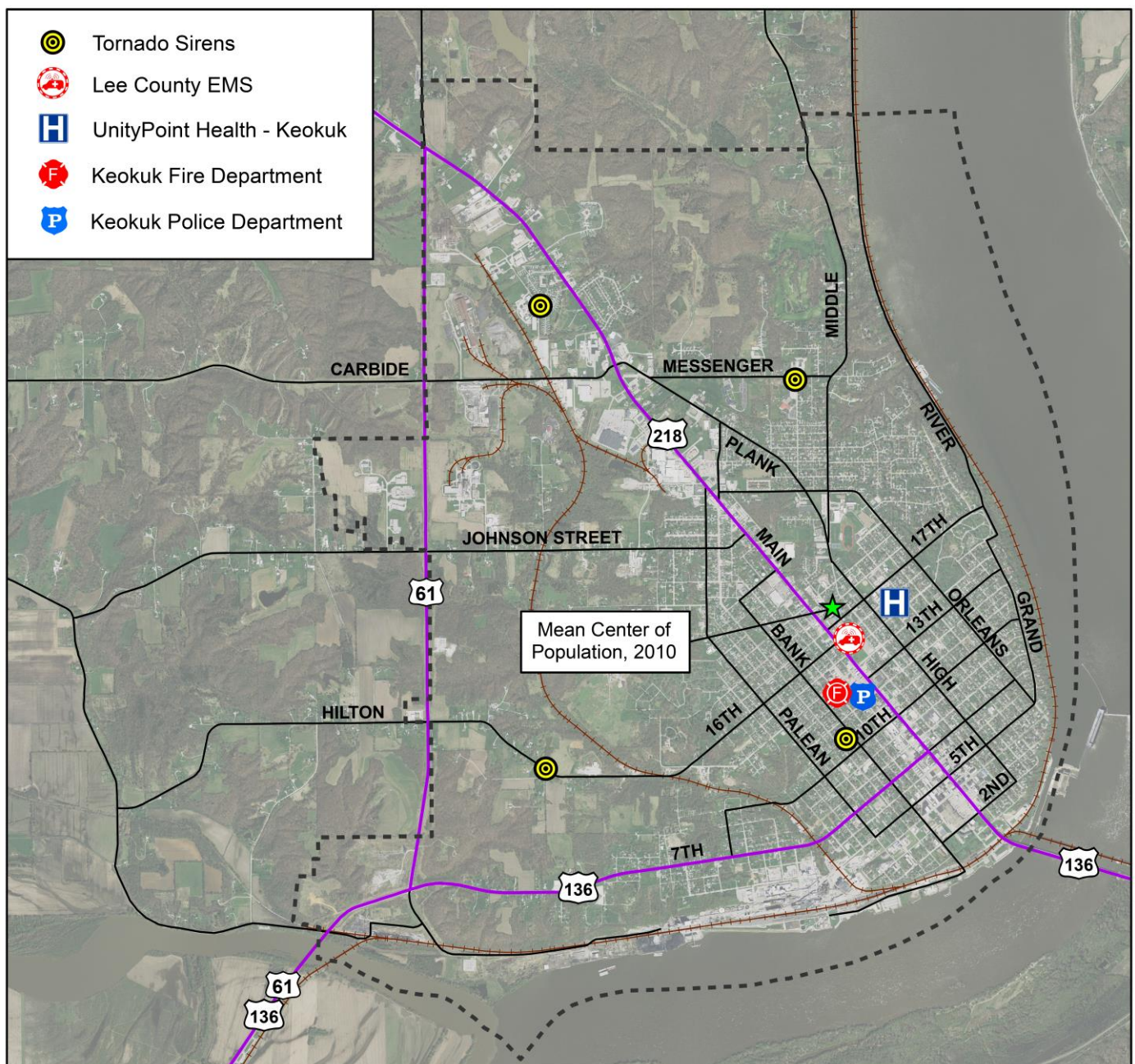
Hazard mitigation is defined as “any sustained action taken to reduce or eliminate the long-term risk to human life and property from natural hazards and their effects”. When a community plans for possible hazards and incorporates mitigation strategies into their policies, it is more resilient and better able to recover if and when a major disaster occurs.



Hazard Mitigation Infrastructure

The map below highlights the location of important building facilities and other infrastructure that is critical for protecting public safety during a natural or man-made disaster that affects the Keokuk community.

There are four tornado sirens, geographically distributed so that the sound is readily heard throughout the city. The City's Police and Fire Departments share a building that is 0.5 miles from the emergency room at UnityPoint Health - Keokuk. Also, a Lee County EMS ambulance barn is midway between the hospital and police/fire station. All of these facilities are situated in close proximity to both the geographic and population centers of the city.

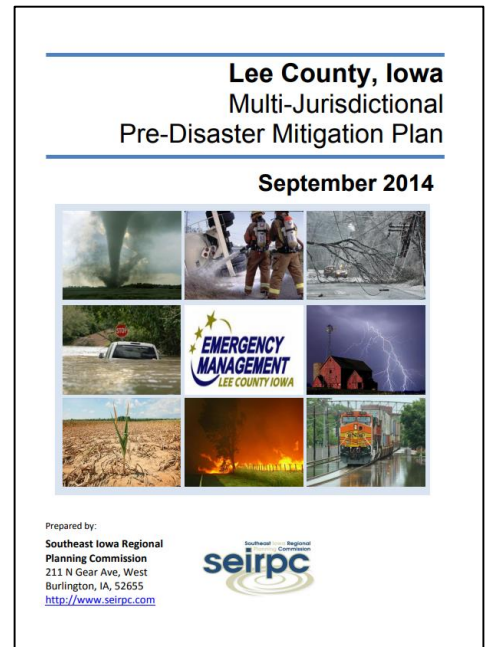


Hazard Mitigation



Lee County Hazard Mitigation Plan

In 2014, Lee County prepared a countywide Hazard Mitigation plan. The purpose of this plan, the *Lee County, Iowa Multi Jurisdictional Pre-Disaster Mitigation Plan* is to 'reduc[e] risks from disasters and serve as a guide for local officials, decision-makers and the entire Lee County community in their efforts to reduce the negative effects of natural and man-made hazards." By preparing such a plan, the county is eligible for grant funding assistance from the Federal Emergency Management Agency (FEMA), through its Hazard Mitigation Grant Program (HMGP). It is further required by FEMA that the plan be reviewed, updated (as necessary), and submitted for re-approval every 5 years, in order to remain eligible for this funding.



The plan provides a comprehensive risk assessment and analyses of potential hazard. This helps identify the hazards that are most likely to impact Lee County, and their potential monetary impact. This information serves as a foundation for the mitigation strategies outlined in the plan, as a means of reducing risk and protecting financial investment. The chart below provides a historical summary of the occurrence of specific natural hazards, with the data obtained from the National Climatic Data Center Storm Events Database.

Hazard	Time Period earliest event on record to 12/2013	# Events	Events/Year (average)	# years with an event	% years with an event	Total Damages	Major Events
Drought	08/2003 – 12/2013 (10.3 years)	16	1.55	6	58%	\$24,860,000 (crops)	2003, 2005
Frost/Freeze	05/2005 – 12/2013 (8.6 years)	5	0.58	4	47%	\$2,020,000 (crops)	2005
Flash Flood	08/1993 – 12/2013 (20.3 years)	26	1.28	10	49%	\$3,064,000 (property) \$100,000 (crops)	1993, 2010, 2011
River Flood	03/1993 – 12/2013 (20.8 years)	65	3.13	17	82%	\$143,411,000 (property) \$23,67,0000 (crops)	1993, 2008
Hail	08/1959 – 12/2013 (54.3 years)	102	1.88	30	55%	\$24,687,000 (property) \$16,000 (crops)	2003
Thunderstorms, Wind, Lightning	08/1958 – 12/2013 (55.3 years)	1,558	28.16	43	78%*	\$3,038,700 (property) \$1,116,000 (crops)	2000, 2003, 2011
Severe Winter Weather	1/1993 – 12/2013 (20.9 years)	110	5.26	20	96%	\$247,000 (property)	2007
Tornado**	04/1954 – 12/2013 (59.7 years)	29	.49	19	32%	\$2,904,500 (property) \$500 (crops)	2003
Grass or Wildland Fire	01/2005-12/2013 (9 years)	38	4.2	7	78%	n/a	2011, 2012

Source: Lee County, Iowa Multi Jurisdictional Pre-Disaster Mitigation Plan

Hazard Mitigation

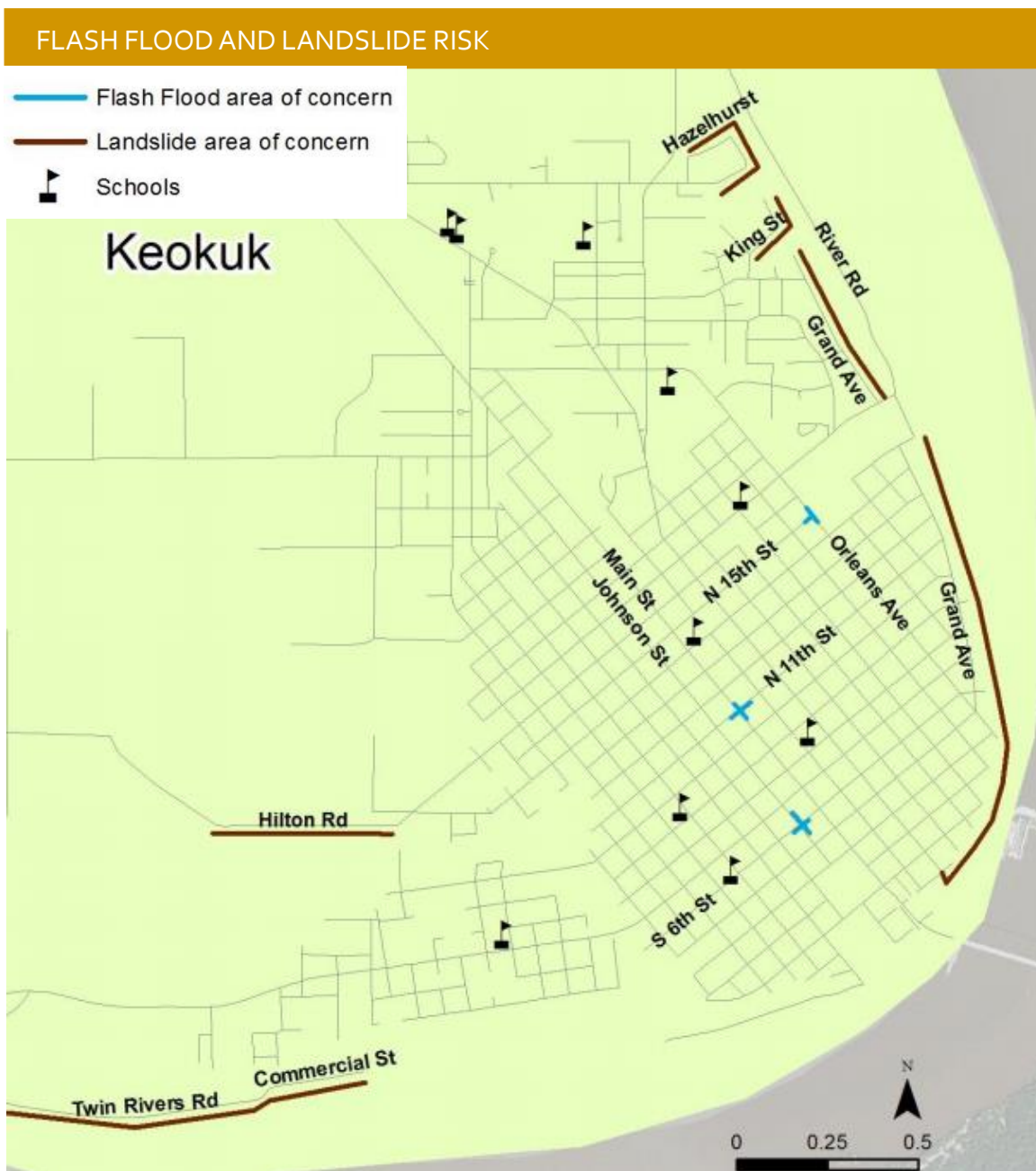


The figure below represents the results of an analyses from the Lee County Hazard Mitigation Plan, where the level of risk for 17 individual hazards was determined and compared with one another. The hazards are listed in rank order, based on its likelihood of affecting Lee County in any given year. Several individual factors are taken into account, including probability of occurrence (based on historical incidence and natural vulnerability), its potential magnitude and severity, possible warning time in advance of its occurrence, and how long it lasts (duration). The final score represents a weighted average of each of these factors. Group 1 represents those hazards that are most likely to occur in Lee County in any given year, and should thus receive the most attention in terms of active mitigation efforts within Lee County.

HAZARD RANKINGS FOR LEE COUNTY							
RANK	HAZARD TYPE	Probability	Magnitude/ Severity	Warning Time	Duration	Total Score	
1	Tornado	4.00	3.24	3.94	1.47	3.51	GROUP I
2	River Flood	4.00	2.47	1.26	3.79	3.11	
3	Drought	4.00	2.00	1.18	3.76	2.95	
4	Grass or Wildland Fire	4.00	1.47	3.47	1.88	2.95	
5	Flash Flood	4.00	1.88	2.29	2.29	2.94	
6	Tstorms/Lightning/Hail/Wind	4.00	1.76	2.65	1.53	2.88	
7	Severe Winter Storms	4.00	1.76	1.53	3.06	2.86	
8	HazMat/Radiological	2.59	2.41	3.59	2.82	2.71	
9	Transportation Incident	2.76	1.94	4.00	2.18	2.64	GROUP II
10	Infrastructure Failure	2.29	2.18	3.82	3.18	2.58	
11	Extreme Heat	3.18	1.59	1.29	3.71	2.47	
12	Landslide	2.41	1.65	3.71	1.82	2.32	
13	Animal/Plant/Crop Disease	2.00	2.00	2.29	3.47	2.19	GROUP III
14	Earthquakes	1.19	2.56	4.00	2.25	2.13	
15	Human Disease	1.44	2.31	1.75	3.69	1.97	
16	Dam/Levee Failure	1.47	2.24	2.24	2.53	1.92	
17	Terrorism	1.06	1.82	3.82	2.00	1.80	

The results of this analysis indicate that most of the more likely hazards facing Lee County are weather-related natural disasters, while human and animal-caused incidents generally fall much lower on the list. Tornadoes are the most likely hazard to impact the county, while floods, fires, drought, and other severe (non-tornadic) storms have a strong to moderate likelihood of occurring.





In addition to a countywide assessment of hazard risk, the Lee County Hazard Mitigation Plan also reviewed each of the individual communities within the county, including Keokuk. Because of its position along the Mississippi River, Keokuk is especially likely to be impacted by landslides and flash flooding. The map below indicates specific areas that were identified as being at strong risk for each of these.

Landslides are very likely along the steep bluff that follows the river through much of the community. This hillside, comprising many sensitive areas of exposed soil, are highly susceptible to sliding, particularly during heavy rainfall events. This is particularly concerning in residential areas along Grand Avenue, where many older homes (along with various municipal infrastructure) are positioned very close to the edge of the bluff.



Over the past decade, a particular area of concern has been the intersection of Fulton and 2nd Streets. Repeated slides in this area have forced the closure of the road where it passes along the bluff line. Officially classified as part of the Mississippi River Trail (MRT), this roadway is closed indefinitely, with a likely outcome similar to that High and 1st Streets, where the road surface was permanently replaced with landscaped open space.

Flash flooding concerns were identified for three specific locations in Keokuk. The first of these is at the low lying intersection of Main and 11th Streets. Another is at corner of Orleans Avenue and 15th Street, adjacent to Rand Park, while the third is at Johnson and 6th Streets. The latter two sites are both found along the historic path of Cattaraugus Creek, which was filled in when the city was expanding in the 1800s.

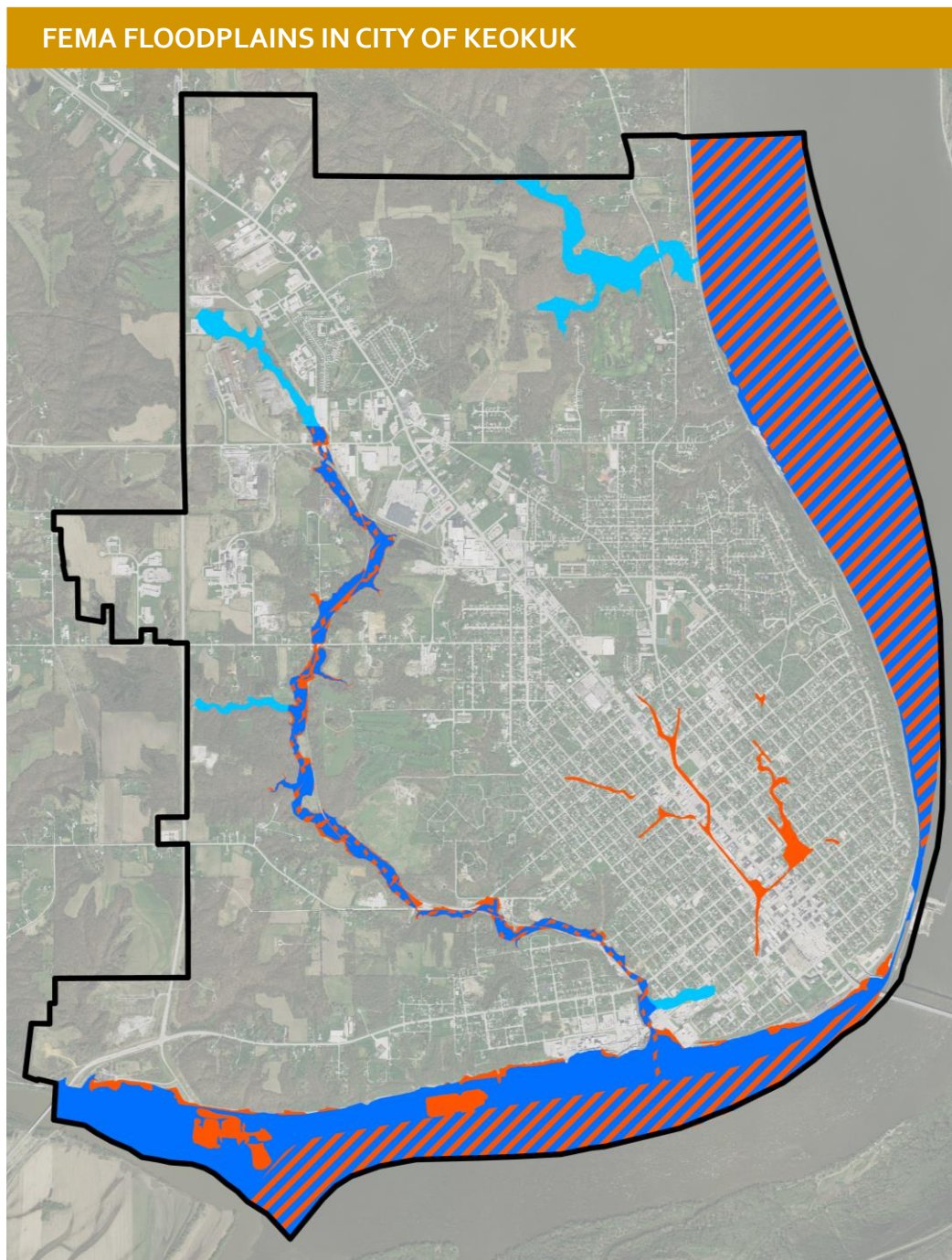


Fulton Street barricade at slide location

Flood Risk and FEMA Floodplains

With river floods identified as a significant hazard for Lee County, it is important to understand the degree of impact that flooding could be expected to have on the City of Keokuk. FEMA produces Flood Insurance Rate Maps (FIRMS), to support the National Flood Insurance Program (NFIP). These maps indicate the likelihood of flooding in a given area. Approximately 20% of the City of Keokuk is covered by a floodplain. However, most of this area comprises portions of the Mississippi and Des Moines Rivers. With those areas excluded, 8% of the remaining land area is covered by a floodplain. The main channel of the Mississippi is classified as a Regulatory Floodway, while the Des Moines River has not yet achieved this designation.

All other floodplains in the city are designated as either 1% Annual Chance Flood Hazard (commonly known as the '100 year floodplain'), or 0.2% Annual Chance Flood Hazard (commonly known as the '500 year floodplain'). Much of the area along the southern riverfront is within a 100-year floodplain, including Victory Park, Hubinger Landing, and the BNSF rail yard. A thin strip of floodplain also surrounds the paths of Soap Creek Price's Creek.



Floodplain Type



A thin strip of 500-year floodplains in the core developed area of the city denote the historic location of Cattaraugus Creek and several smaller tributaries. This clearly illustrates the resiliency of natural drainage patterns in the face of 150 years of dense urban development. This is the only area of the city where residential properties are affected by the presence of a floodplain.

Hazard Mitigation

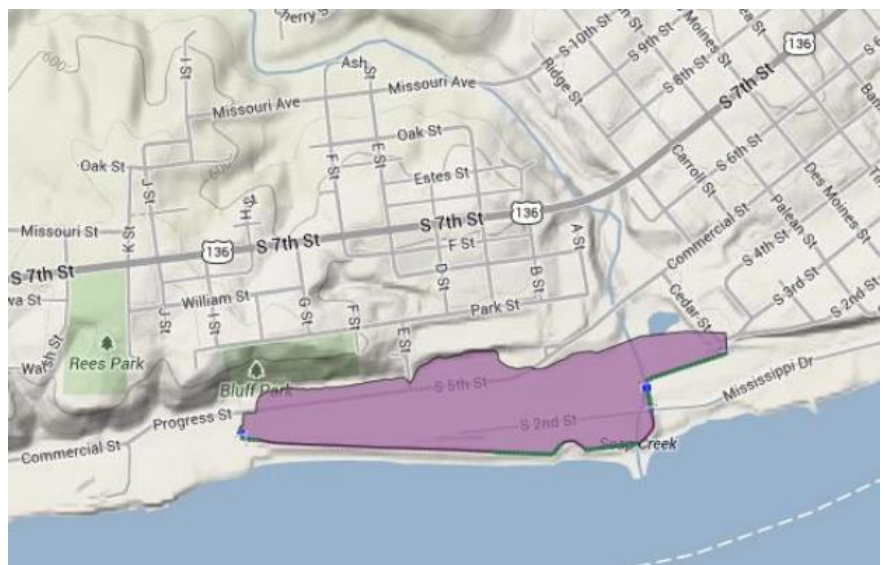


As part of the analysis conducted in preparing the Lee County Hazard Mitigation Plan, the value of all structures at risk of flooding was calculated. In 2014, of the total value of all existing structures in the City of Keokuk (\$14.3 million), approximately 4% of this is comprised of 'at-risk structures', those that are at significant risk of flooding, based on FEMA flood insurance maps. A large majority of these (comprising \$12 million) are found in the 500-year floodplain. Only 11% of the value of at-risk structures is found in the 100-year floodplain, which affords a much higher risk. Of the three categories of building type, 'commercial' is the most affected by flood risk, with \$8 million worth of commercial structures found within a floodplain (9% of the citywide value for commercial structures). However, this only accounts for 82 commercial structures and 6 industrial structures, compared to 176 residential structures. The discrepancy results from residential dwellings and accessory buildings having a much lower valuation than commercial buildings.

VALUE OF STRUCTURES IN FLOODPLAIN				
Type of Structure	100-Year Floodplain	500-Year Floodplain	All Floodplains	% of Total Citywide Value in Floodplain
Total	\$1,574,960	\$12,811,870	\$14,386,830	4%
Residential	\$407,680	\$4,526,810	\$4,934,490	2%
Commercial	\$364,040	\$7,799,900	\$8,163,940	9%
Industrial	\$803,240	\$485,160	\$1,315,400	2%

Levees

There is one levee located within the City of Keokuk, according to the National Levee Database. This is a flood wall that protects both the Roquette America facility and the City's wastewater treatment plant. Water can reach the top of the levee during a flood stage of 30. The record-breaking 1993 floods produced a crest of 27.58 feet, and this was the inspiration for this levee's initial establishment several years later.



Source: National Levee Database (NLD)



Community Facilities

Keokuk residents have a number of quality civic facilities to serve various areas of public need. Many of these are provided directly by the City of Keokuk. However, since Keokuk is one of the dual county seats of Lee County (and one of its two main population centers), a number of County facilities are located in the City as well. A handful of State and Federal facilities are also housed in the community. Each of these facilities is highlighted in this chapter.



City of Keokuk Facilities

There are eleven separate sites owned by the City of Keokuk, which contain buildings that are used for various municipal functions. Each of these is profiled on the following pages.

Keokuk City Hall

Location:	415 Blondeau St.
Building Age:	1900 (117 years) First built as telephone company office Used as City Hall since 1961 (56 years)
Building Size:	10,625 SF
Home To:	City Administrative Offices, Public Works Department (main office), Community Development Department, City Council Chambers, Mayor's Office
Staff:	12 total paid staff members
Vehicles:	4 Public Works vehicles, 2 Planning vehicles



Police and Fire Station

Location:	111 S. 13th St.
Building Age:	1952 (65 years) Originally constructed as a dual-purpose police/fire building, as it remains today
Building Size:	Total - 9,300 SF Police Station – 3,000 SF Fire Station - 6,300 SF
Police Staff:	24 police officers – includes 2 detectives, 1 narcotics officer, 1 school resource officer; 3 administrative staff
Police Vehicles:	14 total – 7 marked vehicles, 4 unmarked, 1 animal control vehicle 3 trailers, 1 UTV Kawasaki unit
Fire Staff:	19 firefighters (paid) – includes Chief, 2 lieutenants, and 4 administrative staff; 3 shift cycles of 24 hours, 6 people per shift
Fire Vehicles:	4 fire apparatus – 2 pumpers, 2 aerial; 1 repurposed ambulance – used for HAZMAT and as a command vehicle; 3 support vehicles (1 used for inspections); 1 rescue boat



Community Facilities



Keokuk Public Library

Location:	210 N. 5th St.
Building Age:	1962 (55 years) 2006 addition – rear lobby and elevator (for access to Art Center in the basement)
Building Size:	17,623 SF
Staff:	7 full-time, 3 part-time
Circulation:	93,939 (FY2015, physical materials) 96,560 (FY2015, all materials, physical and downloadable)
Patronage:	80% from City of Keokuk, remaining 20% from elsewhere (including rural Lee County)
Achievement:	Library of Excellence, 2016 (Junior Library Guild)



The Keokuk Public Library Foundation is a 501c3 non-profit organization which serves as a fundraising arm. There are currently expansion plans for the presently undeveloped land to the east of the building. This will include a pedestrian pathway, landscaping arrangements, and outdoor seating areas.

Keokuk Municipal Airport

Location:	2504 340th St. (Jackson Township)
Building Age:	Most buildings and hangars constructed between 1959 and 1970; Electrical utility building added in 2000
Staff:	Airport is managed by a private company, Lindner Aviation – 7 employees, including including the Airport Manager
Vehicles:	1 staff vehicle

**This facility is profiled in greater detail in the Transportation chapter.



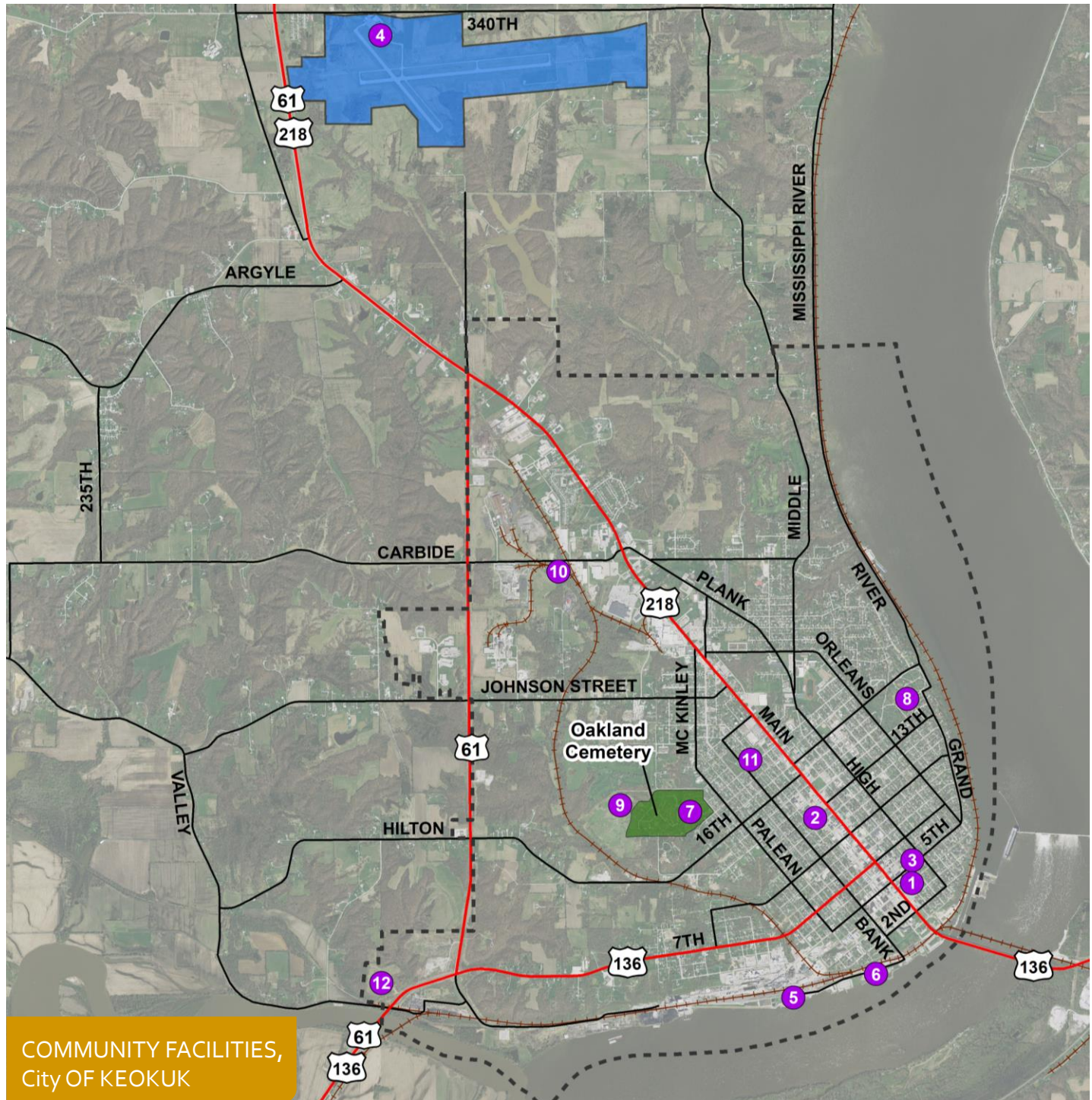
Water Resource Recovery Facility

City Department:	Water Pollution Control
Location:	1000 Mississippi Dr.
Building Age:	Office/lab building – 1979 (38 years); Maintenance building – 1964 (53 years); Primary treatment facility – 1964; Secondary treatment facility – 1977
Building Size:	Office building – 3,000 SF
Staff:	11 total – 6 certified operators, 2 lab workers, 3 administrative staff
Vehicles:	7 vehicles total

**This facility is profiled in greater detail in the Infrastructure & Services chapter.



Community Facilities



Community Facilities – City of Keokuk

- | | |
|---------------------------------------|--|
| 1. City Hall | 7. Cemetery Maintenance |
| 2. Police and Fire Station | 8. Parks Department |
| 3. Keokuk Public Library / Art Center | 9. Sanitation Department |
| 4. Keokuk Municipal Airport | 10. Sewer Maintenance / Animal Control |
| 5. Water Resource Recovery Facility | 11. Streets/Vehicle Maintenance |
| 6. Bridge Department | 12. Public Works Borrow Site |

Community Facilities



There are six separately located buildings used by the respective divisions of the Public Works Department.

Streets/Vehicle Maintenance

Location:	218 S. 19th St.
Building Age:	Primary garage – 1911 (106 years) Building originally used as electric streetcar barn Smaller garage building added, 1975
Building Size:	Office building – 950 SF Garage building – 3,500 SF Emergency Corp building – 1,900 SF
Staff:	Total of 10 staff members – 7 Streets, 3 Vehicle Maintenance
Vehicles:	18 total vehicles for Streets, including dump trucks, snow plows, sweeper, oil truck



The Streets division is responsible for plowing City streets after snowfall events. The Vehicle Maintenance division repairs and monitors vehicles from all City departments.

Bridge Maintenance

Location:	401 Mississippi Dr.
Building Age:	Office, garage buildings - 1975 (42 years) Emergency Corp building – 1994 (23 years)
Building Size:	Office building – 950 SF Garage building – 3,500 SF Emergency Corp building – 1,900 SF
Staff:	6 staff members (shared with Parks and Cemetery divisions)
Vehicles:	16 total vehicles, including 6 trailers



The Emergency Corp building is used to store the Fire Department's rescue boat.

Sewer Maintenance / Animal Services

Location:	249 Carbide Ln.
Building Age:	1983 (34 years)
Building Size:	6,100SF
Staff:	8 staff members – Sewer Maintenance, 1 Animal Control officer
Vehicles:	15 total vehicles for Sewer Maintenance, including 4 trailers 1 vehicle for Animal Control



The Animal Control officer is a paid member of the Police Department. A portion of the Sewer Maintenance building houses a shelter for stray and adoptable animals.

Community Facilities



Sanitation Department

Location:	1401 S. 20th St.
Building Age:	1965 (52 years)
Building Size:	6,000 SF
Staff:	5 staff members
Vehicles:	9 total vehicles, including 3 garbage trucks 3 additional trailers utilized by this department are owned by the Great River Regional Waste Authority (GRRWA)



This facility is located at the site of a former City landfill. Waste is hauled to the GRRWA transfer station on Carbide Lane, and GRRWA transports it to their landfill in Fort Madison.

Parks Department

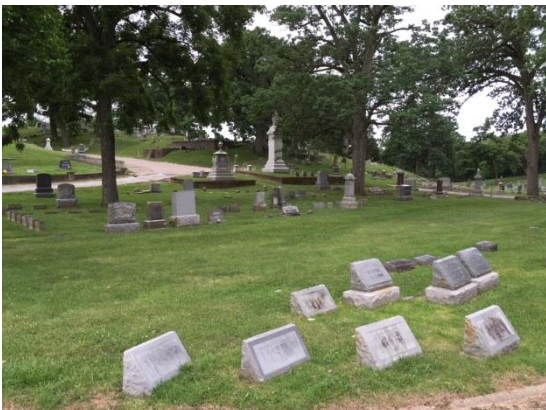
Location:	1401 Stripe St. (at Rand Park)
Building Age:	1960
Building Size:	1,200 SF
Staff:	6 staff members (shared with Parks and Cemetery divisions)
Vehicles:	2 vehicles (trucks), along with a trailer for plant waste



**Information on individual City parks is outlined in the Parks & Recreation Chapter.

Cemetery Maintenance

Location:	1802 Carroll St. (at Oakland Cemetery)
Building Age:	1960 (57 years) – Garage addition in 1970
Building Size:	Office building – 870 SF
Staff:	6 staff members (shared with Parks and Cemetery divisions)
Vehicles:	1 vehicle

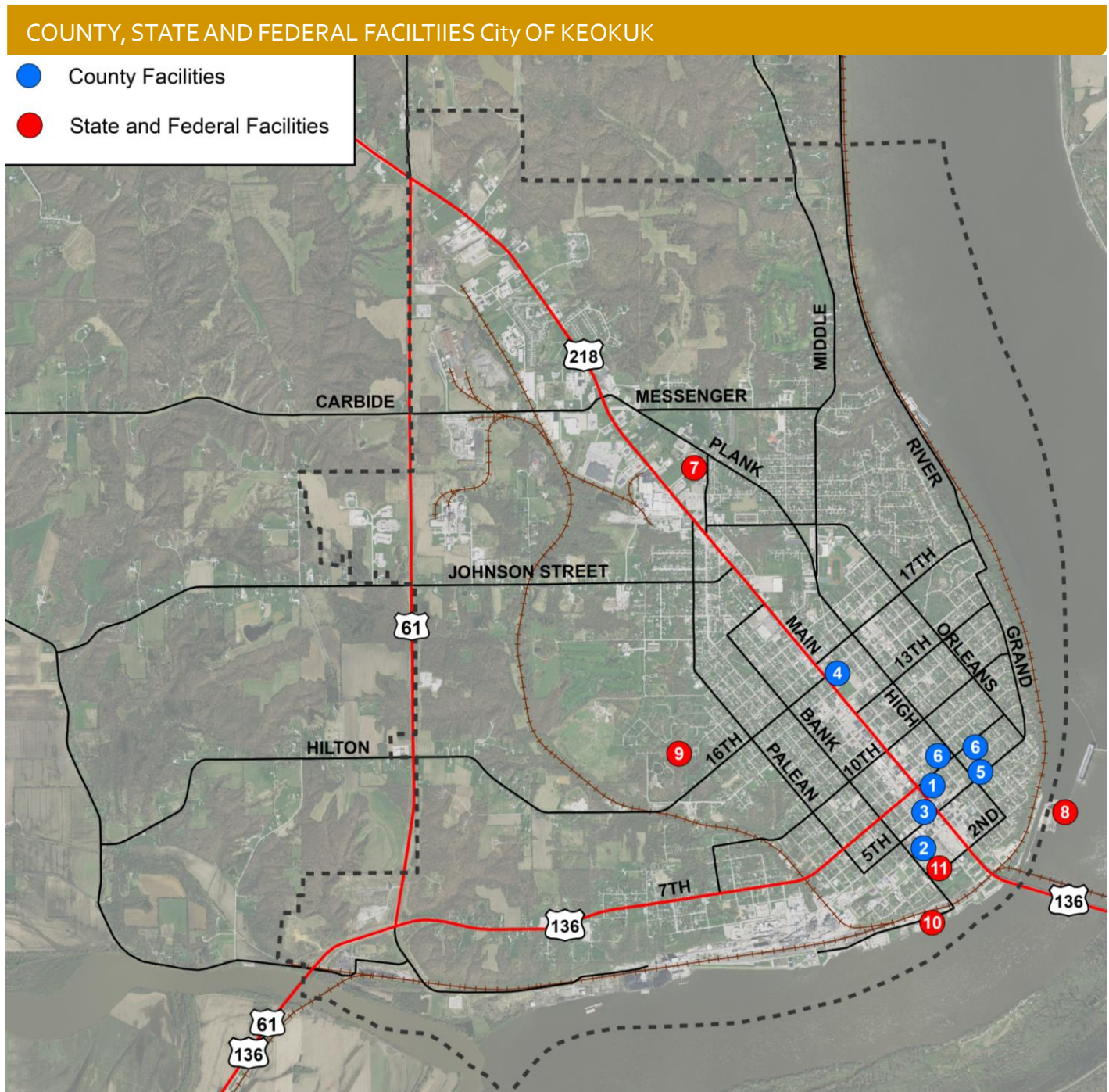


Oakland Cemetery is a public cemetery owned and operated by the City of Keokuk. At 60 acres in size, Oakland Cemetery lies within a landscape of gently rolling terrain, which continues southward onto the grounds of the Keokuk National Cemetery. There are now more than 15,000 interments in this cemetery, which has served Keokuk since the 1851, not long after the City's founding. Only around 100 plots are still available, as of 2017.

Community Facilities



The location of all County, State, and Federal facilities within the City of Keokuk is shown on the map below. A brief description of each is found on the subsequent pages.



Lee County Facilities

1. South Lee County Courthouse
2. Department of Human Services
3. The Heritage Center (Seniors) / Juvenile Court Services
4. Lee County Emergency Management (EMS)
5. Miller House Museum (Lee County Historical Society)
6. County Group Homes (two sites)

State and Federal Facilities

7. Iowa National Guard
8. Lock and Dam No. 19
9. Keokuk National Cemetery
10. U.S. Coast Guard
11. U.S. Post Office

Community Facilities



County Facilities

Lee County is unique among the 99 counties of Iowa, in that it is home to two separate county seats, instead of the typical one. Both Keokuk and Fort Madison are home to their own historic courthouse building. The one located in Keokuk is formally referred to as the South Lee County Courthouse, while the one in Fort Madison is known as the North Lee County Courthouse. The various county offices and departments that would normally be housed in one single facility are split up between the two locations. Meetings of the County Board of Supervisors can be held at either location, or at the County law enforcement complex on Highway 61 near Montrose (which is midway between the two courthouses).



South Lee County Courthouse

Located in Downtown Keokuk, the Heritage Center is a community senior center that serves Keokuk and South Lee County. Their primary activity is supplying food to senior citizens in Keokuk. These residents can either come to dine at the Heritage Center, or have their meals delivered to them by a group of volunteers that assists the staff. The Heritage center also holds community events for seniors, including Bingo , Bridge club, and guest speaker programs. This building also houses South Lee County's Juvenile Court Services, and is directly adjacent to the County-owned Estes Park, a small pocket park established on the former site of the historic Estes House building.



The Heritage Center



Department of Human Services

The South Lee County office of the Iowa Department of Human Services is located in Keokuk. The State facility is operated in a County-owned building, constructed in 1989. Services offered here relate to health care, income maintenance, and child and adult welfare. Other county-owned facilities in Keokuk include the Miller House Museum (operated by the Lee County Historical Society), an EMS ambulance garage, and two group homes for elderly and disabled individuals.

Community Facilities



State and Federal Facilities

Keokuk is home to 5 separate facilities that are maintained by either the State of Iowa or the United States Federal Government. On the City's north side, between Main Street and Plank Road, is the Iowa Army National Guard Readiness Center, typically referred to as the armory. The current facility was built to replace the original building that was destroyed by a deadly fire in 1964. It serves primarily as a recruiting station.



Iowa Army National Guard Readiness Center

The US Post Office serving Keokuk is located just south of River City Mall on South 7th Street, between Exchange and Bank Streets. The current single story Post Office building was constructed in 1990. Prior to this point, the Post Office shared a building with the Federal Courthouse, which now serves as the South Lee County Courthouse.



US Post Office

A U.S. Coast Guard Station is located along the riverfront on the south side of Keokuk. Established in 1962, the crew of this station is responsible for patrolling the Mississippi River between Clinton, Iowa and Alton, Illinois. The Station includes an office building, a river dock, and areas for both indoor and outdoor equipment storage.



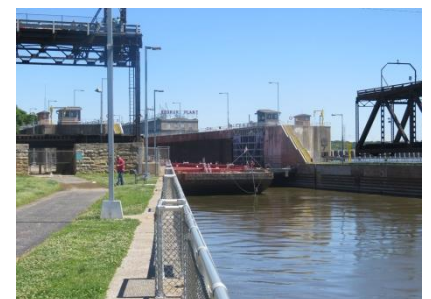
US Coast Guard Station

Since the Civil War, the Keokuk National Cemetery has been used for the interment of United States Military personnel. In total, there are now approximately 5,000 internments in this cemetery, which covers a total of 23 acres of land. Unlike the adjacent Oakland Cemetery, which is owned by the City of Keokuk, the National Cemetery is administered by the Rock Island National Cemetery, in Rock Island, Illinois.



Keokuk National Cemetery

Completed in 1913, Lock and Dam No. 19 stretches across the Mississippi River between Keokuk and Hamilton, Illinois. While the dam is privately owned by an electric utility provider, the lock is operated by the U.S. Army Corps of Engineers. Direct access to the lock facility is restricted to Corps personnel only, although the structure can be observed from public viewing areas nearby.



Lock and Dam No. 19



Infrastructure & Services

Infrastructure and utilities are the backbone of any community, and future growth in the community will need to be supported by adequate infrastructure. In order to plan for the infrastructure that is necessary to support future growth, it is necessary to understand the presence, extent, and capacity of that which already exists, as well as what entities (public or private) supply each of these valuable resources

Infrastructure & Services



The table below shows all of the individual utility systems that serve the City of Keokuk and its citizens. For each of these, the provider of that service is indicated, as some of these are provided by the City itself, while others are provided by a private (or in the case of water, quasi-public) entity.

UTILITY SERVICES AND PROVIDERS IN KEOKUK	
Utility Service	Provider
Water	Keokuk Municipal Waterworks
Sewer/Wastewater	Public Works Department (City) – Collection; Water Pollution Control (City) – Treatment
Solid Waste and Recycling	Public Works Department (City) – Collection; Great River Regional Waste Authority – Landfill
Electric	ITC – Transmission; Alliant Energy/IPL – Distribution
Natural Gas	Liberty Utilities
Telephone, Internet, and Cable	CenturyLink Mediacom Danville Telecom

Water Service

Within the City of Keokuk, water service is provided by Keokuk Municipal Waterworks, a separate entity from the City, which functions as its own municipality. Waterworks was originally founded as a private company in 1877 by William C. Stripe, to provide a source of safe clean drinking water for Keokuk's citizens and industry. In 1938, it was purchased by the City of Keokuk and has since been governed by an independent Board of Trustees. This Board currently has five members, all of whom are appointed by the Mayor and approved by the City Council.



Keokuk Municipal Waterworks staff



The City of Keokuk has twice been awarded as having the **'Best Tasting Water in the State'** from the Iowa chapter of the American Water Works Association – in 2005, and again in 2015.





Waterworks Office, Downtown Keokuk

Waterworks has a total of 25 full time employees, with three separate departments housed at different locations – the Office, Distribution Shop and Water Treatment Plant. Financial, customer service and administrative tasks are conducted at the office location. At the Distribution Shop, staff are in charge of all main line leaks, repairs and meter maintenance. It is housed in the former Lincoln Elementary School building, acquired by Waterworks in 2011, in an effort to consolidate operations into one convenient location.

At the same time, a new water tower was installed behind the Distribution Shop and with three of these now in place, the City meets the latest industry standards for storage capacity.



Distribution Shop and water tower

Finally, the Water Treatment Plant is where water is purified to meet current drinking water standards. This large facility is located along the riverfront, and is used to collect and treat river water to serve the needs of the City of Keokuk. It is a lime softening treatment plant with membrane filtration.



Water Treatment Plant

The original treatment facility was established here in 1938, and upgraded in 1993 when a new plant was constructed on top of the old one. Its innovative design earned the project a professional award for its engineer, Poepping, Stone, Bach & Associates (which has an office in Keokuk). This state of the art facility now processes between 10 and 14 million gallons of water per day. Its full capacity is 21 million gallons per day, which would allow for future industrial expansion in the City.

From here, the treated water is then distributed around the City through a network of underground water mains, and there are a total of three above ground water towers used for storage.

Infrastructure & Services

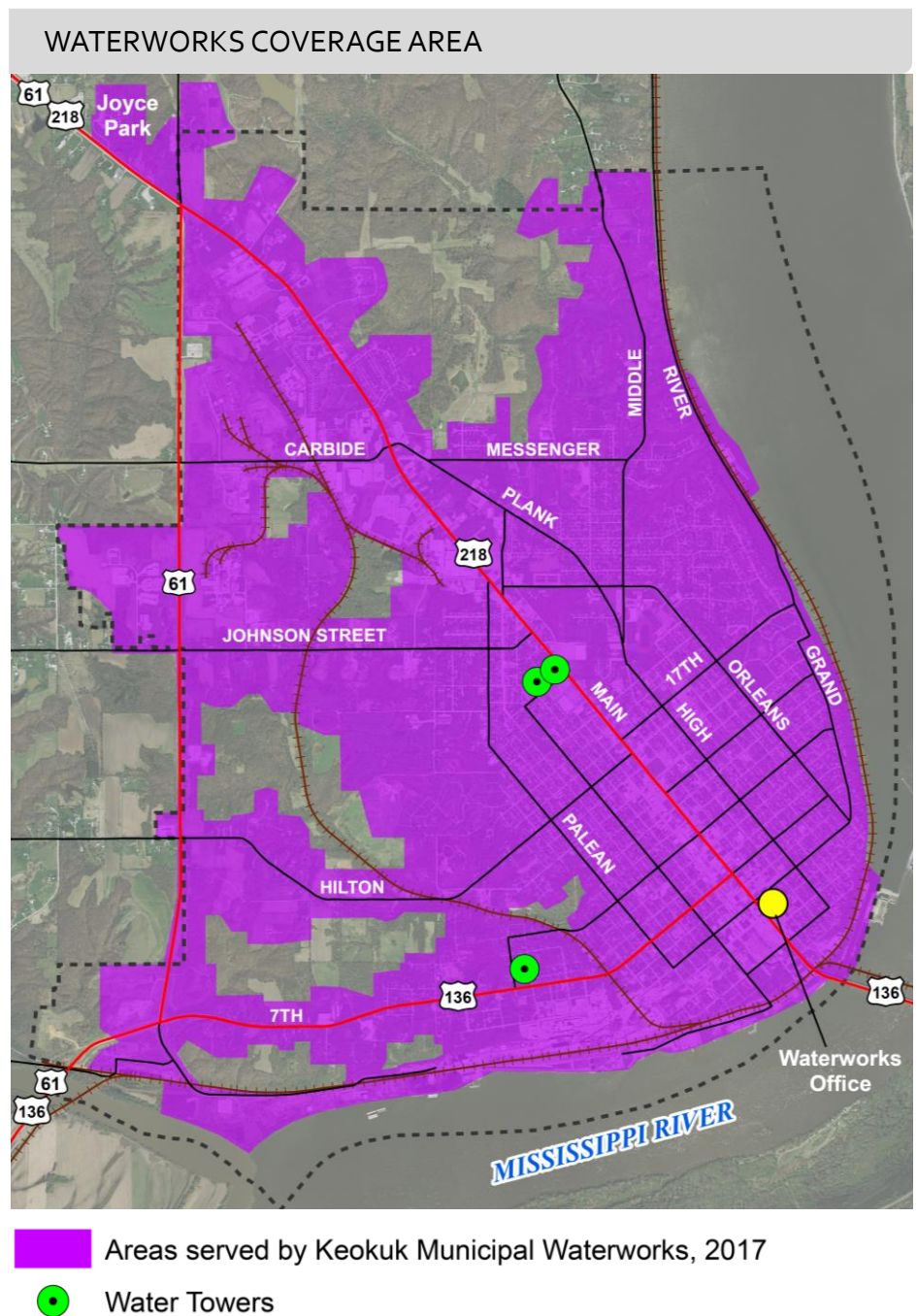


Two towers are located adjacent to one another near Main and 22nd Streets, and each provides 1 million gallons of storage. The third tower is located by South 7th Street, providing 4 million gallons of storage.

Billing payment for Waterworks customers is centered around a metering system. For residential users, each house has a meter that collects the data through which the owner's bill is calculated. Meter readings are taken by a Waterworks staff member, and there is technology in the truck which allows readings to be taken from inside the vehicle.

Quality strategic planning has allowed for major long term investments to occur in a timely and efficient manner, including the major capital projects in 1993 and 2011. With these projects completed, the focus can now shift to the strategic replacement of certain aging water mains within the citywide network.

As of 2017, all developed areas of the City are currently provided with water service by Keokuk Municipal Waterworks. Direct water service is restricted to within City limits, with the exception of Joyce Park. However, Waterworks does sell water to the Rathbun Rural Water District, to service areas north of the City. There is currently plenty of excess capacity, so extending water lines within the City would not be a challenge if development required it.



Infrastructure & Services



Sewer/Wastewater Service

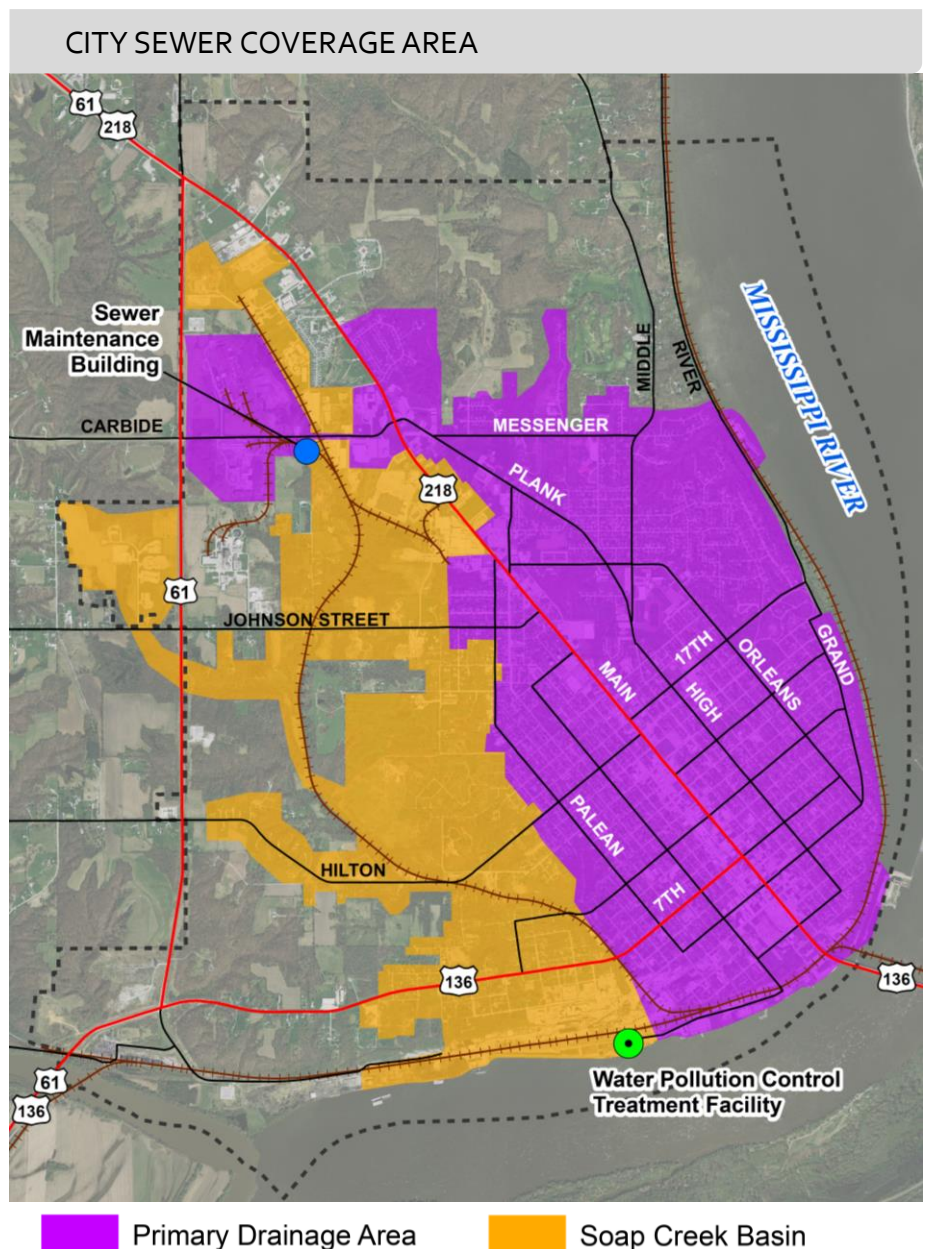
Sewer service in Keokuk is provided by two separate City departments with complementary functions. The Public Works Department, through its Sewer Maintenance division, maintains and supports the network of sanitary and storm sewer lines throughout the City. Both wastewater and stormwater flow through these lines toward the City's Water Resource Recovery Facility, where the Water Pollution Control department treats it and releases clean water into the Mississippi River.



Sewer Maintenance building

The headquarters of the Sewer Maintenance division is located along Carbide Lane, between Main Street and the US 61 bypass. All of this division's equipment, vehicles, and supplies are housed at this location.

The sewer system in Keokuk is largely split between two separate drainage areas. The primary drainage area covers around 90% of the City, and comprises 11 separate basins, which all feed into the same system of sewer mains. The remaining 10% is comprised of the Soap Creek Basin, on the City's more sparsely populated west side. Here, sewer lines drain directly to the Water Resource Recovery Facility. A number of large industries are served by this basin, although Roquette America has its own on-site wastewater treatment facility.



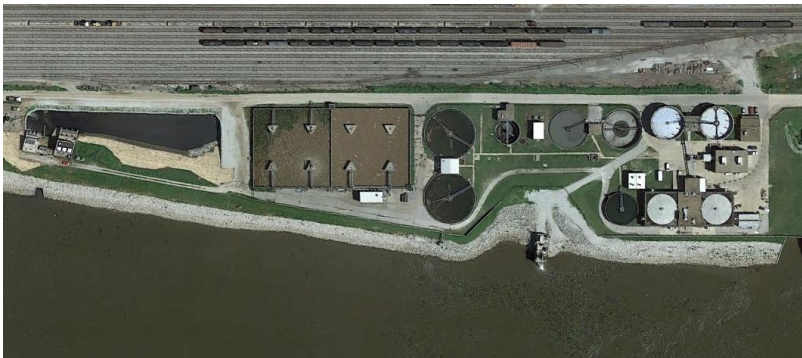
Infrastructure & Services



The Water Pollution Control department is responsible for the treatment of sewage that reaches its facility through the citywide sewer system. The Water Resource Recovery Facility is comprised of a primary (basic) treatment system on the eastern half, and a secondary (biological) treatment system on the western half. The basic treatment was installed when the facility was first established in 1966, and the secondary treatment was added the following decade, along with aeration basins for treatment of organic solids. Wastewater enters the facility through the grit building, where sand and gravel is removed. Then, it enters the primary treatment system, where organic solids are filtered out. These solids then go through anaerobic digestion in the aeration basins, producing fertilizer. Also in the secondary system, the remaining liquid is treated through ultraviolet disinfection, and the clean, fully treated water is released into the Mississippi River, immediately adjacent to the facility.



Water Resource Recovery Facility



Aerial view, with the secondary treatment and aeration basins at left, and the primary treatment at right, along with the office/lab and maintenance building

The Recovery Facility has a capacity of 11 thousand pounds of material per day. It typically takes in only 6 to 7 thousand pounds per day, so there is a substantial amount of additional capacity to accommodate new development, including heavy industry. The existing concentration of industry explains how Keokuk already handles the same amount of wastewater as some cities that are more than twice its size, such as Clinton.

The Recovery Facility has seen several important upgrades in the last two decades. First, a new floodwall was installed in front of the facility in 1996. This followed the serious Mississippi River flood of 1993, which affected both the Recovery Facility and the nearby Roquette America plant. The City partnered with Roquette to fund the floodwall's construction. Then in the early 2010s, the Recovery Facility went through a major capital improvement project with multiple components. This included: ultraviolet disinfection to replace chlorination equipment, rehab of clarifiers, expansion of office and lab space, and the installation of a new alarm and control system (SCADA), which eliminated the need for 24-hour staffing. A likely future upgrade will be the enhancement of the nutrient removal process, to comply with new industry standards.



Sewer Separation – a 21st century Challenge

The aforementioned upgrades at the Water Resource Recovery Facility occurred as part of a much larger citywide project, which was mandated by the US Environmental Protection Agency (EPA), after a full assessment of the Keokuk sewer system. Within a period of 20 years, starting in 2006, the EPA has required that the City separate all of its combined sewers into separate sanitary and storm sewers. This will ensure that major rainfall events do not result in the discharge of untreated sewage into the Mississippi River.



The Recovery Facility has a capacity of 5 million gallons of water per day. During dry weather, the flow is typically 2.25 to 2.5 million gallons. During wet weather, the City is allowed to pump 13.2 million gallons into the river per day. With combined sewers in place, rainfall events have a strong potential to overwhelm the system with excessive flow. A new automated gate system was recently installed at the entrance to the Recovery Facility. Whenever the threshold of 13.2 million gallons is reached, the gates close, and any remaining stormwater from that rain event is diverted directly to the Mississippi River, through a large pipe to the east of the facility.

So far, 5.6 miles of sewer lines have been replaced (as of 2018). In addition, the City has worked to televise all of its sewer lines, and map out the location of all individual manholes, intakes, and cleanouts using GPS. The total cost of this 20-year project is estimated to be \$90 million, with approximately \$18 million spent so far, and an additional \$16 million expected to be spent by 2020.



Because of the intensive nature of the project, with significant excavation required, the City has used this as an opportunity for street resurfacing and new sidewalk/curb ramp installation. Whenever sewers are replaced, the streets and sidewalks in the affected area are upgraded as part of the same individual project.



Garbage and Recycle

The City of Keokuk provides garbage and recycling service for its residents, through the Sanitation Division of its Public Works Department. Garbage pickup occurs once per week, and each household is allowed to fill one 95-gallon container of trash for each pickup. Recycling pickup occurs every other week throughout the year. Yard waste pickup occurs seasonally from March through November, with yard waste collection occurring on the opposite week as recycling. Residents should place the containers at the curb by 7 AM on pickup days. New residents are supplied with a free trash bin and recycling tub, and must pay for any additional supplies requested.



Garbage pickup in residential area



Municipal trash receptacle

The City of Keokuk contracts with the Great River Regional Waste Authority (GRRWA), for transferring all solid waste to a landfill. GRRWA serves all of Lee and Van Buren Counties, as well as the rural portions of Henry County. In Keokuk, the waste collected from the City's residents is transported to the GRRWA transfer center on Carbide Lane. From there, GRRWA hauls the waste to its landfill in Fort Madison. Previously, the City of Keokuk operated two landfills of its own, both of which are now closed. One of these is several miles north of the City, while the other is just to the east of Oakland Cemetery, where the Sanitation Department headquarters is located.

For in-person drop off, residents have two options. First, the City provides recycling bins directly behind the Police Station, along 12th Street. These are available 24 hours a day, except when the bins are being transferred to the recycling center in Fort Madison. The GRRWA transfer station allows for the direct drop-off of trash and yard waste, in addition to recyclables.

Two private companies also operate garbage collection services in the Tri-State area, primarily for commercial businesses. These are Kohlmorgan Hauling, located north of Keokuk, and Ray Bradley & Sons, on north 16th Street in Keokuk.



Recycle bins at GRRWA transfer station

Infrastructure & Services



Electric Service

In Keokuk and southern Lee County, electric service is provided by Interstate Power and Light Company, or IPL. Headquartered in Cedar Rapids, IPL is a subsidiary of Wisconsin-based Alliant Energy. Alliant distributes power directly to private users, while another company, ITC, manages the transmission lines which provide the power for Alliant to distribute locally.



ITC substation along US 61 bypass



Alliant Energy office and substation

In 2016, Alliant invested in a new office and maintenance facility in Keokuk, immediately adjacent to its existing substation along on the Highway 61 bypass, between Johnson Street and Hilton Roads. The company's local office was previously located in a downtown building at 9th and Johnson Streets.

Gas Service

Liberty Utilities is the natural gas provider for Keokuk and southern Lee County, serving approximately 4,000 customers in this area. In 2007, Liberty invested in a new 10,000 square foot office and maintenance facility on the far west side of Keokuk, at the northwest corner of the Highway 61 bypass and Hilton Road. Liberty's parent company is Algonquin Power & Utilities Corp, based in Canada.



Liberty Utilities, Keokuk office

Telecommunications

There are two private telecommunications providers that serve the Keokuk Area. Mediacom has a local office at 12th and High Streets, while CenturyLink is located at 6th and Blondeau Streets. Both of these companies provide internet, television, and telephone services, with bundling of all three available as an option for individual customers. Mediacom is headquartered in Blooming Grove, New York, while CenturyLink is based in Monroe, Louisiana. In addition to these providers serving the general public, there is a fiber-optic cable running along the western edge of the City, which was installed by Danville Telecom (based in nearby Danville, Iowa) in 2012. This \$4 million project was intended to provide Southeast Iowa's business parks with more modern, high-speed broadband connectivity.



Mediacom, Keokuk Office



Transportation

Transportation is a uniquely important component of a community's infrastructure. To ensure a successful and fully functioning City, it must provide an efficient transportation system, for both local and through traffic. This system must also adequately serve the needs of residents, businesses, visitors, and public service providers alike. In order to understand the current dynamics of the transportation network in Keokuk, a number of interrelated factors must be considered, including facilities, infrastructure, and modes available, the current condition and performance of these resources, and the overall volume of traffic and its characteristics.

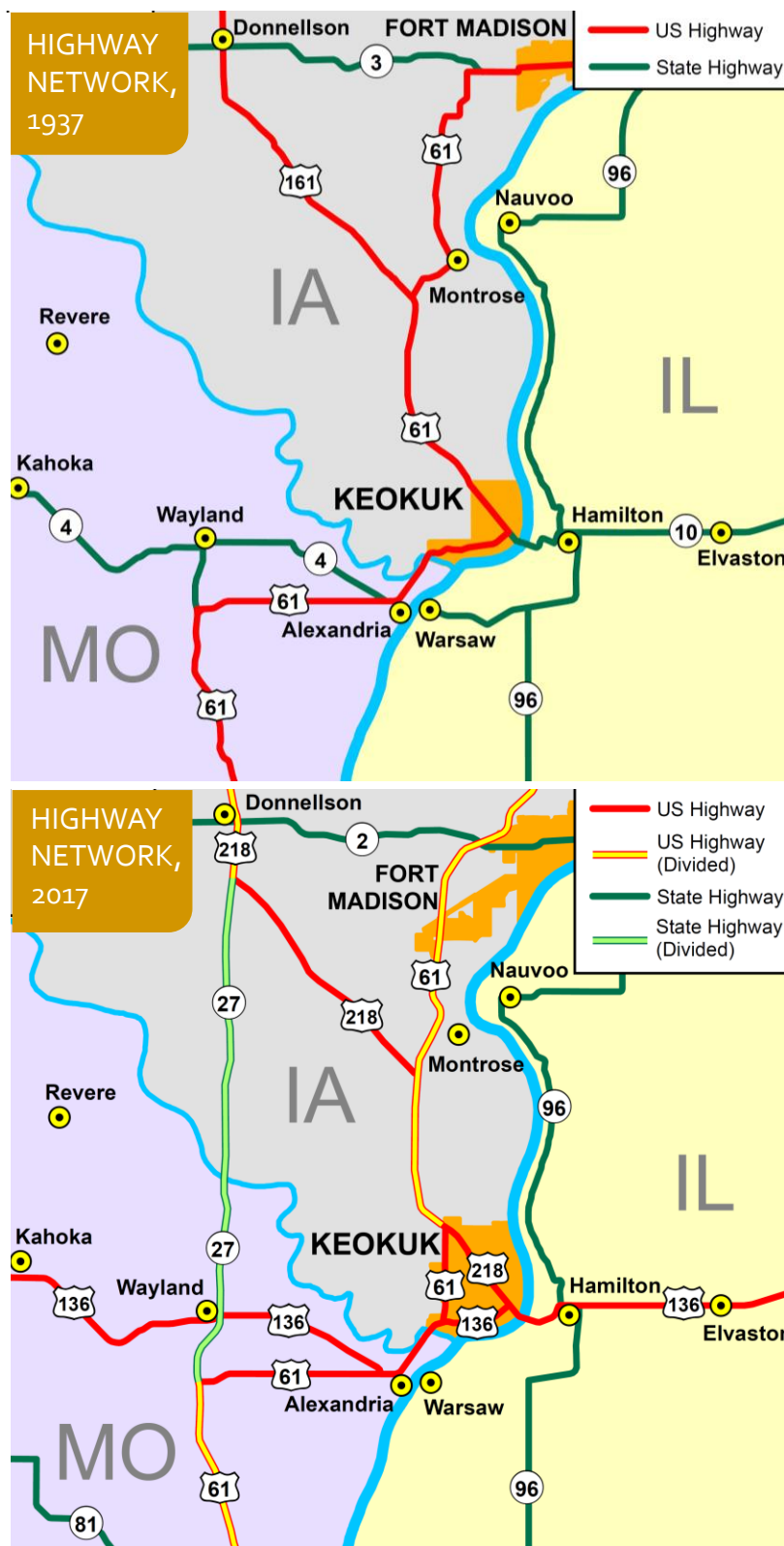


Highway Network

The highway network in and around Keokuk has changed substantially over the past century. One constant over that time has been the presence of US Highway 61, a major north-south traffic artery which largely follows the Mississippi River from Minnesota to Louisiana. Originally, Highway 61 passed directly through town, along Main and 7th Streets. It was the only US Highway route to pass through Keokuk until 1952, when US Highway 136 was created by combining two former State Highway routes in Illinois and Missouri. Initially, the highway between Keokuk and Cedar Rapids – now known as 218 – was called US Highway 161, and it essentially served as an ‘inland’ alternative to Highway 61 between Dubuque and Keokuk.

In 1960, a 3.25-mile bypass of Highway 61 was established at the western edge of Keokuk. At this time, the portion of Main Street between the new bypass and 7th Street took on the designation of US Highway 218, which was extended southward from its previous terminus at Highway 61 near Montrose. These highways follow the same alignments to this day.

The old alignment of Highway 61 through town has since been designated as ‘Business 61’, to direct travelers to dining, gas, and lodging options available in Keokuk.



Transportation



Keokuk's connection to Illinois was greatly enhanced in 1985, when the Keokuk-Hamilton bridge was built over the Mississippi River. Previously, Highway 136 utilized a combination rail and road bridge, which was tolled, only two lanes wide, and subject to frequent interruptions from barge and boat traffic moving through the lock. The new bridge, just 300 feet south of the old one, has two lanes in each direction, and is situated high enough for all river traffic to pass safely underneath.

Throughout the 20th Century, most north-south traffic in the Tri-State area passed through Keokuk. A road existed between Donnellson, Iowa, and Wayland, Missouri, but it wasn't signed as a highway, and relied on a toll bridge to cross the Des Moines River. Traffic volumes remained low through this area until the 4-lane Avenue of the Saints was opened in 2003.

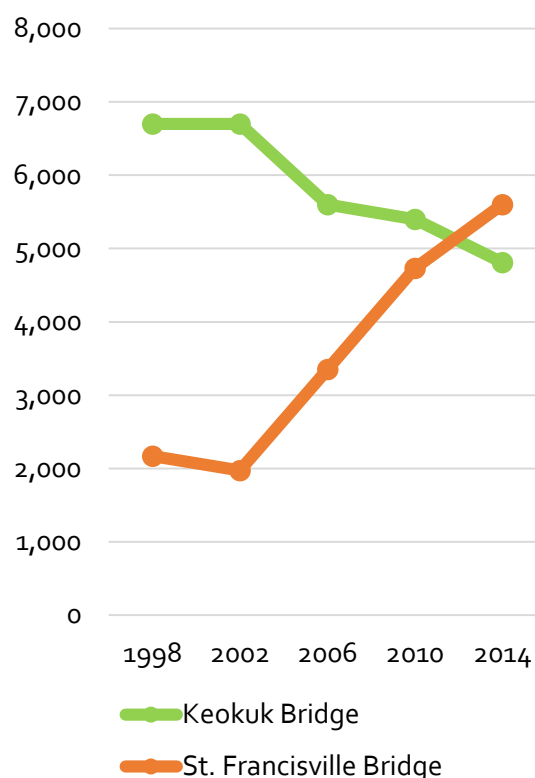
Signed as either Iowa or Missouri State Highway 27 between Donnellson and Wayland, this road now carries nearly 6,000 vehicles per day, around a quarter of which are trucks.

Designed and marketed as a high-speed four-lane connection between St. Paul, Minnesota, and St. Louis, Missouri, the Avenue of the Saints has resulted in a significant amount of through traffic avoiding Keokuk entirely, passing nearly 8 miles west of the City. A busy truck stop sits at the interchange with US 136 at Wayland, opened in 2006, and situated midway between Cedar Rapids and St. Louis.

Efforts have also been made to upgrade much of the Iowa portion of Highway 61 into a 4-lane highway. In Lee County, the section between Keokuk and Fort Madison was entirely four lanes by 2000, and in 2011, the Fort Madison bypass extended the 4-lane connection all the way to Burlington and US Highway 34. However the 61 bypass of Keokuk remains 2 lanes, as does the 9.25 mile east-west segment from Keokuk to Wayland, leaving a noticeable gap between Keokuk and the Avenue of the Saints.

Keokuk's proximity to 4-lane highways was also enhanced by the Chicago-Kansas City Expressway, signed as State Highway 110 in Illinois. This new 4-lane highway connects Interstate 74 in Galesburg with Interstate 172 in Quincy. It comes just within 15 miles of Keokuk, when it switches from west to southbound at Carthage, Illinois, in between Macomb and Quincy. The last 4-lane segment was completed in 2008.

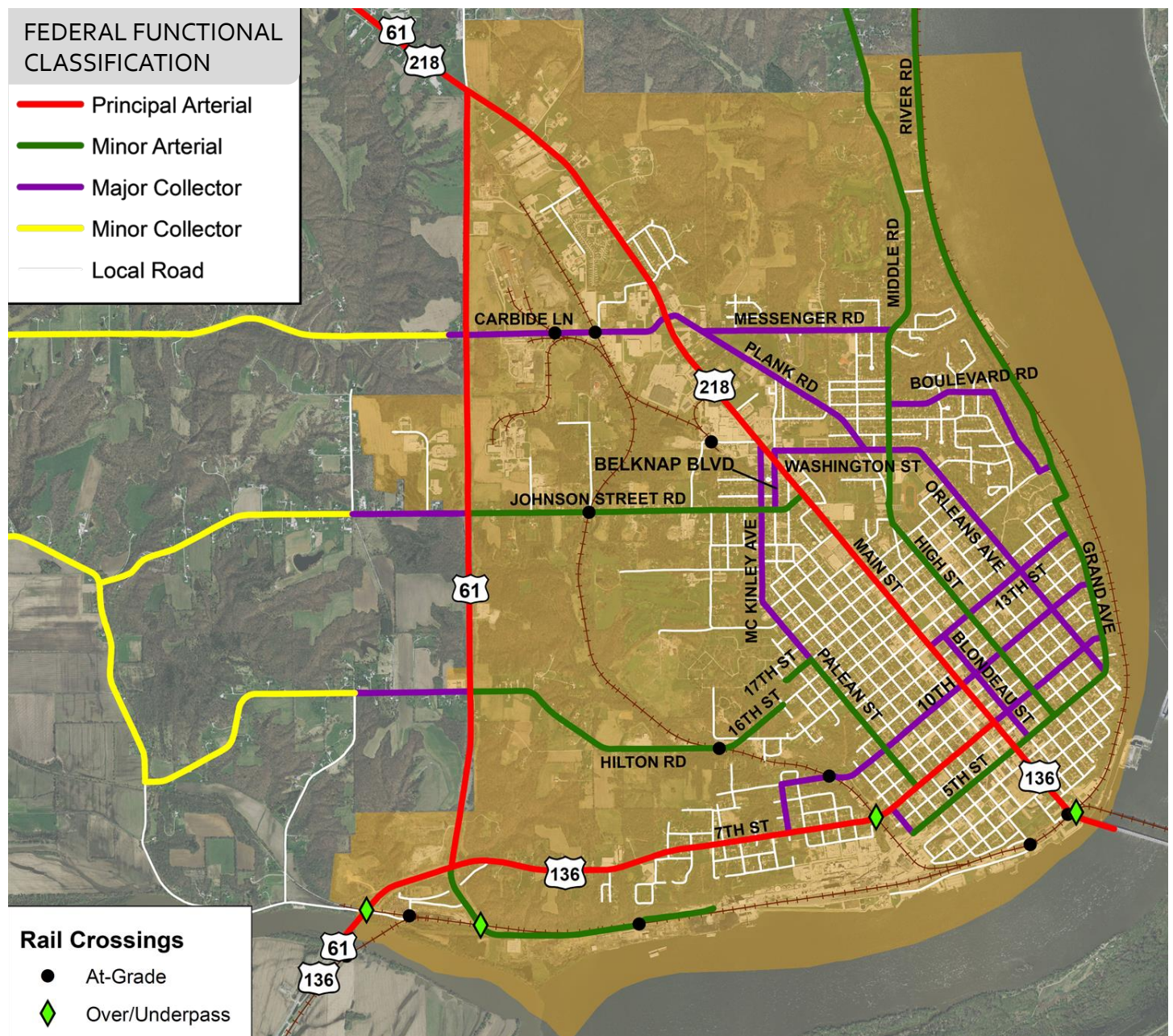
DES MOINES RIVER CROSSINGS -
VEHICLES PER DAY, 1998-2014





Local Street and Highway Characteristics

The Federal Government classifies all public roads into a hierarchy of significance, based on their typical traffic volume. Arterials are high capacity roads which primarily serve to deliver traffic from Collectors to the Interstate Highway System. Collectors are low to moderate capacity roads which connect traffic from local roads to Arterials. Because of their importance in facilitating traffic flow to major highways, Arterials and Collectors are both eligible for federal funding when repairs are needed. Local roads have much lower traffic volumes, with comparatively little significance beyond the local level, and are not similarly eligible. The map below displays the Federal Functional Classification of all public streets in the City of Keokuk.

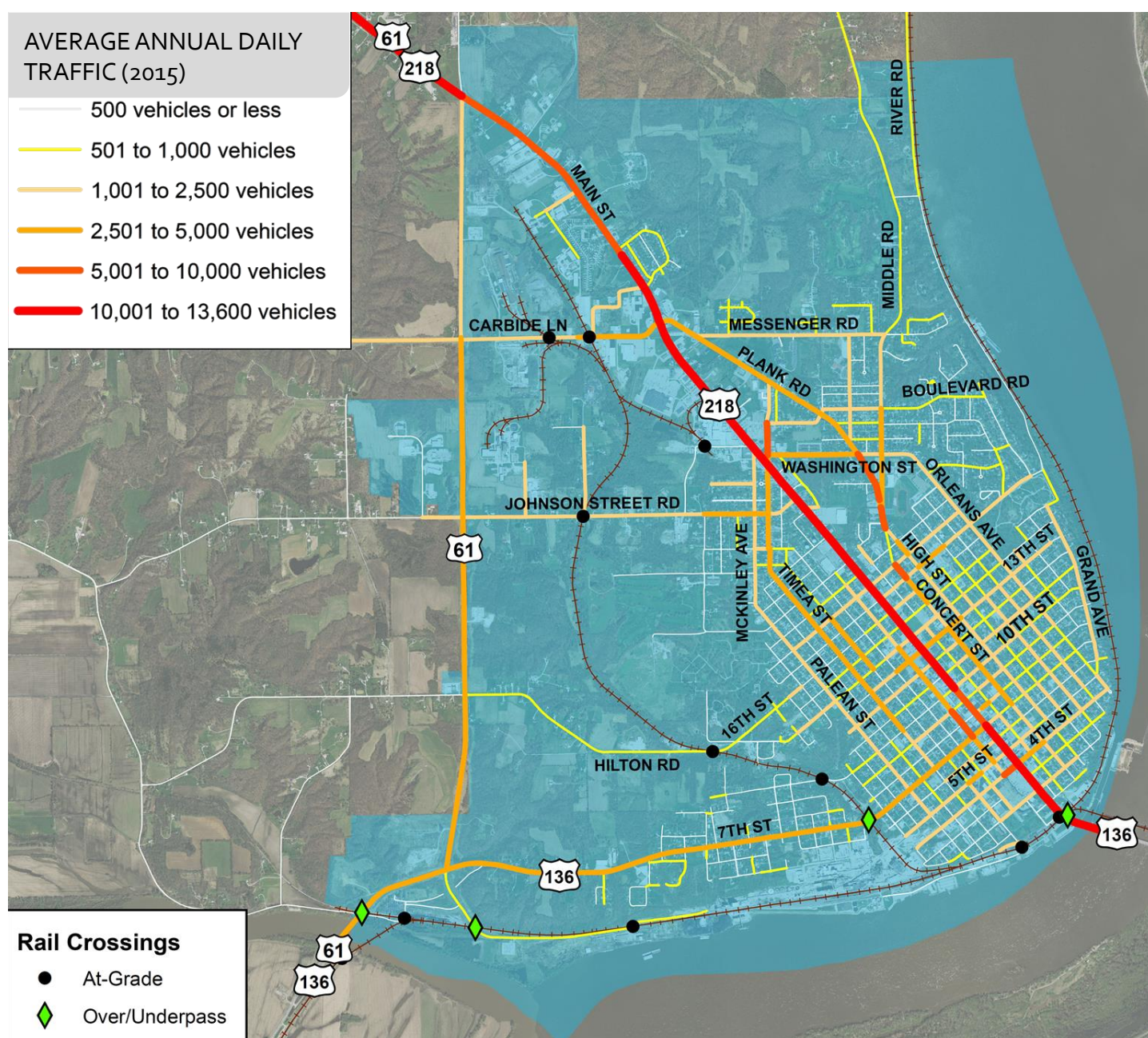


Transportation



While Federal Functional Classification is very useful in establishing a clear hierarchy of local roads, comparing the measured traffic volume of these roads can yield a wider spectrum of variety, and highlight traffic patterns in much greater detail. The map below displays the Average Annual Daily Traffic (AADT) of all public streets in Keokuk, as measured by the Iowa Department of Transportation in 2015.

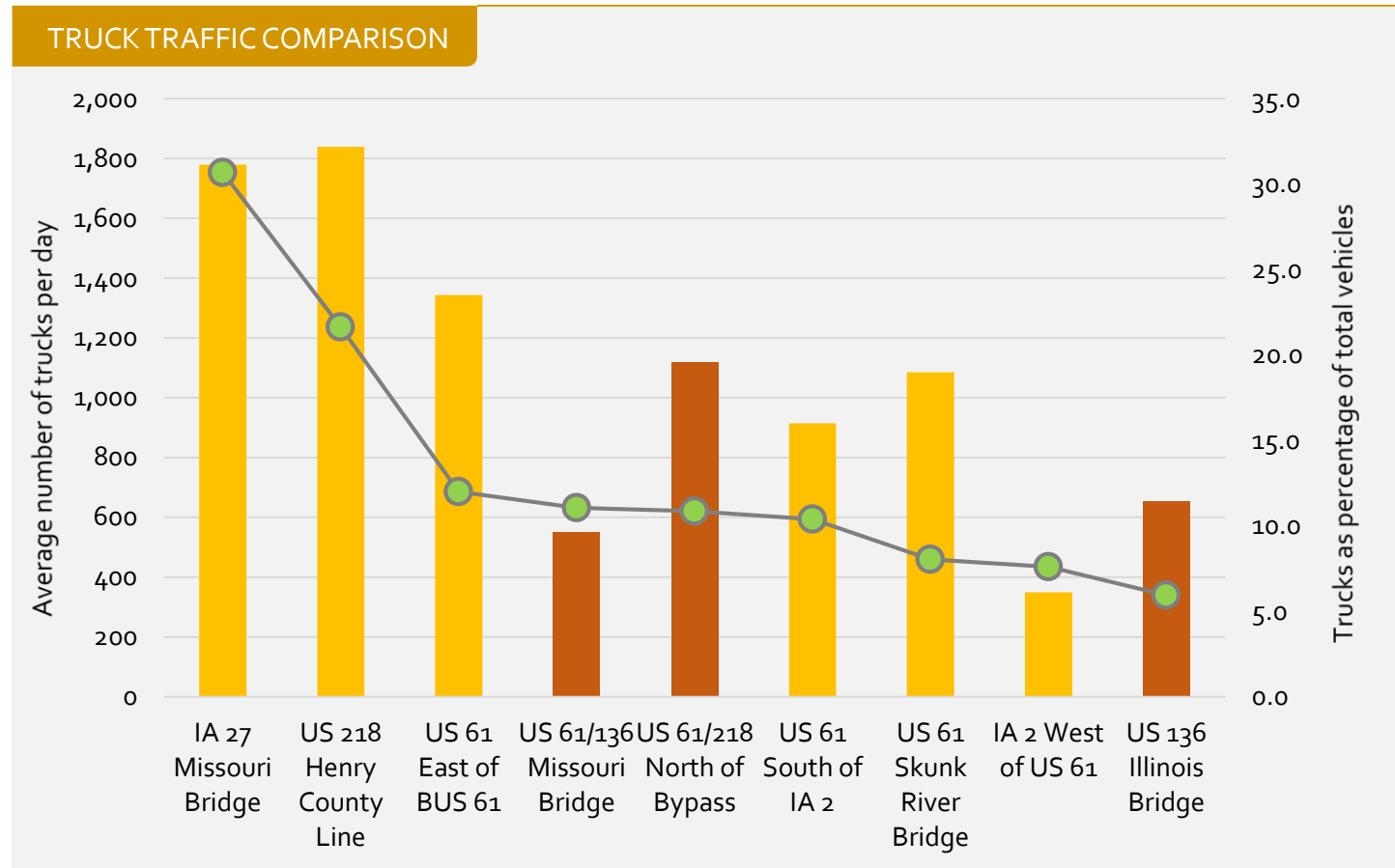
In comparing this with the map on the previous page, it becomes clear that Federal Functional Classification and AADT are not always evenly correlated. The AADT results may indicate that certain road segments should have their Classification adjusted, as patterns have changed significantly over time. Good examples include Timea and Concert Streets, both being Local Roads with an AADT of over 2,500 vehicles per day.





Main Street is by far the most heavily traveled roadway in Keokuk. In fact, the portion of this road between 14th Street and Carbide Lane showed the highest traffic volume of any roadway in Lee County, at an average of nearly 14,000 vehicles per day. This should be no surprise, as this area brings motorists from throughout the Tri-State region to major retailers and large employers in the vicinity. In contrast, most of the other streets in Keokuk have traffic volumes of less than 5,000 vehicles per day. Even the Highway 61 bypass only showed volumes of only 1,800 to 3,600 vehicles per day, and West 7th Street (Highway 136) saw volumes between 3,000 and 4,200 vehicles per day. The volume picks up slightly when these two highways join together for the short 0.2-mile long span heading toward Missouri.

For roads that are classified as State and US Highways, the DOT offers additional traffic data, breaking down the total volume into categories based on the size of the vehicle. As a result, the volume of heavy commercial truck traffic can be roughly approximated by using the total number of trucks and buses (large vehicles). The graph below highlights the three strategic 'gateway' locations for the City of Keokuk (in red), and compares their values with those of several similar locations in Lee County. The bars represent truck volume, while the points show the percentage of the total volume that trucks account for. The graph clearly shows the strategic importance of the Avenue of the Saints as a long-haul trucking artery in the Midwest.

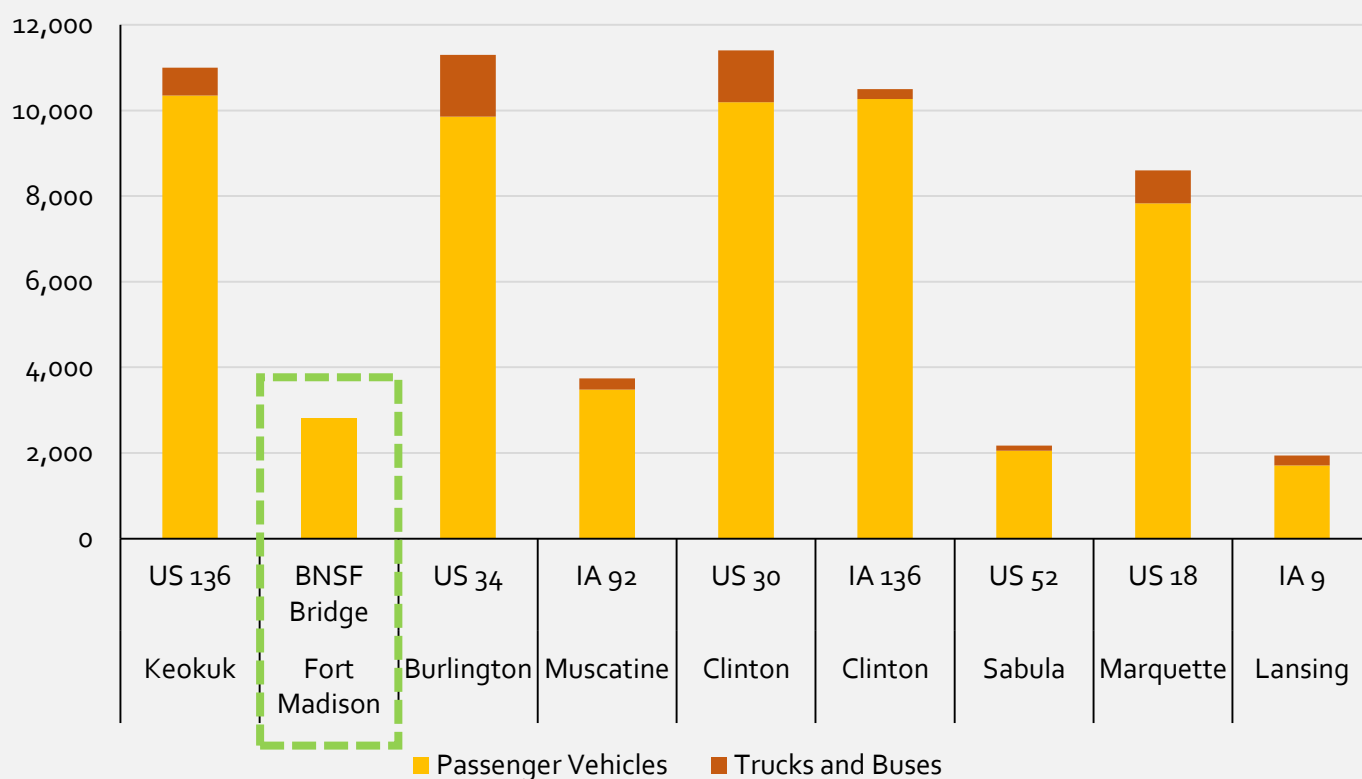




Mississippi River Bridge Traffic – A Comparison

There are a total of 16 road bridges across the Mississippi River which connect to Iowa on the west side (13 from Illinois, and 3 from Wisconsin). Of these 7 are located in the much larger urban areas of the Quad Cities and Dubuque. Of the 9 that remain, the Highway 136 bridge at Keokuk showed one of the highest traffic volumes in 2015, with an average of 11,000 vehicles crossing it each day. Burlington and Clinton just barely exceeded this, at 11,300 and 11,400, respectively.

MISSISSIPPI RIVER BRIDGES - IOWA NONMETROPOLITAN AREAS
AVERAGE DAILY TRAFFIC VOLUME - 2015



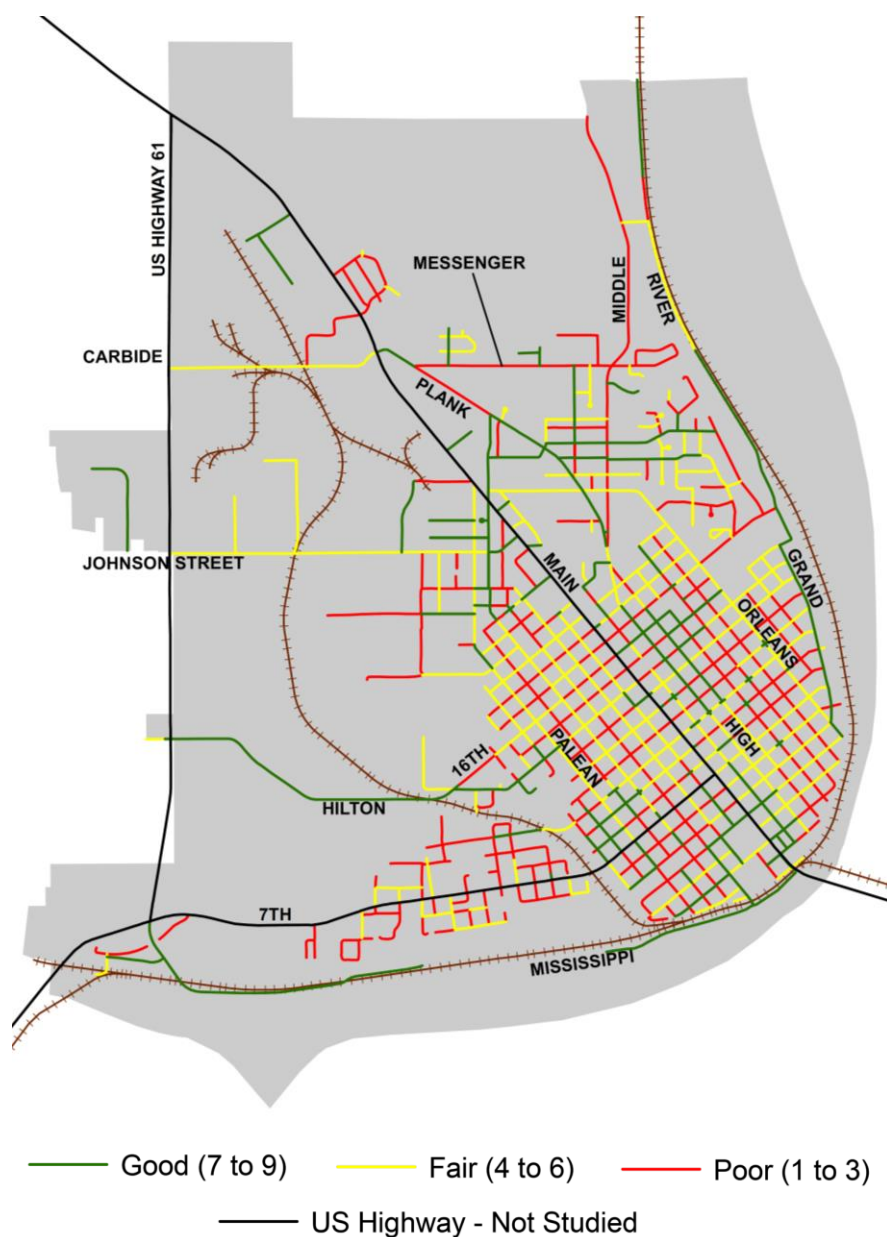
When trucks and buses are excluded, however, Keokuk actually had the highest number of passenger vehicles per day, out of these 9 bridges (with a total of 10,350 per day). In comparison, the Burlington bridge carried 9,850 passenger vehicles per day. Commuter and shopping traffic from Hamilton, Warsaw, and Nauvoo is likely a major contributor to the high volume.

Transportation



In 2016, the City's Public Works Department conducted a citywide assessment of pavement condition, for streets that the City is responsible for maintaining. This excludes all roads that are part of a signed US Highway (such as Main Street). Using a rating system of 1 to 9, all streets were classified as either 'good', 'fair', or 'poor'. This assessment found that approximately 36 miles of Keokuk's streets are in 'poor' condition (42% of the total), while only 18 miles (21% of the total) are in 'good' condition.

Street Condition Survey (2016)



*Contrast between 'good' street (top)
and 'poor' street (below)*

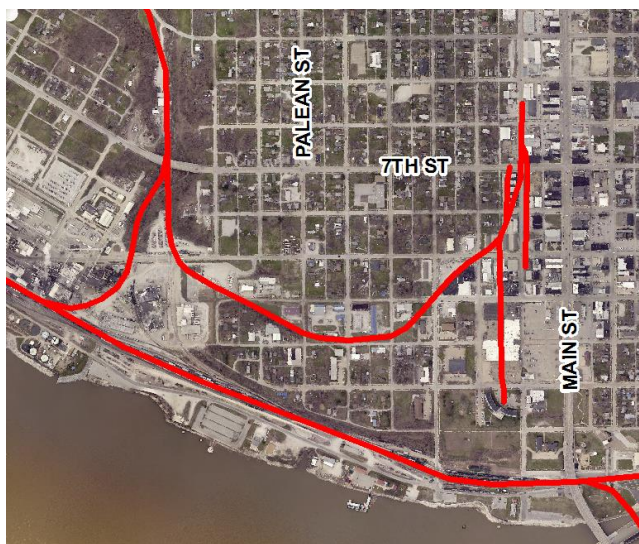
Most of the streets found to be in 'good' condition are those that have been reconstructed within the past decade. The most prominent projects have involved arterial streets such as Grand Avenue (2015), and High Street (2006 and 2011). A sizable number of additional projects were undertaken in conjunction with the City's ongoing sewer separation project, which requires the streets to be excavated anyway. Whenever a street is rebuilt, new sidewalks and ADA accessible crossings are installed along with it. In total, over \$19 million was spent on street resurfacing projects from 2006 to 2016.

Transportation



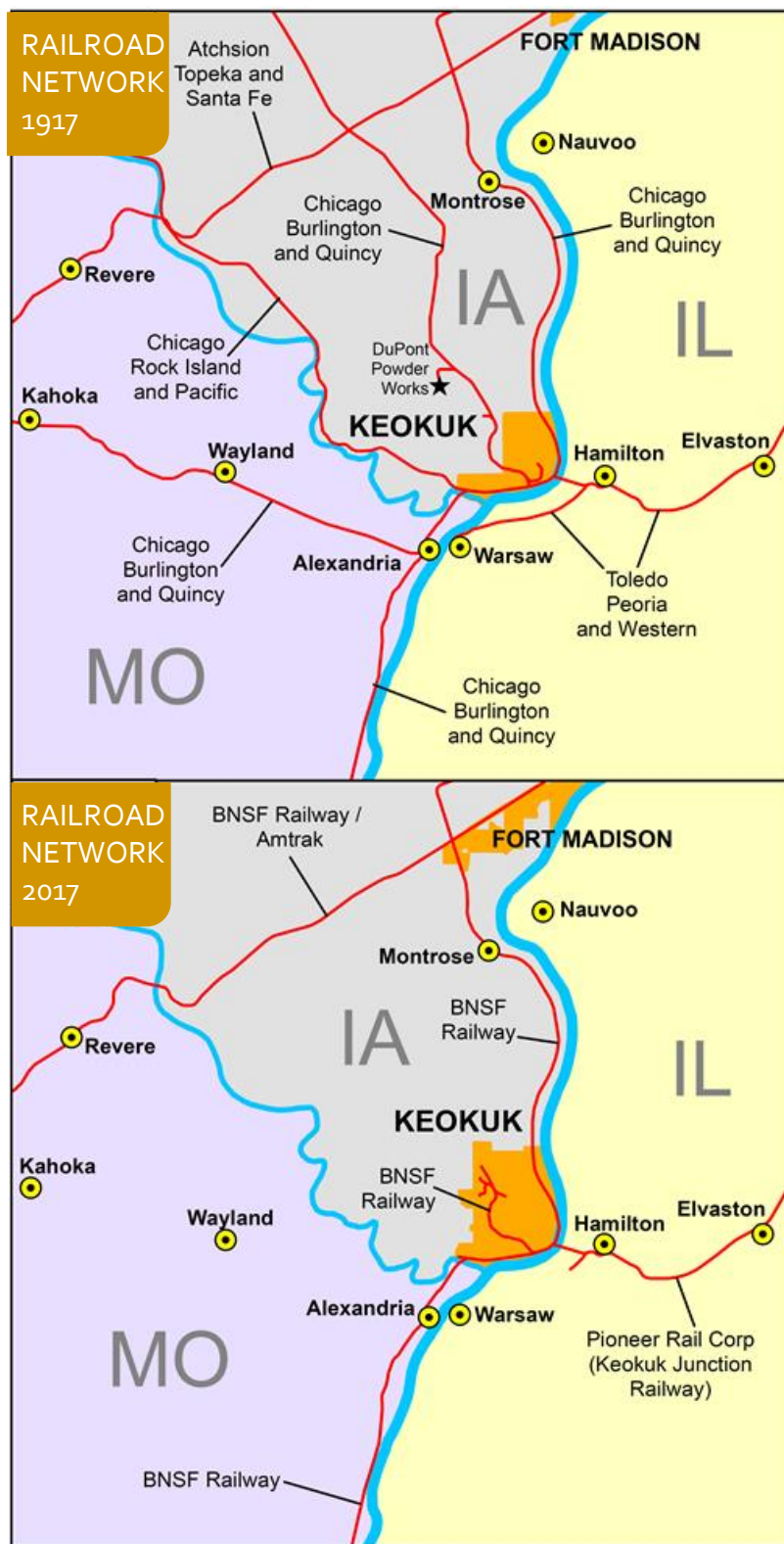
Railroad Network

Historically, Keokuk had numerous railroad lines radiating outward in all directions. The Chicago, Burlington and Quincy Railroad (CB&Q), precursor to today's BNSF Railway, operated several of these. The earliest to be eliminated was the short CB&Q line which extended northward from Keokuk to Mount Pleasant, through Donnellson. While the full line was cut from service in the 1930s, the southernmost 4 miles of this route remains as a short line to serve numerous major industries. A short spur once split from this line near 7th Street. It served a large number of industrial, wholesale, and warehousing businesses just to the south of Downtown, and today's land use pattern in this area is heavily influenced by its former presence.



Location of former rail spur near Downtown

Another former rail line connected Keokuk directly with Ottumwa, passing directly along the Des Moines River for most of its length. There was also a line that stretched across northern Missouri from Centerville, Iowa, and passed through Kahoka before connecting with the north-south CB&Q line at Alexandria.





Public Transit and Bus Service

Keokuk is served by public transit through SEIBUS (Southeast Iowa Bus), a regional service that operates in Des Moines, Henry, Lee, and Louisa Counties, and is headquartered in West Burlington. SEIBUS has a schedule appointment system where riders must call ahead and schedule their rides. In addition to trips within the four-county region, SEIBUS also offers rides to medical appointments at the various large hospitals in Iowa City. In Fiscal Year 2017, SEIBUS provided a total of 2,492 rides to the general public in Keokuk and South Lee County, along with an estimated 12,000 rides to Medicaid recipients.



SEIBUS at UnityPoint Health – Keokuk

Keokuk is home to a bus stop for Burlington Trailways, a private company which provides intercity passenger bus service to the general public. Burlington Trailways is headquartered in nearby West Burlington, where its corporate office and regional bus hub are both located. The Trailways stop in Keokuk is located at 629



Blondeau Street, the office of the Gemini Travel business (in the Meyers Courtyard building). This is a full service stop where tickets can be purchased, and passengers can be picked up or dropped off. Keokuk is situated on a north-south bus route that extends from the West Burlington hub to St. Louis, Missouri.

Keokuk's Transit Legacy – Streetcar System

Did you know that Keokuk once had its own public transit service? In the late 19th and early 20th centuries, An electric streetcar system connected the Downtown business district with the city's distant residential areas, as well as Rand Park. Today's Street Department is housed in the building once known as the 'streetcar barn', across from Kilbourne Park at 19th and Bank Streets. In addition, interurban service was provided between Keokuk, Hamilton, and Warsaw, via a streetcar line that crossed the Keokuk Rail Bridge.





Freight Rail

Today, there are two companies operating freight rail lines within the City of Keokuk – BNSF Railway and Keokuk Junction Railway (KJRY), a subsidiary of the Pioneer Rail Corporation (based in nearby Peoria, Illinois). BNSF operates a major north-south rail line that extends southward from Burlington to St. Louis, passing directly along the Mississippi River through Keokuk. This route covers a distance of 6.5 miles within the City. Each year, this line handles approximately 33 million tons of freight per mile. One of its major commodities is coal, with Hendricks River Logistics operating a rail-to-barge coal transload facility 4 miles north of Keokuk. While owned and operated by BNSF, this line also has trackage rights for the Norfolk Southern company, which uses it as a connection to the Des Moines metro area (through the City of Burlington).



BNSF Railway office

BNSF also operates a 4-mile short line railroad within the city of Keokuk. It splits from the mainline near the Roquette facility, and travels primarily northward along the path of Soap Creek. It serves several major local industries, including ADM, Henniges Automotive, and Griffin Wheel. Near the convergence of these two lines, BNSF has an office building for operations and maintenance, along with two large rail yards on either side of this building.



*Freight train crossing the bridge and merging
with the mainline, heading west*

Keokuk Junction Railway operates a 114-mile rail line between Keokuk and Peoria. This line crosses the Mississippi River on the Keokuk Rail Bridge, after splitting off from the BNSF mainline. The bridge has a swing span that is routinely left open for river traffic. KJRY has trackage rights for the BNSF mainline along the south riverfront, and operates its own rail yard between Twin Rivers Drive and the highway bridge to Missouri. Roquette is a major user of the KJRY line to Illinois. As such, of all the commodities that

KJRY handles, over 90% are classified as either 'farm products' or 'food and kindred products'.

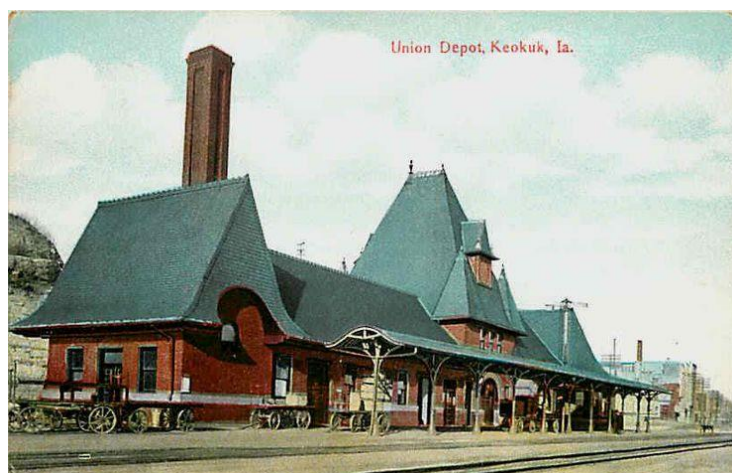
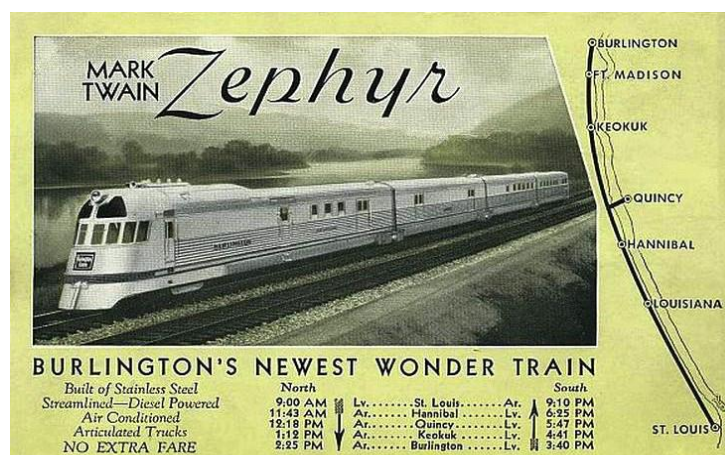


Passenger Rail

The City of Keokuk does not have its own passenger rail station. The closest Amtrak station is 18 miles to the north, in Fort Madison. This provides Iowa's sole direct access to the Amtrak's Southwest Chief line, which extends from Chicago to Los Angeles, passing through Kansas City and Albuquerque along the way. Further to the north, there are two stations within 50 miles that provide access to the California Zephyr line, which travels from Chicago to San Francisco, and passes through Omaha, Denver, and Salt Lake City. Those are in Burlington (38 miles) and Mount Pleasant (42 miles). Finally, there are two stations within 50 miles that provide access to the Illinois Zephyr line, traveling from Chicago to Quincy. These are at Macomb (41 miles to the east), and Quincy (35 miles to the south), which is that line's western terminus.

Historically, Keokuk had its own passenger station at the Union Depot, which operated from 1891 to 1967. During this period, one of its busiest passenger routes was the Mark Twain Zephyr, traveling from Burlington, Iowa, south to St. Louis, and operated by the Chicago, Burlington & Quincy Railroad. Another was the Zephyr Rocket, a joint venture between the CB&Q and the Rock

Island line (Chicago, Rock Island & Pacific), connecting Minneapolis and St. Louis. Located immediately south of Downtown, the building still stands today, and is included on the National Register of Historic Places. A nonprofit group called the Keokuk Union Depot Foundation has been actively working with the City to restore this Late Victorian era building for a future reuse.



A Historic view of the Keokuk Union Depot

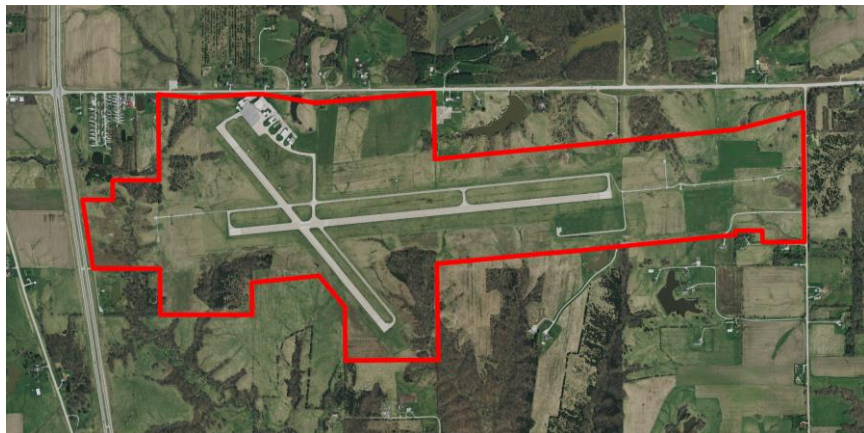


Present day restoration work at the Depot



Air Travel

The Keokuk Municipal Airport (EOK) is located just northwest of the City, with the north-south runway terminating just over 1 mile north of the City. It is classified as a General Aviation Airport, and does not offer commercial passenger service. The primary east-west runway is 5,000 feet (or approximately 1 mile) in length. The secondary north-south runway is 3,800 feet in length. The full airport property comprises 500 acres, bounded by Highway 61, 265th Avenue, and 340th Street, where the vehicle entrance is located.



The airport was first established in 1946, shortly after World War II. For the next four decades, the short north-south runway was the airport's primary runway. Then in 1986, the much longer east-west runway was added, which greatly increased the airport's size, and gave it a competitive advantage at the regional level. It was at this time that the City of Keokuk adopted an Airport Zoning Ordinance, to

protect the airport's runway and approach zones from obstacles (in the form of tall structures nearby).

While the land itself is owned by the City, the airport is operated by a private company called Lindner Aviation, under contract with the City. This company, which takes its name from the airport's founders, is overseen by a 5-member Airport Commission, whose members are appointed by the Mayor to 3-year terms. To guide future capital improvements and other relevant expenditures, the City is required to prepare a long range plan for the airport. The current plan calls for \$2.9 million to be spent on capital improvements through 2027. This includes items such as hangar maintenance and replacement, pavement rehabilitation, and purchase of snow removal equipment. Recent improvements have included technology upgrades such as GPS, and the installation of runway lighting systems and Glide Slope equipment, to assist pilots with more precise altitude information on approach.

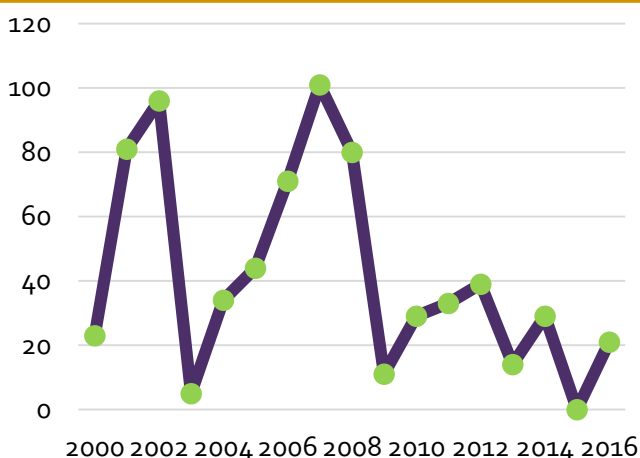


Transportation



The Keokuk airport is used primarily by single-occupant small planes and private jets. FAA data shows that fewer than 50 passengers typically board a plane at this airport each year, although exceptions periodically occur. In addition to flights with Keokuk as the destination or point of departure, many cross country pilots use it to stop and refuel. It also has one of the only plane maintenance shops available in the region, and there is an in-house Cessna plane that is used for both flight training and private rentals.

EOK PASSENGER ENPLANEMENTS, 2000-2017



Source: Federal Aviation Administration (FAA)

There are two other small public airports within 20 miles of Keokuk – the Fort Madison Municipal Airport, and the Kahoka Municipal Airport in Missouri. The former has a 4,000-foot paved runway, while the latter only has a short grass runway. There are two Commercial service airports that are roughly 30 miles away, in Burlington and Quincy, and offer connections to several nearby Midwestern hubs. The commercial flights at these airports are subsidized through the US Government’s Essential Air Service program, which is used to fund scheduled air service to communities that would otherwise not be profitable. Two major regional airports are within 100 miles of Keokuk, in Peoria and Moline, Illinois, respectively.

NEARBY PUBLIC AIRPORTS

Name	Location	Airport Type	Longest Runway	Distance from Keokuk
Kahoka Municipal Airport (OH7)	Kahoka, MO	Other Public-Use Airport	2,680 Ft.	15 miles
Fort Madison Municipal Airport (FSW)	Fort Madison, IA	General Aviation	4,000 Ft.	16 miles
Southeast Iowa Regional Airport (BRL)	Burlington, IA	Commercial Service, Non-Primary	6,701 Ft.	28 miles
Quincy Regional Airport (UIN)	Quincy, IL	Commercial Service, Primary	7,098 Ft.	32 miles
Macomb Municipal Airport (MQB)	Macomb, IL	General Aviation	5,100 Ft.	38 miles
Kirksville Regional Airport (IRK)	Kirksville, IL	Commercial Service, Non-Primary	6,005 Ft.	63 miles
Quad City International Airport (MLI)	Moline, IL	Commercial Service, Primary	7,098 Ft.	84 miles
Peoria International Airport (PIA)	Peoria, IL	Commercial Service, Primary	10,104 Ft.	90 miles
St. Louis Lambert International Airport (STL)	St. Louis, MO	Commercial Service, Primary	11,019 Ft.	124 miles
Des Moines International Airport (DSM)	Des Moines, IA	Commercial Service, Primary	9,003 Ft.	139 miles
Chicago O'Hare International Airport (ORD)	Chicago, IL	Commercial Service, Primary	13,000 Ft.	210 miles

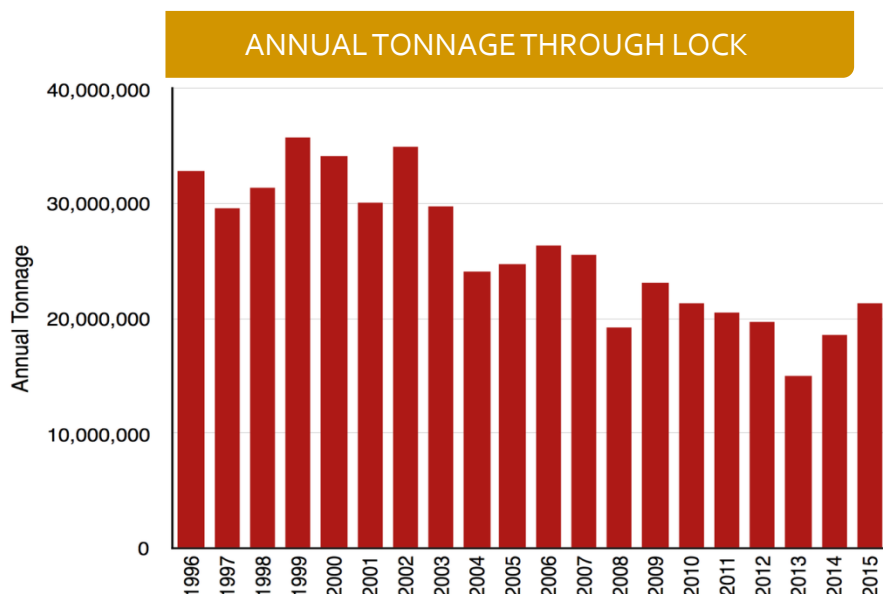


River Travel and Barge

The US Army Corps of Engineers owns and operates the lock portion of Lock and Dam No. 19. While a lock has been present here since 1913, the present day lock was completed during a reconstruction and enhancement project, between 1952 and 1957. The lock is 1,200 feet long, and 110 feet wide. When boat traffic passes through, it has a vertical lift of 38 feet. Its large dimensions allow it to handle a full-length tow of barges. Because the lock's south entrance is only 300 feet from the Keokuk Rail Bridge, the bridge's swing span is regularly left open, closing only when a train is ready to cross.



Lock and Dam No. 19



Source: US Army Corps of Engineers

In 2015, over 20 million tons of freight passed through this lock, although the annual total has decreased over the past two decades. To the north, the closest river lock is at Lock & Dam 18, which is 46 river miles to the north, just beyond Burlington. To the south, the nearest lock is at Lock & Dam 20, near Canton, Missouri. There are three locks between Keokuk and Davenport, and six between Keokuk and St. Louis.

There are several barge terminals in the Keokuk area. Roquette operates two separate terminals. Directly adjacent to its manufacturing facility, the Roquette America, Inc. terminal is primarily used to deliver corn gluten feed to the plant, and can handle one barge at a time. Further down the river, the Roquette America Services terminal is mainly used to deliver fuel resources such as coal, steel, and coke. It can handle two barges at a time, and has storage capacity for 90 barges. North of Keokuk, there is a terminal operated by Hendricks River Logistics, LLC. It is principally used for loading coal, brought in on BNSF rail cars. It can handle one barge at a time, and has enough storage space for 80 barges at a time, and 123 rail cars at a time. Across the river and just to the south, the Ursa Farmers Co-Op operates a barge terminal in the City of Warsaw, attached to a large grain elevator. This is the only nearby facility on the Illinois side of the river.



There are three locations in Keokuk where private individuals can access the river by boat, two of which are open to the general public, while the third is a privately owned facility. Recreational boating is limited to either side of Lock and Dam No. 19, as the lock is only used for the movement of commercial barges, unless a prior arrangement is made.

The two public facilities are both located to the south of the lock, accessed from Mississippi River Drive. Each of these lie within Hubinger Landing, which is part of the City's parks system. At the far south end is the municipal boat ramp, which is a paved platform extending from a parking lot. Further to the north is a shallow inlet accessed from a shallow drive, which can be used to float small boats and canoes.



Municipal Boat Ramp, Hubinger Landing

The Keokuk Yacht Club maintains a marina on its property, which is located 2 miles north of the lock. This is a private club, and general access to the river is restricted to club members, although visitors can pay a nightly fee to dock their boat at the marina.

U.S. COAST GUARD - KEEPING THE MIGHTY MISSISSIPPI SAFE



Keokuk is home to a U.S. Coast Guard Station within the Guard's 8th District, Sector Upper Mississippi River. The 15-member crew of this station is responsible for patrolling a 322-mile stretch of the river between Clinton, Iowa and Alton, Illinois, using a 65-foot long river tender boat called the USCGC Scioto. Originally built in 1962, the Scioto received a major upgrade in 2011, including the replacement of its engines and enhancement of its propulsion and firefighting systems.

The Coast Guard regularly works with the Army Corps of Engineers and the Iowa Department of Natural Resources in sharing data and coordinating operations in the Keokuk area. They also work with the Keokuk Fire Department in coordinating river rescues.





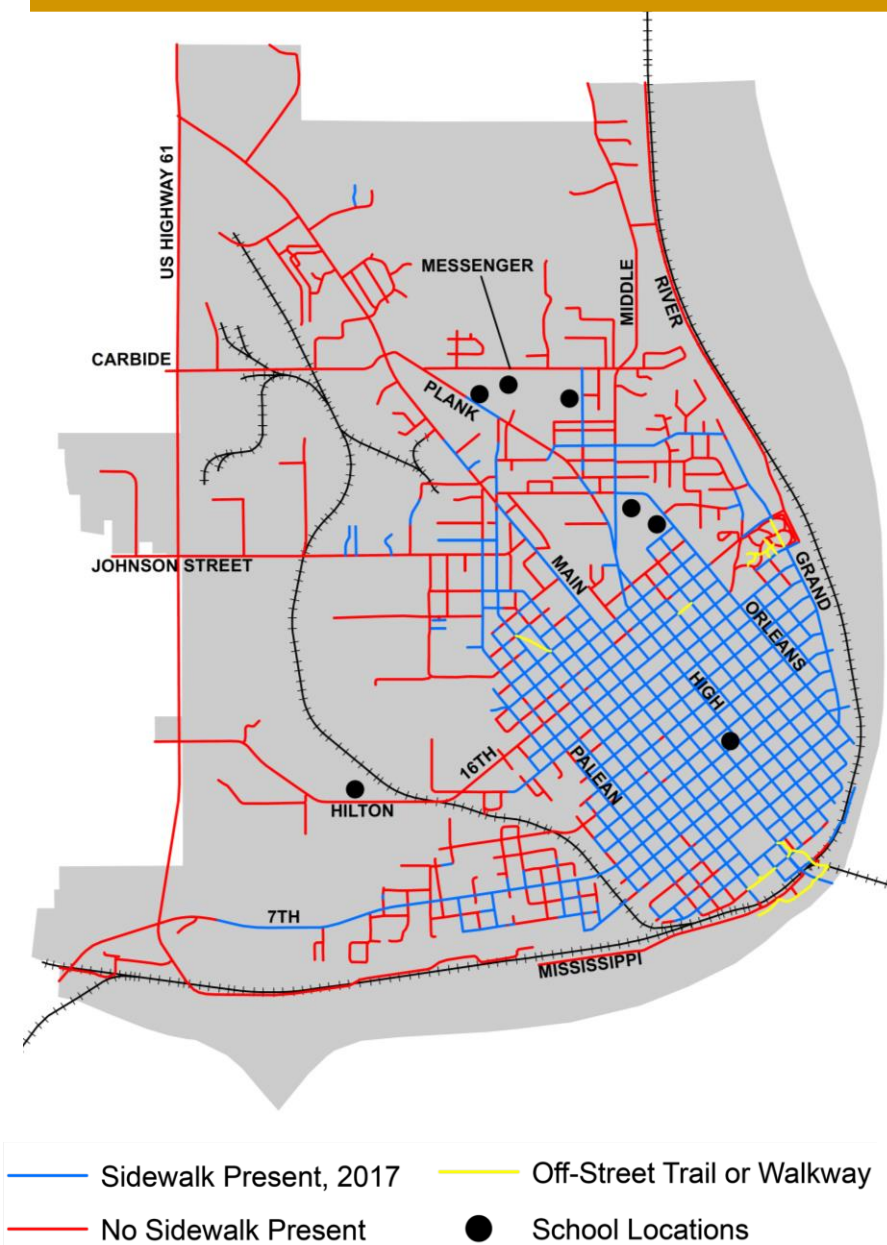
Pedestrian and Bicycle Connections

Accessibility for bicyclists and pedestrians, including those with disabilities, is an important factor to consider when assessing the performance of a community's transportation network. Sidewalks and trails serve not only as a recreational resource, but an active transportation link that connects residents with jobs and shopping opportunities. The map below highlights the currently inventory of sidewalks present in the City of Keokuk. For all of the street segments in the City, blue lines indicate that a sidewalk is present on at least one side of the street. Red lines indicate that no sidewalks are present on either side. Lastly, yellow lines highlight the presence of off-street trails and walkways.

The map does not take the physical condition of individual sidewalk segments into account – it only notes which streets have an already established sidewalk right-of-way present. Thus, while some areas of the City may have plentiful access to sidewalks, some of these may be in poor physical condition.

The older, core neighborhoods of the City (largely developed prior to 1900) have sidewalks present on nearly every street segment. In contrast, the more recently developed subdivisions on the north and west sides have very few, if any, sidewalks present, even on major arterial streets, which provide critical access to major employers and retail stores. Thus, overall pedestrian mobility is greatly constrained in these parts of the City.

CITYWIDE SIDEWALK INVENTORY (2017)



Transportation



Pedestrian connections are especially important in the vicinity of schools. In 2012, active measures were taken to address the lack of sidewalks by Hawthorne Elementary School, on the City's far north side. A Safe Routes to School Plan was developed, and based on its recommendations, over 1 mile of new sidewalks were added to strategic sections of Middle Road, Boulevard Road, and Decatur Street. This provides a direct connection between Hawthorne and the Middle/High School complex, and feeds into other sidewalks to the south.



'Safe Routes to School' Sidewalk



Missing sidewalk connection by apartments

It is notable that no sidewalks are present along Johnson Street Road, a prominent east-west arterial street traveling between Main Street and the US 61 Bypass. Along this stretch is a dense cluster of multi-family housing, comprised of 3 separate apartment complexes, and containing a total of 145 units. A similar situation occurs on Washington Street between Belknap Boulevard and Plank Road, with a total of 102 apartment units in this area.

The Mississippi River Trail (MRT) is a signed bicycle route that extends from Downtown Keokuk to Montrose, primarily along River Road and Grand Avenue. It is a share-the-road facility, without dedicated bike lanes. This particular segment is intended to eventually be part of a continuous 10-state corridor that follows the Mississippi River on both sides.



Riverfront trail at Victory Park

As of 2017, there are very few off-road trails present in the City of Keokuk, almost all of which are located within City parks.. The lengthiest cluster of trails is found in the riverfront area near Downtown. One segment extends 0.4 miles along the riverfront itself, while another section serves to connect this piece with Downtown, by meandering up the bluff through Gateway Park. A *Trails Master Plan* was established by the City in 2010, to guide further development of trails citywide.



Housing & Neighborhoods

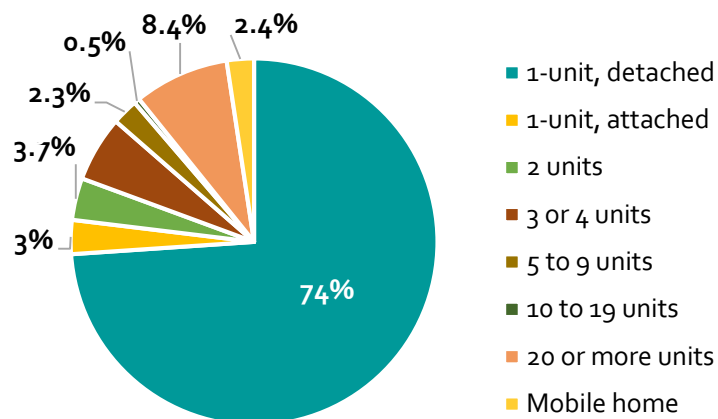
The quantity, quality, and specific characteristics of a City's housing stock can tell a lot about the overall status of the community as a whole. If the supply of quality, desirable housing units has not kept pace with demand, this will have a ripple effect on the City's economy, and the ready availability of workers for local employers. If much of the homes are in poor condition or otherwise seem outdated, this will turn away a certain segment of prospective homebuyers. The comparative supply of owner-occupied and rental units is also important to keep track of, including the status of some rental properties that may only be available to a certain segment of the total population. The following is an assessment of the existing housing stock in Keokuk, and general trends that were observed.

Housing and Neighborhoods



Housing Types

According to 2015 American Community Survey estimates, 3/4 of all housing units in Keokuk are single-family detached homes. Another 13% are in structures containing two to four units, including duplexes. Around 11% are in structures with more than four units, falling into the category of 'multi-family housing'.



Below is a sampling of the housing types present in Keokuk, using specific examples for illustration.



1-unit, detached

S. 9th St.



1-unit, attached condominiums

Carriage Green Estates



2 units

Two-family conversion, Concert St.



4 unit apartment building

Cleghorn House, 2nd St.



5 to 9 unit apartment building

8 units, High St..



10 to 19 unit apartment complex

Highland Apartments, Washington Ave.



*20 or more unit
apartment complex
Hotel Iowa, Main St.*

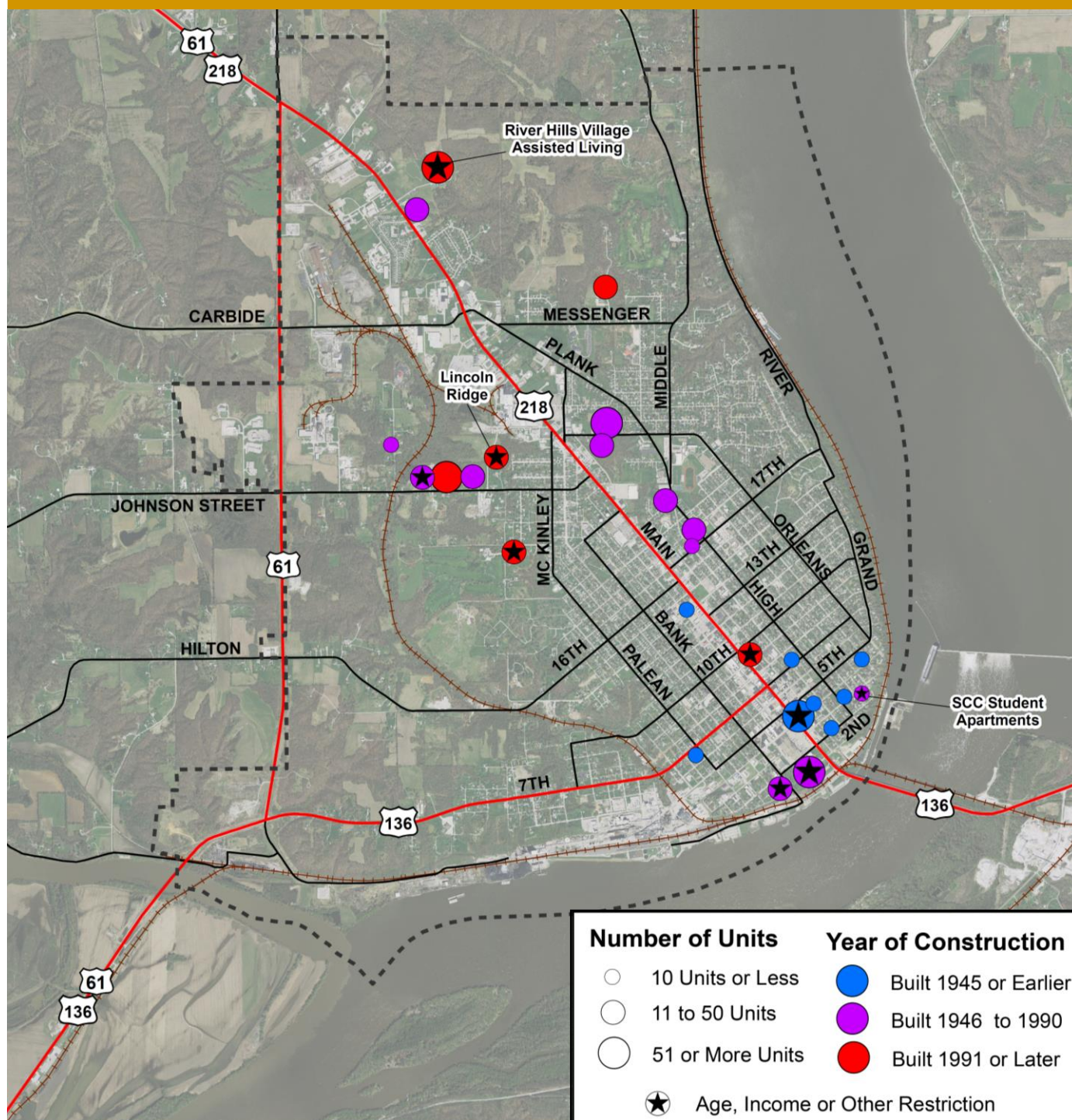


*Mobile home
Hocker Estates
N. Main St.*

Housing and Neighborhoods



MULTI-FAMILY HOUSING INVENTORY, 2017



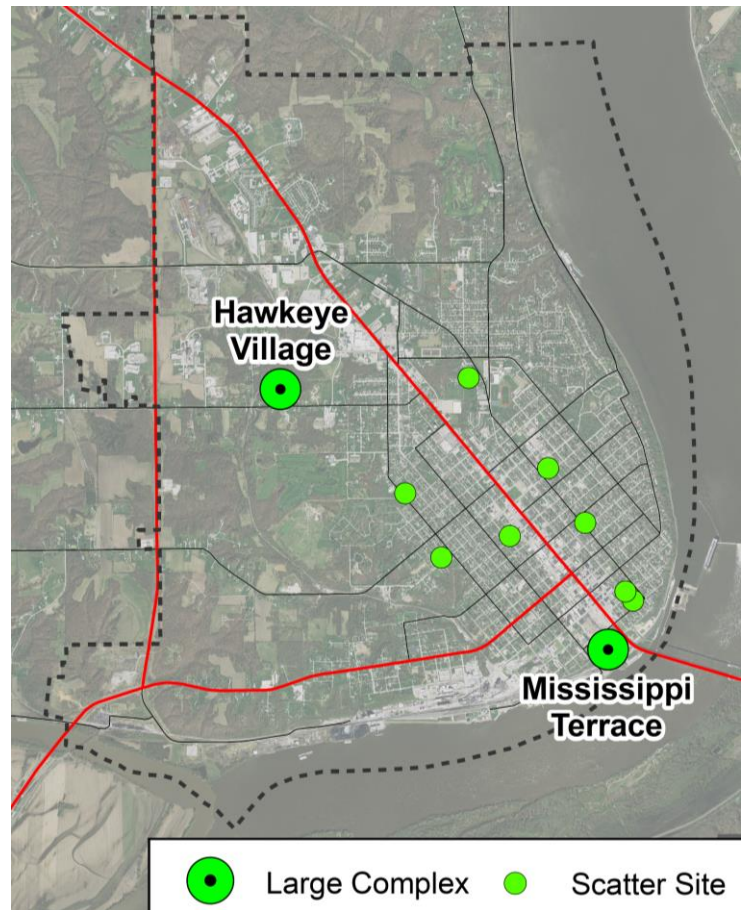
The above map displays the citywide distribution of multi-family housing complexes, displayed by size, age, and restriction status (if applicable). Such restrictions include age (i.e. senior housing/assisted living) and income (i.e. Keokuk Housing Authority). This does not include four-to-six family conversions of older single-family homes, or downtown upper story units above commercial. The map indicates several notable geographic clusters, as well as other areas where there are little to no multi-family options at all.

Housing and Neighborhoods



Keokuk Housing Authority

The Keokuk Housing Authority (KHA) is an entity that was established in 1972, through funding by the U.S. Department of Housing and Urban Development (HUD). Its purpose is to provide temporary housing for individuals and families with low income or no income, in order to assist them in attaining greater self-sufficiency. At the time a resident moves in, 30% of their rent is subsidized, and this amount decreases the longer they stay in that unit. KHA technically functions as an arm of the City, although it is self-funded and operated. It has a staff of 9 employees, including 4 maintenance personnel. It is also governed by a 5-member board, 2 of whom are required to be a resident of one of their facilities.



Keokuk Housing Authority properties



Example of KHA scatter site

KHA maintains 195 public housing units in facilities that it owns and manages, and also offers 171 housing vouchers at any given time. These vouchers can be used at any other rental unit in the City, with the exact location based on the choice of the applicant.

Of the properties the Housing Authority maintains, two of these are larger complexes. Mississippi Terrace is a 6-story tower located near the riverfront, with a total of 145 single-bedroom units. These are restricted to individuals aged 50 and over, with a preference for those who also have some form of disability. Hawkeye Village is a 33-unit apartment complex on Johnson Street Road, with a mixture of 2 and 3-bedroom units. In addition to the 2 large complexes, there are 17 'scatter sites' distributed evenly throughout the community. These include 1 to 3 units per building, and no more than 3 units per site.

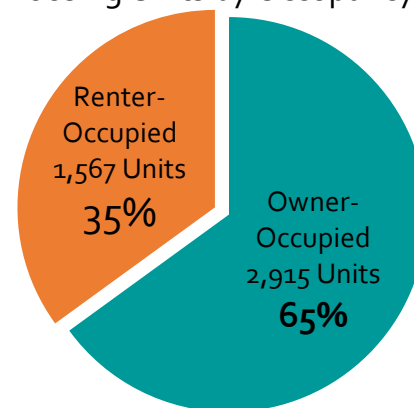
Housing and Neighborhoods



Occupancy Characteristics

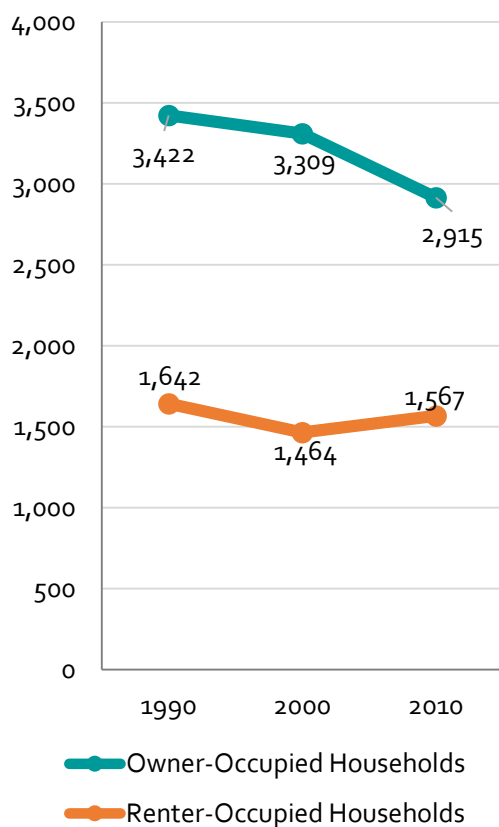
In 2010, 65% of Keokuk's occupied housing units were owner-occupied, while the remaining 35% were renter-occupied. It is interesting to note that this value has changed considerably over the past two decades, fluctuating from 32% rental units in 1990, down to 31% in 2000, and then up to 35% in 2010. In comparison, the State of Iowa as a whole started with 30% rentals in 1990, and then sat still at 28% in both 2000 and 2010.

Housing Units by Occupancy - 2010



	Keokuk	Lee County	Iowa	United States
% Renter-Occupied, 2010	35%	25.9%	27.9%	34.9%
% Change in Total Units, 2000-2010	-6.1%	-3.6%	+6.3%	+10.7%
% Change in Owner-Occupied, 2000-2010	-11.9%	-5.4%	+5.9%	+8.8%
% Change in Renter-Occupied, 2000-2010	+7%	+1.7%	+7.3%	+14.2%

Change in Number of Units,
1990-2010



From 2000 to 2010, the total number of household units in Keokuk decreased by 6%, roughly the same pace as the preceding decade. When split into occupancy types, the trends vary significantly. While both types saw a decrease in the 1990s, from 2000 to 2010, the number of owner-occupied units decreased by 12%, while the number of renter-occupied units *increased* by 7%, which represents a numerical increase of 103 units. Given that only few new multi-family units were constructed during that decade, it can be inferred that this is the result of older units changing status from owner-occupied to renter-occupied within that period.

It should be noted that in 2010, despite the pronounced increase, Keokuk's percentage of renter-occupied units was largely consistent with other cities in the region, which all fell between 30 and 40%, except for Macomb, which is home to Western Illinois University.

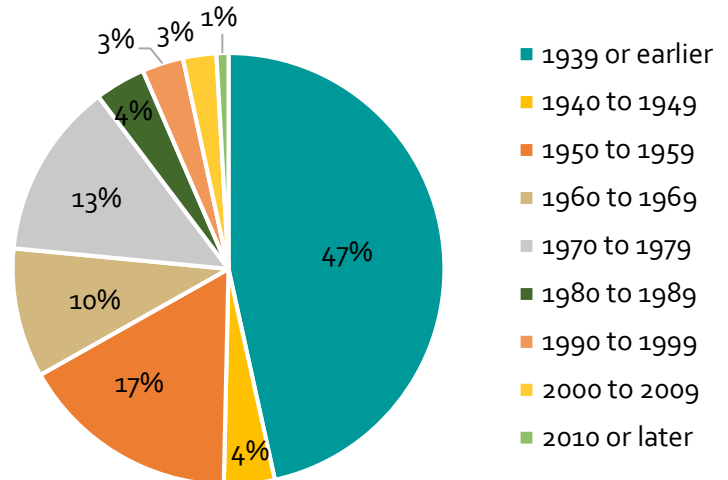
Housing and Neighborhoods



Housing Age

According to 2015 estimates from the American Community Survey, nearly half of Keokuk's housing units were built prior to 1950. In contrast, for the State of Iowa as a whole, that period only accounts for one-fourth of its housing units. At the other end of the age spectrum, only 7% of Keokuk's housing units were built after 1999, compared to one-fourth for the State as a whole. For Keokuk, this paints a very lopsided figure, with a disproportionately high share of very old housing, and very little new homes built in the last three decades. This is not entirely inconsistent with the surrounding region as a whole, as Burlington and Fort Madison both have similarly high percentages for Pre-World War II housing.

YEAR STRUCTURE BUILT – Percent of All Units

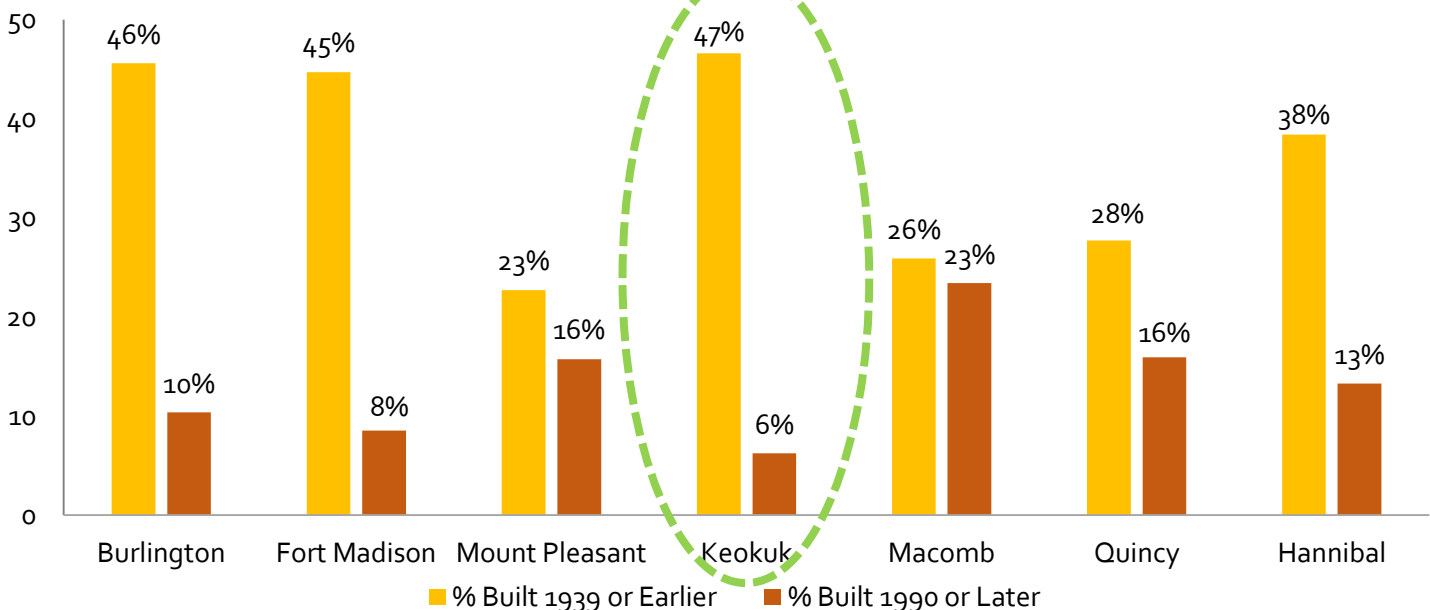


YEAR STRUCTURE BUILT - COMPARISON

	1939 or earlier	1940 to 1969	1970 to 1989	1990 or Later
Keokuk	46.6 %	30 %	17 %	6.5 %
Lee County	37 %	27.3 %	22.2 %	13.5 %
State of Iowa	26.5 %	26.9 %	22 %	24.5 %

However, Keokuk is unique in its high amount of very old *renter-occupied* units, with 45% of them built prior to 1940. This is the highest percentage for any Iowa municipality of over 5,000 people.

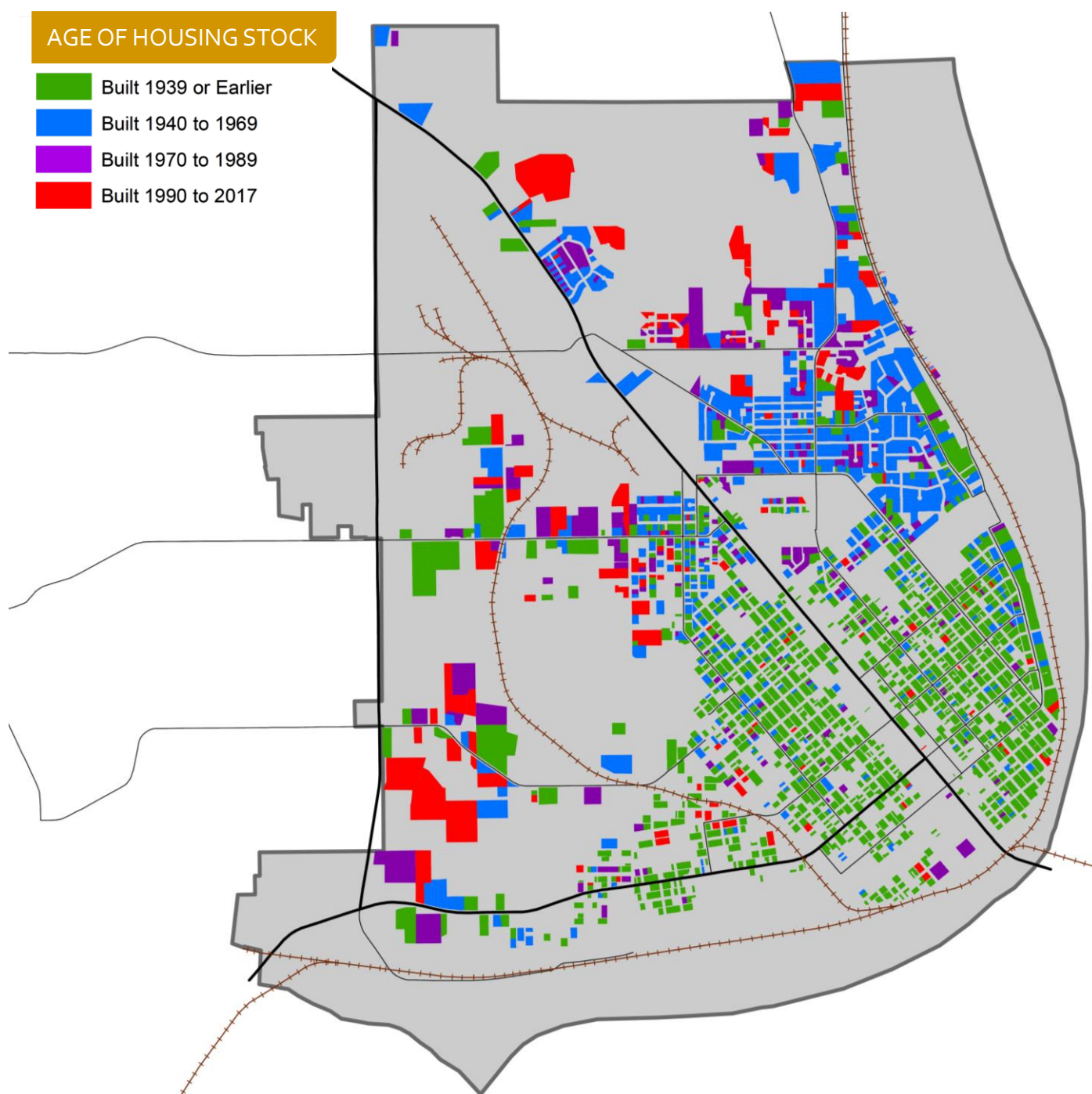
REGIONAL COMPARISON
Oldest and Newest Housing Units



Housing and Neighborhoods



While the preceding figures tend to reflect poorly on Keokuk's overall housing situation, it is important to note the age of housing varies considerably from one neighborhood to another. The most obvious distinction can be made between the northern and southern halves of the City – the same two sections that were profiled based on recent population change in 'Population Demographics' section of this document. The City's older neighborhoods are overwhelmingly comprised of pre-World War II housing, while much of the housing in the City's northern half was built between 1950 and 2000.



Housing and Neighborhoods



Housing Value

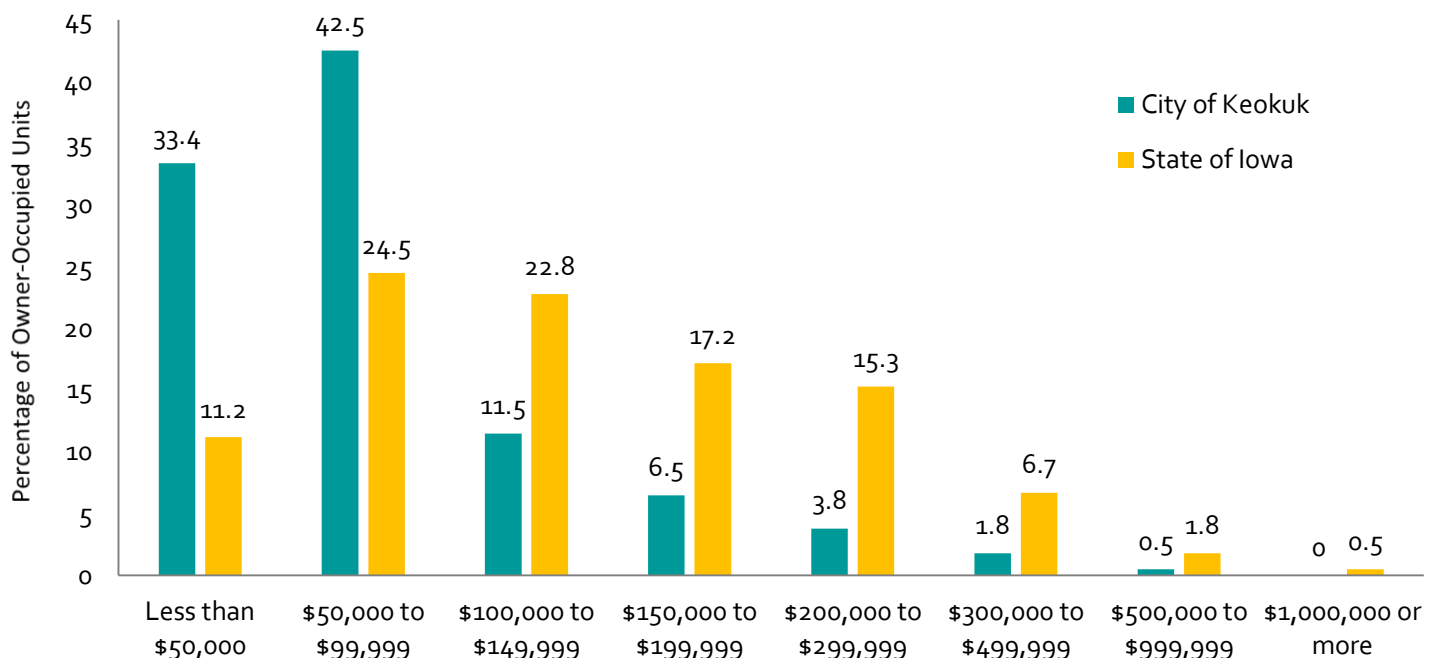
The housing variables of age and value are often closely correlated, particularly in a community with a predominantly blue collar workforce and low median income. The oldest housing tends to lose its value due to an inability of lower income households to afford the necessary repairs that come with age.

According to 2015 American Community Survey estimates, the median value for an owner-occupied home in Keokuk is \$66,000. This is roughly half of the median value for the State of Iowa as a whole (\$129,200). In addition, one-third of owner-occupied homes in Keokuk are valued at less than \$50,000, while only 11% of the State's overall housing falls under that threshold.

	Keokuk	Lee County	Iowa	United States
Median home value	\$66,000	\$85,400	\$129,200	\$178,600
Percent of housing units valued at under \$50,000	33.4%	23.1%	11.2%	9.1%
Median gross rent	\$542	\$577	\$697	\$928
Median household income	\$33,608	\$43,312	\$53,183	\$53,889

The graph below compares the percentage of housing units that fall into each of eight value brackets, for the City of Keokuk and the State of Iowa as a whole. An alarming three-quarters of Keokuk's housing units are valued at under \$100,000, compared to just over a third for the full State.

HOME VALUE COMPARISON BY RANGE (2015)



Housing and Neighborhoods



A similar trend is apparent for renter-occupied households. Over 40% of Keokuk's rental units have a gross rent of under \$500, compared to other 20% for the State of Iowa as a whole. At the opposite end, only 3% of Keokuk's rental units have a gross rent of over \$1,000, compared to 17% for the full State.

GROSS RENT COMPARISON BY RANGE

(2015)



Compared to other cities in the surrounding region, Keokuk has the lowest value for both median home value and median gross rent. Among those cities, there is noticeably more variety with home value than gross rent.

REGIONAL COMPARISON

Median Home Value



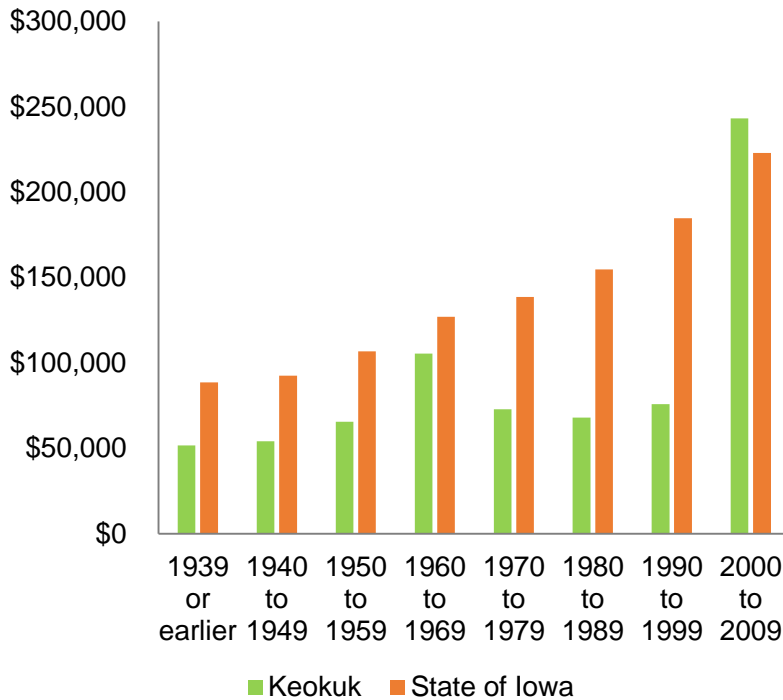
Median Gross Rent



Housing and Neighborhoods



MEDIAN HOME VALUE BY YEAR OF CONSTRUCTION



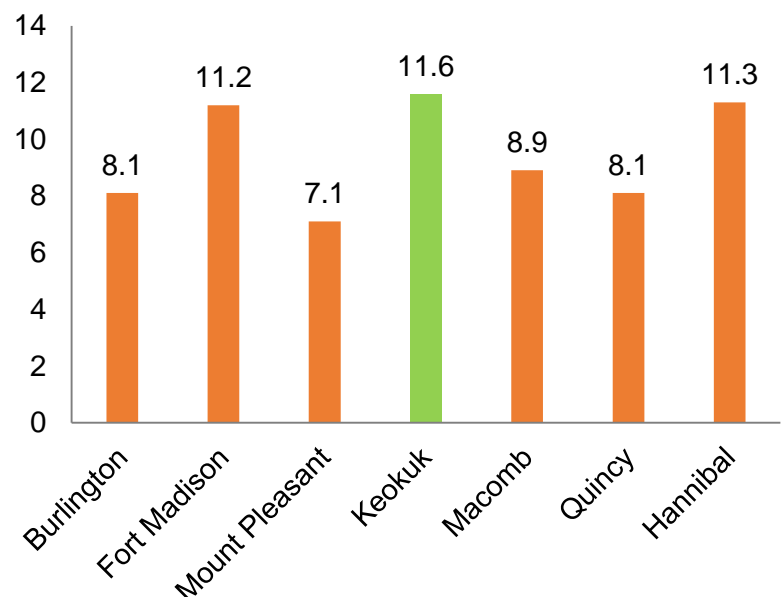
The graph at left further illustrates the earlier point about housing value and age being strongly correlated. It compares the average value of a home from each period of construction, between Keokuk and the State as a whole. While the values for the State rise gradually and incrementally over time, those for Keokuk peak at the 1960s, before decreasing again over the next three decades. A sharp increase for the 2000s indicates that most new housing is being built for higher-income households, and there are fewer new units available that are accessible to the City's average income household.

Housing Vacancy

With such a high number of older dwellings present in the community, following several decades of economic decline, it is no surprise that Keokuk would have a sizable amount of vacant housing units present in the community. The 2010 Census counted 589 such units, 41% of which were for rent, and another 12% of which were for sale. Another 9% were rented or sold but not presently occupied, and 6% were for seasonal or recreational use. The remaining 33% (a total of 195 units) were unclassified. It is likely that these represent long-term vacancy, including dilapidated structures.

The vacant units accounted for 12% of Keokuk's total supply of housing. This is the highest value in the surrounding region, although Fort Madison and Hannibal have values that are nearly as high.

REGIONAL COMPARISON
% Vacant housing units





Demolition as a Neighborhood Revitalization Tool



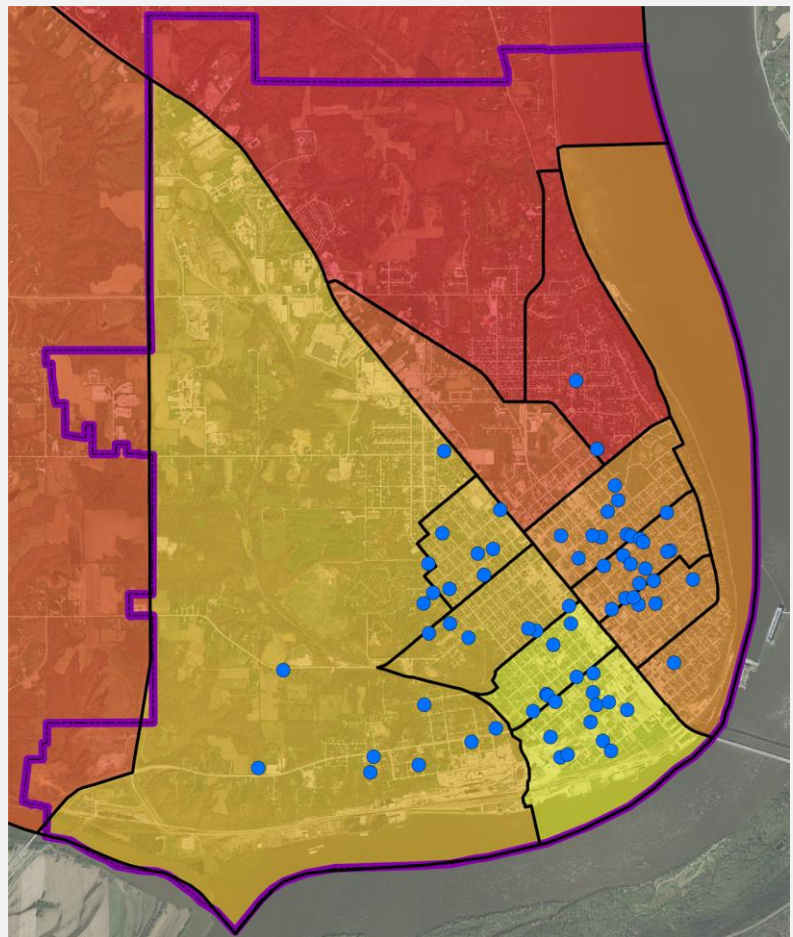
The City of Keokuk recognizes the negative impact that abandoned and dilapidated homes has on an otherwise healthy, vibrant neighborhood. Over the past 5 years, the City has demolished over 70 such dwelling structures, along with numerous garages and accessory structures that had fallen into disrepair. In

addition to the direct health and safety benefits to neighboring residents, removing these structures helps pave the way for infill development and neighborhood aesthetic improvements.

MEDIAN HOME VALUE (Census Block Group)

- Homes Demolished, 2013-2017
- \$31,000 to 45,000
- \$45,001 to 55,000
- \$55,001 to 65,000
- \$65,001 to 100,000
- \$100,001 to 133,000

The map at right highlights each individual home demolition, displayed on a backdrop of median household income, shown at the Census Block Group level. Removing these low-value structures can enhance the area's median income on its own, but the value of infill housing built in their place will have an even greater impact, so that these older neighborhoods can once again be on par with the more recently developed residential areas on the City's north side.



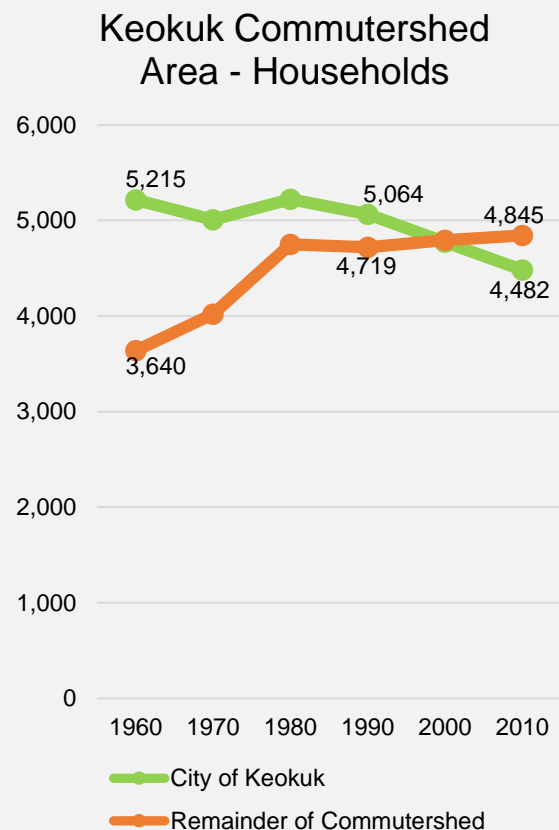


Housing Growth Outside the Community

In assessing changes in the housing stock of Keokuk over time, it is important to consider the dynamics occurring in the surrounding area. The 'commutershed area' referenced in the table and graph below is the same outlined in Chapter 'Population Demographics', including a total of 12 Townships and encompassing the Cities of Keokuk, Hamilton, Warsaw, Montrose, Alexandria, and Wayland.

	% Change in Number of Occupied Units, 1960-2010	Total Change in Number of Occupied Units, 1990-2010	Median Home Value, 2015	Median Household Income, 2015
Keokuk Commutershed Area	+5.3%	-456	n/a	n/a
City of Keokuk	-14.1%	-582	\$66,000	\$33,608
Remainder of Commutershed	+33.1%	+126	n/a	n/a
Jackson Township, Iowa	+61.4%	+155	\$131,700	\$46,667
Montebello Township, Illinois (includes City of Hamilton)	+59.8%	-10	\$102,600	\$50,524
City of Warsaw, Illinois	+8.3%	-19	\$72,100	\$46,827

This data clearly illustrates that the City of Keokuk has been losing ground as the surrounding areas (which are economically dependent on it) continue to grow. The economic variables suggest that this growth is being fueled by a flight of moderate and higher-income households from Keokuk. The long-term 50-year trajectory shows that the Hamilton, Illinois area had a very sharp increase in households between 1960 and 1990, but then quickly leveled off. On the other hand, Jackson Township has continued to show steady growth all the way through 2010, indicating that housing growth remains strong in the rural areas immediately outside of Keokuk in Lee County. Additionally, its median home value is nearly twice that of Keokuk.





Parks & Recreation

Quality public parks and recreational facilities are an essential component of a healthy community. Their benefits are numerous – physical fitness, access to nature, a place for children to play, and much more. It is important that these resources are safely and comfortably accessible to the local population, or else they will go underutilized and underappreciated. Attention must also be adequately paid to their regular upkeep and maintenance, as well as public preferences for the types of specific amenities that are provided. The following is a summary of the existing park and recreation facilities in the City of Keokuk.



City of Keokuk Parks System

The City of Keokuk owns and maintains 15 City Parks – 14 of which are within city limits, while the other (Joyce Park) is located in unincorporated Jackson Township. The total acreage of parkland is 175 acres. A summary of each of these parks is included on the following pages.

Rand Park

At 57 acres, Rand Park is Keokuk's largest park. It has long served as one of the city's most popular spaces for outdoor recreation and public events. It features a prominent view of the Mississippi River on its east end, where the statue (and grave) of Chief Keokuk is located.

Among the many amenities offered in this park are an outdoor entertainment pavilion, picnic shelters, playground equipment, a flower garden and gazebo, tennis and basketball courts, and a disc golf course. The flower garden and gazebo may be rented for weddings at a charge of \$30. The Orleans Building can be rented out as well, with reservations made through City Hall. Each November and December, the park features an extensive holiday-themed display called City of Christmas. In 2017, a new replacement playground was installed, and several roads within the park were resurfaced with red brick permeable pavers.



Joyce Park

The 54-acre Joyce Park is located just outside city limits, off of Highway 61. The original Joyce Park was located along North Main Street, near the present location of Tolmie Park. It was relocated to the present site in the early 2000, at the expense of the commercial developer that had purchased the former park property. It presently features baseball and softball fields, which are used extensively by Keokuk High School teams. Future plans for the rear of the property include soccer fields and a new equestrian facility for the Keokuk Saddle Club.



Parks and Recreation



Playgrounds for All – A Community Effort

In 2017, a new handicap accessible facility called Bentley's Playground was installed in Tolmie Park. It was named for a local child with cerebral palsy who inspired residents to start a fundraising campaign for the playground (K-PLAY). It is intended to serve the unique needs of children with disabilities, including those using a wheelchair.



Tolmie Park

Located off of Plank Road, 24-acre Tolmie Park features a variety of amenities, including tennis courts, a picnic area, a skateboard ramp, a roller hockey rink, a Remote Control race track, and playground equipment. Tolmie Park is also home to the Keokuk Aquatic Center, the city's public swimming pool, which is open from early June through early September.



Kilbourne Park

Kilbourne Park occupies two square blocks of land on the city's southwest side, bounded by Bank, 19th, Timea, and 20th Streets. It is centrally positioned within Kilbourne's Addition, a residential subdivision platted in the mid-1800s, and named for David Kilbourne, a prominent citizen of the time. At 4.5 acres in total, this park includes picnic areas, a basketball court, several playground areas, and a plentiful amount of open green space.



Tumelty Park

Much of Tumelty Park is occupied by a lighted ball field, complete with bleachers, a concession booth, and restrooms. This facility is available for holding organized ball games and tournaments. Tumelty Park also features a basketball court, positioned behind the ball field near the corner of High and 17th Streets. The park is within walking distance of the Middle and High Schools.



Parks and Recreation



Riverview Park

As its name suggests, the 6.8-acre Riverview Park sits on top of the bluff, overlooking the Mississippi River below. It is adjacent to the Mississippi Terrace apartments, and the Keokuk Union Depot lies just below the bluff. This park features a shelter, playground area, horseshoe pits, and several extensive walking paths, including one which connects across from Johnson to Bank Streets.



Victory Park

Victory Park was first established in 1934, at a strategic location along the riverfront, within walking distance of Downtown Keokuk. At 5 acres in total size, it is home to the George M. Verity riverboat museum, and also features playground equipment, access for river fishing, and an RV hook-up area. A large new shelter house (along with restrooms) was installed in 2016. Finally, a 2,000-foot paved trail extends along the river for full length of the park.



Each August, Victory Park hosts the Rollin' on the River Bluesfest, with a bandstand under the highway bridge.

Gateway Park

Gateway Park occupies the land that was formerly used for the highway toll bridge approach. On the west side is a half-block area with a winding paved trail that descends the bluff from 2nd to 1st Streets. There is extensive landscaping of trees and flowers, as well as benches. To the east of 1st Street is the original toll bridge, now used for pedestrians only, which offers a full view of the lock and dam structures. Restrooms now occupy the toll booth building.



Hubinger Landing

This 6 acre stretch of riverfront land (named for prominent Keokuk industrialist J.C. Hubinger) is home to municipal camping sites, with RV hook-ups available for water and electrical service. A boat launch sits at the far south end, and the private South Side Boat Club is located within the larger Hubinger Landing area.



Parks and Recreation



Rees Park

This 4-acre park is located in the West K neighborhood, along 7th Street (Highway 136). It features a ball field with bleachers, a basketball court, playground equipment, and seasonal restrooms. Rees Park is greatly distinguished by the prominent stone pillars on both sides of 7th Street, with the park's name inscribed.



Bluff Park

Also in the West K neighborhood is the 4.5 acre Bluff Park, which, appropriate to its name, is located atop a bluff, and along a street called Park Street. It features a picnic shelter and playground equipment, and offers a panoramic view of the Mississippi River and the nearby Roquette facility.



Kiser Park

Kiser Park is located near the corner of Palean and 14th Streets. Much of this 2 acre park is occupied by a ball field, but it also includes a small basketball court, playground equipment, and seasonal restrooms.



Triangle Park

The name of this small park refers to its shape, as it lies between the diagonal intersection of Orleans and Grand Avenues. While it features a basketball court, a picnic area, and various other types of playground equipment, its most distinctive feature is the multi-colored 'rocket' slide positioned near the 3-way street intersection.



Sutton Park

Sutton Park is both Keokuk's smallest and newest park, positioned at the eastern terminus of Orleans Avenue. This location offers a close up view of the powerhouse at Lock and Dam No. 19, as well as the Mississippi River in general.



Parks and Recreation



Municipal Tennis Court

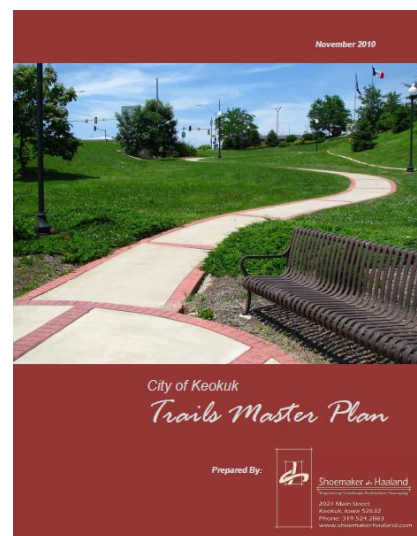
The City of Keokuk offers a standalone tennis facility at the corner of 5th and Fulton Streets, to the north of Downtown. It features two separate courts, which are available for use by the general public. It is ideally located in the peaceful setting of a quiet residential neighborhood.



Maintenance of all Keokuk city parks is the responsibility of the city's Public Works Department, through the Parks Division. Responsibilities include mowing, tree trimming, watering flowers and vegetation (as needed), as well as cleaning and monitoring the condition of playgrounds, shelters, and other recreational facilities.

Off-Road Multi-Use Trails

As of 2017, the off-road trails system in Keokuk is limited to several disconnected trails that are largely located within City parks, including Rand and Kilbourne Parks. The longest consecutive cluster of trails is located by the riverfront near Downtown. A trail extends along the riverfront in Victory Park, and connects via sidewalks to additional trails through Riverfront and Gateway Parks, including a portion which extends to the foot of the historic highway toll bridge. In 2011, the City of Keokuk worked with a private consultant to prepare the *City of Keokuk Trails Master Plan*, to guide the process of future trail development, and set priorities for trail routes.

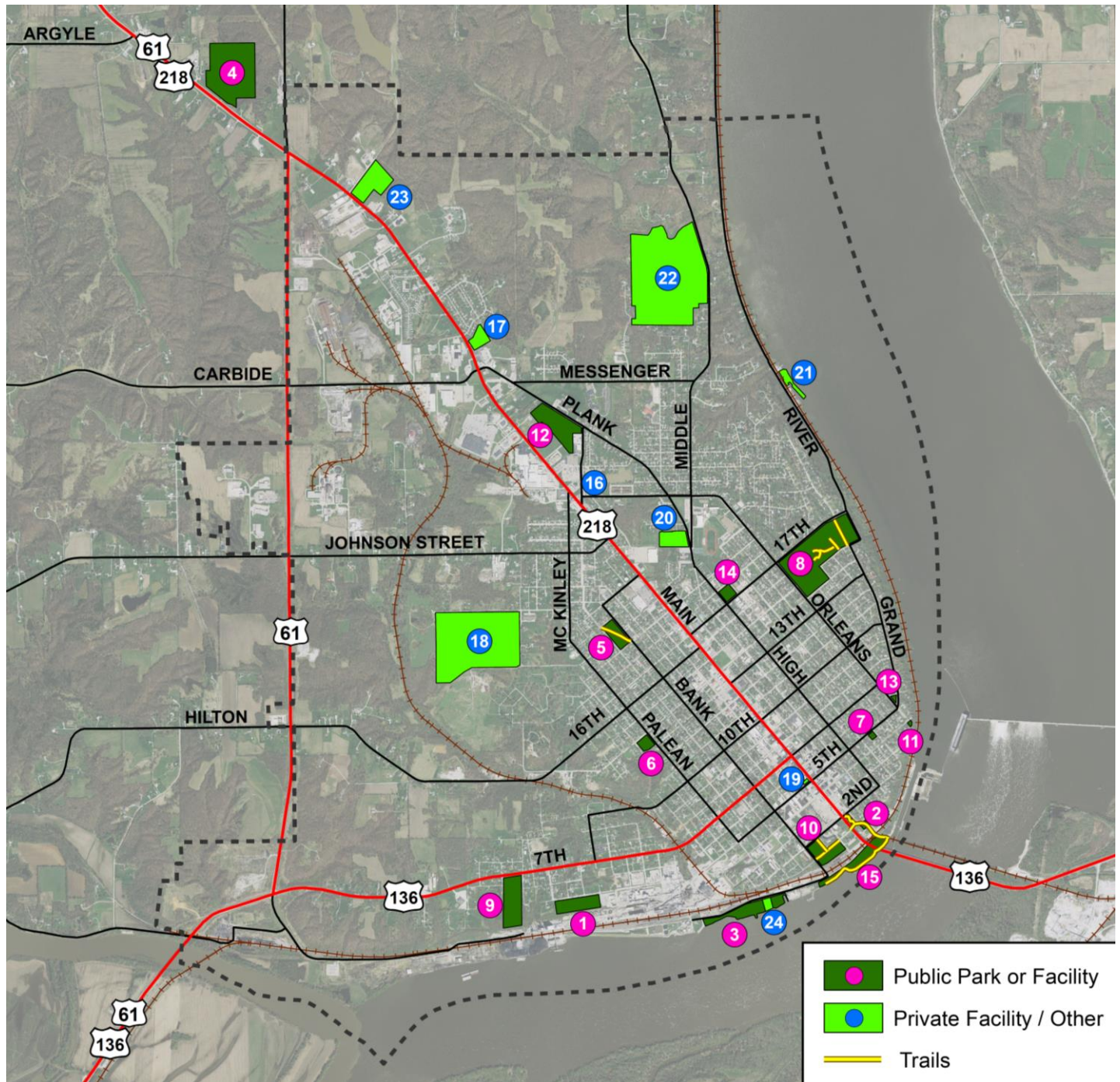


Keokuk Parks Foundation – Bringing Ideas to Fruition

In 2016, the Keokuk Parks Foundation was formed as a non-profit corporation, for the purpose of promoting and fundraising for improvement projects at Keokuk City Parks. An early achievement was obtaining funds to construct the Meierotto Shelter House at Victory Park. They also worked with a high school student group to resurface the tennis court at Tolmie Park. Another current goal is the establishment of a dog park in Keokuk. The Foundation also strongly advocates for the development of new trails throughout the city, particularly those that serve to connect individual city parks with one another.



Parks and Recreation



City Parks and Facilities

1. Bluff Park
2. Gateway Park
3. Hubinger Landing
4. Joyce Park
5. Kilbourne Park
6. Kiser Park
7. Municipal Tennis Court
8. Rand Park
9. Rees Park
10. Riverview Park
11. Sutton Park
12. Tolmie Park / Aquatic Center
13. Triangle Park
14. Tumelty Park
15. Victory Park

Private Facilities / Other

16. Anytime Fitness
17. Arrowhead Bowl
18. Elks Fairview Golf Course
19. Estes Park (County Park)
20. HoernerYMCA
21. KeokukYacht Club
22. Lake Cooper Event Center
23. McCredie Park – Little League
24. South Side Boat Club



Other Parks and Recreation Facilities

In addition to the 14 parks that are owned and maintained by the City of Keokuk, the City contains six privately operated facilities, and one that is maintained by Lee County.

Estes Park

Lee County owns and maintains this small pocket park in Downtown Keokuk, at the corner of Main and 5th Streets. It is directly adjacent to The Heritage Center, the county's senior center serving the Keokuk area. The park features a large wooden gazebo, benches, and extensive natural landscaping. It takes its name from the Estes House, which served as a government-run hospital during the Civil War.



Hoerner YMCA

The Hoerner YMCA is located on Plank Road, across from the middle and high school complex. It offers both indoor and outdoor recreational activities. Inside the building, there is a full-size gym, 2 racquetball/handball courts, an indoor pool, sauna rooms, weight rooms, various fitness equipment and machines, a dance studio, and a multi-purpose community room. Outside, there is a 3-acre open area that is used for soccer and flag football.



The current building was constructed in 1973, after the YMCA relocated from the Downtown area.

Membership to the YMCA is offered through either a monthly or yearly fee. The full YMCA is open daily from 5 AM to 7 PM, while schedules for individual organized programs vary. Access to the fitness facility is available 24 hours a day. The YMCA also offers a summer program for children in grade school, as well as a non-member discount for children to access the facility after school.

Elks Fairview Golf Course

Located on the west side of the city, this 9-hole golf course is owned and operated by the Keokuk Elks Lodge (#106 B.P.O.E.), whose lodge building is also located on the property, comprising a total of 65 acres. Originally opened in 1950, the golf course is primarily used by Lodge members, but is also the site of regular golf outing fundraisers for various local entities and organizations.



Parks and Recreation



McCredie Park

At the far north end of the city off of Main Street, McCredie Park is the home of the Keokuk Little League, run by a nonprofit organization. It features four full-size ball fields and one smaller field, along with a clubhouse/office building, concessions booth, and equipment shed. This was previously the site of a drive-in movie theater.



Keokuk Yacht Club

The Keokuk Yacht Club is a private club that serves boating enthusiasts from Keokuk and the surrounding area. Their facility includes a sheltered marina with dock space, the only such facility on the Mississippi River between Fort Madison and Quincy. It is located on the city's north side, with access from River Road, and is positioned along a narrow stretch of land between the river and the BNSF railroad tracks.



Visiting boaters can dock their boat here for a nightly fee, as well as refuel their boats with gas. South of the large clubhouse building (constructed in 1946) is a series of dockside cabins available for rent. These sit directly along the marina, with boat docks attached.



South Side Boat Club

The South Side Boat Club is a private, nonprofit club that was initially established in 1956 as a place for local citizens with a shared interest in boating and water recreation to gather. Their clubhouse is located with the city-owned Hubinger Landing park, near the municipal boat ramp. Membership is open to anyone for an initial fee. The Club is heavily committed to community involvement, regularly hosting fundraisers and benefits for various groups in Keokuk and the Tri-State area.



Arrowhead Bowl

Arrowhead Bowl is a privately owned and operated bowling alley located on Main Street, just north of Carbide Lane. The building was originally constructed in 1960. Open bowling is available daily from September through April, each year.





Lake Cooper Event Center – a Community Asset in Transition

The Keokuk Country Club was initially established in 1894, on land that was – at the time – well outside city limits, off of Middle Road. Today, the facility contains a 9-hole golf course (added in 1950), along with a swimming pool and tennis courts. With declining membership and insufficient revenue, the property was put up for sale in 2013. A local industry executive purchased the grounds and has since worked to facilitate its continued use, with the help of additional community members and sponsors. Now known as the Lake Cooper Event Center, it is primarily used as a space to rent for weddings (in the clubhouse). He intends to pursue the full reopening of the golf course as well.



Regional Recreation Opportunities

In addition to the recreational facilities available to them within city limits (both public and private), Keokuk residents have access to a multitude of recreational offerings in the surrounding region. The table below highlights ten separate facilities that are found within 25 miles of Keokuk, including several located in Hancock County, Illinois, and Clark County, Missouri. This includes city, county, and state-managed facilities, as well as those that are privately owned.

OTHER NEARBY RECREATION FACILITIES (WITHIN 25 MILES)			
Name	Operated By	Location	Distance From Keokuk
Montebello State Park	State of Illinois	Hamilton, IL	> 1 Mile
Hickory Haven Campground	Private	Jackson Township	1.75 Miles
Wildcat Springs Park	City of Hamilton	Hamilton, IL	2 Miles
Chatfield Park	Lee County Conservation	Jackson Township	2.5 Miles
Deer Run Golf Course	Private	Hamilton, IL	2.75 Miles
Heron Bend Conservation Area	Lee County Conservation	North of Montrose	10 Miles
Illiniwek Village State Historic Site	State of Missouri	North of Wayland, MO	11 Miles
Nauvoo State Park	State of Illinois	Nauvoo, IL	13 Miles
Lee County Fairgrounds	Lee County	Donnellson	18 Miles
Shimek State Forest	State of Iowa	West of Donnellson	24 Miles



Arts & Culture

A community that thoroughly invests in the arts is one that will leave a memorable and lasting impression on residents and visitors alike. Arts and cultural resources can help distinguish a thriving community from a stagnant one. And when a city embraces and promotes the things that make it distinct and unique, it has a strong advantage that makes it economically sustainable and robust in the long term. For a community of its small size, Keokuk has a lot to be proud of, in terms of unique, quality cultural amenities. And there are multiple efforts currently underway, which are sure to enrich the community to an even greater degree for future generations.



Visual and Performance Art

Grand Theatre

The Grand Theatre is a live performance venue serving Keokuk and the Tri-State area. The building is owned by the City of Keokuk and operated by the independent Grand Theatre Commission. A variety of organizations use the performance space throughout the year. It is notable for its Art Deco design, having been established in 1924 on the former site of the Keokuk Opera House, which was destroyed by fire. It was originally used as a cinema that showed popular films. After years of abandonment, it was fully restored in 1987.



Plaza Cinema

Located within the River City Mall in Downtown Keokuk, the Plaza Cinema is a 3-screen theatre that shows contemporary popular films. It originally started as a single-screen cinema in the 1970s, and is presently owned by Eisentraut Theatres, which also owns the Fox Theatre in nearby Fort Madison, Iowa.

Keokuk Arts Center

Housed in a rented space within the Keokuk Public Library building, the Keokuk Art Center is an art gallery operated by a private, non-profit organization. In addition to being a space for the public display of artwork, the Art Center also serves as an event space for art-related activities, including workshops and classes for the general public.



As part of the ongoing partnership between the two organizations, the walls of the library itself and the adjacent round room conference space are used for the prominent display of paintings from the Art Center. This exposure helps to fuel additional public interest in the visual arts, from library patrons that otherwise wouldn't have access to it.



Events, Entertainment, and Tourism

Rollin' On The River Bluesfest

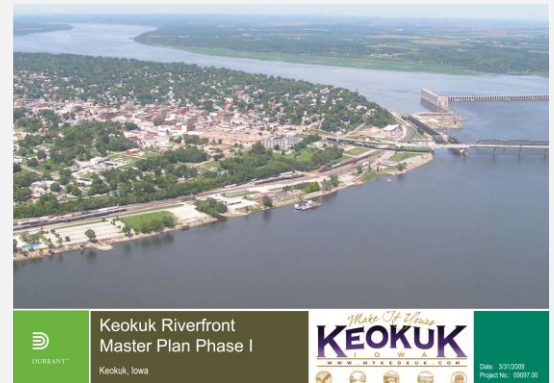
This popular festival, held every summer since 1988, features live blues music, performed on a stage in Victory Park, situated underneath the Keokuk-Hamilton Bridge. The Mississippi River provides the perfect scenic backdrop for the festival, the longest running blues festival in the country.



The Riverfront as a Social Space

While Keokuk is blessed with an abundance of scenic river frontage for a city of its size, it has often been a challenge to adequately utilize the riverfront for civic activities and tourist-friendly commercial enterprise. Much of this stems from the fact that most of the riverfront land is tightly hemmed in by a steep bluff, and the remainder lies in a floodplain, making development

prospects a risky and challenging endeavor. In 2009, the city worked with a consultant to prepare a Riverfront Master Plan to guide and facilitate future development in this area.



Since this plan was developed, several notable efforts have taken shape to speed the process of revitalizing this area. First, the Keokuk Union Depot Foundation was established in 2012, and has since worked diligently to restore the historic depot building. The building occupies a strategic position between the high bluff and Victory Park, and can serve as a major hub of civic activity and commerce in the riverfront area. A 2016 effort resulted in the construction of a permanent shelter house at Victory Park. Most recently, in 2017, the City of Keokuk took advantage of a unique opportunity for riverfront development, and purchased a river barge from the former Rhythm City Casino in Davenport, Iowa. The 30,000 square foot barge was then transported down the river to Keokuk, where it currently awaits a formal reuse plan, which will likely include a combination of civic and commercial facilities.



Bald Eagle Appreciation Days

Every year from November to March, the winter season yields a welcome avian visitor for Keokuk, the American Bald Eagle. During this time, America's national symbol can frequently be seen along the Mississippi River, where the birds find a plentiful supply of fish in the waters above and below Lock and Dam No. 19. To commemorate this naturally occurring event, Bald Eagle Appreciation Days occurs during the third weekend of January. Visitors from around the nation come to witness the uniquely high concentration of eagles in the Keokuk area. In addition to passive viewing opportunities, the event features lectures, exhibits, film viewings, and Q&A sessions with conservation professionals. These include activities that are outdoors (by the riverfront) and indoors (at River City Mall).



Geode Fest

While the formal event occurs across the river in Hamilton, Illinois, the entire Tri-State area (including Keokuk) experiences a surge of tourist traffic during Geode Fest, which has occurred each September since 2004. As a regional hub, Keokuk helps provide food and lodging for festival attendees, as they come from around the world to hunt for geodes in the exposed layers of bedrock along the area's stream valleys. The 2016 event brought in a record breaking crowd of 1,250 participants!

Keokuk Farmer's Market

The Keokuk Farmer's Market is held every Saturday from late May through mid October. Farmers from around the Tri-State area bring their locally-grown produce to the market for public sale, along with baked goods, preserves, plants, and crafts. The market is held in the parking lot of River City Mall.



Up until 2015, Keokuk hosted an annual *Civil War Reenactment* event, which was staged in Rand Park, to commemorate the Battle of Pea Ridge, which involved Keokuk Samuel E. Curtis as brigadier general of the Union Army. With declining attendance and profits in recent years, organizers decided to suspend the event. However, feedback from local high school students suggests that this long recurring event left a strong impression on them as children, and may once again become a viable option at some point in the future.



Lake Cooper Foundation – Building Community Pride

The Lake Cooper Foundation is a local charitable organization that was established in 2013 to support and coordinate community activities and development from the grass roots level.

Members of the foundation include local business owners and civic leaders with a strong interest in seeing their community thrive again, as it did before economic challenges beset the

community in the late 20th century. The foundation takes its name from the unofficial 'lake' that was created along the Mississippi River behind the Keokuk Dam in 1913. The lake itself was named after the chief engineer of the dam project, Hugh L. Cooper.



The Foundation's headquarters is in the former Henke Hardware building in Downtown Keokuk. They recently worked to renovate the building's interior, which now includes a conference room, as well as an event center that can be rented out for private parties and gatherings. They use another Downtown building for an annual Haunted House attraction in October. Most recently, they worked to revive the city's annual street fair, rebranded in this modern incarnation as the The Big Dam Street Festival.

Public Museums

Keokuk is home to two (and soon to be three) public museums.

The Lee County Historical Society operates the Miller House Museum, in the historic home of Samuel Miller Freeman, US Supreme Court Justice from 1862 to 1890. This museum is open from Memorial Day through Labor Day each year, and includes a number of period artifacts.



The George M. Verity River Museum is housed in a truly unique facility, an original 1927 towboat that was used for commercial barge service for over three decades. It was given to the City of Keokuk in 1962, and has been operated as a museum ever since. It features exhibits on the history of the Upper Mississippi River.

Fundraising is currently underway for the establishment of the America's First Great Dam Museum, which will honor the historic and engineering significance of Keokuk's own Lock and Dam No. 9. The museum will be run by a non-profit organization, and housed in a Downtown building at Main and 5th Streets, which is currently home to the office of the Keokuk Convention and Tourism Bureau, to remain with the museum.



Keokuk Cultural & Entertainment District

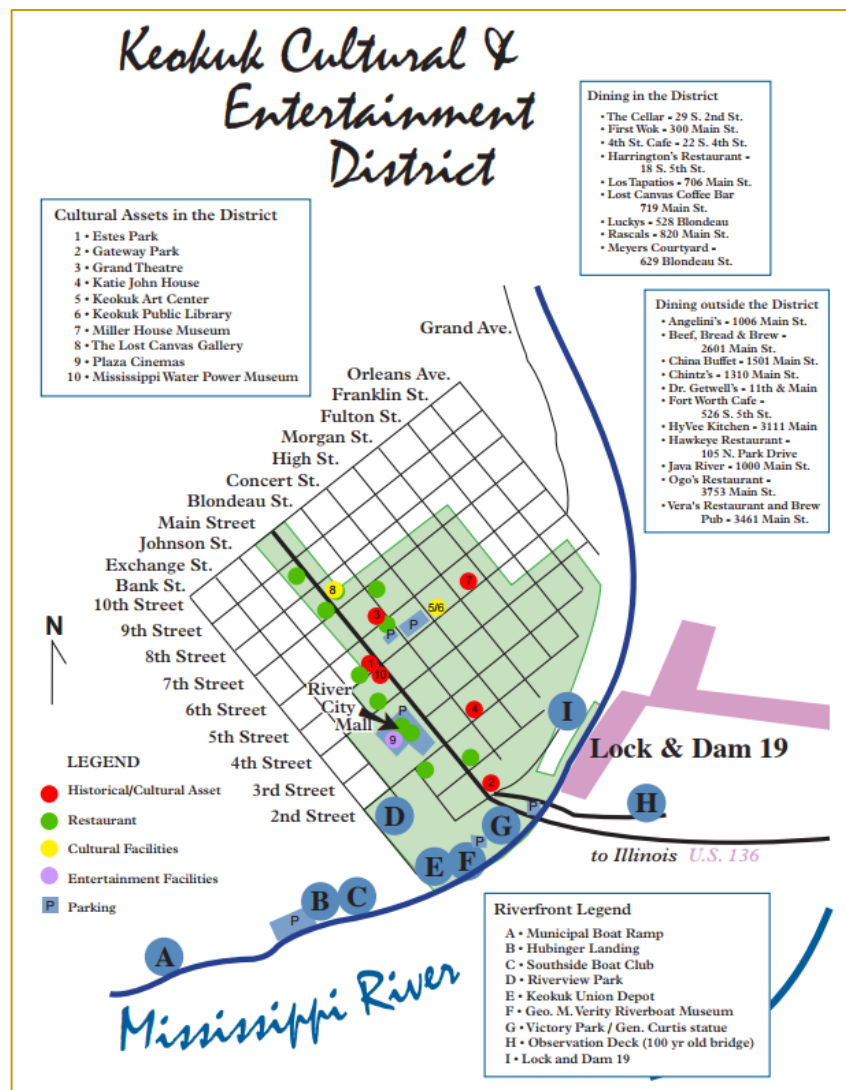
In 2005, Main Street Keokuk and coalition of local citizens worked to establish the Keokuk Cultural & Entertainment District, which covers nearly 200 acres of land in the Downtown area, along with the riverfront and an adjacent residential neighborhood. This neighborhood is home to numerous historic homes and other structures, as well as the Keokuk Public Library and Art Center.



Informational exhibit at River City Mall

The special designation of 'Cultural & Entertainment District' is bestowed by Main Street Iowa, an arm of the Iowa Economic Development Authority (IEDA). These districts are designed to encompass a multitude of cultural and historic assets that are densely contained within a small, walkable area. Thus, they are highly

conductive to both tourist activity and frequent visits from local residents.



To promote the various cultural and artistic activities that occur within the district, Main Street Keokuk publishes a quarterly magazine called the *Keokuk Confluence*, a reference to Keokuk's position by the confluence of the Des Moines and Mississippi Rivers. The magazine is also supported by advertisements from local businesses.



National Register of Historic Places

Keokuk is blessed with a veritable cornucopia of historic resources, for a community of its comparatively small size. The historic significance of these resources primarily stem from one of two factors – the architectural or design features themselves, or an association with important people or events in history.

Some of these resources bear the distinction of being included on the National Register of Historic Places. Established by the Federal Government in 1966, the registry is administered by the National Park Service. It includes individually listed properties as well as Historic Districts, which encompass all properties in a geographically defined area.



Keokuk has a total of 20 entries on the National Registry, including 18 individually listed properties and two Historic Districts. Half of these had been added by 1990, with five preceding 1980. The next big surge came during the period between 1996 and 2005, as nine new Keokuk entries were created, including both of its Historic Districts. Since those, only one new entry has been made – the Keokuk Union Depot, in 2013.

Having a property on the Historic Registry presents many advantages for its owner as well as the community in general. Not the least of these is its potential to help secure grant funding for necessary repairs and reuse projects that can spur economic development. Below are some of the Historic Properties in Keokuk, with a full list and map included on the following page.



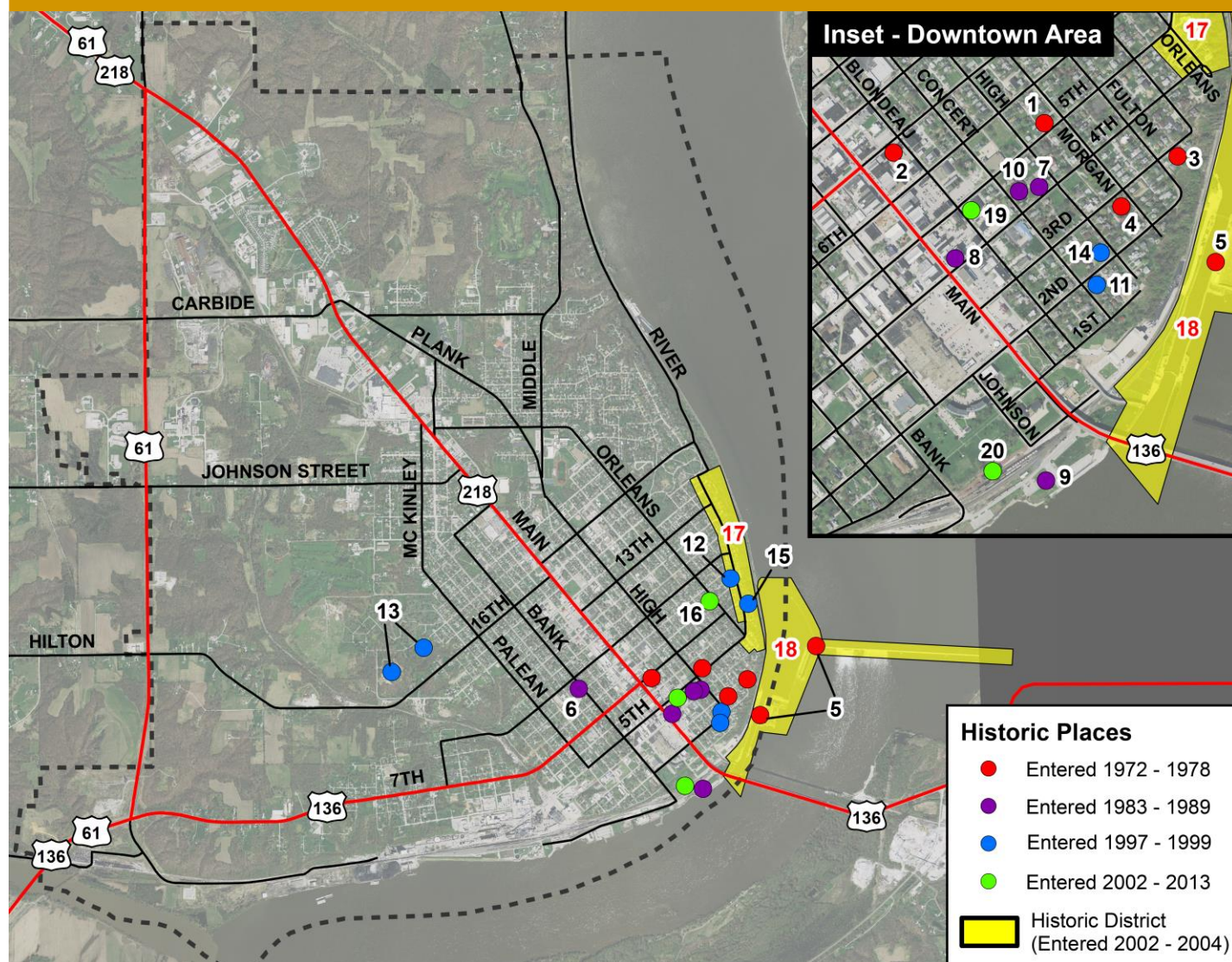
Left to Right: Hotel Iowa, C.R. Joy House, St. John's Episcopal Church, GEO. M. VERITY



L to R: Keokuk Lock and Dam, Keokuk YWCA Bldg., Keokuk National Cemetery, Hugh and Sarah Sample House



PROPERTIES ON NATIONAL HISTORIC REGISTRY



	Name	Year of Entry
1	Justice Samuel Freeman Miller House	1972
2	U.S. Post Office and Courthouse	1974
3	Gen. William Worth Belknap House	1975
4	Frank J. Weess House	1978
5	Keokuk Lock and Dam	1978
6	St. Peter Church	1983
7	E. H. Harrison House	1984
8	Hotel Iowa	1987
9	GEO. M. VERITY	1989
10	St. John's Episcopal Church and Parish Hall	1989

	Name	Year of Entry
11	Hugh W. and Sarah Sample House	1997
12	C.R. Joy House	1997
13	Keokuk National Cemetery	1997
14	Gen. Samuel R. Curtis House	1998
15	John N. and Mary L. (Rankin) Irwin House	1999
16	Alois and Annie Weber House	2002
17	The Park Place-Grand Avenue Residential District	2002
18	Lock and Dam No. 19 Historic District	2004
19	Keokuk Young Women's Christian Association Building	2004
20	Keokuk Union Depot	2013



Media

Keokuk and the greater Tri-State area is served by a local daily newspaper, the Daily Gate City. This institution is exactly as old as the City of Keokuk itself, having been founded in 1847. It takes its name from an old nickname for the Keokuk, which served as a 'gateway' into the interior of Iowa, by way of the Mississippi and Des Moines Rivers. Today, it serves as one of three outlets of Mississippi Valley Publishing, the others being the Fort Madison Daily Democrat, and the Hancock County Journal-Pilot. Mississippi Valley, in turn, is owned by Community Media Group, LLC. The Daily Gate City office is located on the north end of Downtown, on Main Street.



KOKX-FM (Radio Keokuk) is a local radio station that is owned by the Educational Media Foundation, and broadcasts from a studio on Washington Street, just east of Belknap Boulevard. KOKX provides news, sports, and weather updates, in addition to its regular Country music programming.



Tri-States Public Radio (WIUM) is based in Macomb, Illinois, with its main office and studios located on the campus of Western Illinois University. Its broadcast area includes Keokuk, which is served by a transmitter tower across the river in Warsaw, Illinois. WIUM has its own Southeast Iowa News Bureau, which is based out of the Daily Gate City building in Downtown Keokuk. WIUM also broadcasts nationally syndicated programs from National Public Radio (NPR).

REGIONAL MEDIA OUTLETS		
Name	Location	Type
The Hawk Eye	Burlington	Daily Newspaper
Quincy Herald-Whig	Quincy, IL	Daily Newspaper
WGEM (NBC / FOX)	Quincy, IL	Television Station
KHQA (ABC / CBS)	Quincy, IL	Television Station
WMEC (PBS)	Macomb, IL	Public Television
KBUR 1490 AM	Burlington	Radio Station
KCPS 1150 AM	Burlington	Radio Station
WGEM 1440 AM	Quincy, IL	Radio Station
WTAD 930 AM	Quincy, IL	Radio Station



Social and Professional Organizations

Fraternal Service Groups

Keokuk is home to its own local chapters for Rotary, Lions, Elks, Kiwanis, and Odd Fellows, each of which hold regular meetings and engage in community outreach and volunteer projects. These groups provide a great opportunity for local citizens and professionals to engage together on community betterment projects, and socially interact with fellow citizens. Rotary meets at Meyers Courtyard, Elks and Odd Fellows have their own buildings, and Lions and Kiwanis both usually meet at the Hawkeye Restaurant.



Military Veterans' Organizations

Both the American Legion and Veterans of Foreign Wars (VFW) have a formal, well established presence in Keokuk. American Legion Post #41 is located at 8th and Main Streets in Downtown Keokuk, while VFW #3508 is found several blocks away at 6th and Johnson Streets. These are the only facilities for either organization

in Lee County, although several other VFW halls are present in Hamilton, Warsaw, and Kahoka. Both institutions provide a valuable service in supporting and honoring veterans and their families. In Lee County, veterans comprise a larger share of the general civilian population than any other county in Iowa (at 12%).

Labor Unions

The Keokuk Labor Temple is located at 3rd and Blondeau Streets. Affiliated with both the Lee County Labor Council and AFL-CIO, it serves as a headquarters and gathering space for local labor unions, which represent industry, services, and the trades. They also organize the city's annual Labor Day Parade, one of the largest such parades in the region.



Greater Keokuk Young Professionals

Greater Keokuk Young Professionals organization provides networking and volunteer opportunities for local business professionals aged 21 to 45. They are especially interested in ensuring that Keokuk remains a desirable place for young professionals to live and raise their families well into the future.



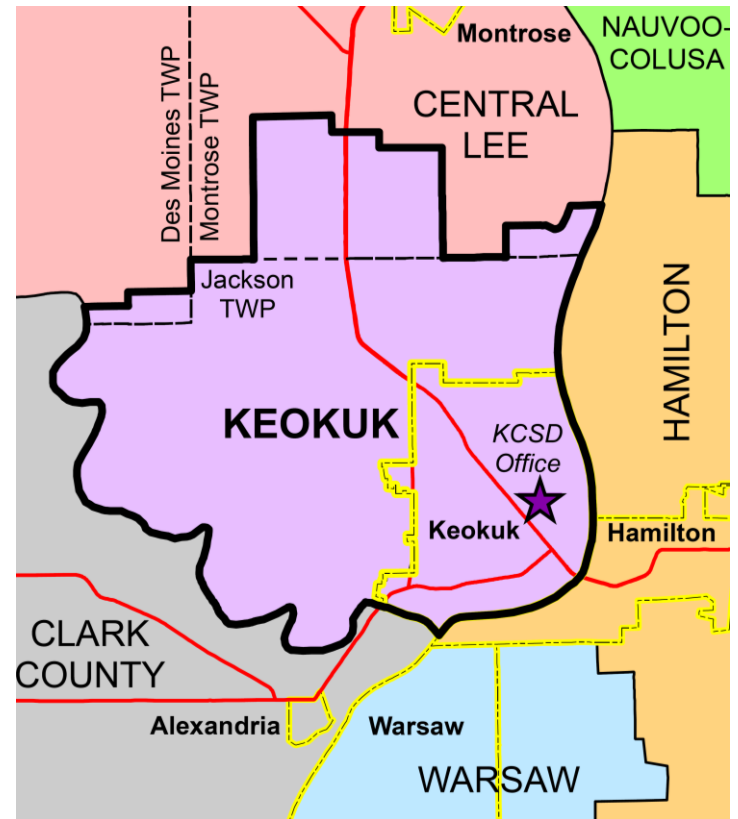
Education

The presence of quality educational institutions can be a major positive influence on the strength and vitality of a community. The young people of today will be the civic and business leaders of tomorrow, and no matter how well the community is doing at the present moment, all of the progress made will be unsustainable if the local educational facilities are ineffective at inspiring and stimulating young minds. In an industry-oriented economy like Keokuk has, it is crucial that the skills of the local workforce are compatible with the requirements of existing employers. At the same time, the curriculum must be balanced enough to facilitate a more diversified, resilient economy in the coming decades. This chapter outlines each of Keokuk's educational institutions – public and private, from primary through postsecondary.

Keokuk Community School District

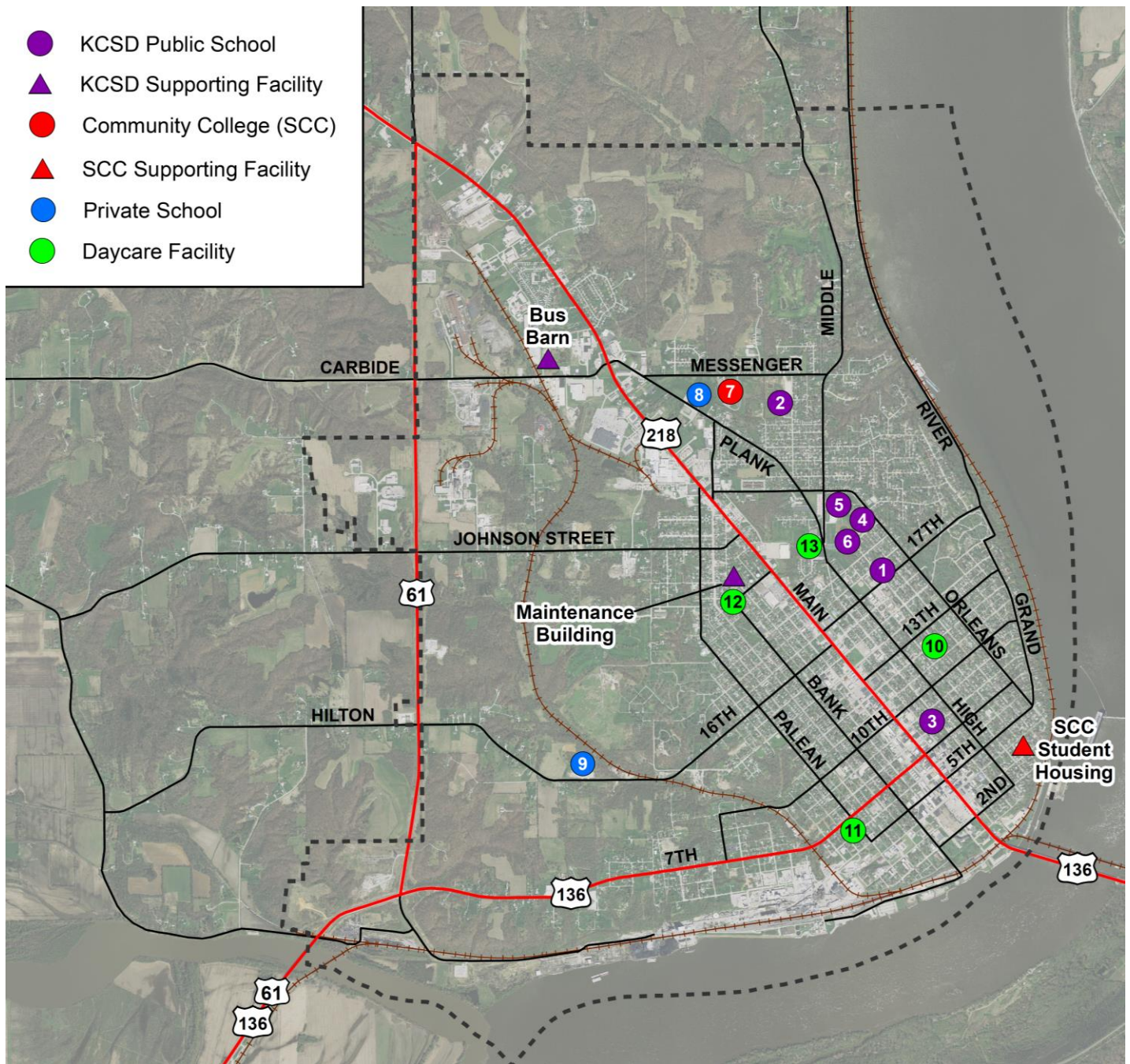
The Keokuk Community School District (KCSD) encompasses 48 square miles of land, including 38 square miles in unincorporated Lee County. All of Jackson Township is in the District, along with portions of Montrose and Des Moines Township. All of the schools and facilities maintained by KCSD are located within the City of Keokuk, and 83% of the District's population resides in the City.

The table below includes a set of demographic and socioeconomic statistics comparing KCSD with 6 neighboring or nearby School Districts, as well as the full Tri-County Area (in all three States). KCSD tends to have either the highest or lowest value for each variable.



SELECTED CENSUS STATISTICS FOR THE KEOKUK COMMUNITY SCHOOL DISTRICT

	2010 Census			2015 American Community Survey Estimates			
	Total Population	Households with Individuals Under 18	% Single-Parent Households	Median Family Income	% Bachelor's Degree or Higher	% Employed in 'Manufacturing'	Average Commute Time to Work
Tri-County Area (Lee, Hancock, Clark)	62,105	28.5%	34%	\$56,004	16.7%	20%	20.4 min
Keokuk School District	12,959	30.7%	42.1%	\$45,849	18%	25%	14.3 min
Fort Madison School District	17,311	27.7%	38%	\$59,517	14.8%	22.1%	18.7 min
Central Lee School District	5,363	28.8%	27.6%	\$61,224	11.5%	19.7%	22.8 min
Hamilton School District (IL)	4,038	29.4%	29.7%	\$53,036	18%	21%	21.1 min
Warsaw School District (IL)	2,653	27.5%	24.9%	\$64,261	20.5%	22.6%	26.2 min
Nauvoo-Colusa School District (IL)	2,297	23.5%	24.8%	\$54,625	28.2%	10.3%	21.5 min
Clark County School District (MO)	6,053	30.3%	33.2%	\$55,472	12.9%	20.3%	24.9 min



Keokuk Community School District

1. Torrance Preschool / School District Office
2. Hawthorne Elementary School
3. George Washington Elementary School
4. Keokuk Middle School
5. Keokuk High School
6. Keokuk Alternative School

Other Public

7. Southeastern Community College

Private Schools

8. Keokuk Catholic Schools
9. Keokuk Christian Academy

Daycare Facilities

10. Inertia Center
11. Little Angels Preschool and Childcare
12. Keokuk Head Start
13. Rosie Posie Child Development Center



The Keokuk Community School District operates a preschool, two elementary schools, and a physically connected complex which includes a middle and high school, as well as an alternative high school. The preschool is housed in the same building as the District office, where administrative staff work, and the School Board holds its meetings. A description of each institution is included on this and the following page:

Torrence Preschool / District Office

Location:	1721 Fulton St.
Building Age:	1924 (93 years)
Building Size:	16,000 sq. ft.
Grades Served:	Preschool (1/2 day early childhood)
Ideal Capacity:	118 students
Current Enrollment:	91 students
Pre-K Staff Size:	12 total (9 faculty, 2 administration, 1 other)
District Office Info:	12 staff members, including the Superintendent; School Board consists of 7 members



Hawthorne Elementary School

Location:	2940 Decatur St.
Building Age:	1957 (60 years) Building addition in 1978
Building Size:	53,000 sq. ft.
Grades Served:	Kindergarten to 3rd Grade
Ideal Capacity:	685 students
Current Enrollment:	571 students
Staff Size:	79 total (58 faculty, 8 administration, 13 other)



George Washington Elementary School

Location:	116 N. 8th St.
Building Age:	1980 (37 years)
Building Size:	28,000 sq. ft.
Grades Served:	4th and 5th Grade
Capacity:	228 students
Current Enrollment:	248 students
Staff Size:	45 total (35 faculty, 3 administration, 7 other)





Keokuk Middle School

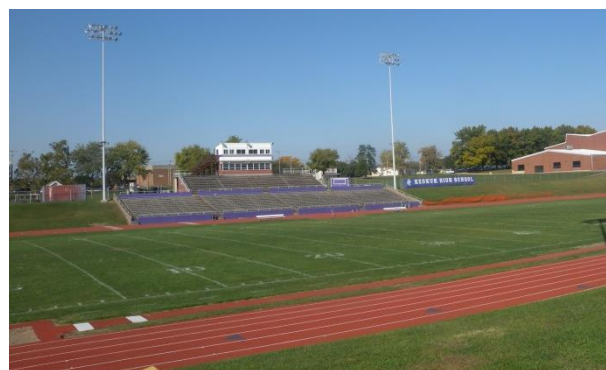
Location:	2002 Orleans Ave.
Building Age:	2002 (15 years)
Building Size:	111,000 sq. ft.
Grades Served:	6th to 8th Grade
Ideal Capacity:	495 students
Current Enrollment:	437 students
Pre-K Staff Size:	71 total (46 faculty, 7 administration, 18 other)



Keokuk High School

Location:	2285 Middle Rd.
Building Age:	1953 (64 years)
Building Size:	173,000 sq. ft.
Grades Served:	9th to 12th Grade
Ideal Capacity:	662 students
Current Enrollment:	636 students
Staff Size:	81 total (54 faculty, 11 administration, 16 other)

Athletic Facilities: Wright Fieldhouse (basketball, wrestling, swimming)
Calvert Stadium (track, football, soccer, volleyball);
Joyce Park used for softball games



Keokuk Alternative School / Learning Center

Location:	500 N. 20th St.
Building Age:	2005 (10 years)
Building Size:	6,900 sq. ft.
Grades Served:	6th through 12th Grade
Ideal Capacity:	82 students
Current Enrollment:	28 students
Staff Size:	5 faculty
Unique Information:	Classes are taught through a web-based program (Plato), which allows students to work at their own pace.





Private Schools

There are two private parochial schools operating in the City of Keokuk. Each of these is outlined below.

St. Vincent's School (Keokuk Catholic Schools)

Location:	2981 Plank Rd.
Building Age:	1965 (52 years)
Affiliation:	Church of All Saints
Grades Served:	Kindergarten to 5th Grade, plus daycare Previously served as Cardinal Stritch High School (closed in 2006)
Current Enrollment:	89 students
Staff Size:	18 total (11 faculty, 3 administration, 3 daycare supervisors, 1 other)
School Board Size:	7



Keokuk Christian Academy

Location:	1578 Hilton Rd.
Building Age:	1981 (36 years)
Affiliation:	New Testament Christian Church
Grades Served:	Preschool to High School
Current Enrollment:	
Staff Size:	10 total (6 faculty, 2 administration, 2 preschool staff)
School Board Size:	7



Daycare Facilities

There are currently four standalone daycare facilities present in Keokuk. Keokuk Head Start operated by the non-profit Community Action of Southeast Iowa. It is housed in a building on School District property, adjacent to the District maintenance building at Exchange Street and Kilbourne Place. The other three are privately owned facilities. The Rosie Posie Child Development Center is operated by the St. Paul Evangelical



The Inertia Center

Church, located on Plank Road. The Inertia Center was established in 2006, in a former commercial building in a residential neighborhood (at Fulton and 12th Streets). It also provides a preschool program, as well as an after-school program for children in Kindergarten through 5th Grade.



Southeastern Community College (SCC)

Keokuk is home to one of two campuses of Southeastern Community College (SCC), located on the north side of the city, on Messenger Road. It is primarily a 'commuter campus', although it does operate one residential facility, an 8-unit apartment complex in a residential neighborhood near Downtown. SCC carries on the mission of its predecessor, the Keokuk Community College, which was founded in 1953. That local institution (housed in the high school building) merged with nearby Burlington Community College in 1967, when the State of Iowa established the Southeastern Community College District, covering Des Moines, Lee, and Henry Counties. The two present-day campus facilities in West Burlington and Keokuk were established following this merger.

Southeastern Community College – Keokuk Campus

Location:	335 Messenger Rd.
Building Age:	Campus established 1974 (43 Years), with temporary modular buildings; Current buildings installed in 1990
Number of Academic Buildings:	6 total (5 attached in a complex, 1 separate)
Student Residences:	One 8-unit apartment complex (room for 16 students at once)
Type of Institution:	Community College (2-Year)
Academic Programs:	Associative Arts/General Education, Nursing, Criminal Justice, Industrial Maintenance
Current Enrollment:	Approx. 650 students (many also take classes at West Burlington campus)
Faculty Size:	40 total (20 faculty, 20 administration)
Athletic Programs:	Women's basketball (gym on campus), Others at West Burlington campus



The Keokuk campus of SCC experienced a major upgrade with the construction of the new Industrial Technologies building in 2016, part of a major capital campaign involving both campuses. This new addition provided much needed space for the growing, high-demand program, and also helped modernize the appearance of the campus overall.



Other Nearby Colleges and Universities

In addition to Southeastern Community College and its two regional campuses, Keokuk is fortunate to have 9 institutions of higher learning within 75 miles of the City. This includes two public institutions in neighboring states, and 7 private colleges and universities. In addition, Iowa's largest public university is within 100 miles of Keokuk.

COLLEGES AND UNIVERSITIES - DISTANCE FROM KEOKUK			
Name	Status	Location	Distance
Culver-Stockton College	Private	Canton, MO	19 Miles
Southeastern Community College	Public	West Burlington, IA	29 Miles
Quincy University	Private	Quincy, IL	31 Miles
Western Illinois University	Public	Macomb, IL	37 Miles
Iowa Wesleyan University	Private	Mount Pleasant, IA	38 Miles
Hannibal - LaGrange University	Private	Hannibal, MO	45 Miles
Maharishi University of Management	Private	Fairfield, IA	50 Miles
Monmouth College	Private	Monmouth, IL	52 Miles
Truman State University	Public	Kirksville, MO	63 Miles
Knox College	Private	Galesburg, IL	64 Miles
University of Iowa	Public	Iowa City, IA	86 Miles
Iowa State University	Public	Ames, IA	160 Miles

Educational Attainment

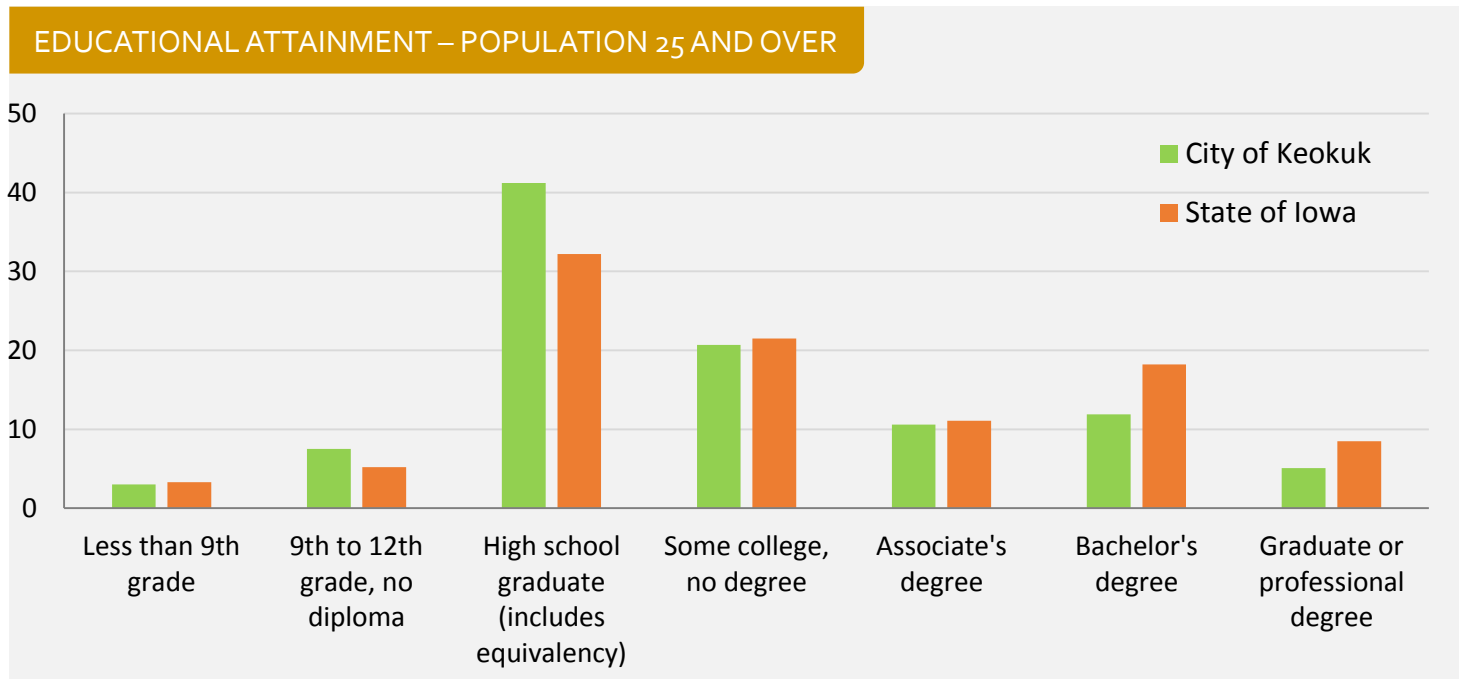
The highest educational attainment of Keokuk adults is outlined in the graph below. According to 2015 American Community Survey estimates, 89% of Keokuk's residents aged 25 and over have attained at least a High School Diploma, compared to 92% for both Lee County and the State of Iowa as a whole. The disparity increases for residents who have attended at least some college, whether or not a degree was obtained. In this case, only 50% of Keokuk adults attended at least some college, compared to 59% for the State as a whole.

	Keokuk	Lee County	Iowa	United States
High School Graduate or Higher	89.4%	91.5%	91.5%	86.7%
At Least Some College – Degree or Not	48.2%	49.8%	59.2%	58.9%
Bachelor's Degree or Higher	17%	15.5%	26.7%	29.8%
Graduate or Professional Degree	5.1%	4.2%	8.5%	11.2%

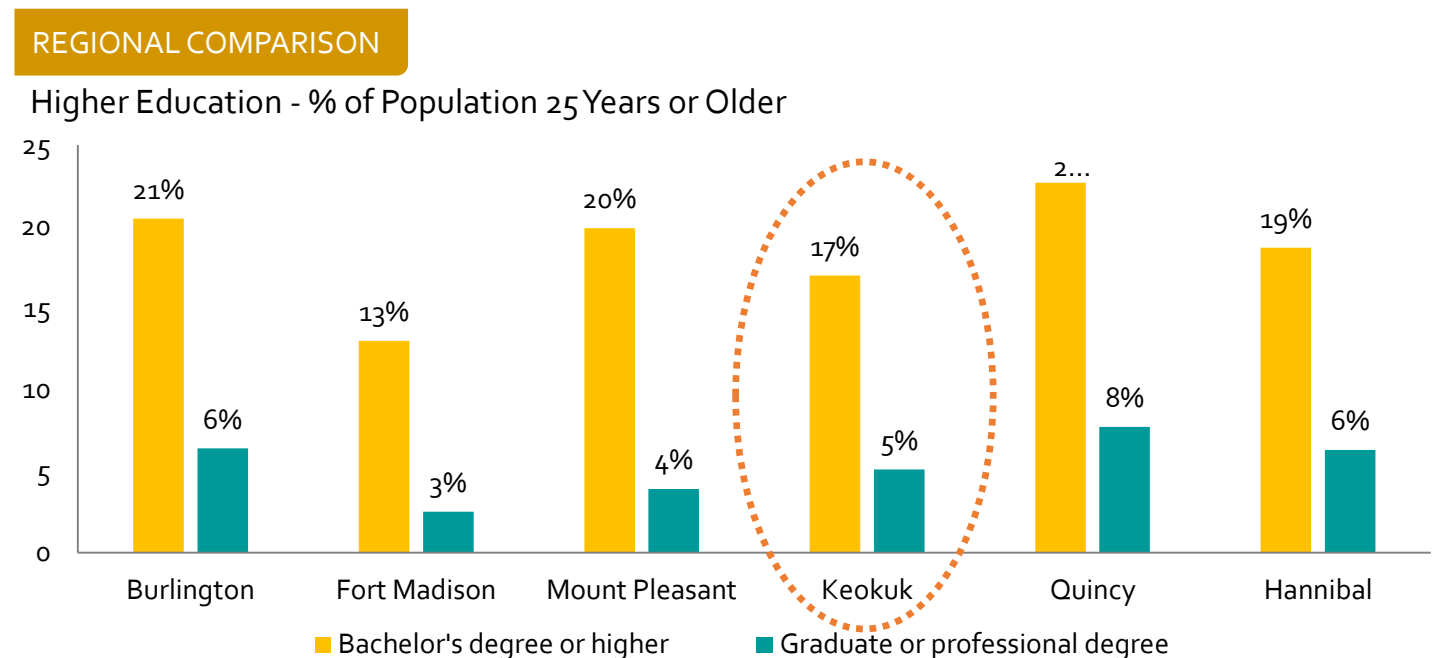
Education



The percentage of Keokuk adults with a Bachelor's Degree or Higher is 17%, well below the statewide value of 27%. A smaller subset of this, 5% of Keokuk adults have obtained a Graduate or Professional Degree, compared to 9% for the State as a whole. The graph below features a more detailed breakdown of educational attainment, split into seven different levels, comparing Keokuk and the State as a whole.



The percentage of residents with advanced degrees is fairly consistent between Keokuk and the other cities nearby, with the exception of Macomb, which as a major outlier (45% Bachelor's Degree or Higher), was excluded from the graph below. Keokuk still falls on the low end within this group, with only Fort Madison having a lower value for Bachelor's Degree or Higher.

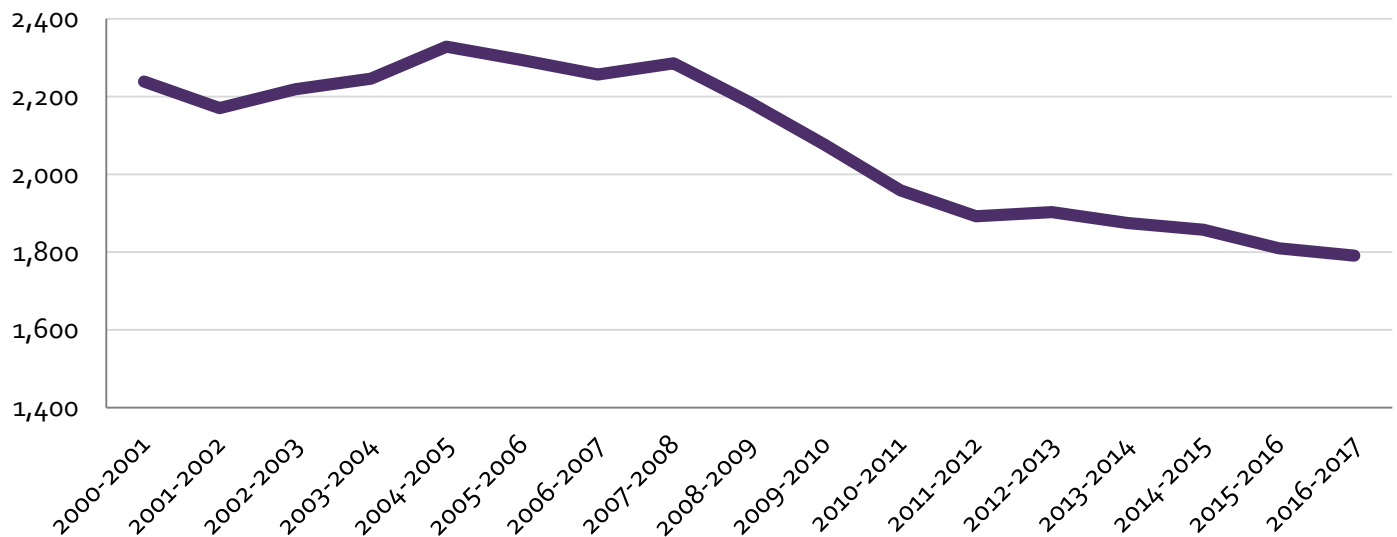




Demographic Changes in the Keokuk Community School District

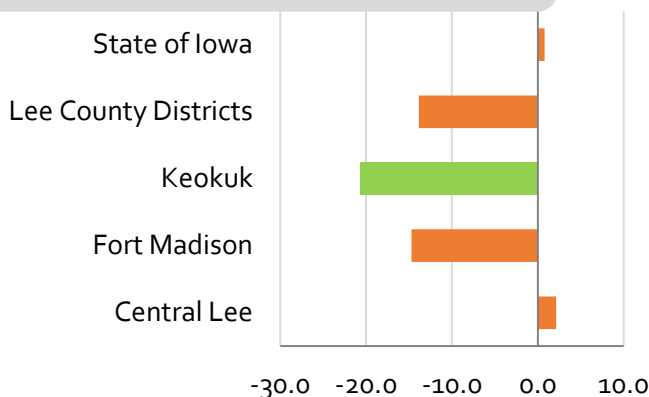
According to the Iowa Department of Education, the Keokuk Community School District has seen a decline in enrollment over the past two decades. After remaining fairly stable in the early 2000s, enrollment steadily dropped between 2007 and 2012, a total decrease of 17%. While it has continued to decline since then, the rate of decrease is much slower, at only 5% over roughly the same length of time.

TOTAL ENROLLMENT, KEOKUK COMMUNITY SCHOOL DISTRICT, 2000 - 2017



For all three Lee County School Districts combined, total enrollment decreased by 14% over the last decade, from 2007 to 2017. Individually, both the Keokuk and Fort Madison Districts saw a similar rate of decline (21 and 15%, respectively). Central Lee, however, actually increased slightly during this period, by 2% (an even higher rate than the State as a whole). Current open enrollment figures suggest that this practice has enabled Central Lee to remain stable, while the other two Districts continue to decline.

% CHANGE IN TOTAL ENROLLMENT BY SCHOOL DISTRICT, 2007 - 2017



OPEN ENROLLMENT FIGURES, 2016-2017 SCHOOL YEAR

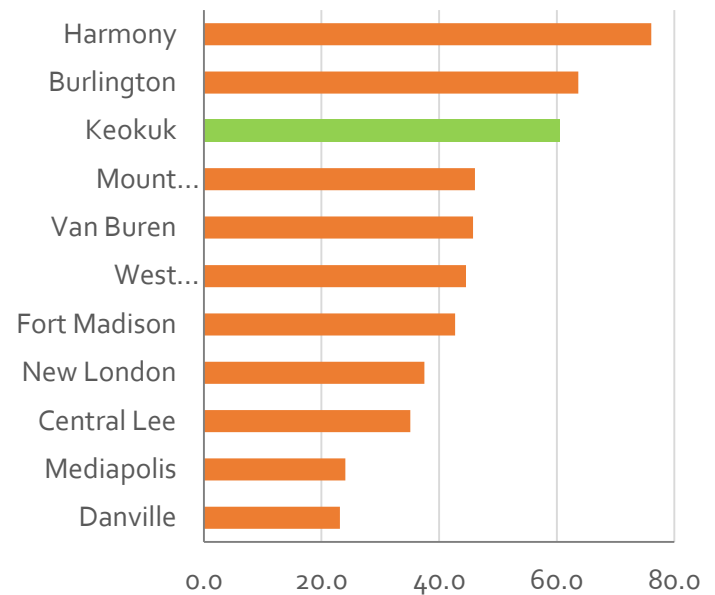
	Open Enrollment - Out	Open Enrollment - In	Open Enrollment as % of Total
Keokuk	128 students	9 students	0.5%
Fort Madison	262 students	19 students	1%
Central Lee	29 students	342 students	31%

Education

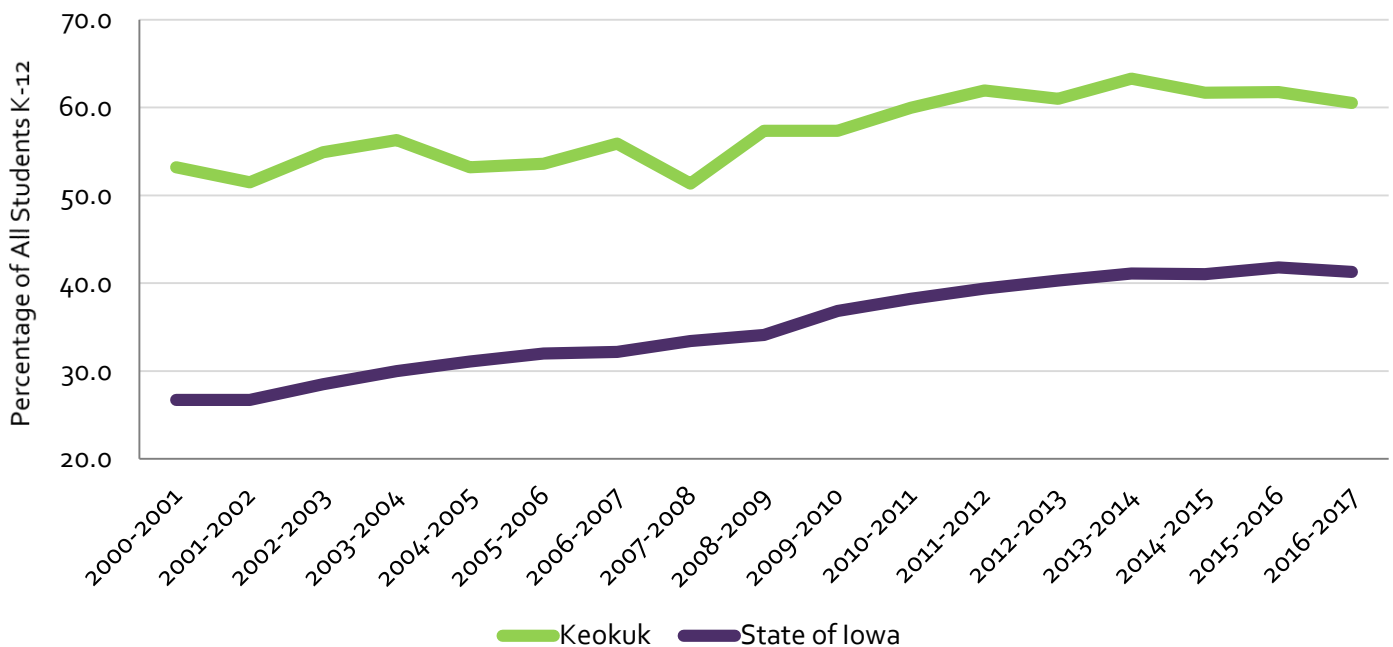


For the Keokuk School District, between 2000 and 2017, the percentage of PK-12 students qualifying for free or reduced price lunches increased from 53 to 61%. During that same period, the percentage increased from 27 to 41% for the State of Iowa as a whole. Both Keokuk and the State saw a noticeable spike following the national recession in 2008. Both also saw a small but noticeable decrease in the most recent school year (2016-2017). Compared with ten nearby districts in Iowa, Keokuk has the third highest percentage, behind nearby Burlington and the largely rural Harmony School District.

% OF STUDENTS ELIGIBLE FOR FREE OR REDUCED PRICE LUNCH BY DISTRICT, 2016-2017 SCHOOL YEAR



% OF STUDENTS ELIGIBLE FOR FREE OR REDUCED PRICE LUNCH, 2000-2017



At less than 1%, the Keokuk School District currently has a negligible amount of students who are English Language Learners (ELL), which is typical of districts in Lee and Des Moines counties. In 2013, students of a racial/ethnic minority group accounted for 16% of total PK-12 enrollment in Keokuk, which is slightly higher than Fort Madison, but below Burlington, West Burlington, and Mount Pleasant.



Economic Development

The importance of economic development in community planning cannot be understated. After an extended period of stable prosperity, the City of Keokuk was greatly impacted by the loss of many manufacturing jobs in the late 20th and early 21st Centuries. This impact is felt across all aspects of community life, from diminished tax base to pay for public services, to the ability to attract outside investment – everything from small retail businesses to large industries. Any meaningful plan for a prosperous future must carefully assess the economic conditions of today. It is essential to take stock of which challenges are the most pressing, what resources are available to improve the situation, who is responsible for completing each task.

Economic Development



There are four separate development entities in Keokuk which function as part of an umbrella organization known as 'the Affiliates'. This includes the Keokuk Area Chamber of Commerce, Keokuk Economic Development Commission (KEDC), Main Street Keokuk, and the Keokuk Area Convention & Tourism Bureau. Each of these organizations is profiled on the following pages.



Keokuk Area Chamber of Commerce

The Keokuk Area Chamber of Commerce primarily functions as an advocate for area businesses, by providing support and assistance to them with regards to economic, legislative, and other matters. They offer numerous networking opportunities and events to publicly promote Keokuk's existing businesses. This includes opportunities to interface directly with State and Federal legislators, to discuss issues of local importance. They've also recently worked to facilitate a regional partnership between Lee, Hancock, and Clark Counties. This is called Stronger Economies Together (SET), and was facilitated through USDA Rural Development, and the Iowa State University Extension. In 2017, this effort culminated in the release of a 56-page planning document called the *Mississippi and Des Moines Rivers Confluence Region: Economic Development Plan*. The Chamber has two staff members including the Executive Director, and is governed by a 10-member Board of Directors. Presently, their membership includes 180 Keokuk area businesses.

Keokuk Economic Development Corporation

The Keokuk Economic Development Corporation (KEDC) functions as the local partner for the countywide development organization, Lee County Economic Development Group (LCEDG). Whereas LCEDG focuses more broadly on industry recruitment and workforce development, KEDC specializes primarily on land availability and promoting the City of Keokuk to potential investors. This includes the direct acquisition of property which can be targeted for development on behalf of the City. KEDC is governed by an 11-member Board of Directors, plus ex-officio members representing various local organizations, bringing a diverse range of local expertise to the table.



The offices of three of the four Affiliates are found in this building on Blondeau Street, Downtown

Economic Development



Main Street Keokuk

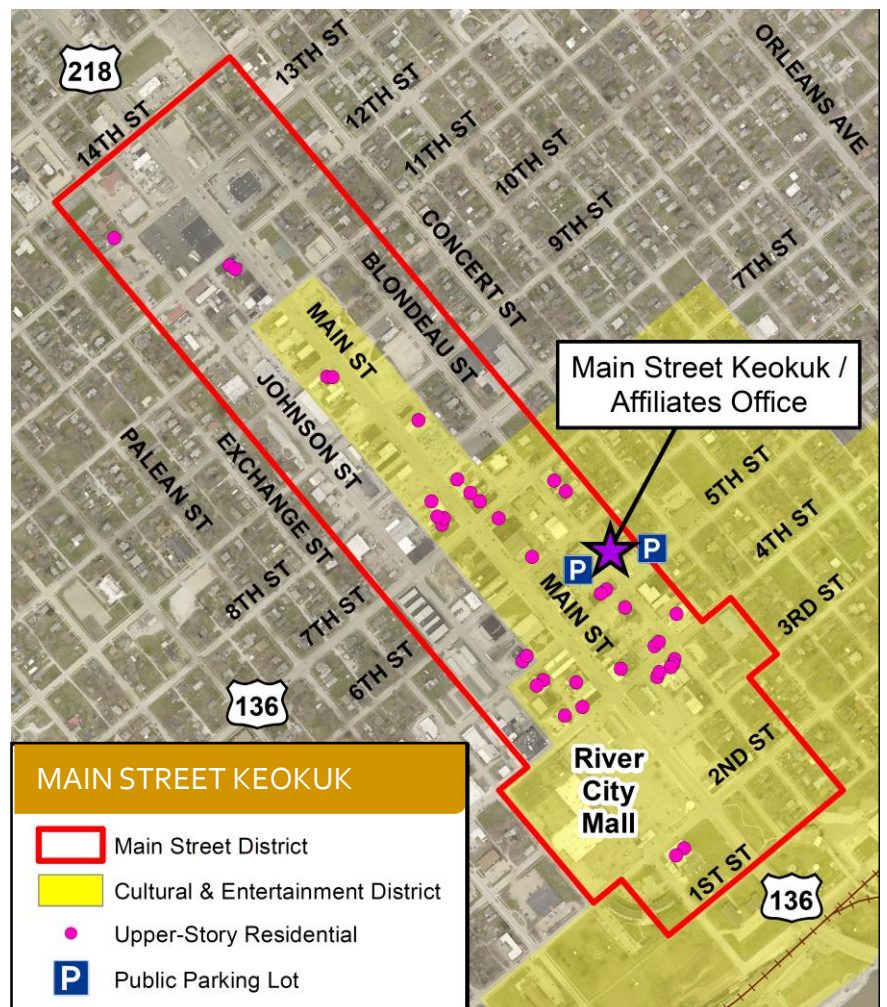
Keokuk was one of the first five communities in Iowa to establish a Main Street program, in 1986. Main Street Keokuk works to support economic development in Downtown Keokuk, and improve its aesthetics in a way that respects its historic character. Keokuk's Main Street District covers an area of 125 acres, stretching along the Main Street Corridor from 1st to 14th Street, and covering one and a half blocks of land on either side of Main Street. Main Street Keokuk offers special services to all businesses within this designated area, including development and funding assistance, design guidance, and training workshops. A recent success story is the rehabilitation of the historic Eagles Building, which now houses four high-end residential units. With these included, there is now a total of 130 upper-story residential units in Downtown Keokuk, with 45 more to be added with the Keokuk Senior Lofts. Main Street Keokuk is staffed by an Executive Director, and is served by a 7-member Board of Directors.



Eagles on Blondeau, building renovation funded using Historic Tax Credits



Blade sign on storefront – example of Main Street Keokuk design guidance



Economic Development



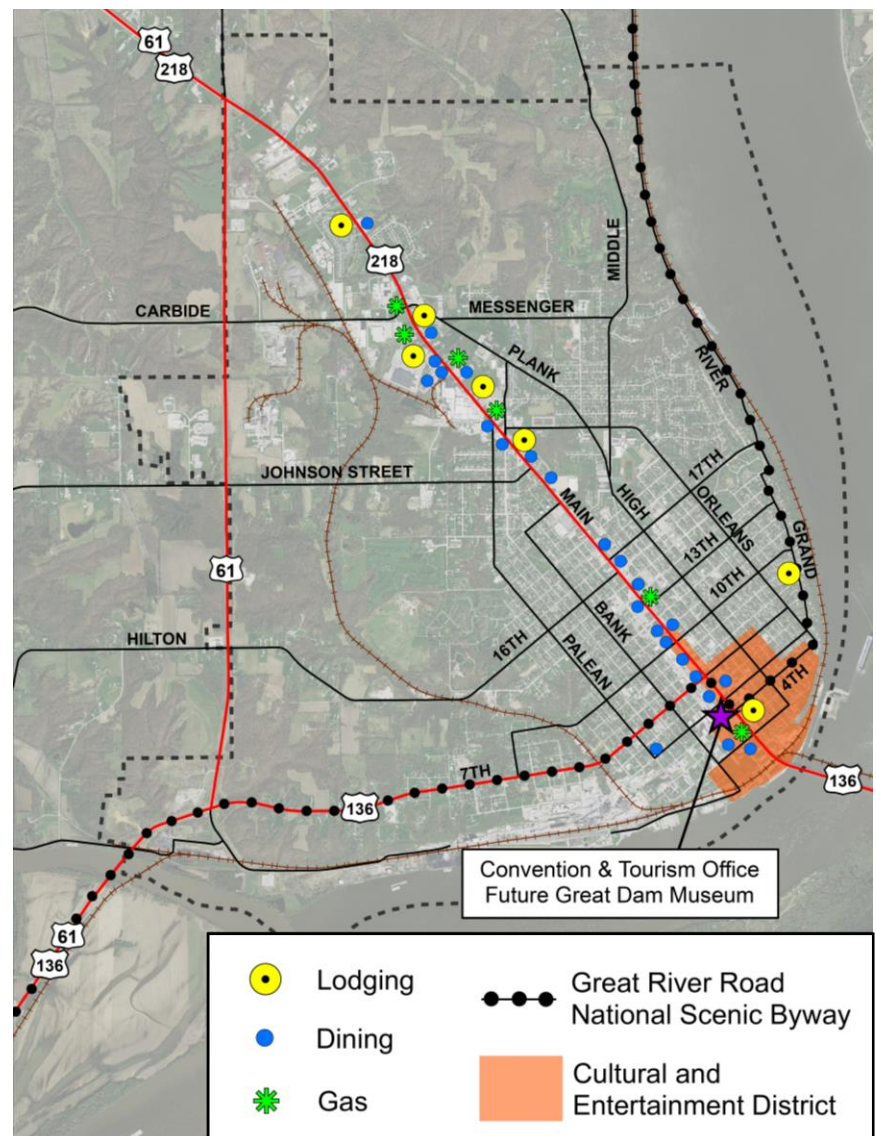
Keokuk Area Convention & Tourism Bureau

Tourism is an important element of local economic development, particularly in a community with such a rich portfolio of historic, cultural, and natural resources. The Keokuk Area Convention and Tourism Bureau works to promote and facilitate tourist opportunities in the Greater Keokuk area. Unlike its counterpart Affiliates organizations, the Bureau has its own separately located office, strategically positioned in a historic storefront space on the corner of Main and 5th Streets. Plans are also in place for a private foundation to establish a museum in this same building, to focus on the historic and engineering significance of Lock and Dam No. 19. The Bureau currently has a two-person staff comprised of the Director and an assistant. They also own and operate a shuttle bus for getting visitors around town.



The map at right highlights the City of Keokuk from the perspective of a visitor to the community. All lodging options are shown, along with gas stations and dining options. It is clear that, regardless of what destinations a tourist chooses to visit (i.e. the National Cemetery or Verity Museum), the remainder of their time in Keokuk will be dominated by the Main Street Corridor. With that in mind, the aesthetics, safety, and functionality of the corridor should be considered major priorities for the City.

Keokuk is also home to a portion of the Great River National Scenic Byway, which has signage to guide travelers along the length of the Mississippi River on both sides.



Economic Development



Lee County Economic Development Group

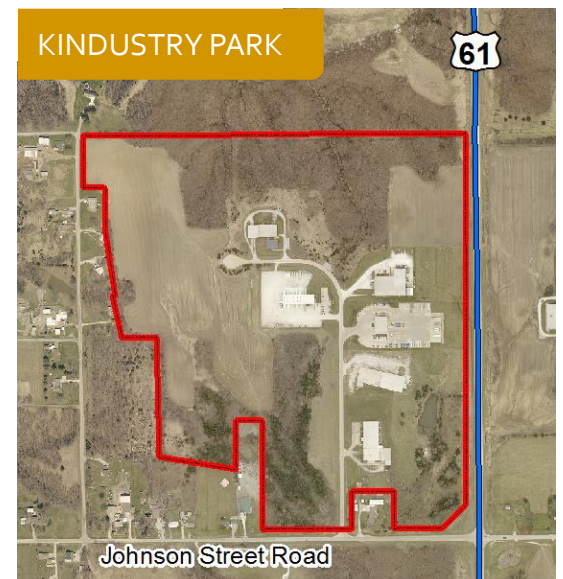
The Lee County Economic Development Group (LCEDG) is a development organization which serves all of Lee County, including Keokuk and Fort Madison. LCEDG has three full-time staff members, including the Chief Executive Officer. It is also served by a Board of Directors, which includes six Board members and four ex-Officios.



LCEDG office at Kindustry Park

The two principal focus areas of LCEDG are 1) recruitment of industry and quality jobs, and 2) workforce enhancement. A major recent success was the attraction of Iowa Fertilizer Company, which established a large facility in northeast Lee County. Production began in 2017, and around 200 jobs were created. On the workforce side, LCEDG has worked closely with Southeastern Community College and local high schools to enhance career training opportunities for serving the area's existing industries.

The office of LCEDG is located in Kindustry Park, a large 120-acre industrial park at the far western edge of Keokuk. Five other sites within the park are fully developed and occupied, including two skilled manufacturing operations, a warehousing facility that serves local manufacturers, and two nationally prominent trucking companies. The park was first developed in the 1980s, with a new road and utility infrastructure installed along its length. Several of its sites are still available, and LCEDG works to promote Kindustry as one of the premier industrial development sites available in Keokuk and South Lee County.



Southeast Iowa Regional Economic & Port Authority (SIREPA)

SIREPA was established in 2006, through a partnership between Lee County and the Cities of Fort Madison and Keokuk. While port authorities have been allowed in Iowa since 2005, SIREPA is still the only active port authority in

the state. This designation gives it unique advantages as a development organization, particularly related to tax incentives and the ability to regulate land use on its own property. Governed by a 6-member Board of Directors, SIREPA is administered by the Southeast Iowa Regional Planning Commission in West Burlington.



Economic Development



Major Employers

The map on the following page displays the 12 largest employers in Keokuk, based on data from Iowa Workforce Development. Of those included on this list, six of the twelve are industrial/manufacturing operations (including four of the six with over 250 total employees). Each of these has been present in the community for more than four decades, although some have changed names and ownership.



Henniges Automotive

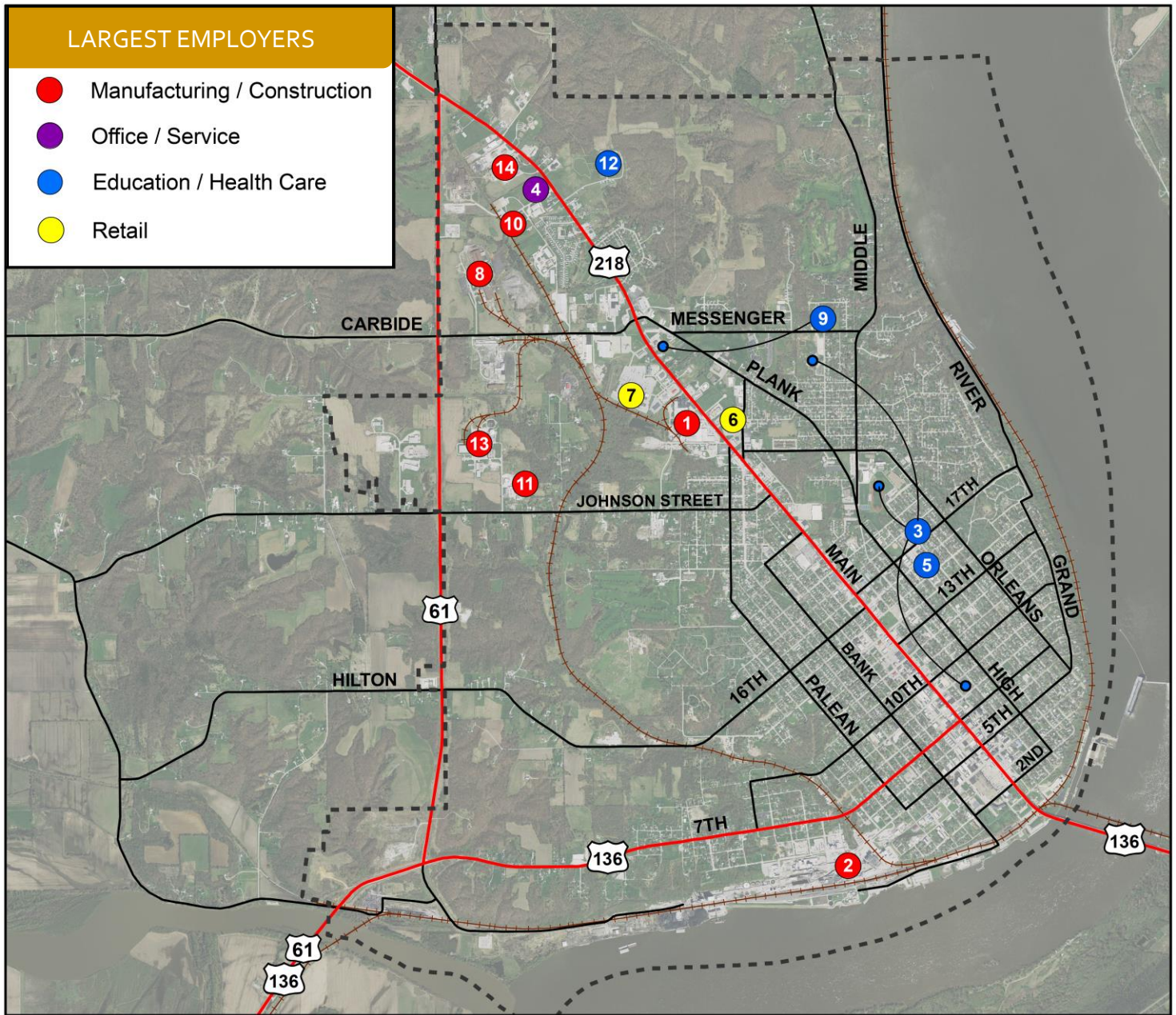
** It should be noted that the value listed for Keokuk Steel Castings represents the total prior to this plant's 2015 closure. With a local company involved in reutilizing this facility, it is expected that the employment total will gradually rise toward pre-2015 levels.

Education and health care are also well represented, including the local School District and Hospital. The Lexington Care Group includes both the Lexington Square nursing home and Dave's Place specialty care facility. The city's two largest retailers are Walmart and Hy-Vee.



Clockwise from upper left: Roquette America, Inc., Griffin Wheel, Walmart Supercenter, UnityPoint Health - Keokuk, Keokuk Community School District

Economic Development



	Name	Employee Size Range
1	Henniges Automotive	500-600
2	Roquette America, Inc.	400-500
3	Keokuk Community School District	400-500
4	Thomas L. Cardella & Associates	300-400
5	UnityPoint Health – Keokuk	300-400
6	Hy-Vee	200-300
7	Walmart Supercenter	200-300

	Name	Employee Size Range
8	Griffin Wheel Company	200-300
9	Lexington Care Group	100-200
10	Allied Blending & Ingredients	100-200
11	Seither & Cherry Company	100-200
12	River Hills Assisted Living	100-200
13	ADM Milling Company	50-100
14	Keokuk Steel Castings	50-100*

*Figure taken following 2017 re-opening under new management; expected to gradually increase



Employment by Industry

As the preceding information about major employers suggests, Keokuk's economy is heavily reliant on manufacturing, as well as health care and education, and to a lesser extent, retail. This is entirely consistent with 2015 American Community Survey estimates for employment by industry. This information is displayed in the top graph below. 'Manufacturing' and 'Educational Services/Health Care/Social Assistance' both account for 1/4 of the total workforce, while 'Retail Trade' is a distant third at 12%. No other categories exceed 10% of the total, and seven categories comprise 5% of less.

EMPLOYMENT BY INDUSTRY TYPE

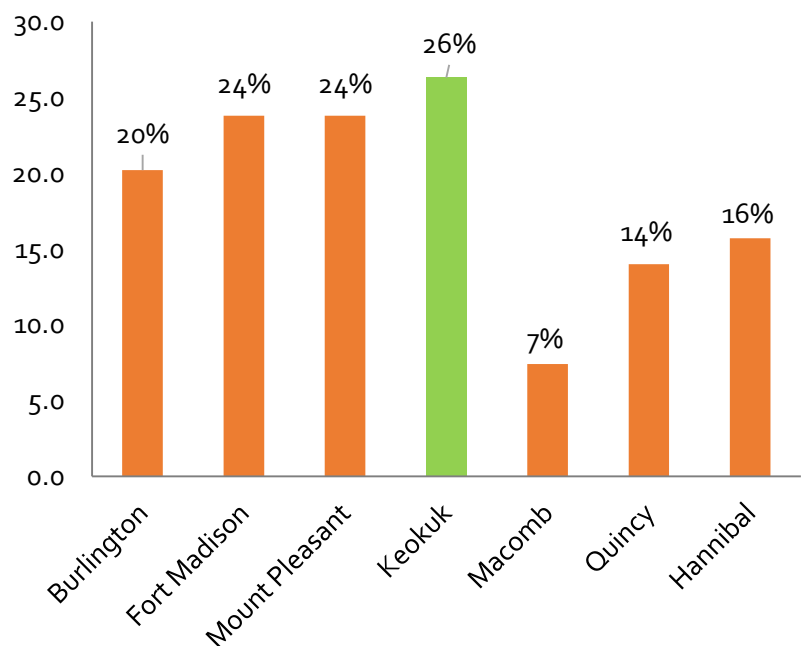


Compared to other cities in the Tri-State region, Keokuk has the highest percentage employed in 'manufacturing', although its Iowa counterparts are not far behind. For Iowa as a whole, however, the figure is only 15%, meaning that Southeast Iowa is uniquely reliant on this type of employment.

For 'Education, Health Care, and Social Assistance', the Illinois and Missouri cities have much higher percentages. Keokuk is largely consistent with the State of Iowa as a whole, which has 24% of its population employed in that industry.

REGIONAL COMPARISON

Percent of Workforce employed in 'Manufacturing'



Economic Development



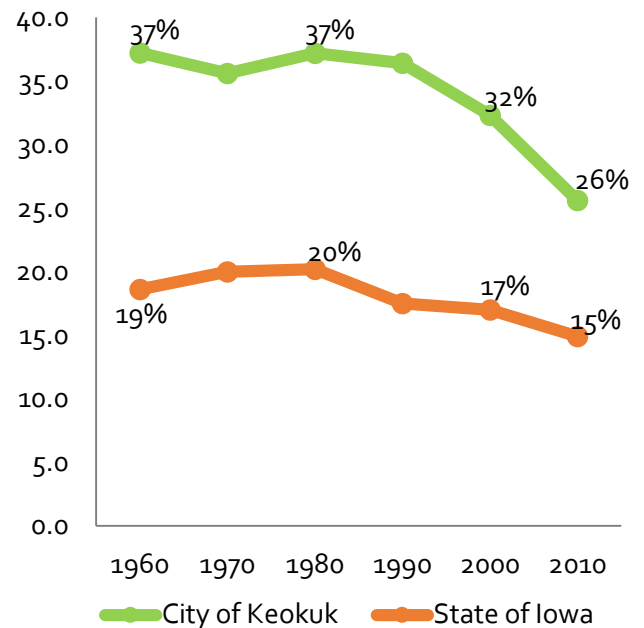
It is interesting to note that the percentage of Keokuk workers employed in a 'manufacturing' field has actually decreased substantially over the past half century. In 1960, this category accounted for nearly 40% of the total. It wasn't until after 1990 that manufacturing's share of the total started to noticeably decrease. The same trend occurred at the state level, but at a much slower pace.

Household Income

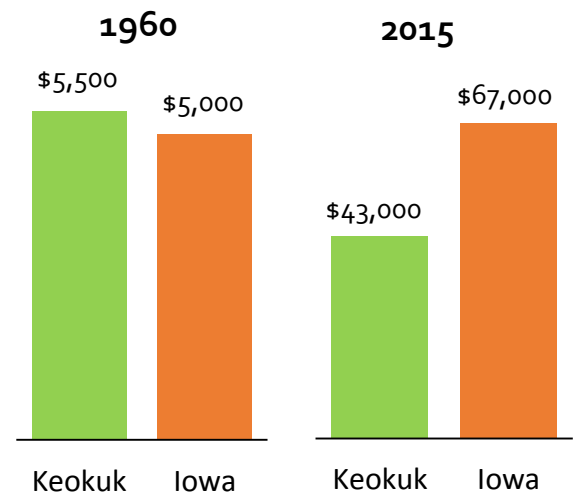
The median household income for the City of Keokuk is \$33,608, which is considerably lower than the State of Iowa as a whole, whose median household income is \$53,183. The gap is similar for median family income (for households having one or more people related by blood or marriage). In that case, Keokuk's median is \$43,277, while that of the full State is \$67,466.

In addition, more than one-third of Keokuk households earn less than \$25,000 a year, compared to only one-fourth for Lee County, and even less for the State as a whole. One additional factor is likely to contribute to the high percentage of very low income households in Keokuk. 2015 ACS estimates indicate that more than 10% of Keokuk's labor force is unemployed – two percentage points higher than Lee County, and more than twice the percentage of the State of Iowa as a whole.

% OF WORKFORCE EMPLOYED IN MANUFACTURING – 40-YEAR CHANGE



CHANGE IN MEDIAN FAMILY INCOME



	Keokuk	Lee County	Iowa	United States
Median Household Income	\$33,608	\$43,312	\$53,183	\$53,889
Median Family Income	\$43,277	\$55,694	\$67,466	\$66,011
% of Households Earning Less than \$25,000	36.8%	25.3%	21.8%	23.1%
% Unemployed (for Workers in Labor Force)	10.8%	8.7%	4.9%	8.3%

Economic Development



A more detailed breakdown of household income in Keokuk is presented below, compared with the State of Iowa as a whole. This graph places all households into one of 10 brackets, from less than \$10,000 per year, to \$200,000 or more per year. It clearly indicates that Keokuk has a higher representation among all the lower brackets (under \$50,000), and a lower representation among all the higher brackets (\$50,000 and above).

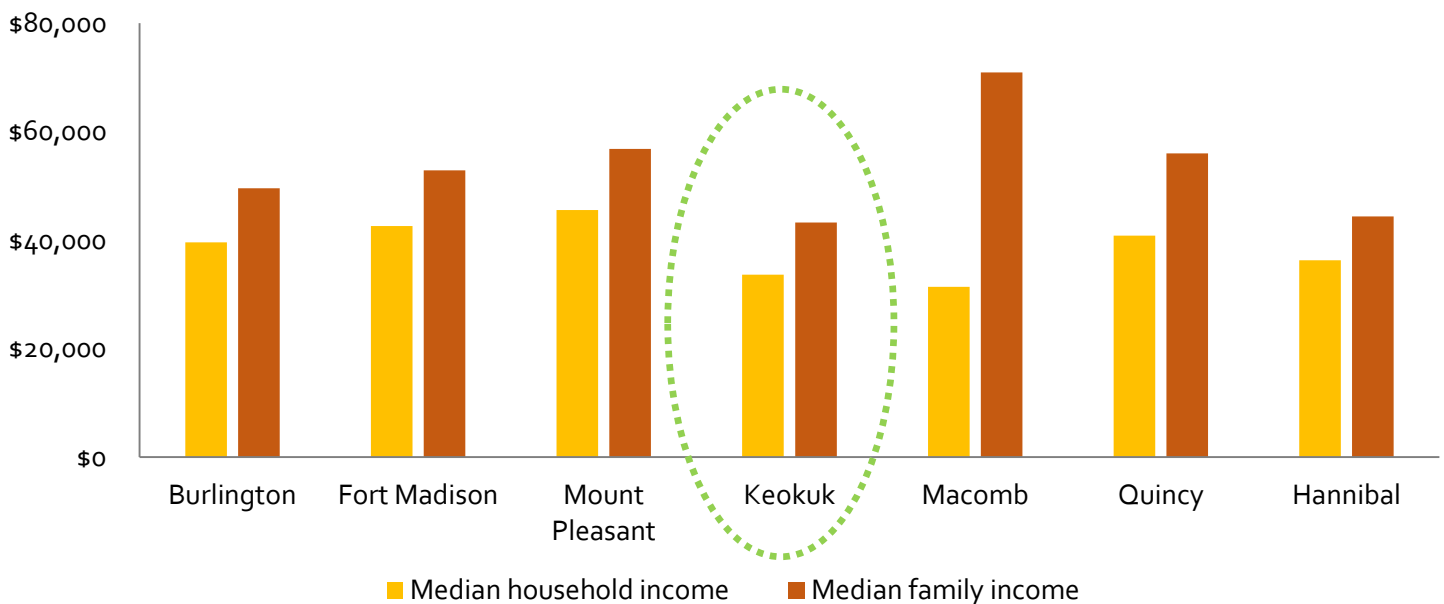
HOUSEHOLD INCOME DISTRIBUTION (EARNINGS PER YEAR)



The graph below compares Keokuk with the other Cities in the surrounding Tri-State region. Macomb has a very low median for non-family households, due to the large number of college students living off campus. Aside from this one anomaly figure, Keokuk has the lowest value for both household and family income.

REGIONAL COMPARISON

Median Household and Family Income



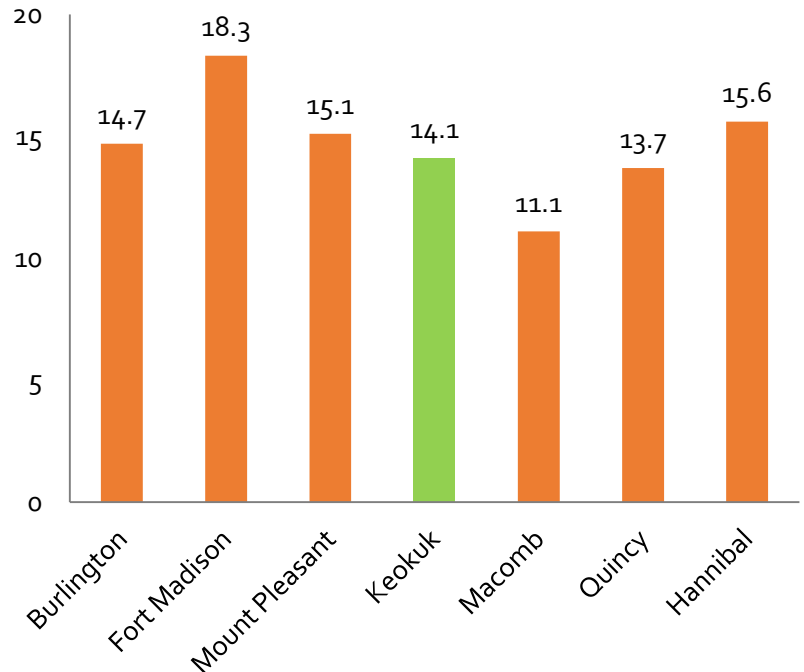


Commuting Patterns

American Community Survey estimates from 2015 suggest that for employed people residing in Keokuk, the median commute time is 14.1 minutes. This is much lower than the national average of 26 minutes, and nearly 5 minutes shorter than the average Iowan's commute. This is comparably short even within the Tri-State region, with only Macomb having a shorter commute time (once again influenced by Western Illinois University). This clearly shows that most Keokuk workers are able to find steady employment either within the city itself, or in the immediately surrounding areas of Lee, Hancock, and Clark Counties.

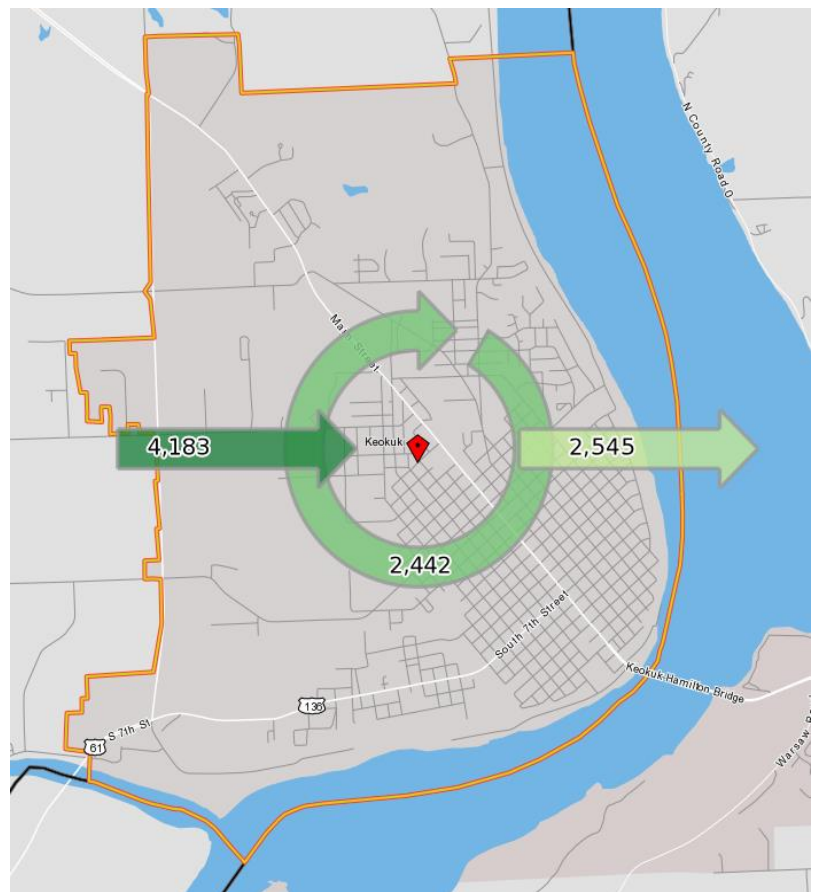
REGIONAL COMPARISON

Mean travel time to work (minutes)



Keokuk is also an important destination for workers residing elsewhere. Nearly twice as many people commute into Keokuk from elsewhere as live in Keokuk and leave for work (inflow vs. outflow).

Inflow/Outflow Job Counts in 2014

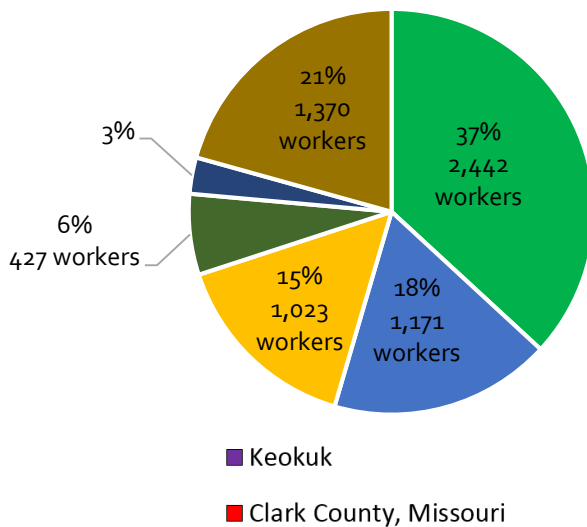


Economic Development

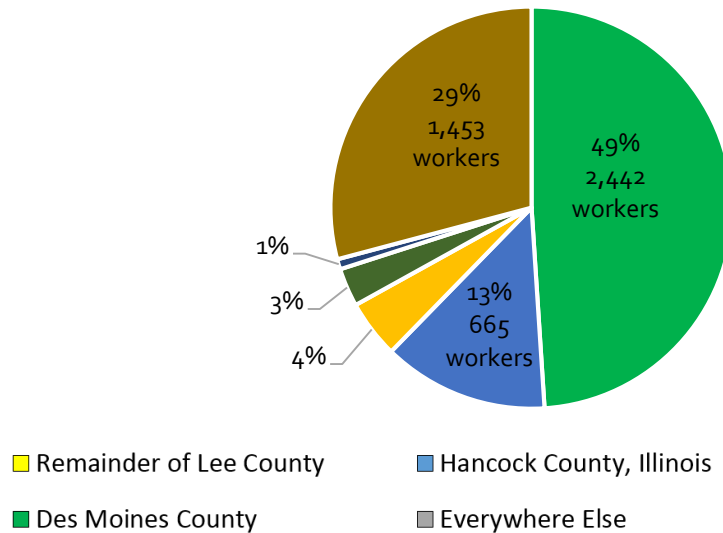


When broken down by place of origin, nearly 2/3 of Keokuk workers residing elsewhere are coming from either another part of Lee County (nearly 1,200 people), or somewhere in Hancock or Clark Counties (nearly 1,500 people). Conversely, less than 700 people are leaving Keokuk for somewhere else in Lee County, and just under 200 people are commuting from Keokuk to anywhere in Hancock or Clark Counties.

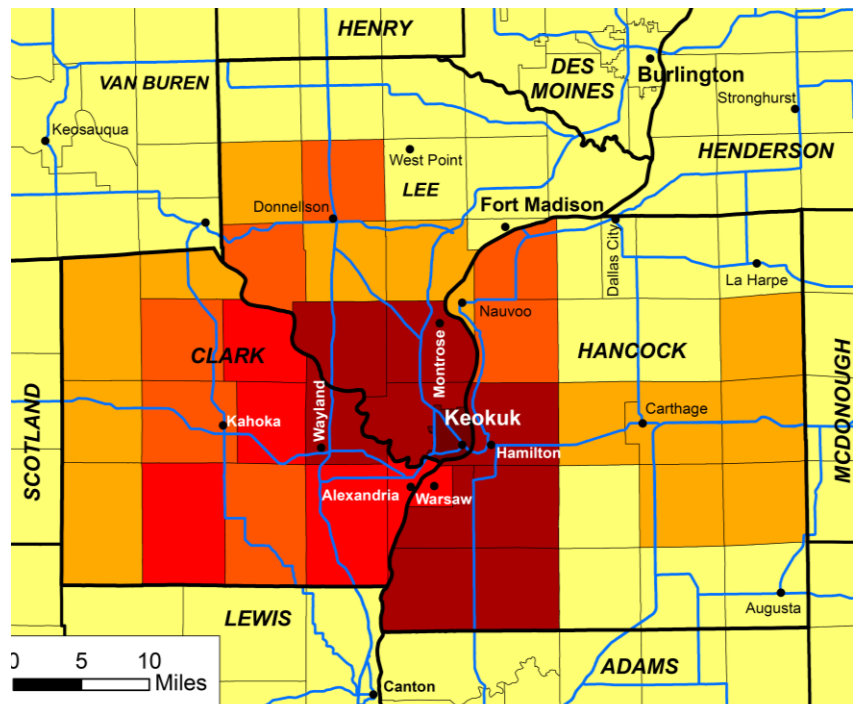
PLACE OF RESIDENCE FOR KEOKUK WORKERS



PLACE OF WORK FOR KEOKUK RESIDENTS



The map at right shows the percentage of employed residents who work in Keokuk, for all County Subdivisions in the surrounding area. It is obvious that Keokuk, as an employment generator, is primarily influencing only the immediately adjacent portions of Lee, Hancock, and Clark Counties. For the more distant portions of these counties, fewer than 10% of employed residents commute to Keokuk. This suggests that outside a 10-mile radius of the city, Keokuk has great difficulty competing with other regional employment centers, such as Fort Madison, Burlington, Quincy, and Macomb.



% of Employed Residents Working in Keokuk

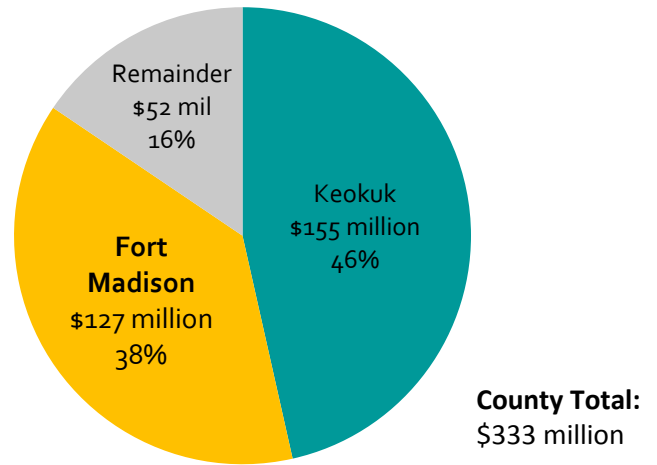




Retail Market and Trade Area

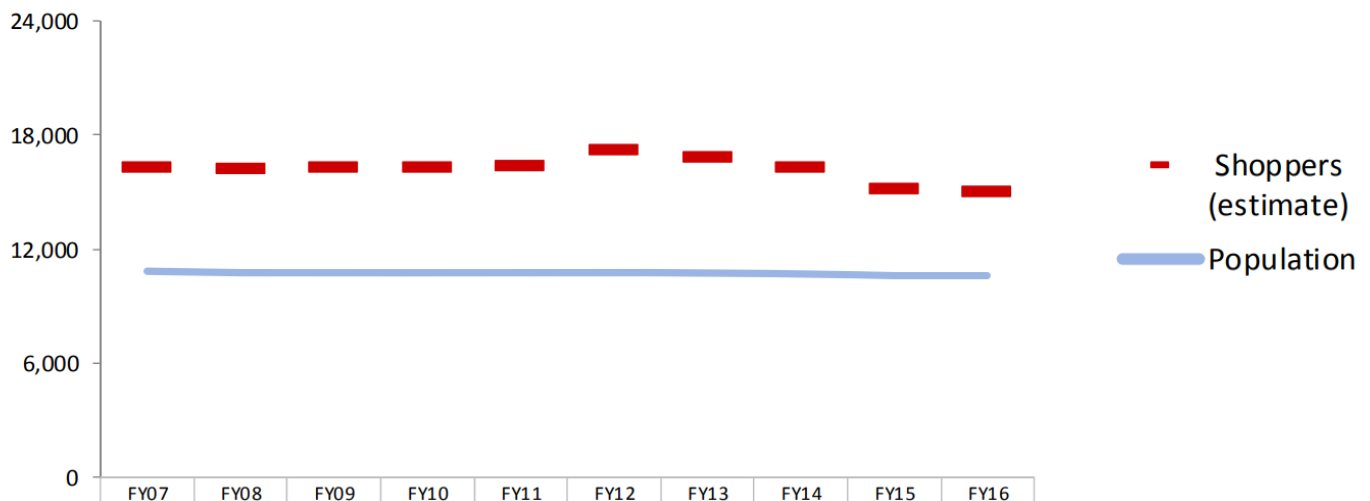
LEE COUNTY RETAIL SALES – FISCAL YEAR 2016

For Fiscal Year 2016, Keokuk accounted for just under half of all retail sales generated in Lee County, a considerably higher share than Fort Madison, the other large municipality in the county. However, Since Fiscal Year 2013, Keokuk's share has decreased from a peak of 54%, and Fort Madison's has increased from a low of 33%. It is likely that the multi-year construction of the Iowa Fertilizer facility contributed to this, with hundreds of temporary contractors patronizing retailers in nearby Fort Madison.



The graph below shows the Estimated Trade Area Capture for Keokuk, from 2007 to 2016. This is calculated by dividing the city's actual total sales by the expected annual retail requirements of its own residents. As the trade area capture exceeds total population, this suggests that the Keokuk retail trade area extends well beyond the city's borders. However, when the combined population of Hamilton and Warsaw (just over 4,500 people) is added, much of the gap between trade area capture and population disappears. Plus, with comparatively little retail present in either of those two communities (particularly supermarkets and 'big box' stores), the trade area capture would not be expected to noticeably rise along with the population.

Estimated Trade Area Capture (annualized number of shoppers)



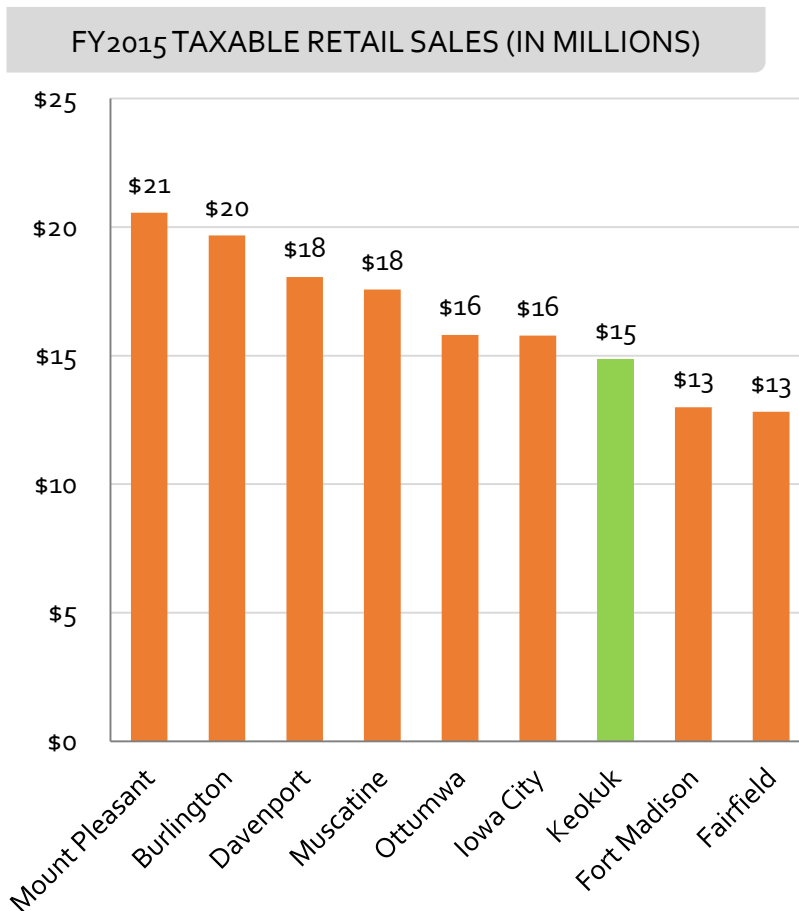
Source: Iowa State University Department of Economics

Economic Development

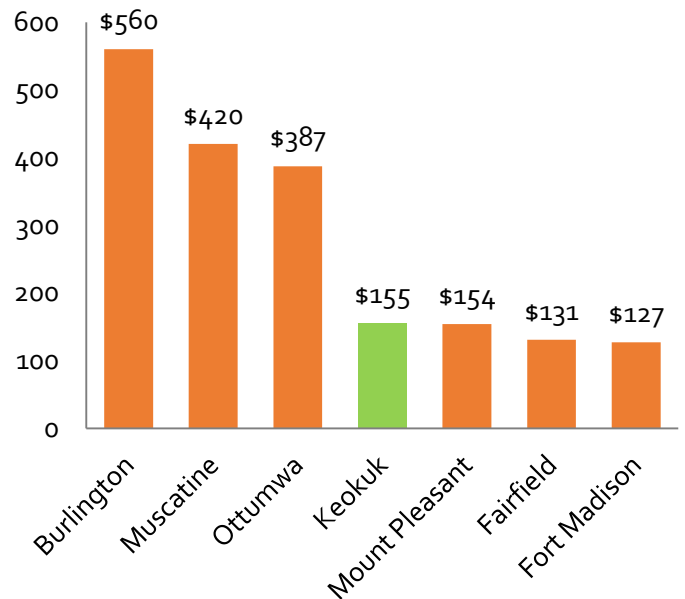


While Keokuk has a very strong influence on retail spending at the local level (Lee, Hancock, and Clark Counties), its impact is minimal compared to larger cities in Southeast Iowa, such as Burlington and Ottumwa. In Fiscal Year 2016, nearly four times as much money was spent on retail purchases in Burlington than in Keokuk (with 'Burlington' in this case referring to the cities of Burlington and West Burlington combined). While comparable data was not readily available for Illinois, it is likely that Quincy exceeds Burlington by a sizable amount, and Macomb falls somewhere in between Ottumwa and Keokuk.

Per Capita Retail Sales refers to the total amount of taxable retail sales in a year, divided by the community's total population. This can help provide additional context to the retail influence of a community, as a graph of total retail sales will easily be skewed by urban areas with a large population (such as Iowa City-Coralville). The per capita statistic allows for the ready comparison of communities with widely varying population sizes.



FY2016 TAXABLE RETAIL SALES (IN MILLIONS)

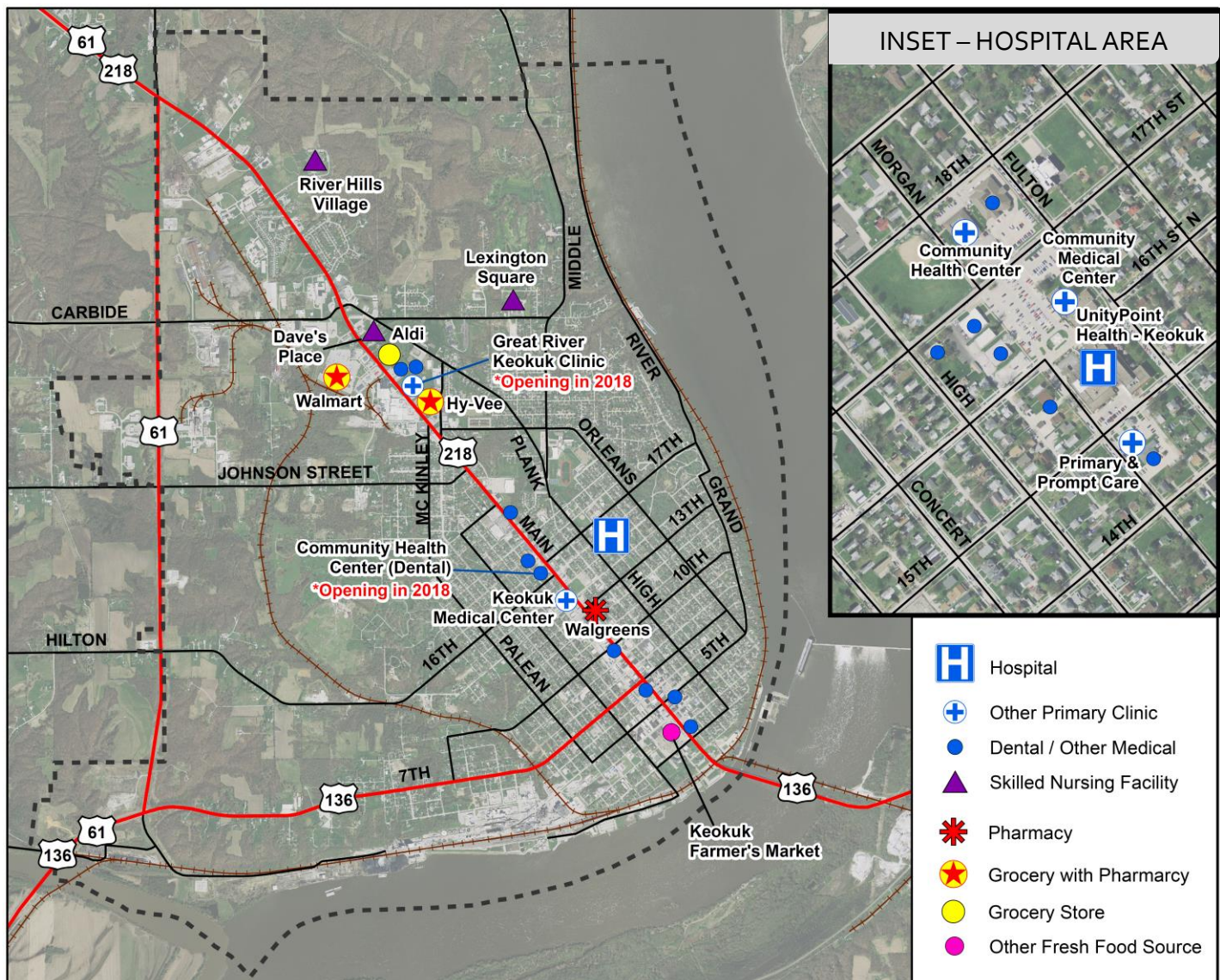


The graph at left includes all seven urban areas on the graph above, plus Iowa City (includes Coralville and North Liberty) and Davenport (includes Bettendorf). In carrying out the calculations for per capita, the state prison populations in Fort Madison and Mount Pleasant were removed. When viewed from this perspective, it is clear that Keokuk has very little influence on retail spending at a regional scale. However, it is interesting to note how, when using this measure weighted for population, Iowa City barely exceeds Keokuk, and Mount Pleasant outranks all the large cities.



Public Health & Wellness

As communities progress into the 21st Century, there is a renewed focus on public health as a measure of a community's well-being. While medical technology and access to services have greatly improved the lives of citizens over the past century, this progress does not always translate into inherently healthy communities. The mere knowledge of basic diet and exercise routines necessary for a healthy life does not guarantee that people will adopt a healthy lifestyle. Cities can do more to directly ensure that their residents have the opportunity to live a long and healthy life. This chapter outlines the existing resources available in Keokuk, which serve to promote and facilitate public health and wellness, for the general public as a whole, as well as certain vulnerable populations such as elderly and disabled individuals.



The above map highlights all the health-related destinations within the City of Keokuk, including medical facilities as well as sources of fresh produce and other grocery items. There is a dense cluster of medical uses in the immediate vicinity of UnityPoint Health – Keokuk. These uses tend to concentrate around one another for convenience, for both physicians and patients alike. In addition to the main hospital, the six-block area between 18th, Fulton, 14th, and High Streets contains three primary clinic facilities, a medical supply provider, and a multitude of small specialty offices, including dental, chiropractic, and counseling services.

There are presently only three pharmacies in Keokuk, down from a one-time peak of five. Walgreens is the only standalone pharmacy, while two supermarkets also have a pharmacy on-site. The community's three grocery stores are all clustered along the northern extent of Main Street, after the recent relocation of Aldi, and the closure of Save-a-Lot (formerly County Market).



UnityPoint Health - Keokuk

UnityPoint Health – Keokuk (formerly Keokuk Area Hospital) is the primary medical facility serving the Greater Keokuk region, including South Lee County and neighboring areas of Illinois and Missouri. It provides both primary and specialty care, and has a total capacity of 49 beds for in-patient care. The hospital includes a 24-hour physician-staffed Emergency Room, with an adjacent helipad for emergency access. Because of this, the hospital is classified as a Level 4 Trauma Center. It provides a number of specialty services including both inpatient and outpatient surgery, as well as 24-hour laboratory, radiology services, and physical therapy. It has approximately 300 total employees.



For many years, Keokuk was served by two separate hospitals – St. Joseph Hospital (Catholic) on the south side of town, and Graham Hospital (Protestant) on the north side. In 1975, the two facilities merged together to form the present day institution. This involved a physical consolidation onto what was formerly the site of Graham Hospital, first established at 15th and Fulton Streets in 1901. Several

additions had been made. For to this facility over the years, but with the expanded capacity necessary following the merger, a major expansion occurred in 1981.

A Successful Turnaround

During the 2000s, Keokuk's challenging economic circumstances had a particularly negative effect on Keokuk's hospital, as each year saw a decline in both operations and finances. In 2013, the Board of Directors brought in an outside consultant, Fitch Healthcare, to conduct a thorough review of the hospital's operations and finances, in order to spearhead a turnaround process. To do so, they worked to find the best way to align three key factors – community need, the hospital's financial capacity, and efficiency of services. In the mean time, the City of Keokuk and Lee County worked to assist the hospital in funding its operations during the turnaround period. By late 2016, the hospital emerged successfully from this process, and announced new long term affiliations with both UnityPoint Health and Quincy Medical Group. In addition, it received the Path to Excellence Award from the National Research Corporation, for its active efforts to improve patient and family care.



There are 10 other hospitals within 50 miles of Keokuk. Two of these are within 20 miles – Fort Madison in Lee County, and Carthage in Hancock County, Illinois. Neighboring Clark County, Missouri does not have its own medical facility. Six other hospitals are found in neighboring or nearby counties forming a ring around Keokuk. Two of these are large regional medical centers, Blessing Hospital in Quincy and Great River Medical Center in Burlington. The University of Iowa Hospital and Clinics is the closest Level 1 Trauma Center, roughly a 1 hour and 30 minute drive from Keokuk.

OTHER HOSPITALS IN SURROUNDING REGION					
Name	Location	Distance	Status	Capacity	Helipad
Fort Madison Community Hospital	Fort Madison, IA	14 miles	Level 3 Trauma	50 beds	Yes
Carthage Memorial Hospital	Carthage, IL	14 miles	n/a	18 beds	Yes
Great River Medical Center	West Burlington, IA	29 miles	Level 3 Trauma	378 beds	Yes
Blessing Hospital	Quincy, IL	31 miles	Level 2 Trauma	307 beds	Yes
Van Buren County Hospital	Keosauqua, IA	35 miles	Level 4 Trauma	25 beds	Yes
Henry County Health Center	Mount Pleasant, IA	37 miles	Level 3 Trauma	74 beds	Yes
McDonough District Hospital	Macomb, IL	38 miles	n/a	60 beds	Yes
Scotland County Hospital	Memphis, MO	39 miles	n/a	25 beds	Yes
Hannibal Regional Hospital	Hannibal, MO	47 miles	n/a	99 beds	Yes
Jefferson County Hospital	Fairfield, IA	48 miles	Level 4 Trauma	25 beds	Yes
University of Iowa Hospitals and Clinics	Iowa City, IA	85 miles	Level 1 Trauma	705 beds	Yes

Other Medical Facilities

Directly to the north of UnityPoint Health – Keokuk is the Community Medical Building, which is owned by the hospital, and leased to independent practitioners. It is connected to the main hospital by an underground walkway. Much of this facility is currently occupied by The Keokuk Clinic, a primary care facility that is operated by Great River Health Systems, based in West Burlington.



This space will soon be vacated however, as Great River is preparing to relocate The Keokuk Clinic to a new building near



Main Street, to the south of Tolmie Park. Expected to open in late 2018, this building will have four times as much space as its predecessor, and will allow Great River to provide additional services for the Keokuk area.



To the south of the hospital is Quincy Medical Group Prompt Care, meant for the treatment of pressing health issues that aren't serious enough for the emergency room. Further south is the Southeastern Renal Dialysis clinic, one of six such facilities in the Southeast Iowa region, operated by an independent company.



Community Health Centers of Southeast Iowa is a system of clinics which provide primary care to individuals and families with limited financial resources or other significant barriers to health care access. Established in 2001, Community Health Centers is headquartered in West Burlington, and has 4 separate serving Southeast Iowa (as well as Hamilton, Illinois). Keokuk's Community Health Center (opened in 2003) is located just to the north of UnityPoint Health – Keokuk, on 17th Street.

Street. This facility is a medical clinic only. As of 2017, construction is underway for a combination dental and behavioral health clinic to serve Keokuk residents, and complement the medical services already available in the community. This facility will be separately located, along the Main Street corridor.



North of 17th Street, next door to the Community Health Center, is Keokuk Area Medical Equipment and Supply (KAME), which is used for the distribution of medical equipment, supplies, and oxygen to areas within a 75-mile radius of Keokuk. It is owned and operated by UnityPoint Health – Keokuk.

Situated at the corner of Main and 14th Streets, Keokuk Medical Center was the first medical clinic to locate separately from the large medical complex around UnityPoint Health – Keokuk. This outpatient clinic is affiliated with the Fort Madison Community Hospital (FMCH) and is staffed by two primary care physicians. This branch of FMCH was opened in 2015, in the building formerly occupied by Keasley's Pharmacy.





Skilled Nursing Facilities

There are three individual skilled-nursing facilities in the City of Keokuk, two of which are primarily used to care for the elderly, and another which offers a unique specialty care service for adults of all ages.

River Hills Village is a non-profit retirement community located at the far north end of Keokuk. It lies in a semi-rural setting surrounded by wooded areas, and containing a large man-made pond with walking paths. Established in 1998, River Hills includes a nursing home with a capacity of 117 beds. In addition to the skilled nursing facility, River Hills also provides 54 assisted living apartments in an adjacent building, plus 19 apartment and condominium



units located in freestanding duplex and single-family buildings. River Hills provides various specialty services for their residents, including Alzheimer's and Dementia care, as well as a rehabilitation program.



Lexington Square is a nursing home operated by the Lexington Care Group, located on the north side of Keokuk along Messenger Road. It has a total of 126 beds, making it one of the largest skilled nursing facilities in Southeast Iowa. Lexington Square was the first nursing home established in Keokuk, in 1972. Like River Hills, it offers its own shuttle system for transporting residents to community destinations.

Dave's Place is a 50-bed skilled nursing facility which specializes in caring for people with mental health issues, or who have suffered serious brain injuries. As it is the only such facility in Iowa, it accepts people from all 99 counties as residents. It is owned and operated by Lexington Care Group, which also operates the Lexington Square nursing home. First opened in 2011, Dave's Place is housed in a building that served as the River Hills nursing home from 1975 to 1998, when it relocated to the new River Hills Village campus.

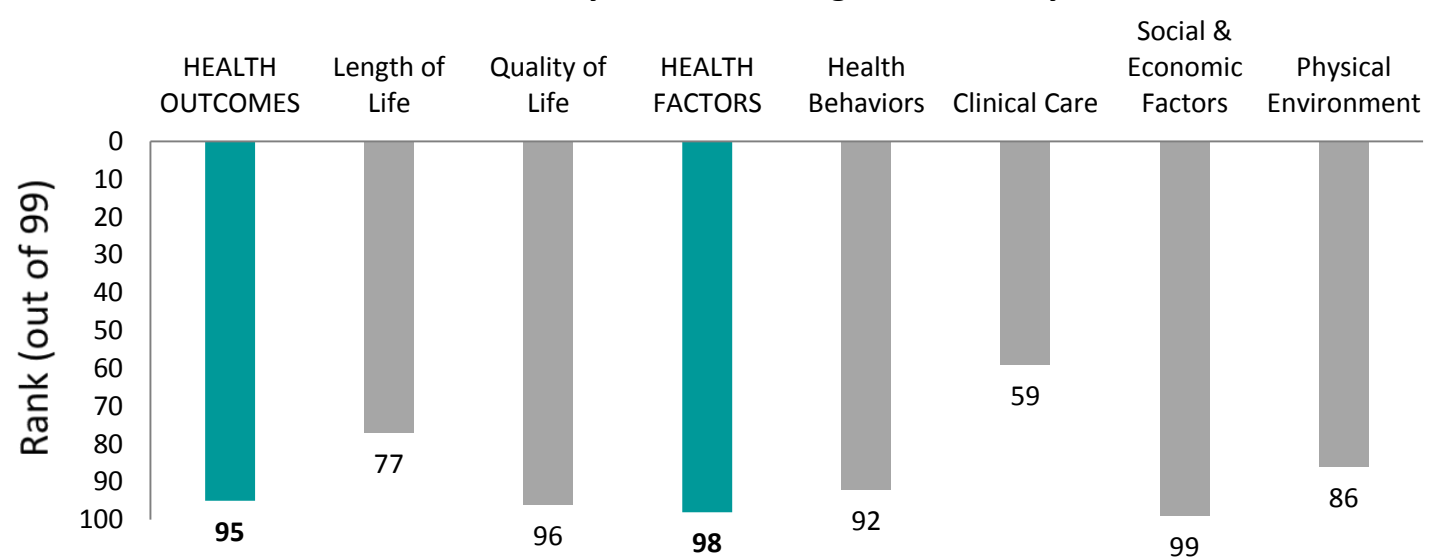


County Health Rankings

Since 2011, the University of Wisconsin Population Health Institute and the Robert Wood Johnson Foundation have partnered to publish an annual resource called County Health Rankings. For each of the 50 States, counties are ranked from highest to lowest in terms of various health-related measures, each of which is weighted proportionately in its influence on the final score. The graph below illustrates the 2017 rankings for Lee County, including the two basic categories – Health Outcomes and Health Factors, as well as all the sub-categories of each.

Lee County has consistently been ranked at or near the bottom of Iowa’s 99 counties. In 2017, it was 95th in Health Outcomes, which are comprised of measured statistics of performance, related to Length of Life (mortality) and Quality of Life (morbidity). It was second to last for Health Factors, which represent variables that are a major influence on what the measured outcomes are likely to be.

State of Iowa County Health Rankings - Lee County, 2017



At right are specific variables used in determining these rankings – specifically those where Lee County performs very well or poorly compared to most Iowa counties. Many of these are related to personal behaviors or life circumstances (i.e. employment or education). The quality of clinical care itself seems to be a bright spot among these otherwise discouraging statistics.

⊕ Areas of Strength	⊖ Areas to Explore	
Uninsured (Health Insurance)	Adult Smoking	Unemployment
Income Inequality	Adult Obesity	Children in Poverty
Drinking Water Violations	Teen Births	Children in Single-Parent Households
	Mammography Screening	Injury Deaths
	High School Graduation	Driving Alone to Work
	Violent Crime	Air Pollution



Lee County Health Department

The Lee County Health Department (LCHD) serves the entire population of Lee County, including both Keokuk and Fort Madison. Their office is in Fort Madison, housed in part of the former Iowa State Penitentiary complex. The LCHD works to protect public health, prevent disease, and promote the health and well being of the county's residents. Its staff works closely with local health professionals and care providers, to help coordinate activities across Lee County and fulfill its overall mission.

With Lee County being consistently one of the worst performing counties in Iowa's County Health Rankings, the LCHD has a particularly strong focus on those health-related variables that factor into the Rankings, including obesity and physical activity, access to recreational opportunities, and drug use and abuse. In particular, they seek to ensure that adequate information on healthy behaviors and lifestyles are available to certain high-risk populations, such as single-parent households and those living in long-term poverty.

One of the major recent initiatives undertaken by the LCHD, in collaboration with other community partners, is Live Healthy Lee County. This is a comprehensive outreach program that utilizes both digital and print materials to spread its message. The website serves as a clearinghouse of information about the program, as well as links to other health-related resources.

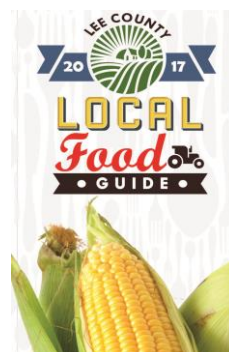


These sidewalk markers guide pedestrians along the designated in-town trail routes in Keokuk.



Grant funding obtained by the LCHD paid for these locally produced bike racks, distributed throughout the communities of Lee County

The Lee County Local Food Guide provides assistance on where to find fresh healthy food items, including locally grown produce. A series of community flyers provide information on the various public trails found throughout Lee County, including several specially designed routes utilizing the sidewalk network in Keokuk and Fort Madison, meant to showcase each city's cultural, historic, and recreational assets.





CHAPTER 4

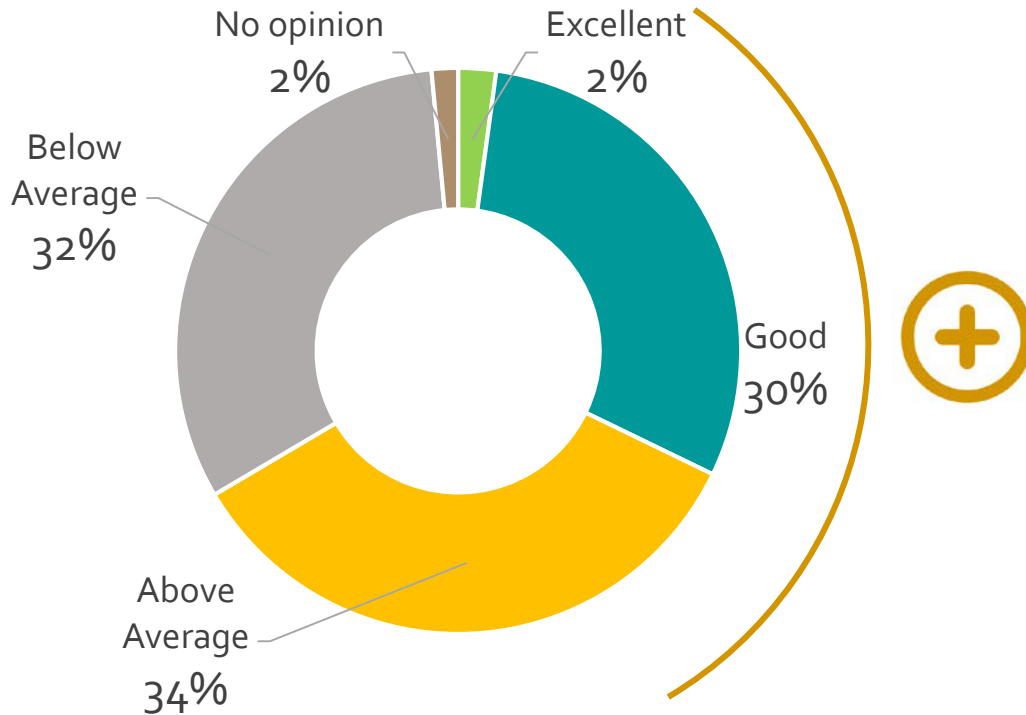
Community Values & Vision

A priority of the Comprehensive Plan is to answer the question “What do we want our community to be?” Understanding what values a community has and setting a vision for the future sets the foundation for what a community can be. This section provide a listing of values important to the residents of Keokuk and includes the vision for where we want Keokuk to be in the future.



PUBLIC PERCEPTION OF COMMUNITY

Survey participants were asked to rate the quality of life in Keokuk. The graph below shows that 66% of the respondents find the quality of life in the community either above average, good, or excellent.



KEOKUK'S VISION FOR FUTURE

Survey participants were asked what they would recommend to improve the quality of life in Keokuk. The list below shows the aspects that the members consider a priority in the future.



Community Values & Vision



Based on public input, a number of 'community values' were identified as things being important to the community. These values are highlighted in the graphic below. Using these values, a community vision was created, which can be seen on the following page. This community vision is to have Keokuk be the best small town in Iowa. All the goals and objectives listed in the Plan have been designed to help Keokuk achieve its community vision to be a thriving small town in Iowa.



SMALL TOWN
FEEL

SIZE OF
COMMUNITY

HISTORICAL
VALUE

MAIN STREET

LOCATION

PACE OF LIFE

FAMILY-
FRIENDLY TOWN

MISSISSIPPI
RIVER

COST OF
LIVING

CITY PARKS

ARCHITECTURAL
HERITAGE

PLACE TO
RAISE KIDS

PUBLIC
SAFETY

RECREATION

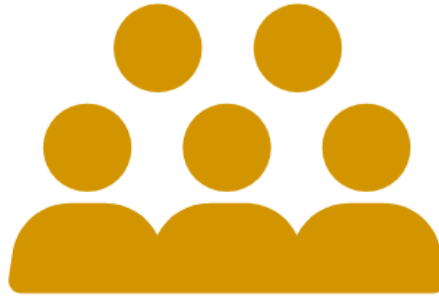
PUBLIC SCHOOL
SYSTEM

CULTURAL
EVENTS



“ I like Keokuk's rich history. I like the low cost of living. I enjoy the cultural opportunities afforded our residents, both as a performer and as a member of the audience. ”

“ The kindness and welcoming spirit of the people in Keokuk is very refreshing. I also like the infusion of young people in administrative positions and the fresh ideas these people have brought with them. ”



“ This community is made up of a wide variety of people from all walks of life - creative people who have a respect for the past and the history of their community; people who keep up the old-time crafts and traditions; people who build things in factories, people who work hard. ”

Community Values & Vision

“ Keokuk will be rejuvenated by embracing small town living on the Mississippi River, while preserving its historical relevance. The economic base will be diversified from a solely industrial foundation and embrace the reality of doing business in a global environment. The community will identify growth oriented industries that utilize its natural geography, history, river resources, and surrounding agriculture to provide new products and services. The education system will provide a workforce for these industries, providing great leaders in the community. A vibrant riverfront and business district will be one of the powerful benefits of the economic strength of Keokuk as a regional hub. The thriving downtown district will be characterized by historic architecture, providing a dynamic environment of retailers, offices, restaurants, entertainment, and residences of its restored buildings. The integration of the riverfront and downtown area will attract visitors to the community for recreation, shopping, employment, and entertainment, maintaining Keokuk as a regional hub of economic activity. The neighborhoods surrounding the downtown will be revived with investments in public infrastructure and housing. Residents (young, old, and families) will enjoy an evening stroll through beautiful, safe Keokuk neighborhoods to the great recreation opportunities, unique community events, and their favorite downtown destinations. Community members of Keokuk will have a great sense of pride in the changes they have witnessed to their community. Keokuk will be a place they are proud to call home.”



CHAPTER 5

Community Themes : Goals & Objectives

Through the feedback from the community through the development of the Comprehensive Plan , several key community themes were identified as important areas to focus on in moving towards the vision of Keokuk. This section explores these five themes and includes specific goals and objectives to focus on to make Keokuk the community you want it to be in the future.

Community Themes: Goals & Objectives

Based on data collection and analysis, public input from survey results, stakeholder interviews, and public events, the following concepts have been identified as important themes which reflect the character and values of Keokuk. These themes will be used to identify and classify the future goals and objectives for the community which are discussed in this plan.

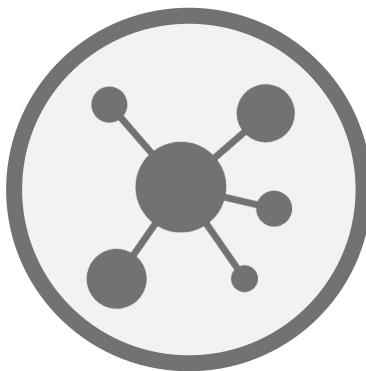


Community Themes: Goals & Objectives



VIBRANT ECONOMY

Economic health and stability are essential components of community success and quality of life. They influence all other elements of life in the community, and contribute greatly to how the town is perceived, by locals and visitors alike. Keokuk residents recognize the present, ongoing challenges that the community faces, and are anxious for a positive change. Certain, specific actions are necessary to make this a future reality, involving everything from brick-and-mortar projects to more proactive investments in human capital.



REGIONAL HUB

Keokuk has an inherent advantage in its status as a supplier of resources and services for a sizable surrounding region. Extending into two neighboring states, there is a population of nearly 25,000 in the Greater Keokuk urbanized area, and this number grows even more when nearby rural areas and small outlying communities are added. With this dynamic already in place, Keokuk has great potential for future economic growth and prosperity.



RESILIENT INFRASTRUCTURE

Infrastructure forms the backbone of a city – a necessary support structure for all economic, social, and recreational activity. It is widely recognized that Keokuk faces substantial challenges in maintaining its local infrastructure, particularly its streets and pedestrian arteries. However, with a targeted, structured focus on the most critical elements needing repair and enhancement, the city can go a long way in showing its citizens that it values the safety and well-being of all of its citizens.



QUALITY HOUSING

The issue of housing availability is an all-encompassing challenge that affects people of all backgrounds and household dynamics. While Keokuk's population has shrunk substantially over the last half century, the bulk of its housing stock remains frozen in time, insufficient to serve the diverse needs and preferences of 21st century residents. In order to facilitate future economic prosperity and a vibrant social atmosphere, Keokuk must invest in multiple forms of new housing, as well as structural and aesthetic improvements to many existing homes.



LIFESTYLE AMENITIES

"I come to Keokuk to ____". How would you answer this question? As simple as it sounds, the answer will give you a strong indication of how successful a community has been at attracting people in, for short visits as well as a permanent move. In today's Rural America, commuting patterns show that workers are far more flexible on their location of residence in relation to their workplace. That same increased level of mobility impacts patterns of tourism. To compete with the multitude of similarly sized communities in the Midwest, Keokuk must cement its reputation as a thriving center of civic activity and recreational opportunities.



VIBRANT ECONOMY

Goal 1: Keokuk will have a thriving business climate and workforce.



Objective: Expand the supply of quality, family-supporting jobs in the community.

Strategies:

- Seek to diversify the local economy, with increased strength in manufacturing, education, and health care, as well as a more visible presence for additional sectors.
- Provide incentives to encourage entrepreneurial activity at the local level.



Objective: Grow the local workforce and diversify the talent pool through training and recruitment efforts.

Strategies:

- Ensure that the local workforce is sufficiently qualified for the jobs that are already available.
- Ensure that Keokuk is a welcoming, desirable place for talented workers to relocate.

Goal 2: Keokuk will leverage its existing local assets.



Objective: Focus on Keokuk's history as a tourism generator, as well as a marketing and community branding tool.

Strategies:

- Embrace Historic Preservation as a Community Development resource.
- Improve and expand the supply of interpretative signage that highlights the history of Keokuk and associated individuals.
- Highlight Keokuk's importance to African American history in Iowa, and the individual contributions made here.



Objective: Emphasize Keokuk's geographic advantages and plentiful natural resource amenities.

Strategies:

- Enhance Keokuk's reputation as a 'gateway city' to the State of Iowa from Illinois and Missouri.
- Explore additional opportunities to utilize the Mississippi River as a recreation space, such as a public marina south of Lock and Dam No. 19.

VIBRANT ECONOMY



BEFORE



“ Enhance Keokuk's reputation as a gateway city to the State of Iowa from Illinois and Missouri. ”



AFTER - Gateway Arch as an iconic towering landmark to welcome visitors from Illinois





VIBRANT ECONOMY

Goal 3: Keokuk's economy will have a foundation of sustainability.



Objective: Focus on the concept of sustainability as a catalyst for future development and job growth.

Strategies:

- Target and promote the development of businesses in specialized growth industries with an environmental emphasis.
- Encourage the use of sustainable infrastructure by public and private entities, including solar energy and storm water best management practices such as bioswales, rain gardens, and permeable pavers.

Goal 4: Keokuk will offer development friendly conditions, to remain regionally competitive.



Objective: Update local ordinances where necessary to better facilitate development.

Strategies:

- Update the City's zoning and subdivision ordinances, to better reflect 21st Century best practices, and become compatible with the desired vision for future land use and development patterns.
- Enhance the enforcement provisions in the city's building codes, to prevent the irreparable degradation of viable commercial buildings.



Objective: Work directly with the private sector in pursuing development opportunities.

Strategies:

- Create a commercial real estate database for assisting developers interested in Keokuk and the Tri-State area.
- Pursue brownfield remediation projects, to open up land for redevelopment, and enhance the community's aesthetics.



REGIONAL HUB

Goal 1: Keokuk will enhance its reputation as a shopping, service, and employment destination.



Objective: Bolster Keokuk's strength as a regional hub for retail and services.

Strategies:

- Create a commercial real estate database for assisting developers looking at Keokuk and the Tri-State area.
- Seek direct input from businesses and shoppers to gauge quantitative demand for presently missing resources and services.



Objective: Ensure that local healthcare providers have resources available and capacity to remain solvent and prosperous well into the future.

Strategies:

- Pursue compatible development that will enhance Keokuk's healthcare sector.
- Continue to promote UnityPoint Health – Keokuk as the region's primary healthcare provider, and assist with facility upgrades whenever possible.



Objective: Participate in and streamline the efforts of the various social service organizations in Keokuk.

Strategies:

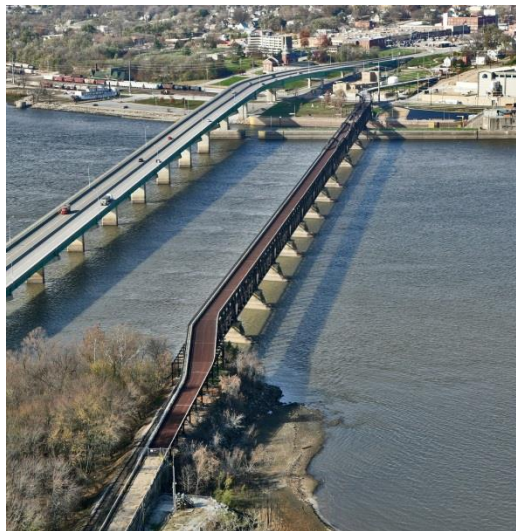
- Improve and coordinate logistics for public and non-profit institutions such as Hope Haven, the Heritage Center, and United Way of the Great River Region.
- Promote greater public awareness of social service organizations and their activities, to increase visibility, facilitate cooperation, and improve fundraising prospects.





REGIONAL HUB

Goal 2: Keokuk will seek multi-jurisdictional cooperation, wherever appropriate.



Objective: Seek formal partnerships with neighboring communities such as Hamilton, Illinois, to work together and accomplish mutually shared goals that benefit the Tri-State region.

Strategies:

- Facilitate collaboration between the individual Chambers of Commerce and economic development groups in the Tri-State region, regarding marketing materials, events and activities, and training opportunities.
- Coordinate with neighboring jurisdictions on transportation and infrastructure priorities.



Objective: Facilitate collaboration between individual public and non-profit institutions within Lee County and the surrounding region.

Strategies:

- Develop a program to more efficiently share training resources between the three School Districts of Lee County and Southeastern Community College.
- Share resources to streamline the activities of organizations with a presence in both Keokuk and Fort Madison.
- Work with the Southeast Iowa Regional and Economic Port Authority (SIREPA) on pursuing large scale development projects in Lee County.
- Assist local entities (such as emergency response) in the development and implementation of a regional hazard mitigation plan.





REGIONAL HUB

Goal 3: Keokuk's downtown and riverfront will be preserved and enhanced as a regional center of economic, social, and cultural affairs.

Downtown Public Art, Macomb, IL



Objective: Make Downtown an inviting space for people to come for lengthy, leisurely visits.

Strategies:

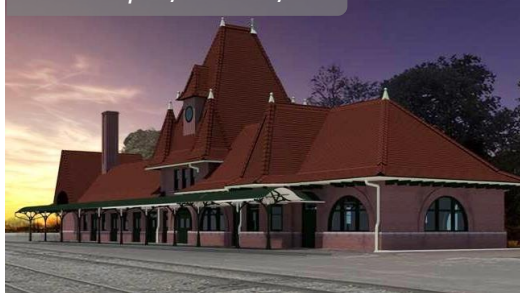
- Promote revitalization of the River City Mall as a focal point for downtown civic and economic activity.
- Encourage commercial businesses to consider downtown storefronts when choosing to invest in Keokuk.
- Establish one or more National Historic Districts to aid in the preservation and reuse of downtown buildings.
- Promote additional landscaping, public art and other beautification efforts in the downtown area.
- Amend the Zoning Ordinance to allow for ground-floor residential in appropriate Downtown buildings (as determined by City staff).

Objective: Make the Keokuk riverfront a year-round destination for events and activities.

Strategies:

- Further pursue the development strategies outlined in the Keokuk 'Riverfront Master Plan'.
- Assist the Keokuk Union Depot Foundation in reoccupying the space following the completion of renovation work.
- Facilitate the mixed-use redevelopment of the Keokuk Riverfront Barge, as a catalyst for the surrounding area.
- Ensure that the riverfront is sufficiently connected to the rest of the city through trails, sidewalks, and wayfinding signage.

Train Depot, Keokuk, IA



Keokuk Riverfront Barge





REGIONAL HUB

BEFORE – River City Mall



“ Make Downtown a more inviting space for people to come for lengthy, leisurely visits. ”



REDEVELOPMENT CONCEPT– River City Mall





REGIONAL HUB

BEFORE – Existing streetscape



“ Promote additional landscaping, public art and other beautification efforts in the Downtown area. ”



AFTER – Mural/ Downtown Gateway Site (3-lane conversions, green bike lanes, and bioswales)





RESILIENT INFRASTRUCTURE

Goal 1: Keokuk will have an efficient, quality street network.



Objective: Reconstruct or resurface all deficient, deteriorated street segments, and work to reduce the impact of these road repairs on the city budget.

Strategies:

- Continue to incorporate street resurfacing into planned sewer separation construction projects.
- Prioritize road repair projects based on their viability for competitive grants.
- Evaluate converting low-traffic residential streets in poor condition to non-vehicular greenways.

Illustration of greenway concept, Minneapolis, MN



Objective: Pursue engineering adjustments where necessary to improve safety, traffic flow, and economic viability of the surrounding area.

Strategies:

- Explore the use of roundabouts and other reconfigurations to address certain awkward intersections.
- Identify opportunities to reduce the negative impact of through traffic on the Downtown social atmosphere.

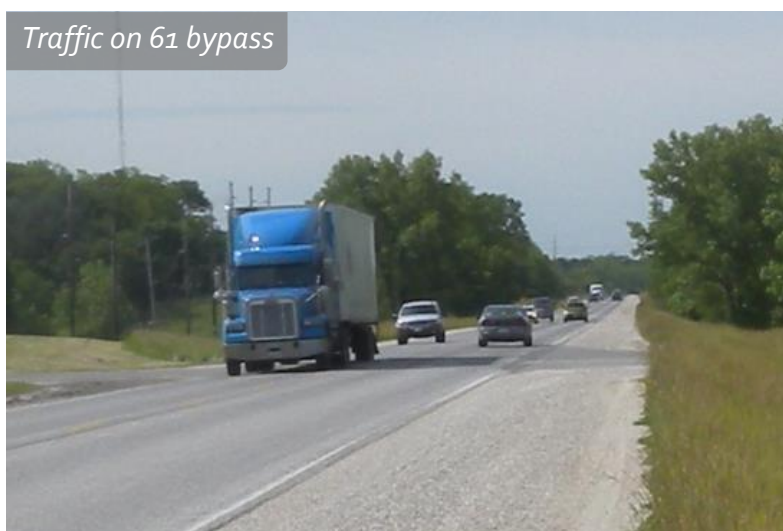
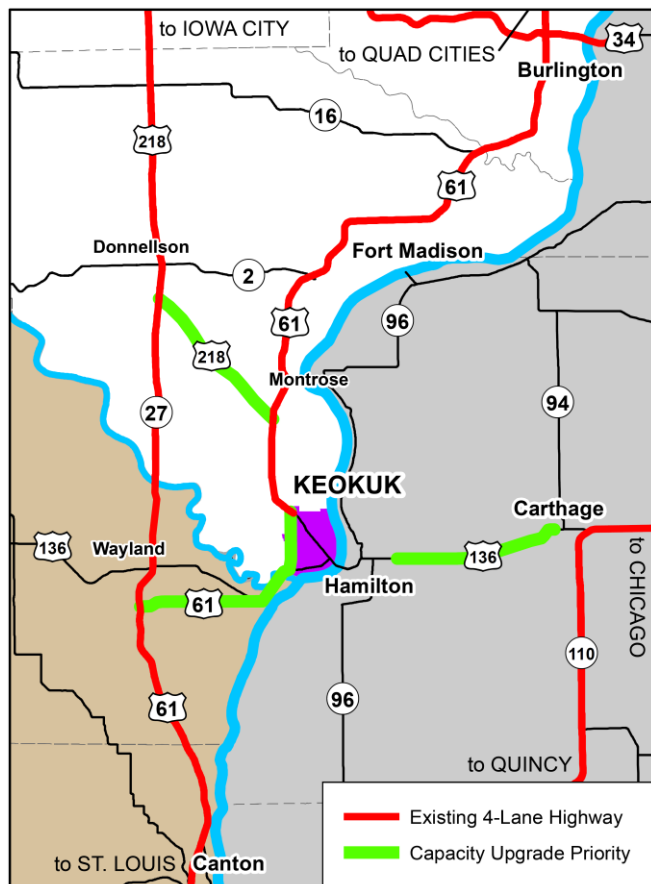
New roundabout, Burlington, IA





RESILIENT INFRASTRUCTURE

Goal 2: Regional transportation connections will be enhanced for Keokuk residents, businesses, and visitors.



Objective: Work with other Tri-State communities to promote capacity and performance enhancement on the region's highway network.

Strategies:

- Actively pursue upgrades to the US Highway 61 Corridor through the City of Keokuk, and westward to the Avenue of the Saints in Missouri.
- Pursue safety and capacity improvements for the diagonal portion of US Highway 218 in Central Lee County.



Objective: Encourage improvements to the area's rail, air, and water transportation facilities.

Strategies:

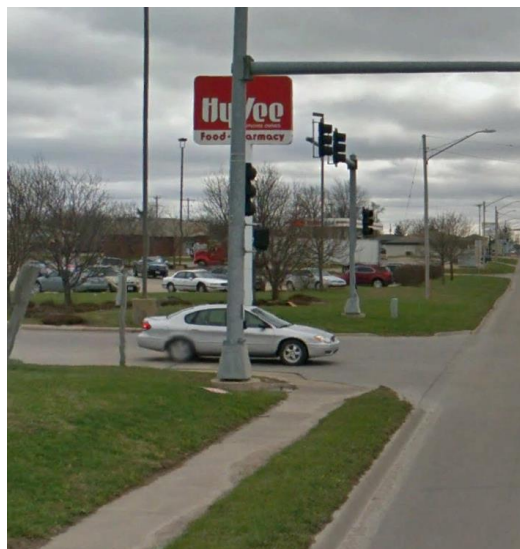
- Seek funding assistance to complete long-term rehabilitation of the Keokuk Railroad Bridge.
- Promote the continued and expanded utilization of the Keokuk Municipal Airport, along with necessary capital improvements and technological upgrades.
- Promote the use of the Mississippi River as a freight transportation artery, for use by local industries.





RESILIENT INFRASTRUCTURE

Goal 3: Plentiful pedestrian opportunities will be available in the City of Keokuk.



Objective: Enhance and expand the existing sidewalk network, to improve pedestrian mobility.

Strategies:

- Prioritize sidewalk and trail projects that connect residential neighborhoods with commercial retail districts, major employers, and civic destinations.
- Continue to incorporate sidewalk and pedestrian crossing improvements into sewer separation construction projects.
- Amend city ordinances as necessary, to ensure that sidewalks are always incorporated into new development.

Goal 4: Keokuk will offer and maintain modernized civic facilities and utility systems.

Proposed Keokuk Library Park illustration



Objective: Invest in physical and technological improvements for public facilities to function efficiently.

Strategies:

- Pursue facility upgrades for the Keokuk Police and Fire Departments, keeping the two conveniently consolidated at the same physical location.
- Assist the Keokuk Public Library in pursuing desired facility and technology upgrades.
- Provide support for the Heritage Center as it works to serve the needs of senior citizens.

Sewer separation work at Rand Park



Objective: Enhance the performance and long-term maintenance of the city sewer system.

Strategies:

- Ensure that all sewer separation efforts mandated by the EPA are completed within the allotted timeframe.
- Establish a municipal storm water utility fee to ensure an equitable billing structure for users of the service.



QUALITY HOUSING

Goal 1: Keokuk will encourage and pursue infill housing development and neighborhood enhancements.

Potential infill site, 6th & Main



Objective: Facilitate housing development in areas with existing streets and utility systems in place.

Strategies:

- Aggressively pursue infill residential development in the City's older, pre-World War II neighborhoods.
- Assist developers in filling out the remaining undeveloped lots within newer (post-1970) residential subdivisions.

Objective: Pursue strategies for improving the aesthetics and quality of life within neighborhoods.

Strategies:

- Adopt a tree ordinance to encourage the use of attractive, yet easily manageable tree species in within the public right-of-way.
- Consider establishing a railroad quiet zone along the BNSF mainline.
- Establish a formal buffer of landscaping and light commercial uses between the Roquette America facility and surrounding neighborhoods.

Railroad Quiet Zone



Goal 2: Diverse housing options will be available to anyone desiring to live in Keokuk.

Assisted Living Facility in Winterset, IA



Objective: Address the housing needs of individual segments of the population, based on age, household type, and income.

Strategies:

- Pursue housing developments that can accommodate the demands of young professionals and their families.
- Respond to demographic trends by providing new, high-quality housing for senior citizens.
- Seek to develop additional affordable housing units for low-income residents, not restricted by age or family/household type.

Townhomes



Objective: Ensure that a variety of housing types are available, in addition to traditional single-family dwellings and apartments.

Strategies:

- Encourage and facilitate the development of additional downtown upper-story housing units.
- Develop additional condominiums, townhomes, duplexes, as lower-maintenance options for prospective homeowners.



QUALITY HOUSING

INFILL DEVELOPMENT – River-view apartments



“ Facilitate housing development in areas with streets and utility systems in place.”

DOWNTOWN REDEVELOPMENT– Revitalizing upper-story residential units above existing commercial buildings



“ Diverse housing options will be available to anyone desiring to live in Keokuk.”



QUALITY HOUSING

Goal 3: Keokuk will provide stronger enforcement for the city's residential properties.



Objective: Use code enforcement and other incentives to eliminate property nuisances and poor aesthetics..

Strategies:

- Amend city ordinances to provide for aggressive, yet efficient enforcement of residential properties.
- Actively discourage disinvestment and substandard maintenance from rental property owners, particularly absentee landlords.
- Use positive reinforcement methods to reward homeowners for significant improvements that are made.
- Continue a program of targeted demolition for long-term problem properties to remove persistent, unavoidable blight.

Goal 4: Keokuk will establish community and regional partnerships to improve and expand the housing supply.



Objective: Work directly with the private sector to facilitate new housing development in the community.

Strategies:

- Assist the non-profit Keokuk Neighborhood Initiative in its efforts to pursue infill development in the city's older neighborhoods.
- Encourage home improvement and supply businesses to actively promote and incentivize home renovation in the city's older neighborhoods.

Objective: Engage the community's youth and volunteer groups to accomplish housing objectives.

Strategies:

- Continue to use home building as a hands-on training opportunity in high school and community college programs.
- Encourage volunteer groups to coordinate a community-wide home renovation campaign to assist low-income homeowners.

Building Trades class students at Independence, IA





LIFESTYLE AMENITIES

Goal 1: Dynamic parks and recreation spaces will be available to Keokuk residents and visitors.

Skate Park, Spencer, IA



Objective: Enhance the existing quality of Keokuk's city parks to promote outdoor recreational opportunities for local residents and visitors alike.

Strategies:

- Provide additional recreational amenities within city parks, and replace those that are outdated.
- Consolidate Rees and Bluff Parks into one multi-purpose park to serve the West K neighborhood.
- Evaluate possible administrative and staffing changes that will allow for better long-term care and maintenance of parks.
- Establish a public marina to the south of Lock and Dam No. 19.

Hoerner YMCA



Objective: Assist in preserving and expanding the services offered by private recreational facilities in the City.

Strategies:

- Provide support for necessary facility upgrades at the Hoerner YMCA.
- Assist in developing a long-term reuse strategy for the former Keokuk Country Club, allowing for its continued use as a space for recreation.

Goal 2: A multitude of public events and destinations will be available to Keokuk residents and visitors.

Big Dam Street Festival



Objective: Facilitate additional themed public events and gatherings, and continue to provide support for those that are ongoing.

Strategies:

- Provide support for public events that were historically popular in Keokuk, but have been discontinued over time.
- Seek to establish a dedicated, stand-alone event space for the Tri-State area.

Objective: Encourage neighborhood-level events that celebrate shared values and community diversity.

Strategies:

- Seek additional opportunities for neighborhood functions, such as Unity in the Community.



LIFESTYLE AMENITIES

Goal 3: Keokuk will offer a well-connected network of recreational trails and bike routes.

Flint River Trail, Burlington, IA



Objective: Expand the citywide network of off-road, multi-purpose trails.

Strategies:

- Focus on establishing 'park-to-park' trail corridors, and other strategic connections between community civic and recreational amenities.
- Evaluate converting certain low-traffic residential streets to greenways, for exclusive use by bicyclists and pedestrians.

Green bike lane in Cedar Rapids, IA



Objective: Expand the supply of on-road bike routes in Keokuk.

Strategies:

- Establish dedicated bike lanes along strategically significant corridors where space for off-road facilities is not available.
- Complete a continuous, signed route for the Mississippi River Trail (MRT) within Keokuk city limits.

Goal 4: Keokuk will be a community that values volunteerism and supports healthy lifestyles, as measures to improve the local quality of life.

Walk of Fame



Objective: Engage local residents in promoting community beautification projects.

Strategies:

- Utilize the volunteer efforts of public school and community college students, to help build community pride at a young age.
- Encourage social service organizations such as Hope Haven to participate in community service projects.

Information booth at Hoerner YMCA



Objective: Work to improve the statistical measures of public health in Keokuk and Lee County.

Strategies:

- Continue to coordinate with countywide health initiatives to improve the health of local residents, and foster additional grass-roots support for recreation development projects.



CHAPTER 6

Future Land Use

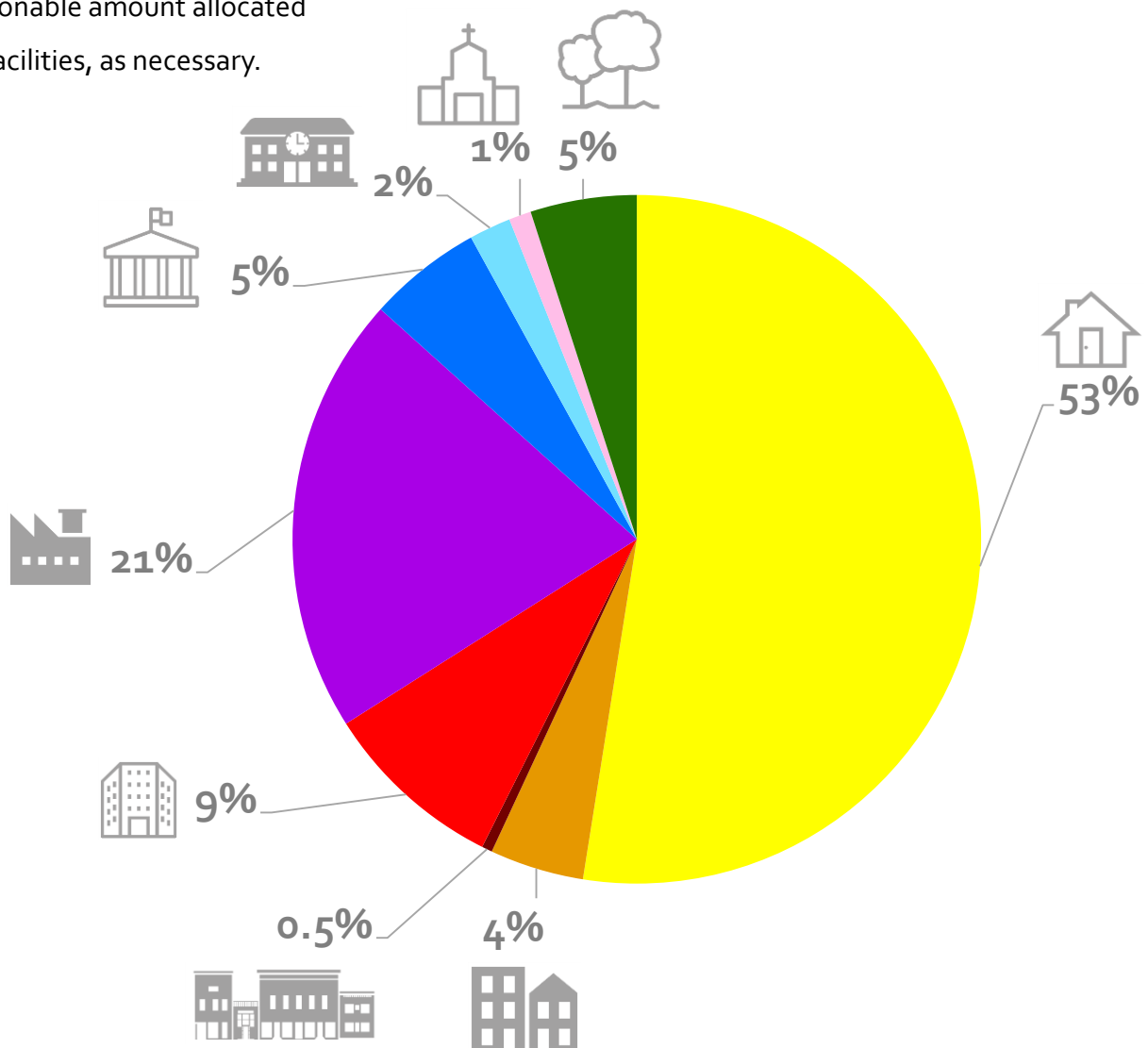
Defining future land use is an important component of a Comprehensive Plan. The objective of this section of the Plan is to provide a working outline for future development in Keokuk. This section and its vision are intended to be used by City Council, Planning & Zoning Commission, and City Staff when making decisions and recommendations regarding land use in the City. The vision and plans found in this section are not a mandate for what will happen but rather a guide to ensure that responsible and effective land use patterns help Keokuk be the best community it can be.

Future Land Use



The Future Land Use plan for the City of Keokuk is highlighted in three forms on the following two pages – table, pie chart, and citywide map. For comparison with the present day land use pattern in Keokuk, please see the Current Land Use Map on pg. 30 of this document. The most obvious contrast is the absence of land in the 'Agriculture' and 'Undeveloped' categories. Naturally, it is desired that all land within the city's borders be developed for an active tax-generating use, with a reasonable amount allocated to civic/public facilities, as necessary.

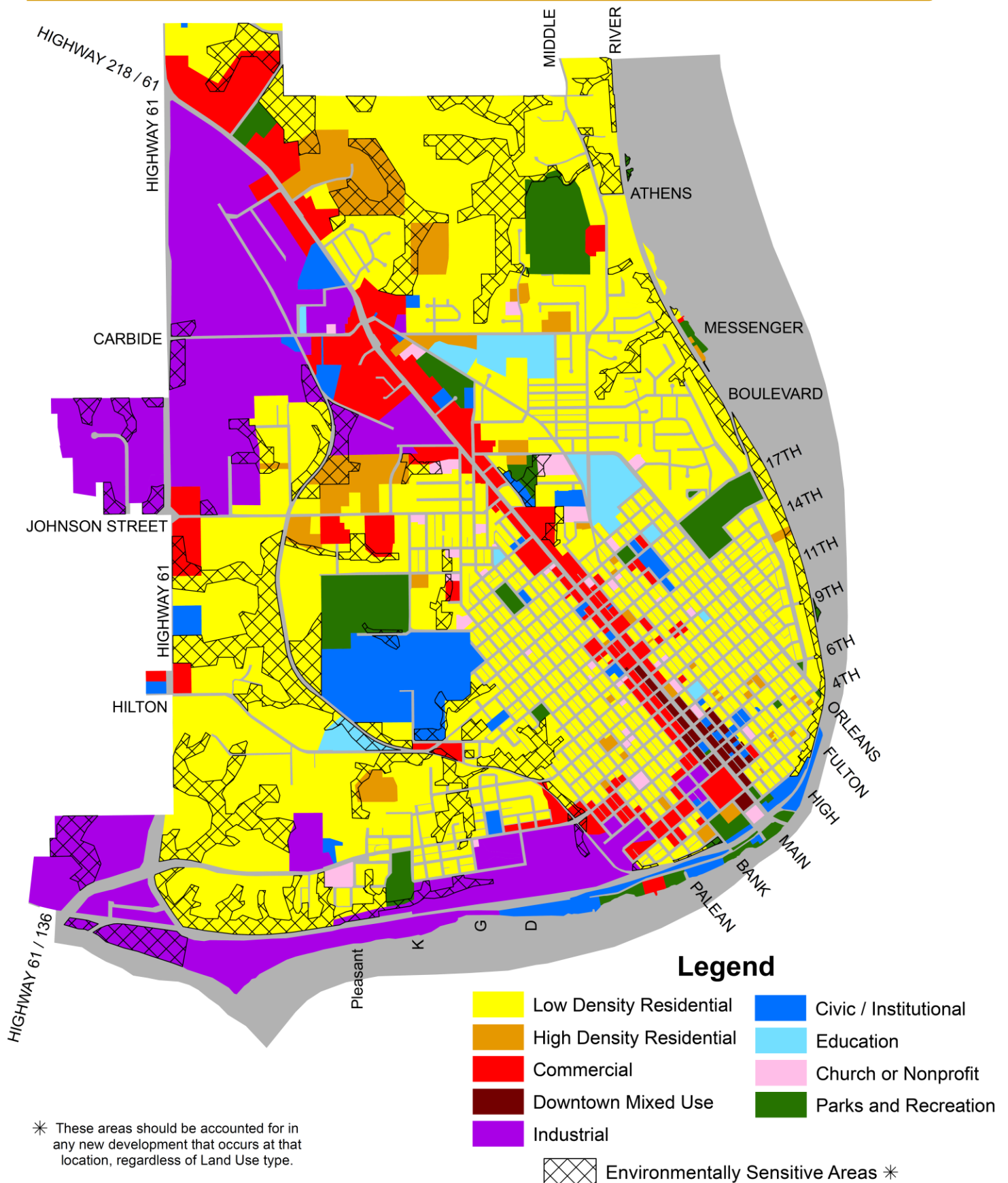
Land Use Type	Color	Acres	Square Feet	Percentage
Total		4,889	213,031,145	100%
Agriculture		None within City limits		
Low Density Residential		2,567	111,797,149	53%
High Density Residential		216	9,428,517	4%
Downtown Mixed Use		24	1,049,127	>1%
Commercial		420	18,299,906	9%
Industrial		1,009	43,943,123	21%
Civic / Institutional		262	11,434,310	5%
Education		96	4,162,924	2%
Church or Nonprofit		51	2,265,812	1%
Parks and Recreation		244	10,650,277	5%



Future Land Use



KEOKUK, IOWA – FUTURE LAND USE MAP





Summary of Desired Future Conditions

Residential

New housing development should be prioritized in established neighborhoods where streets and utility connections are already present. This includes vacant lots where older homes have recently been demolished, as well as platted, but never developed lots. Residential uses are also desired for presently undeveloped areas at the city's northern and western fringes. Based on the distance from major arterial streets, these areas are not conducive to other taxable uses. In total, the Future Land Use Plan would expand the citywide percentage of Residential land from 29% to 57%.



Existing infill home north of Downtown

Because of the inherent difficulty in prescribing the exact geographic location of future High-Density Residential uses, the Future Land Use Map shows only a rough approximation of where these should be located. In general, multi-family housing should be targeted to areas in close proximity to major employers, but an effort should also be made to ensure that it is evenly distributed around the City, so multiple, distinct housing options are available in each neighborhood.

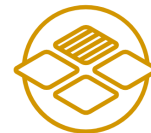
Commercial and Mixed Use

On the Future Land Use Map, the percentage of land devoted to Commercial uses would not change from the present day amount. Despite this, the geographic placement of these uses would be shifted in certain areas, to create more cohesive, physically contiguous Commercial districts. Small isolated pockets of



Residential homes surrounded by Commercial uses

Commercial uses within otherwise residential and industrial areas should be removed, along with low intensity commercial in areas ideally suited for large footprint industrial development. Conversely, several areas presently occupied by residential uses (primarily along North Main Street) should be redeveloped for Commercial use. This will allow additional compatible retail and service businesses to expand this regional retail shopping district.



Downtown Mixed Use

It is desired that upper-story residential units be added to a number of existing Downtown buildings, or incorporated into infill development that mimics the character and function of the those existing buildings. Accordingly, the physical extent Downtown Mixed Use has been greatly expanded. It should be noted that certain buildings are appropriate for ground floor residential use. These specific buildings (on the half-block surrounding Blondeau) are highlighted on the Downtown Focus Area on pg. 166.



Historic brownstone buildings, conducive to ground floor residential.

Industrial

As with Commercial uses, it is desired that Industrial uses be expanded to cover larger, cohesive districts in specific areas of the city. These include the northwest quadrant of the City (along the US 61 bypass), and the riverfront area, extending from Roquette to the US 136 bridge to Missouri. In total, this would cover 20% of the City's land area, up from the present value of 10%.



Undeveloped lot within Kindustry Park

Another issue to address is the incompatible intrusion of Industrial uses into residential areas. Between Soap Creek and G Street, all remaining residential uses south of 7th Street should be removed, to allow a buffer of commercial, office, and light manufacturing uses between Roquette and the surrounding neighborhoods. In addition, Industrial uses should not encroach into the Downtown commercial area, nor the residential neighborhoods nearby. Historically, a short line railroad once served heavy industry in this area. In its absence, there is no logistical advantage for industry, and such uses are no longer desired here, unless a buffer of commercial uses is present separate it from residential areas.



Johnson Street continues to reflect a semi-industrial appearance, based on historical land use patterns



Civic Land Use Categories

For the most part, the Future Land Use Map keeps the existing pattern of Civic Uses in place, with a few desired expansions of public facilities accounted for. Within the Civic/Institutional use category, one desired improvement is the development of an outdoor park space adjacent to the Keokuk Public Library. Another is the physical expansion of Oakland Cemetery, to account for future demand, long term. The Education category remains largely unchanged, with a notable exception being the former Wells-Carey Elementary School (closed in 2012), which could be repurposed for a residential or commercial use.



Former Wells-Carey Elementary School

With regard to Church and Nonprofit Uses, only existing institutions of this nature are depicted on the Future Land Use Map. However, this should not be interpreted as a prohibition on the development of additional church or nonprofit facilities in the City. It is simply not practical for the City to prescribe where such facilities should locate. One exception to this exists, however – that buildings and properties originally developed for commercial or industrial use should not be occupied by a non-taxable land use.



Existing dog park in Iowa City

Most of the land currently in the Parks and Recreation category should keep the same use, although additional amenities can be added to existing parks. For example, there is strong community interest in establishing a dog park, with ideal candidates being Riverview, Victory, and Rees Parks. It is also recommended that Rees and Bluff Parks be consolidated into one larger park, with the former Bluff Park space used for peripheral expansion at Roquette, and the necessary screening/buffer space around this facility.

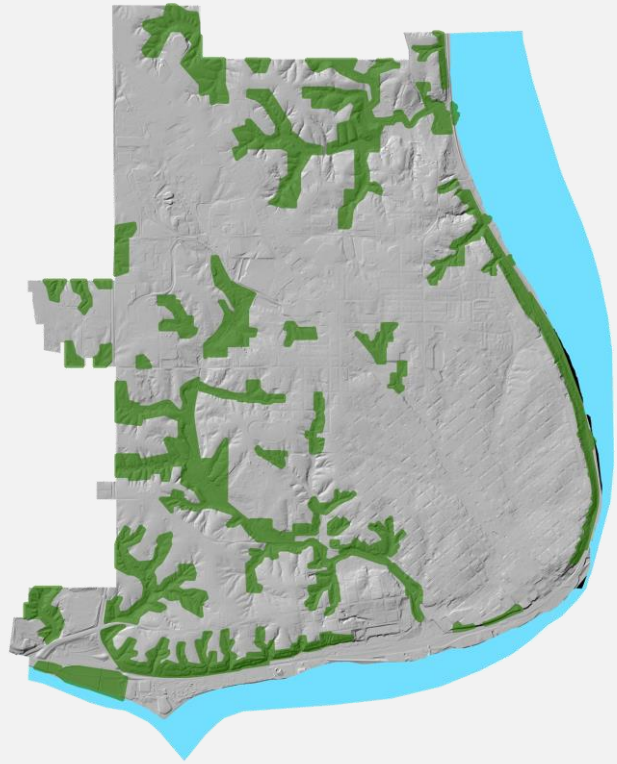
It is desired that the land formerly occupied by the Keokuk Country Club will continue to be used for recreational purposes. Ideally, it will retain its use as a golf course, although other options are possible, including a multi-purpose park space, or a set of walking trails that uses the historic contours of the golf course.





Considerations for the Natural Environment

In determining the most appropriate future uses for presently undeveloped land within Keokuk city limits, one additional factor must be considered: a significant amount of this undeveloped land is simply not suitable for development in its natural state, due to topographic or other environmental constraints. This encompasses several natural ravines and stream courses in the northern and western fringes of the city, as well as the steep hillside along the Mississippi River. These areas are highlighted in green on the map at right. The hillshade aerial photo (in grey) helps draw attention to the relief.



In most cases, development is not explicitly prohibited from occurring on these lands – at the local, state, or federal level. Accordingly, the Future Land Use Map displays these 'Environmentally Sensitive Areas' as an overlay layer, separate from the underlying land use categories (Residential, Commercial, etc.).

This overlay serves as a precaution for the city and private developers – that if development is going to occur, reasonable accommodations will need to be made, to ensure that it does not adversely affect the natural environment, or vice versa. Examples could include the installation of detention ponds for drainage purposes, or creating gradual, man-made terraces along a hillside, to buffer adjoining developments (both illustrated above).





CHAPTER 7

Development Focus Areas

To complement the broader vision outlined by the Keokuk Future Land Use Map, this Plan includes a set of more detailed concepts plans that highlight either a specific area of the city, or an individual topic at the citywide level, such as housing. These Development Focus Areas are intended to provide an outline of the many individual opportunities available for that particular area or topic. As with the Future Land Use Map, these are illustrative in nature, and flexible in both their interpretation and implementation. No changes recommended here should be seen as a direct commitment to action, at any point during the lifespan of this Plan.

Development Focus Areas



Downtown Focus Area

LEGEND

Existing Assets

- A. Walgreens Pharmacy
- B. George Washington Elementary School
- C. South Lee County Courthouse
- D. The Grand Theatre
- E. The Heritage Center / Estes Park
- F. Chamber / Main Street / KEDC Office
- G. Keokuk Public Library / Arts Center
- H. Keokuk City Hall
- I. Historic Hotel Iowa Apartments
- J. Baymont Inn and Suites Hotel
- K. U.S. Post Office
- L. Mississippi Terrace Apartments
- M. Gateway Park, pedestrian bridge

Recent Developments

- N. Goodwill Store (reuse of former Aldi building)
- O. Keokuk Senior Lofts
- P. Hope Haven
- Q. Eagles on Blondeau, mixed use

Development Opportunities

1. North Downtown gateway signage/mural
2. Building Reuse - Henke Hardware
3. Building Reuse - Flowers by Daryl
4. Building Reuse - Odd Fellows Building
5. Infill Opportunity - Former Elks Building site
6. Infill Opportunity - Corner Lot, Main and 7th
7. Existing parking lot - repave and enhance
8. Public Library outdoor park space
9. Building Reuse - Historic YWCA Building
10. America's First Great Dam Museum
11. Building Reuse - Lud's Barbecue, Streeter's
12. River City Mall renovation and reuse
13. Relocation of General Curtis statue, restored
14. Building Reuse - River City Restaurant
15. Infill Opportunity - Condos or townhomes
16. Riverview Park, Depot improvements

Infill Development

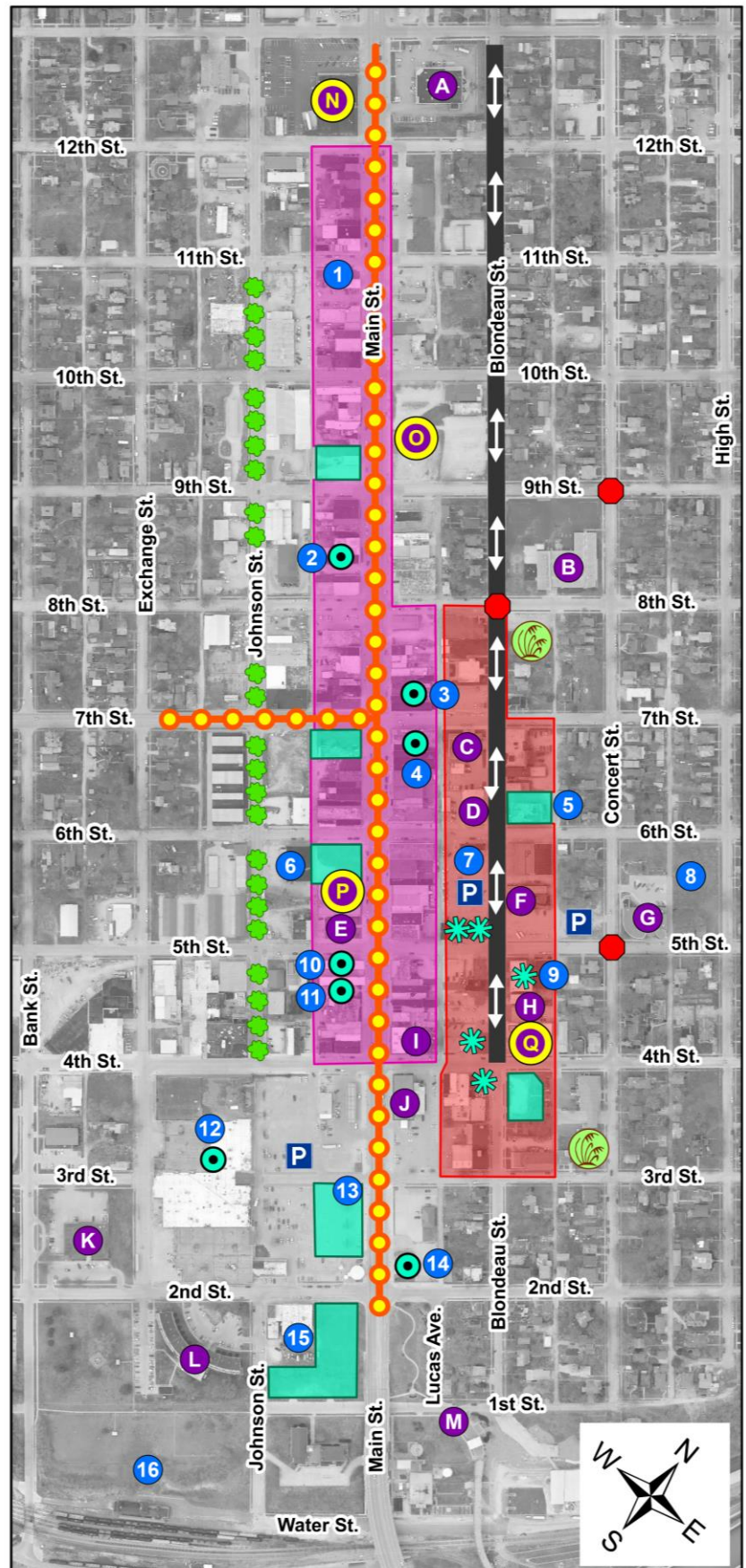
- Building Reuse, Mixed Use/Commercial
- Building Reuse, Ground Floor Residential Possibility
- Possible community garden site

Corridor Improvements

- Aesthetic Enhancement, Screening
- One to Two-Way Street Conversion
- New Three or Four-Way Stop

Proposed Historic Districts

- Main Street Commerce
- Blondeau Street Theatre & Arts District



Development Focus Areas



Downtown Focus Area

Initially the civic and economic heart of the city, Downtown has suffered a substantial decline in aesthetics, economic influence, and cultural vibrancy. Over the years, the area's commercial hub has shifted gradually outward along Main Street, and become far more auto-dependent and physically dispersed in the process. To make matters worse, the condition of Downtown buildings has continued to decline, due to advanced age and minimal repairs being undertaken by private owners.



However, thanks to the determined efforts of Main Street Keokuk, along with other civic entities and private individuals, momentum is beginning to shift toward a more prosperous and vibrant future for the district.



Downtown Keokuk includes a number of existing assets to form a foundation for future development. This includes civic destinations such as City Hall and the Heritage Center, several high density residential clusters, prominent businesses such as Walgreens, and tourist-friendly facilities such as a hotel and theatre. Recent notable improvements include the reuse of the historic Eagles Building for a mix of

office and residential units, and the Downtown's largest recent infill project, Keokuk Senior Lofts.

Numerous opportunities exist for Downtown building reuse, with several of these likely to have a catalytic impact for the area. Infill opportunities are also plentiful, with several large vacant lots present. The River City Mall property provides opportunities for both, through the reuse of its large north anchor space, and possible new construction in the outlots along Main Street.



Additional measures are recommended for enhancing the social atmosphere of Downtown. First, aesthetic improvements such as landscaping and public art are highly encouraged, to give the area a more dynamic, vibrant appearance. In addition, traffic calming measures are proposed for both Main and Blondeau Streets, to make the area a more pleasant environment for pedestrians and bicyclists.

Development Focus Areas



South Riverfront Focus Area

LEGEND



Existing Assets

- A. Lock & Dam viewing point - pedestrian bridge
- B. Gateway Park - pedestrian bridge entrance
- C. Baymont Inn and Suites hotel
- D. River City Mall
- E. Mississippi Terrace Apartments
- F. George M. Verity Riverboat Museum
- G. Riverfront multi-use trail
- H. Riverview Park
- I. River Terrace Apartments
- J. U.S. Coast Guard Station
- K. City Bridge Department Headquarters
- L. South Side Boat Club
- M. Existing large parking lot
- N. Public boat launch



Recent Developments

- O. Victory Park - Meierotto Shelter house and new public restrooms
- P. Keokuk Union Depot - building renovation
- Q. Street resurfacing and pedestrian crossing improvements (Sewer separation project)
- R. Former casino river barge acquisition
- S. Wastewater treatment facility - upgrades



Development Opportunities

1. Scenic trail along bluff, to Rand Park
2. Connect rail bridge to ground level trail
3. Community trailhead
4. Interpretive signage or public art along trail
5. Infill Opportunity - Condos or townhomes, terraced into landscape (river view)
6. Keokuk Farmer's Market, relocated
7. Permanent art, sculptures, or signage exhibiting Keokuk History (on top of bluff)
8. Riverview Park Improvements and trail link
9. Building Reuse - Keokuk Union Depot, expanded parking area and/or open space in place of rail yard (relocated)
10. New apartments/townhomes with river view
11. Relocate rail storage yard from the north
12. Extend trail from Victory Park to boat launch
13. Former casino river barge - redevelop as mixed use - commercial and civic activity
14. Public Marina



Infill Development



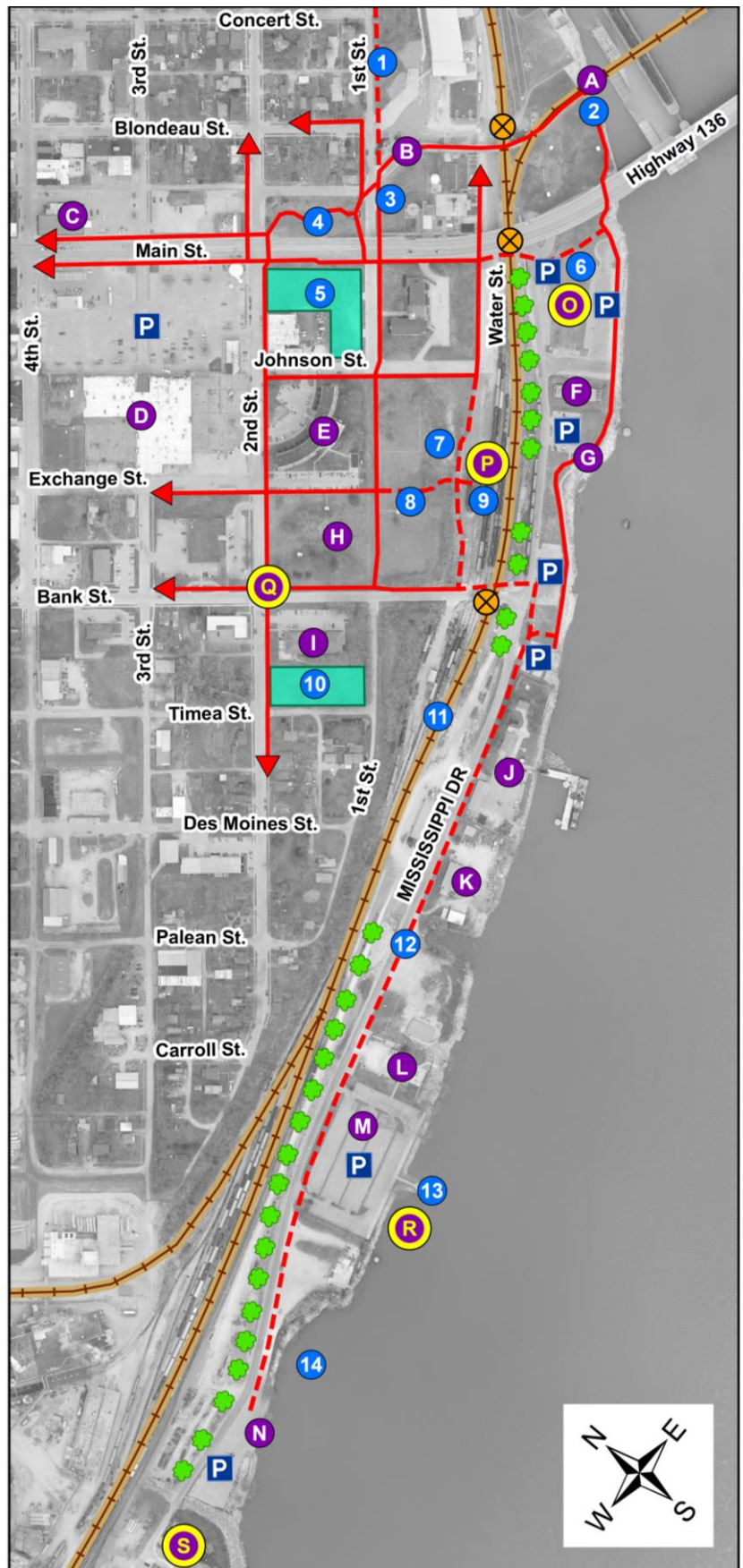
Screening of Rail Line and Yards



Rail Crossing - Quiet Zone Improvement

— Pedestrian Pathways - Existing

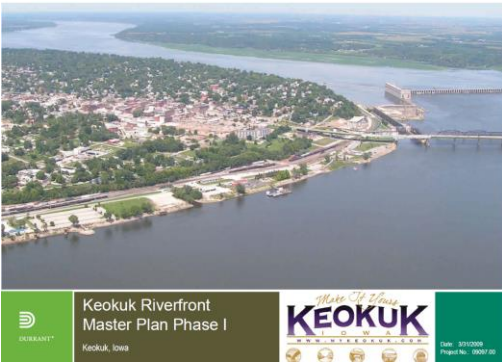
- - - Pedestrian Pathways - Proposed





South Riverfront Focus Area

The South Riverfront Focus Area encompasses the full riverfront corridor from the Keokuk Rail Bridge south to the Water Resource Recovery Facility. It serves to complement to the adjacent (and somewhat overlapping) Downtown Focus Area. This area serves as the principal means of public interface between the city and the Mississippi River, for residents and visitors alike. Its cultural and economic importance to the city has not gone unnoticed, although it has routinely proven difficult to adequately harness its potential as a year-round community destination.



Many of the components outlined for this focus area have been borrowed from the *Keokuk Riverfront Master Plan*, initially developed in 2009. While some progress has already been made on realizing this vision, many of the proposed improvements have yet to be fully implemented. In addition, other opportunities for this area have arisen since 2009, which must be incorporated into the vision.

In terms of existing assets, Lock and Dam No. 19, the Verity Museum, and the Keokuk Union Depot serve as intrinsic landmarks that define the overall character of the riverfront, along with several parks and recreation spaces. Recent improvements include a large new shelter house and restrooms at Victory Park, and the ongoing restoration of the Union Depot building.

A major emphasis of this focus area is improved pedestrian connections with Downtown and the surrounding neighborhoods. In addition, the existing riverfront trail must be extended along the full length of the riverfront, so that it connects to all individual civic amenities in this area.



Two major improvements will help transform the southern half of the riverfront area. First, the Keokuk Riverfront Barge, recently acquired from Davenport, presents substantial opportunities for both commercial and civic activity, and a large existing parking lot can absorb the demand that these activities generate. Also, a new public marina will help improve public accessibility to the river, along the span south of the dam.

Development Focus Areas



Highway 61 Corridor Focus Area

LEGEND

Existing Assets

Employers

- A. Keokuk Steel Castings
- B. Allied Blending & Ingredients
- C. Griffin Wheel
- D. ADM Milling Company
- E. Roquette America, Inc.
- F. Kindustry Park (includes several trucking/shipping businesses)

Other

- G. Existing regional retail and restaurant cluster
- H. Existing multi-family housing cluster
- I. Joyce Park
- J. McCredie Park
- L. ITC Highway 61 Substation
- M. ITC Twin Rivers Substation
- N. Alliant Energy Substation
- O. Liberty Utilities Office
- P. KJRY rail yard and BNSF mainline linkage
- Q. Lee County Economic Development Group

Existing Railroads

Existing High Speed Fiber Cable

Existing Sewer Line

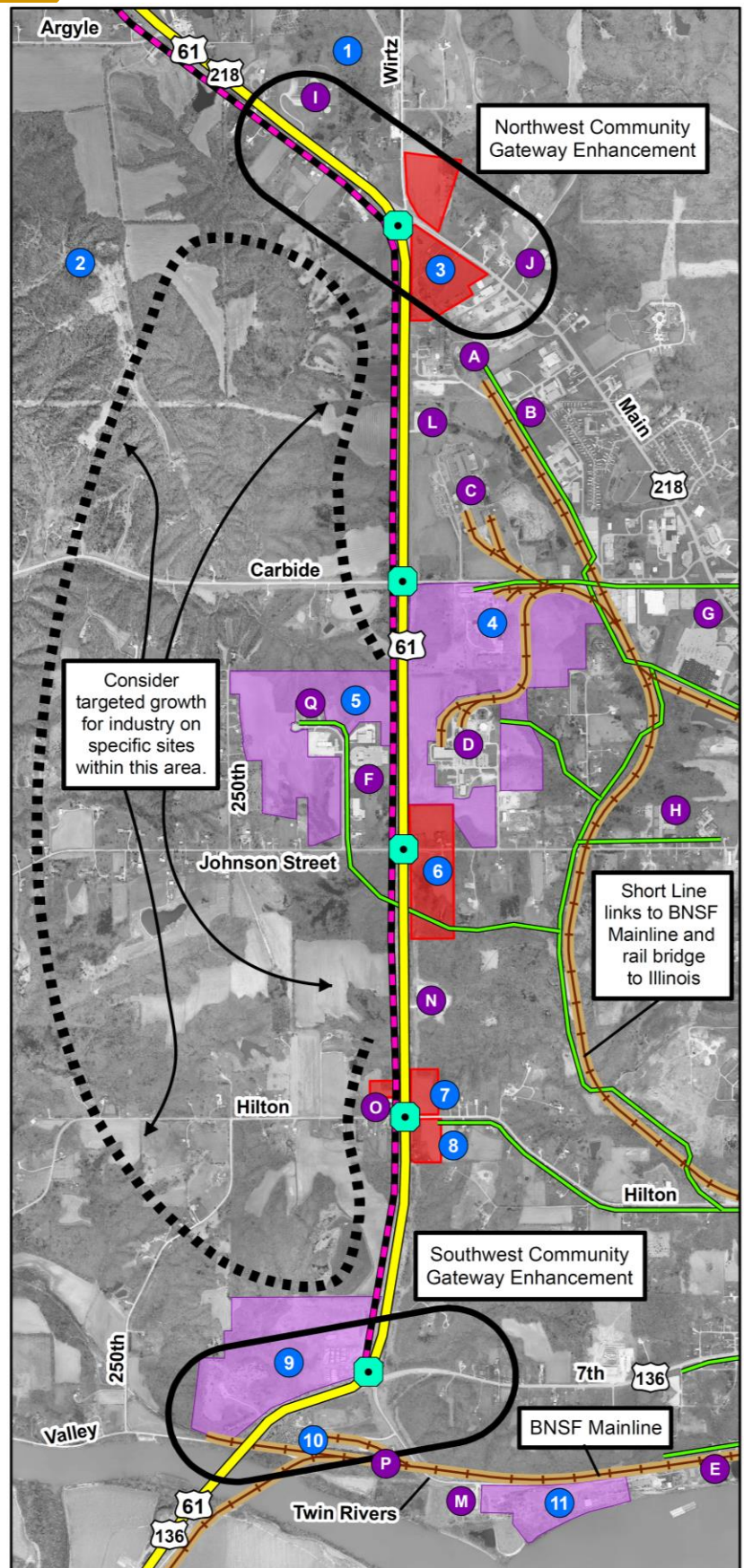
Development Opportunities

1. Joyce Park expansion - soccer, saddle club
2. DuPont Powder Works - tourist-accessible historic site (road extension necessary)
3. Highway 218 gateway commercial node
4. Elkem Carbide brownfield redevelopment
5. Full build-out of Kindustry Park
6. Travel-oriented commercial node - Johnson Street Road
7. Travel-oriented commercial node - Hilton Road
8. Signage, mural or artwork for National Cemetery
9. Large industrial site opportunity
10. Expansion of rail storage yard and possible intermodal transfer and warehouse facility
11. Ferro-Sil site redevelopment

Industrial Development Opportunity

Commercial Development Opportunity

Highway Intersection Improvement





Highway 61 Corridor Focus Area

Initially opened to traffic in 1959, the 3.3-mile Highway 61 bypass serves as a valuable transportation artery for the Keokuk and the Tri-State area. With a multitude of industries – large and small – all positioned close to this corridor, this highway is a major economic asset for the community. However, nearly six decades after it was built, it remains a simple two-lane roadway, with basic 4-way intersections at either end. It also largely maintains the feel of a 'rural' roadway, with a substantial amount of farmland and open space around it. It is obvious that the full economic potential of this corridor has not yet been realized, but plenty of opportunities exist for it to finally do so in the coming decades.



The success of this future vision depends on critical roadway upgrades, to improve traffic flow and safety. Ideally, the 61 corridor would be upgraded from two to four lanes, from the north side of Keokuk to Wayland, Missouri. Alternatively, it could be converted to 'Super Two' roadway, with improvements that reduce conflict at intersections, such as dedicated left and right turn lanes separated from the main travel lane. Roundabouts or grade-separate interchanges would also be options for upgrading existing intersections. The north and south termini of the bypass are especially in need of such improvements, considering the high traffic volume coming from multiple directions.

Several sites along the 61 corridor are available for industrial development, including two notable brownfield sites (Elkem Carbide and Keokuk Ferro-Sil). In addition, the intersections with Main Street, Johnson Street Road, and Hilton Road present ideal opportunities for travel-oriented commercial development, which until now has been entirely absent along the bypass.

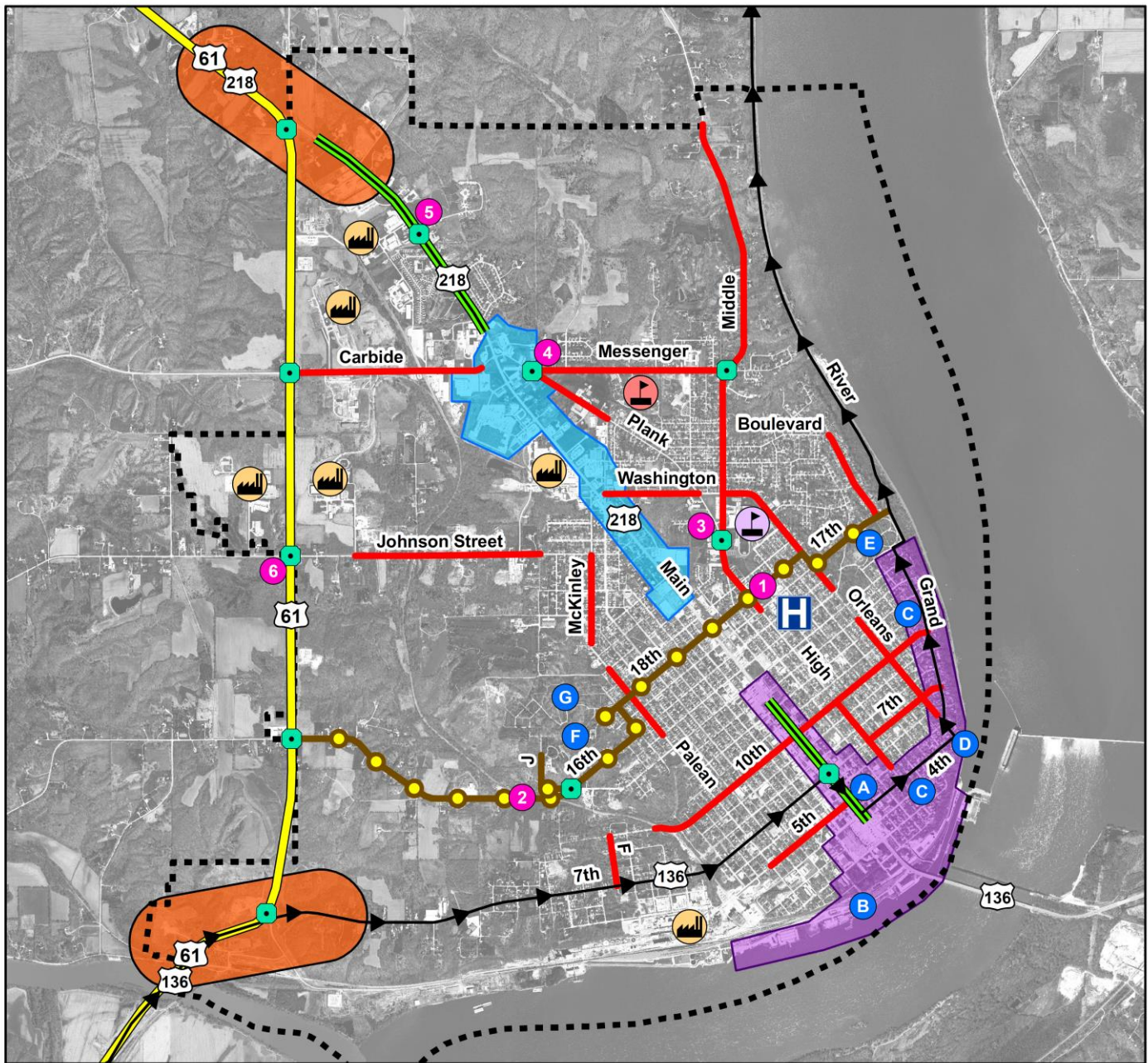


Finally, in order to facilitate local linkages to this enhanced highway corridor, it is essential to improve the aesthetics of the two strategic 'Community Gateways'. Also, the Hilton Road connection to the Keokuk National Cemetery should be delineated more clearly to traveling motorists.

Development Focus Areas



Road and Wayfinding Improvements



Legend

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> ● Tourist focal points A. Downtown Core - shops, mall, hotel B. South Riverfront Corridor C. Historic neighborhood D. Sutton Park scenic overlook E. Rand Park, Chief Keokuk statue F. Keokuk National Cemetery G. Oakland Cemetery ← Great River Road ■ Downtown/Riverfront Core Area ■ Regional Retail Corridor | <ul style="list-style-type: none"> ■ Major Industry or Industrial Park ■ Southeastern Community College ■ Middle & High School Complex ■ Community Gateway Enhancement ● Tourist corridor - signage and aesthetic enhancement ■ Corridor Beautification | <ul style="list-style-type: none"> ● Specific Road Improvements 1. Route to Rand Park 2. Route to National Cemetery 3. High School 'Y' intersection 4. Messenger/Plank intersection 5. Entrance to River Hills Village 6. Highway 61 bypass intersections ● Intersection Improvements — Priority Road Repairs — Candidate for 3-lane conversion |
|---|---|---|



Road and Wayfinding Improvements

This focus area concentrates on the motorist experience in the City of Keokuk. It addresses the condition of the roads themselves (pavement quality and engineering design), as well as the visual experience of navigating the city in search of specific destinations.

The poor condition of Keokuk's streets is an ongoing source of frustration for local residents. The map identifies several arterial and collector road segments that were observed to be in comparatively poor condition. These will need to be repaired in order to maintain the integrity of the city's road network. Of particular importance are roads that connect employees to



industry, and those that serve major retail districts, civic destinations, and school campuses. In addition, several awkward intersections should be considered for reengineering, possibly including a roundabout in some instances, such as the acute 'Y' intersection of Messenger and Plank Roads.



There are also two instances along the Main Street corridor where it is recommended that the number of travel lanes be reduced from four lanes to two, with a middle turn lane. In the Downtown area from 4th to 12th Streets, this would improve the viability of Downtown revitalization efforts, through a reduction of the width and noise of traffic. North of Carbide Lane, it would serve to reduce speeding along a portion of the road with comparatively lower traffic volume.

Of the three primary highway entrances to Keokuk, the Keokuk-Hamilton Bridge already has sufficiently pleasant and welcoming aesthetics. It is recommended that the two other gateways be improved to the same standard, with enhanced signage, attractive plantings, and possibly some form of public art to highlight Keokuk's

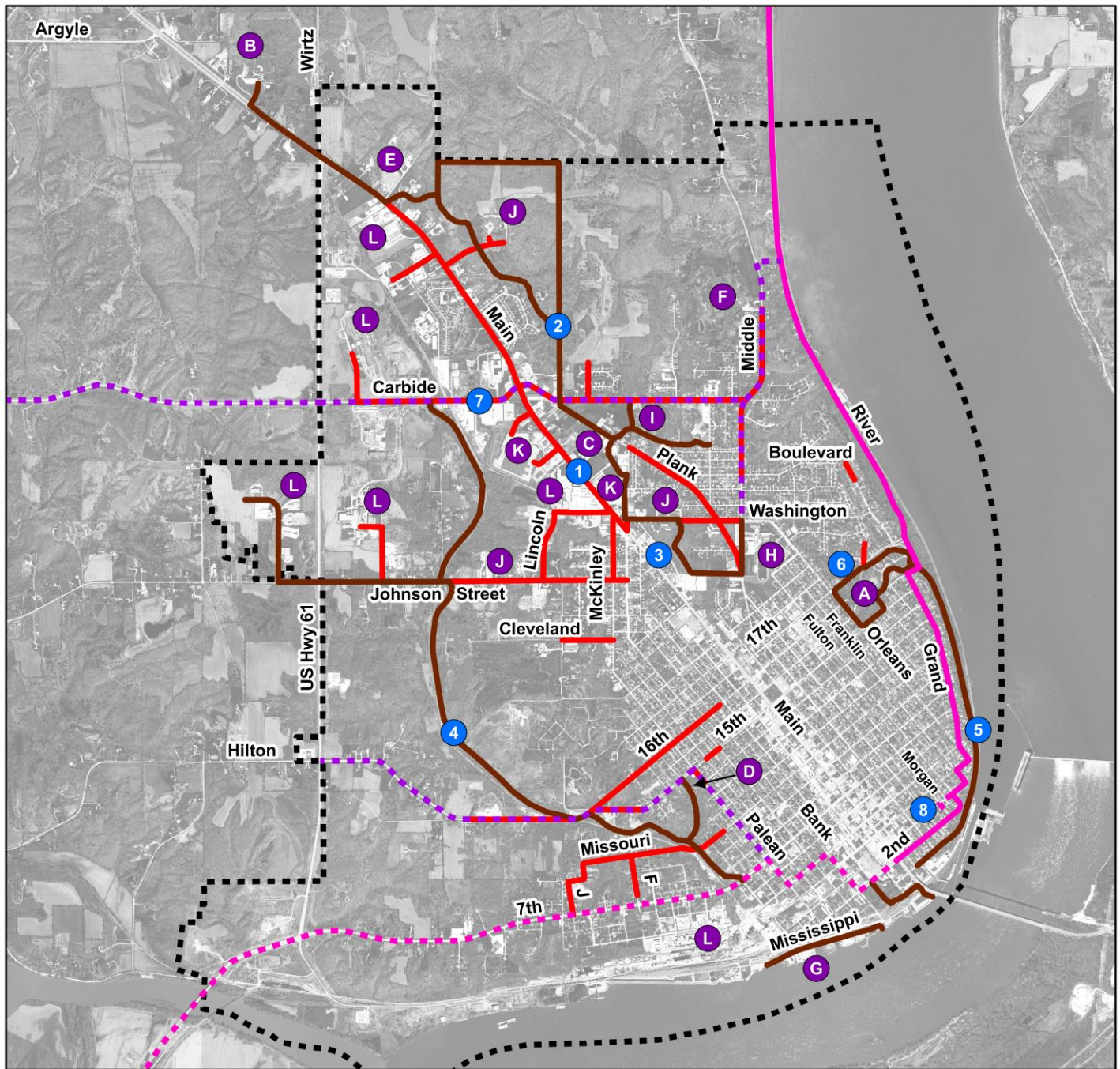


history and culture. In addition, the corridors that serve to connect Main Street with the National Cemetery and Rand Park should be complemented with enhanced wayfinding signage, as well as other beautification components wherever appropriate. Additional signage is encouraged along the Great River Road National Scenic Byway, to direct visitors to notable cultural sites in close proximity to the road.

Development Focus Areas



Bicycle and Pedestrian Improvements



Legend

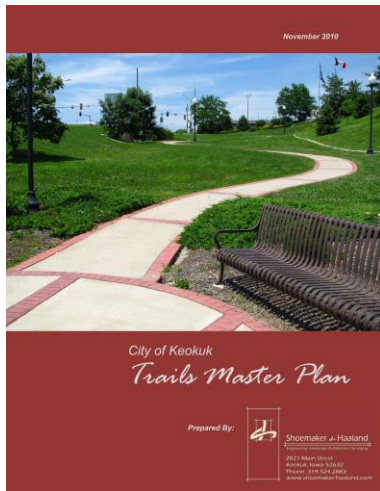
- Existing assets to be served
- A. Rand Park C. Tolmie Park
- B. Joyce Park D. Kiser Park
- E. McCredie Park
- F. Country Club/Golf Course site
- G. South Riverfront Corridor
- H. Middle and High School Complex
- I. Southeastern Community College
- J. High-density housing cluster
- K. Major retail destination
- L. Large industrial employer or park

- Priority Future Sidewalk
- Priority Future Trail
- - - Other Priority Bike Lane
- Existing Mississippi River Trail (MRT)
- - - Future Mississippi River Trail (MRT)

- Bike/Pedestrian Opportunities
- 1. Main Street and arterial sidewalks
- 2. Park-to-Park trail (Tolmie to Joyce)
- 3. Tolmie Park to High School trail
- 4. Soap Creek Greenway trail
- 5. Mississippi River bluff trail (Park-to-Park, Victory to Rand)
- 6. Rand Park loop trail
- 7. Carbide-Messenger north bike lane arc
- 8. Re-route MRT away from slide prone area

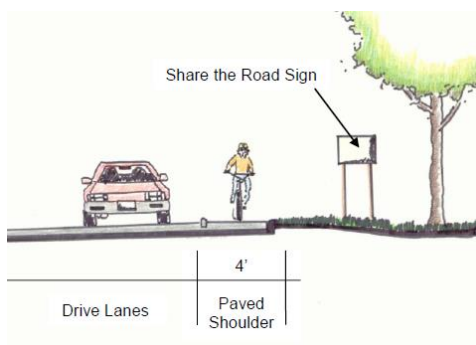
Bicycle and Pedestrian Improvements

In comparing Keokuk with Midwestern cities of similar size, it is readily apparent that the city has an inadequate supply of quality bicycle and pedestrian infrastructure. The physical layout of Keokuk, particularly in the northern and western portions of the city, continues to reflect a mindset of 20th Century auto-dependency. This focus area provides a blueprint for improved citywide bicycle and pedestrian connectivity.



Once again, recognition must be given to an existing planning document, the *City of Keokuk Trails Master Plan* from 2010. Several of the corridors previously identified in the Trails Plan have been incorporated into this focus area. This includes several priority 'park-to-park' trail connections, such as Victory to Rand, and Tolmie to Joyce. This plan expands off the 'park-to-park' concept to emphasize connections between civic facilities of all kinds (including schools), as well as those that extend from residential neighborhoods to commercial districts and major industrial employers. As a number of these destinations do not yet have sidewalks present, these sidewalks will greatly improve safety conditions for pedestrians. They will also aid in making non-motorized transportation a more viable option for everyone, and promote more healthy and active lifestyles, through the ready availability of lengthy (and scenic) routes for recreational walking, jogging, and biking.

Active measures should also be taken to extend the signed corridor of the Mississippi River Trail (MRT), from its current terminus in the Downtown area, to the US 136 bridge to Missouri. Also, the existing MRT route should be diverted to avoid the landslide that closed the intersection of 2nd and Fulton Streets. Finally, to increase the comfort of cyclists using the trail, marked bike lanes should be established, to clearly separate bikes from vehicular traffic.

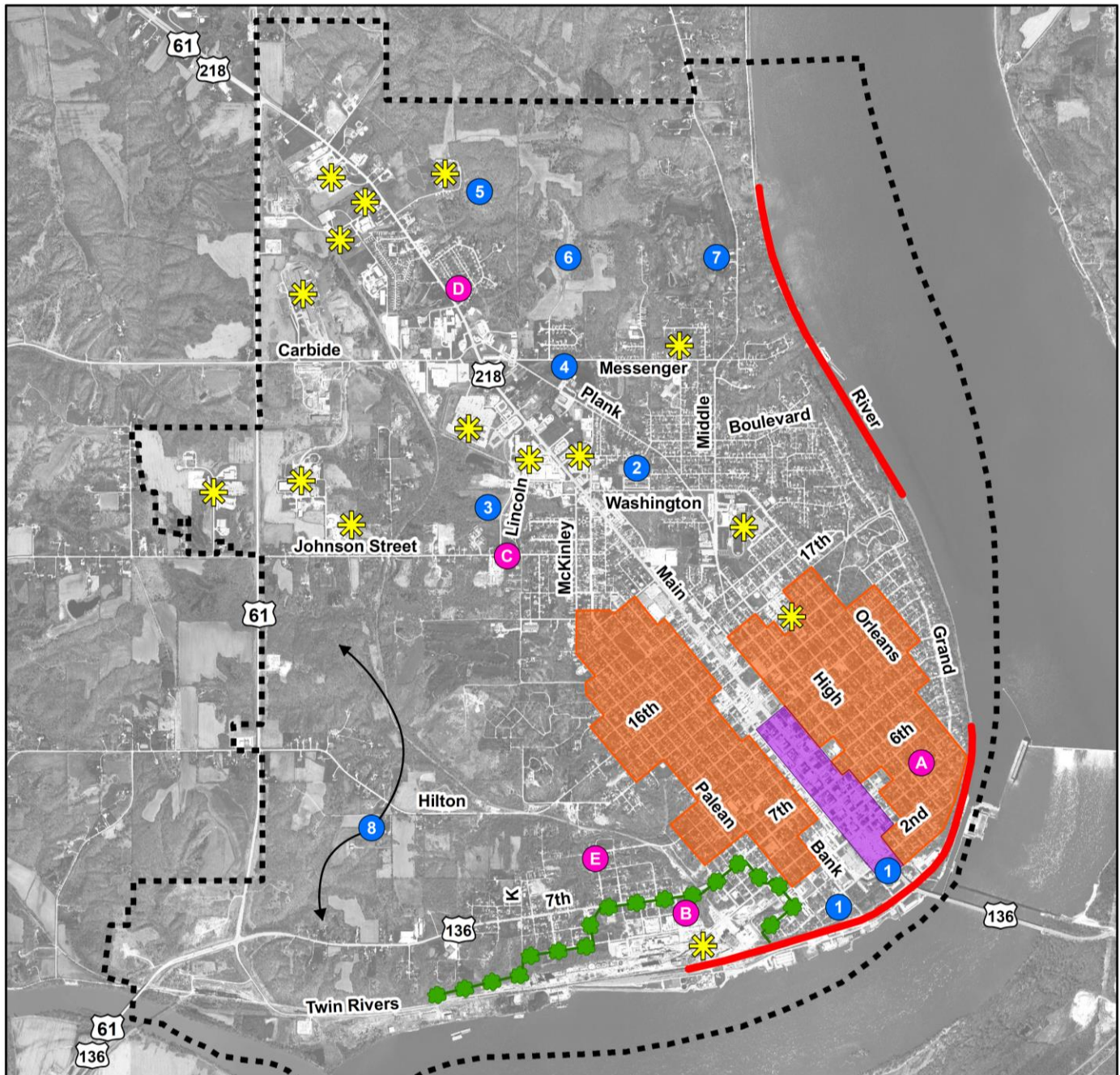


This strategy should be replicated in other areas of the city, where off-road multi-use trails are not feasible, yet bike traffic is expected to be significant. These include Middle Road, Carbide Lane/Messenger Road, and Palean Street/Hilton Road. Additional bicycle connections could be established by replacing certain low-traffic residential streets with bike/pedestrian-only greenways.

Development Focus Areas



Housing and Neighborhood Improvements



Legend

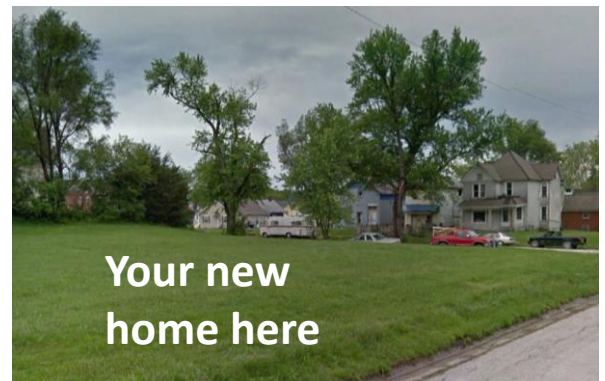
- | | |
|--|---|
| ● Housing Development Opportunities | ✱ Major Employers |
| Housing Infill and Rehabilitation Target Area | ● Neighborhood Improvements |
| Downtown - New upper-story conversions | A. Interpretive signage for historic neighborhood |
| 1. Multi-story units with river view | B. Screening buffer between Roquette facility and surrounding neighborhoods |
| 2. New subdivision - Hickory Terrace extension | C. Pedestrian connections - Johnson Street Road area |
| 3. Workforce housing opportunity - Lincoln Street | D. Pedestrian connections - Indian Hills neighborhood |
| 4. Possible SCC student housing - Messenger Road | E. Pedestrian connections - West K neighborhood |
| 5. Expansion of senior housing around River Hills Village | — Proposed Railroad Quiet Zone |
| 6. Timberline Drive extension - mix of multi and single-family | ●—● Neighborhood aesthetic screening |
| 7. Golf course - on-site condominiums | |
| 8. Additional rural large-lot single-family construction | |



Housing and Neighborhood Improvements

One of Keokuk's biggest deficiencies is its aging, increasingly deteriorated housing stock. This reflects poorly on the community's image, especially for prospective employers and residents from other areas. Therefore, a centerpiece of the City's future housing strategy should be rehabilitation and infill in older neighborhoods.

In recent years, targeted demolition of numerous vacant and dilapidated homes has removed the most harmful blight in the city's older neighborhoods. Home renovations and sporadic infill construction have also benefitted the area. But the pace of these improvements must be accelerated, to prevent the further decay of otherwise viable homes, and reoccupy the vacant lots created through demolition.



These improvements will also benefit the Downtown area, through increased density within walking distance to Downtown businesses, along with improved property values. In addition, Downtown itself should be emphasized as a location for new housing projects, through the conversion of unused upper-story space to residential units, including apartments, condominiums, and lofts. A multitude of opportunities exist for these kinds of projects.

Elsewhere, a number of opportunities exist for the construction of new housing. Priority should be given to housing developments that can utilize existing roads and utility lines, and/or those that lie in close proximity to major employers, retail clusters, and civic destinations such as parks and schools (including SCC).

Additional measures can be taken to improve the quality of life in established neighborhoods. For example, implementing a quiet zone for the BNSF railroad line would diminish the negative impact of train noise on adjacent residential areas. Also, the City should work with Roquette America Inc. to provide better aesthetic and functional screening between its processing plant and surrounding neighborhoods.





CHAPTER 8

Implementation

A Comprehensive Plan can only be effective if it is actively utilized. A plan that remains on the shelf, unread, does not benefit the community. There should be active progress which work toward fulfilling the objectives and goals listed in this Plan in order for Keokuk to achieve its vision. Future decisions regarding development should always be made with objectives, goals, and vision playing an active role. It should also be noted that this plan is a living document and that the City should consider creating a new plan whenever the goals and vision of this plan are no longer applicable to the community or become obsolete



How to Use This Plan

This chapter is set up in a streamlined template for facilitating the individual strategies previously outlined in Chapter 5 of this document. It will also allow users to conveniently track the progress of those strategies over time. Strategies are listed under the objective which they aim to achieve. In turn, these objectives are organized by the broader goal they fall under. Each page has the overall 'community theme' listed at the top.

Each strategy is assigned to the local entities that are most appropriate to take an active lead in accomplishing it. A key for the acronyms included in this column is provided below. Many of the strategies will primarily be handled by the City – either the City Administrator, individual departments, and/or elected officials. However significant involvement will also be necessary from other public entities, along with some private sector and non-profit stakeholders.

Responsible Parties – List of Acronyms

For each of the strategies outlined on the following pages, a consistent set of acronyms for specific organizations and departments are used as a convenient shorthand. A key for each of these acronyms is provided below:

City	City of Keokuk (city staff and/or officials)	KCSD	Keokuk Community School District
ComDev	City of Keokuk Community Development Dept.	LCEDG	Lee County Economic Development Group
Public Works	City of Keokuk Public Works Department	SEIRPC	Southeast Iowa Regional Planning Commission
Chamber	Keokuk Area Chamber of Commerce	SIREPA	SE Iowa Regional Economic & Port Authority
KEDC	Keokuk Economic Development Corporation	SET	Stronger Economies Together (tri-county)
MSKI	Main Street Keokuk	KNI	Keokuk Neighborhood Initiative
C&TB	Keokuk Area Convention & Tourism Bureau	KARE	Keokuk Association for Rights & Equality

The 'status' column is intended to provide a reasonable, realistic timeframe in which individual strategies can be accomplished. All strategies are split into four individual categories. Those under '1 to 3 years' are those where work should begin soon, if not immediately, following the creation of this Plan. Longer-term projects fall into the categories of '3 to 5 years' and '5 years or more'. Lastly, strategies shown as 'ongoing' are those where either some significant progress has already been made, or they are intended to be continuous activities, as opposed to one that can have a one-time, measurable outcome.

Under certain strategies, one or more specific 'action items' are offered as suggested possibilities to pursue. In some cases, supporting data, or references to maps contained within this plan are also included.



VIBRANT ECONOMY

GOAL 1 : KEOKUK WILL HAVE A THRIVING BUSINESS CLIMATE AND WORKFORCE

Strategies	Status	Responsible Parties
Objective: Expand the supply of quality, family-supporting jobs in the community.		
Seek to diversify the local economy, with increased strength in manufacturing, education, and health care, as well as a more visible presence for additional sectors.	Ongoing	City, KEDC, LCEDG, SCC

Action Item: In employer recruitment efforts, identify specific targeted industries that are compatible with those that are already present.

Provide incentives to encourage entrepreneurial activity at the local level.	1 – 3 years	City, Chamber, MSKI
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Action Item: Facilitate a business plan competition to promote creativity, networking, and skills development.

Objective: Grow the local workforce and diversify the talent pool through training and recruitment efforts.		
Ensure that the local workforce is sufficiently qualified for the jobs that are already available.	Ongoing	City, LCEDG, SCC, KCSD, Iowa Workforce Development

Action Item: Promote and facilitate additional training opportunities, internship programs, and other incentives through the high school and SCC.

Ensure that Keokuk is a welcoming, desirable place for talented workers to relocate.	1 – 3 years	ComDev, Chamber
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Action Item: Prepare and distribute community orientation materials, for new residents to easily acclimate themselves.

GOAL 2 : KEOKUK WILL LEVERAGE ITS EXISTING LOCAL ASSETS

Objective: Focus on Keokuk's history as a tourism generator, as well as a marketing and community branding tool.

Embrace Historic Preservation as a ComDev resource.	1 – 3 years	MSKI, C&TB
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Action Items: 1) Work to place additional properties on the National Historic Registry – in new Districts, or individually;
2) Consider developing the historic DuPont Powder Works site as a tourist destination;
3) Adapt and reuse existing structures with historic architectural character.

Improve and expand the supply of interpretative signage that highlights the history of Keokuk and associated individuals.	1 – 3 years	City, C&TB, Historical Society
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Action Item: Focus on 20th century figures (i.e. Howard Hughes, John Wayne, and Roger Maris), in addition to earlier ones.

Highlight Keokuk's importance to African American history in Iowa, and the individual contributions made here.	3 – 5 years	C&TB, Historical Society, KARE
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Objective: Emphasize Keokuk's geographic advantages and plentiful natural resource amenities.

Enhance Keokuk's reputation as a 'gateway city' to the State of Iowa, from Illinois and Missouri.	1 – 3 years	ComDev, C&TB
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Action Item: Establish an Iowa Welcome Center in Keokuk, with cultural, recreational, and other information provided for tourists visiting the state.

Explore additional opportunities to utilize the Mississippi River as a recreation space, such as a public marina south of Lock and Dam No. 19.	3 – 5 years	City, Public Works, C&TB
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VIBRANT ECONOMY

GOAL 3 : KEOKUK'S ECONOMY WILL HAVE A FOUNDATION OF SUSTAINABILITY

Strategies	Status	Responsible Parties
Objective: Focus on the concept of sustainability as a catalyst for future development and job growth.		
Target and promote the development of businesses in specialized growth industries with an environmental emphasis.	3 – 5 years	KEDC, Chamber, SCC

***Action Item:** Facilitate the development of water technology businesses, to utilize the area's uniquely plentiful supply of water.*

Encourage the use of sustainable infrastructure by public and private entities, including solar energy and storm water best management practices such as bioswales, rain gardens, and permeable pavers.	Ongoing	Public Works
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***Action Items:** 1) Repave additional public streets, driveways, and parking lots with permeable pavers;
2) Invest in solar infrastructure for additional public buildings;
3) Promote the use of best storm water management practices on private properties through credit and incentive programs.*

GOAL 4 : KEOKUK WILL OFFER DEVELOPMENT FRIENDLY CONDITIONS, TO REMAIN REGIONALLY COMPETITIVE

Objective: Update local ordinances where necessary to better facilitate development.		
Update the City's zoning and subdivision ordinances, to better reflect 21st Century best practices, and become compatible with the desired vision for future land use and development patterns.	1 – 3 years	ComDev
Enhance the enforcement provisions in the city's building codes, to prevent the irreparable degradation of viable commercial buildings.	1- 3 years	ComDev

***Action Item:** Modify Title 15 –Building and Construction chapter of the city's municipal code to ensure consistency with the modern best practices.*

Objective: Update local ordinances where necessary to better facilitate development.		
Create a commercial real estate database for assisting developers interested in Keokuk and the Tri-State area.	1- 3 years	ComDev, KEDC, LCEDG, local realtors
Pursue brownfield remediation projects, to open up land for redevelopment, and enhance the community's aesthetics.	1- 3 years	City Administrator, ComDev, KEDC

***Action Item:** Redevelop the Elkem Carbide site as a model for other possible brownfield projects.*



REGIONAL HUB

GOAL 1 : KEOKUK WILL ENHANCE ITS REPUTATION AS A SHOPPING, SERVICE, AND EMPLOYMENT DESTINATION

Strategies	Status	Responsible Parties
Objective: Bolster Keokuk's strength as a regional hub for retail and services.		
Create a commercial real estate database for assisting developers looking at Keokuk and the Tri-State area.	1- 3 years	ComDev, MSKI, LCEDG, KEDC
Seek direct input from businesses and shoppers to gauge quantitative demand for presently missing resources and services.	3 – 5 years	ComDev, MSKI, KEDC
Objective: Ensure that local healthcare providers have resources available and capacity to remain solvent and prosperous well into the future.		
Pursue compatible development that will enhance Keokuk's healthcare sector.	Ongoing	ComDev, Keokuk healthcare providers (UnityPoint, FMCH, GRHS), KEDC
<i>Action Item:</i> Work with existing hospitals and clinics to assess patient demand for specific services that can be accommodated through outside investment.		
Continue to promote UnityPoint Health – Keokuk as the region's primary healthcare provider, and assist with facility upgrades whenever possible.	Ongoing	ComDev, KEDC
Objective: Participate in and streamline the efforts of the various social service organizations in Keokuk.		
Improve and coordinate logistics for public and non-profit institutions such as Hope Haven, the Heritage Center, and the United Way of the Great River Region.	1 – 3 years	City, SEIRPC, individual social service organizations
<i>Action Item:</i> Assess the marketing and transportation needs of each organization, and seek ways to streamline these services.		
Promote greater public awareness of social service organizations and their activities, to increase visibility, facilitate cooperation, and improve fundraising prospects.	1 – 3 years	City, Lee County, Chamber
<i>Action Item:</i> Provide a materials and resources for these organizations at the various city and county buildings in Keokuk.		



REGIONAL HUB

GOAL 2 : KEOKUK WILL SEEK MULTI-JURISDICTIONAL COOPERATION, WHEREVER APPROPRIATE

Strategies	Status	Responsible Parties
Objective: Seek formal partnerships with neighboring communities such as Hamilton, Illinois, to work together and accomplish mutually shared goals that benefit the Tri-State region.		
Facilitate collaboration between the individual Chambers of Commerce and economic development groups in the Tri-State region, regarding marketing materials, events and activities, and training opportunities.	Ongoing	City, Chamber, LCEDG, SET
<i>Groundwork for such collaboration was established in the Stronger Economies Together (SET) Plan developed in 2017.</i>		
Coordinate with neighboring jurisdictions on transportation and infrastructure priorities.	3 – 5 years	Public Works, Iowa DOT, Illinois DOT, Missouri DOT, Tri State Summit
<i>Action Items: Pursue capacity upgrades and engineering improvements for Highways 61, 218, and 136, To the greatest extent possible, work to keep all Mississippi River crossings open and functional during flood events.</i>		
Objective: Facilitate collaboration between individual public and non-profit institutions within Lee County and the surrounding region.		
Develop a program to more efficiently share training resources between the three KCSDs of Lee County and Southeastern Community College.	1 – 3 years	City, SCC, KCSD, LCEDG
Share resources to streamline the activities of organizations with a presence in both Keokuk and Fort Madison.	1 – 3 years	City, Individual organizations
Work with the Southeast Iowa Regional and Economic Port Authority (SIREPA) on pursuing large scale development projects in Lee County.	Ongoing	City, SIREPA, LCEDG
<i>Action Item: Support SIREPA's efforts at targeting and assessing specific development sites throughout the county.</i>		
Assist local entities (such as emergency response) in the development and implementation of a regional hazard mitigation plan.	3 – 5 years	City, Police & Fire, Lee County Emergency Management Agency, SEIRPC



REGIONAL HUB

GOAL 3 : KEOKUK'S DOWNTOWN AND RIVERFRONT WILL BE PRESERVED AND ENHANCED AS A REGIONAL CENTER OF ECONOMIC, SOCIAL, AND CULTURAL AFFAIRS

Strategies	Status	Responsible Parties
Objective: Make Downtown an inviting space for people to come for lengthy, leisurely visits.		
Promote revitalization of the River City Mall as a focal point for downtown civic and economic activity.	1 – 3 years	City, MSKI, KEDC
<i>Action Item: 1) Assist the property owner as needed in planning and securing funding for building and site renovations. 2) Amend the Zoning Ordinance to allow for ground-floor residential in appropriate Downtown buildings.</i>		
Encourage commercial businesses to consider downtown storefronts when choosing to invest in Keokuk.	Ongoing	MSKI, Chamber, KEDC
<i>Action Items: Prepare a database of available Downtown properties, and pursue building renovations as needed, to make them ready for reoccupation.</i>		
Establish one or more National Historic Districts to aid in the preservation and reuse of downtown buildings.	1 – 3 years	ComDev, MSKI
<i>**Possible outlines are illustrated on the 'Downtown Focus Area' on pg. 166.</i>		
Promote additional landscaping, public art and other beautification efforts in the downtown area.	Ongoing	Public Works, MSKI, Parks Foundation
<i>**Several possibilities are outlined on the 'Downtown Focus Area' on pg. 166.</i>		
Objective: Make the Keokuk riverfront a year-round destination for events and activities.		
Further pursue the development strategies outlined in the Keokuk 'Riverfront Master Plan'.	Ongoing	City, Public Works, Parks Foundation
<i>1) Such strategies include: extending the riverfront trail, adding a marina with slips at the public boat launch 2) implementing an improved wayfinding system, and minimizing the visual impact of railroad operations and utility lines.</i>		
Assist the Keokuk Union Depot Foundation in reoccupying the space following the completion of renovation work.	1 – 3 years	City, Depot Commission
Facilitate the mixed-use redevelopment of the Keokuk Riverfront Barge, as a catalyst for the surrounding area.	1 – 3 years	ComDev, Barge Commission
<i>**See the 'South Riverfront Focus Area' map on pg. 168. The barge was purchased by the City in 2017, with a committee organized to plan for its future use.</i>		
Ensure that the riverfront is sufficiently connected to the rest of the city through trails, sidewalks, and wayfinding signage.	Beyond 5 years	Public Works, Parks Foundation, Chamber
<i>Action Items: 1) Establish a multi-use bike and pedestrian connection between the Riverfront and the city's west and northwest sides; 2) Ensure that signage for riverfront amenities is sufficient along the Great River Road and Mississippi River Trail (MRT).</i>		



RESILIENT INFRASTRUCTURE

GOAL 1 : KEOKUK WILL HAVE AN EFFICIENT, QUALITY STREET NETWORK.

Strategies	Status	Responsible Parties
Objective: Reconstruct or resurface all deficient, deteriorated street segments, and work to reduce the impact of these road repairs on the city budget.		
Continue to incorporate street resurfacing into planned sewer separation construction projects.	Ongoing	Public Works
Prioritize road repair projects based on their viability for competitive grants.	Ongoing	Public Works
<i>Relevant characteristics include: federal functional classification, traffic volume, and pavement condition)</i> <i>**See the 'Road and Wayfinding Improvements' map on pg. 172.</i>		
Evaluate converting low-traffic residential streets in poor condition to non-vehicular greenways.	3 – 5 years	Public Works
<i>This strategy would be ideal for east-west streets in older neighborhoods, where garages are accessed from the alley.</i>		
Objective: Pursue engineering adjustments where necessary to improve safety, traffic flow, and economic viability of the surrounding area.		
Explore the use of roundabouts and other reconfigurations to address certain awkward intersections.	1 – 3 years	Public Works
<i>**See the 'Road and Wayfinding Improvements' map on pg. 172. - Messenger and Plank Roads; Messenger and Middle Roads; Plank and Middle Roads; Main and 7th Streets; 16th and J Streets</i>		
Identify opportunities to reduce the negative impact of through traffic on the Downtown social atmosphere.	1 – 3 years	Public Works
<i>Action Items:</i> 1) Consider a lane reduction, bump-outs, and other measures for MSKI within the Downtown core <i>**See the 'Road and Wayfinding Improvements' map on pg. 172.</i> 2) Consider converting Blondeau Street from one-way to two-way traffic, and adding 4-way stop signs in the vicinity of the Keokuk Public Library and George Washington Elementary School <i>**See the 'Downtown Focus Area' on pg. 166</i>		



RESILIENT INFRASTRUCTURE

GOAL 2 : REGIONAL TRANSPORTATION CONNECTIONS WILL BE ENHANCED FOR KEOKUK RESIDENTS, BUSINESSES, AND VISITORS

Strategies	Status	Responsible Parties
Objective: Work with other Tri-State communities to promote capacity and performance enhancement on the region's highway network.		
Actively pursue upgrades to the US Highway 61 Corridor through the City of Keokuk, and westward to the Avenue of the Saints in Missouri.	Beyond 5 years	City, Lee County, LCEDG, SEIRPC, SET
Pursue safety and capacity improvements for the diagonal portion of US Highway 218 in Central Lee County.	3 – 5 years	City, Lee County, LCEDG, SEIRPC
Objective: Encourage improvements to the area's rail, air, and water transportation facilities.		
Seek funding assistance to complete long-term rehabilitation of the Keokuk Railroad Bridge.	1 – 3 years	City, Public Works , SET
Promote the continued and expanded utilization of the Keokuk Municipal Airport, along with necessary capital improvements and technological upgrades.	Ongoing	City, Public Works
<i>Consult the 5-year Airport Improvement Program (AIP).</i>		
Promote the use of the Mississippi River as a freight transportation artery, for use by local industries.	Ongoing	City, LCEDG, SET



RESILIENT INFRASTRUCTURE

GOAL 3 : PLENTIFUL PEDESTRIAN OPPORTUNITIES WILL BE AVAILABLE IN THE CITY OF KEOKUK

Strategies	Status	Responsible Parties
Objective: Enhance and expand the existing sidewalk network, to improve pedestrian mobility.		
Prioritize sidewalk and trail projects that connect residential neighborhoods with commercial retail districts, major employers, and civic destinations.	Ongoing	Public Works, ComDev, Chamber
<i>**See the 'Bike and Pedestrian Priorities' map on pg. 174.</i>		
Continue to incorporate sidewalk and pedestrian crossing improvements into sewer separation construction projects.	Ongoing	Public Works, ComDev
Amend city ordinances as necessary, to ensure that sidewalks are always incorporated into new development.	1 – 3 years	ComDev

Action Item: Amend the Streets and Sidewalks ordinance, so that sidewalks are required for all development, regardless of whether sidewalks already exist on the neighboring properties.

GOAL 4: KEOKUK WILL OFFER AND MAINTAIN MODERNIZED CIVIC FACILITIES AND UTILITY SYSTEMS.

Objective: Invest in physical and technological improvements for public facilities to function efficiently.		
Pursue facility upgrades for the Keokuk Police and Fire Departments, keeping the two conveniently consolidated at the same physical location.	Beyond 5 years	ComDev
<i>Options would include: redevelopment at the existing police/fire station site, reuse of an existing building elsewhere, or new construction elsewhere; Keeping the location geographically centralized in the community is a major priority.</i>		
Assist the Keokuk Public Library in pursuing desired facility and technology upgrades.	1 – 3 years	City, Public Library Foundation
<i>Action Items: 1) Fully develop the property's outdoor space into the Keokuk Library Park; 2) Seek to offer laptop plug-ins for patrons, instead of desktop units alone; 3) Provide a dedicated activity space for teens and children during summer and after school hours; 4) Explore transportation options for community outreach, such as a bookmobile, or public transportation for children accessing the library.</i>		
Provide support for the Heritage Center as it works to serve the needs of senior citizens.	Ongoing	City, SEIRPC

Action Items: 1) Evaluate parking needs for the Heritage Center, along with the neighboring Hope Haven facility; 2) Assist Heritage Center staff in providing information and resources about housing for seniors; 3) Work with SEIRPC to provide additional opportunities for Keokuk seniors to access public transportation to medical appointments.

Objective: Enhance the performance and long-term maintenance of the city sewer system.

Ensure that all sewer separation efforts mandated by the EPA are completed within the allotted timeframe.	Ongoing	Public Works
Establish a municipal storm water utility fee to ensure an equitable billing structure for users of the service.	1 – 3 years	Public Works

Have the billing system based on the comparative amount of impervious surface (buildings and pavement) on each property.



QUALITY HOUSING

GOAL 1 : KEOKUK WILL ENCOURAGE AND PURSUE INFILL HOUSING DEVELOPMENT AND NEIGHBORHOOD ENHANCEMENTS

Strategies	Status	Responsible Parties
Objective: Facilitate housing development in areas with existing streets and utility systems in place.		
Aggressively pursue infill residential development in the City's older, pre-World War II neighborhoods.	1 – 3 years	ComDev, KNI
<i>1) Because of land costs for new subdivisions, the 2017 Lee County Housing Study recommends that infill development be pursued as the primary emphasis of new single-family construction in the Keokuk area.</i> <i>**See the 'Housing and Neighborhood Improvements' map on pg. 176.</i>		
Assist developers in filling out the remaining undeveloped lots within newer (post-1970) residential subdivisions.	Ongoing	ComDev, KNI
<i>These subdivisions include Oak Meadows, Stoneridge, Brookeshire Estates, Hazelhurst Addition, and Hays 2nd Subdivision.</i>		
Objective: Pursue strategies for improving the aesthetics and quality of life within neighborhoods.		
Adopt a tree ordinance to encourage the use of attractive, yet easily manageable tree species in within the public right-of-way.	1 – 3 years	ComDev, Public Works
<i>Action Item: Research best management practices in other communities, to determine which tree species would and would not be appropriate.</i>		
Consider establishing a railroad quiet zone along the BNSF mainline.	3 – 5 years	City
<i>**See the 'Housing and Neighborhood Improvements' map on pg. 176.</i>		
Establish a formal buffer of landscaping and light commercial uses between the Roquette America facility and surrounding neighborhoods.	3 – 5 years	ComDev, Public Works
<i>**See the 'Housing and Neighborhood Improvements' map on pg. 176.</i>		



QUALITY HOUSING

GOAL 2: DIVERSE HOUSING OPTIONS WILL BE AVAILABLE TO ANYONE DESIRING TO LIVE IN KEOKUK.

Strategies	Status	Responsible Parties
Objective: Address the housing needs of individual segments of the population, based on age, household type, and income.		
Pursue housing developments that can accommodate the demands of young professionals and their families	Ongoing	ComDev, KNI
<i>Housing types typically desired by this demographic include townhomes, lofts, market rate apartments, and Downtown upper-story units. The 2017 Lee County Housing Study notes that apart from Downtown upper-story, no market rate rental units (outside of Downtown upper-story) have been built in Keokuk in the past four decades.</i>		
Respond to demographic trends by providing new, high-quality housing for senior citizens	Ongoing	ComDev
<i>1) The 2017 Lee County Housing Study found that among all existing 'active adult' senior housing units in the Keokuk area, there is a sufficient supply of subsidized/affordable units. However, there is not enough market-rate or owner-occupied units to meet projected demand in 2025;</i> <i>2) Projections from the Housing Study suggest that there will be significant demand for new 'service-enhanced' senior housing units (including assisted living and memory care) in 2025.</i>		
Seek to develop additional affordable housing units for low-income residents, not restricted by age or family/household type.	1 – 3 years	ComDev, Housing Authority
<i>The 2017 Lee County Housing Study notes that demand remains high for low-income units, among households that do not utilize Section 8 vouchers.</i>		
Objective: Ensure that a variety of housing types are available, in addition to traditional single-family dwellings and apartments.		
Encourage and facilitate the development of additional downtown upper-story housing units.	1 – 3 years	ComDev, MSKI
<i>Action Item: Develop an advertising campaign that promotes the lifestyle benefits of living Downtown, and provides input from those already living there.</i>		
Develop additional condominiums, townhomes, duplexes, as lower-maintenance options for prospective homeowners.	Ongoing	ComDev, MSKI, KNI, local realtors
<i>Action Item: Prioritize sites that are in close proximity to employers, as well as the Downtown and Riverfront areas.</i>		



QUALITY HOUSING

GOAL 3 : KEOKUK WILL PROVIDE STRONGER ENFORCEMENT FOR THE CITY'S RESIDENTIAL PROPERTIES

Strategies	Status	Responsible Parties
Objective: Use code enforcement and other incentives to eliminate property nuisances and poor aesthetics..		
Amend city ordinances to provide for aggressive, yet efficient enforcement of residential properties.	1 – 3 years	ComDev
Actively discourage disinvestment and substandard maintenance from rental property owners, particularly absentee landlords.	1 – 3 years	ComDev
<i>Action Item: Establish an inventory of owners with a large number of rental properties, and carefully monitor the conditions of these properties over time.</i>		
Use positive reinforcement methods to reward homeowners for significant improvements that are made.	1 – 3 years	ComDev, Chamber
<i>Action Item: Develop a 'pride campaign' or competition for homeowners to participate in, with publicity and recognition given to those whose properties undergo significant improvement.</i>		
Continue a program of targeted demolition for long-term problem properties to remove persistent, unavoidable blight.	Ongoing	ComDev
<i>Action Items: 1) Seek alternatives to demolition wherever possible, particularly when the buildings involved have unique historical significance and reasonable viability of renovation; 2) When demolitions occur, target the newly vacant land for residential infill, or purchase by neighboring property owners for expansion.</i>		

GOAL 4: KEOKUK WILL ESTABLISH COMMUNITY AND REGIONAL PARTNERSHIPS TO IMPROVE AND EXPAND THE HOUSING SUPPLY

Objective: Work directly with the private sector to facilitate new housing development in the community.		
Assist the non-profit Keokuk Neighborhood Initiative in its efforts to pursue infill development in the city's older neighborhoods.	1 – 3 years	ComDev
Encourage home improvement and supply businesses to actively promote and incentivize home renovation in the city's older neighborhoods.	3 – 5 years	ComDev , Chamber
Objective: Engage the community's youth and volunteer groups to accomplish housing objectives.		
Continue to use home building as a hands-on training opportunity in high school and community college programs.	Ongoing	City, SCC, KCSD
Encourage volunteer groups to coordinate a community-wide home renovation campaign to assist low-income homeowners.	1 – 3 years	City, Chamber, volunteer groups
<i>Action Item: Recruit the participation of already established groups such as the local Habitat for Humanity chapter.</i>		



LIFESTYLE AMENITIES

GOAL 1: DYNAMIC PARKS AND RECREATION SPACES WILL BE AVAILABLE TO KEOKUK RESIDENTS AND VISITORS

Strategies	Status	Responsible Parties
Objective: Enhance the existing quality of Keokuk's city parks to promote outdoor recreational opportunities for local residents and visitors alike.		
Provide additional recreational amenities within city parks, and replace those that are outdated.	1 – 3 years	Public Works, Keokuk Parks Foundation
<i>Action Items: 1) Establish a dog park to serve the needs of Tri-State area dog owners; 2) Replace the existing skate park in Tolmie Park.</i>		
Consolidate Rees and Bluff Parks into one multi-purpose park to serve the West K neighborhood.	3 – 5 years	Public Works, Keokuk Parks Foundation
Evaluate possible administrative and staffing changes that will allow for better long-term care and maintenance of parks.	3 – 5 years	City, Public Works
<i>Action Item: Consider the formation of a separate parks department outside the umbrella of Public Works.</i>		
Establish a public marina to the south of Lock and Dam No. 19.	Beyond 5 years	Public Works

***See the 'South Riverfront Focus Area' map on pg. 168.*

Objective: Assist in preserving and expanding the services offered by private recreational facilities in the City.

Provide support for necessary facility upgrades at the Hoerner YMCA.	Ongoing	City
Assist in developing a long-term reuse strategy for the former Keokuk Country Club, allowing for its continued use as a space for recreation.	1 – 3 years	City, Public Works, Chamber

GOAL 2: A MULTITUDE OF PUBLIC EVENTS AND DESTINATIONS WILL BE AVAILABLE TO KEOKUK RESIDENTS AND VISITORS

Objective: Facilitate additional themed public events and gatherings, and continue to provide support for those that are ongoing.

Provide support for public events that were historically popular in Keokuk, but have been discontinued over time.	1 – 3 years	MSKI, C&TB, Lake Cooper Foundation
<i>Action Items: 1) Promote the annual recurrence of the Big Dam Street Festival (first staged in 2017), to continue the historic legacy of street fairs in Downtown Keokuk 2) Seek to revive the Civil War Reenactment ceremonies that previously occurred on a regular basis.</i>		
Seek to establish a dedicated, stand-alone event space for the Tri-State area.	1 – 3 years	City, Chamber, KEDC

*Action Items: 1) Actively solicit private sector interest to generate momentum for such a facility;
2) Utilize a portion of the Keokuk Riverfront Barge (or the Country Club) for this purpose.*

Objective: Encourage neighborhood-level events that celebrate shared values and community diversity.

Seek additional opportunities for neighborhood functions, such as Unity in the Community.	Ongoing	City, KARE, Chamber
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Action Item: The Keokuk Association for Rights and Equality (KARE) can provide volunteer service and guidance.



LIFESTYLE AMENITIES

GOAL 3: KEOKUK WILL OFFER A WELL-CONNECTED NETWORK OF RECREATIONAL TRAILS AND BIKE ROUTES

Strategies	Status	Responsible Parties
Objective: Expand the citywide network of off-road, multi-purpose trails.		
Focus on establishing 'park-to-park' trail corridors, and other strategic connections between community civic and recreational amenities.	3 – 5 years	City, Public Works, Parks Foundation, Chamber
<i>**See the 'Bike and Pedestrian Improvements' map on pg. 174.</i>		
Evaluate converting certain low-traffic residential streets to greenways, for exclusive use by bicyclists and pedestrians.	3 – 5 years	City, Public Works
Objective: Expand the supply of on-road bike routes in Keokuk.		
Establish dedicated bike lanes along strategically significant corridors where space for off-road facilities is not available.	Beyond 5 years	Public Works
<i>**See the 'Bike and Pedestrian Improvements' map on pg. 174.</i>		
Complete a continuous, signed route for the Mississippi River Trail (MRT) within Keokuk city limits.	Beyond 5 years	City, Public Works

Action Items: 1) Establish a signed route for the MRT from Downtown Keokuk to the Highway 136/61 bridge to Missouri
 2) Reroute the portion of the current signed MRT that passes through a slide-prone area along the bluff
 3) See the 'Bike and Pedestrian Improvements' map on pg. 174.

GOAL 4: KEOKUK WILL BE A COMMUNITY THAT VALUES VOLUNTEERISM AND SUPPORTS HEALTHY LIFESTYLES, AS MEASURES TO IMPROVE THE LOCAL QUALITY OF LIFE

Objective: Engage local residents in promoting community beautification projects.		
Utilize the volunteer efforts of public school and community college students, to help build community pride at a young age.	1 – 3 years	City, KCSD, United Way
Encourage social service organizations such as Hope Haven to participate in community service projects.	1 – 3 years	City, Chamber, United Way
Objective: Work to improve the statistical measures of public health in Keokuk and Lee County.		
Continue to coordinate with countywide health initiatives to improve the health of local residents, and foster additional grass-roots support for recreation development projects.	Ongoing	City, UnityPoint Health - Keokuk

Action Item: Live Healthy Lee County is a an ongoing effort to promote healthy behaviors and lifestyles throughout Lee County.