



PLAN IMPLEMENTATION

Maryville should implement the visions and actions presented by the plan through a realistic program that is in step with the resources of the community.

The previous chapters, with their narratives and maps, are the core of the Maryville Plan. This section addresses the scheduling of plan implementation by both public agencies and private decision-makers.

This final chapter discusses:

- **Development Policies and Actions.** This section summarizes the policies and actions proposed in the Maryville Plan, and presents projected time frames for the implementation of these recommendations.
- **Annexation Policies.** This section outlines policies for evaluating areas for annexation
- **Plan Maintenance.** This section outlines a process for maintaining the plan, and evaluating progress in meeting the plan's goals.
- **Plan Support.** This section addresses potential funding sources to implement proposals contained within the plan.

DEVELOPMENT POLICIES AND ACTIONS

Figure 7.1, The Implementation Schedule, present a concise summary of the recommendations of the Maryville Plan. These recommendations include various types of efforts:

- **Policies:** Continuing efforts over a long period to implement the plan. In some cases, policies include specific regulatory or administrative actions.
- **Action Items:** Specific efforts or accomplishments by the community.
- **Capital Investments:** Public capital projects that will implement features of the Maryville Plan.

Each recommendation in the plan is associated with a time frame for implementation. Some recommendations require ongoing implementation. Short-term recommendations indicate implementation within five years, medium-term within five to ten years, and long-term within ten to twenty years.

Figure 7.1: Implementation Schedule

	Type	Ongoing	Short	Medium	Long
Parks & Recreation (pages 28-31)					
Implement a Park Improvement Program to address needed park site improvements.	Policy Capital	X	X		
Complete Mozingo Lake Trail.	Capital			X	X
Expand high demand features at Mozingo Lake that may include rental cabins, camping sites, and RV parking.	Capital		X	X	
Public Facilities & Infrastructure (pages 32-35)					
Replacement of the Public Safety Building	Capital		X		
Determine long-term needs for City Hall, which may include a joint facility with Public Safety.	Capital		X	X	
Complete replacement of the water and sewer maintenance building while meeting long term needs of the department.	Capital		X		
Infrastructure (pages 35-38)					
Complete planned water tower improvements and required maintenance.	Capital	X	X		
Continue improvements to the sanitary sewer lines and manhole covers.	Capital		X	X	
Budget for replacement of the pumps at the city lift stations as part of the city capital improvements.	Capital		X		
Continue mapping of the stormwater collection system.	Action	X			
Address stormwater back-ups around the city, including in and around Judah Park and the entire Peach Creek Corridor	Capital			X	
The Development Vision (pages 47-49)					
Use urban services efficiently.	Policy	X			
Encourage “human-scaled” design in major activity centers.	Policy	X			
Mix land uses.	Policy	X			
Create housing opportunities and choices.	Policy	X			
Keep all new developments connected to the city via streets, greenways and trails.	Policy Capital	X			
Preserve open space and vital natural areas and manage impacts.	Policy Action	X			
Create and support a variety of transportation options	Action	X			
Achieve community and stakeholder collaboration in development decisions	Action	X			
Balanced and Cohesive Residential Neighborhoods. (pages 51-54)					
Provide mixed residential styles and densities to accommodate a range of housing preferences and needs.	Policy	X			
Incorporate neighborhood greenways into the city-wide trail and greenway system.	Action		X	X	
Integrate stormwater retention facilities into greenway systems and project design to reduce stress on the city’s surface drainageways.	Policy Capital	X			
Provide an interconnected street system between neighborhoods that accommodates all types of transportation and reinforces neighborhood quality and informal contact.	Policy	X			

Figure 7.1: Implementation Schedule

	Type	Ongoing	Short	Medium	Long
Commercial & Industrial Growth. (pages 54-55)	Policy	X			
Mixed uses along significant community corridors and within planned projects to create more efficient and diverse urban settings, and to integrate residential areas with local commercial and office services.	Policy	X			
Establish standards for parking, project appearance, pedestrian access, and relationship between residential and non-residential land uses, for the South Main Street area.	Action Policy		X		
Encourage business park development that accommodate high-quality office, research, and limited industrial uses in marketable settings.	Policy	X			
Include adequate landscaping and, where necessary, buffering for new development, especially along high visibility corridors. High impact uses should be buffered from surrounding lower intensity uses. (Review landscape and screening ordinance for necessary changes.)	Policy Action	X	X		
Preserve and utilize drainageways within developments as assets to the neighborhood, while using best management practices for stormwater run-off to protect existing developments and to preserve the quality of drainage corridors. (Review stormwater management regulations and establish best management practices)	Policy Action	X	X		
Transportation Connectivity. (page 55)	Policy	X			
Designate Maryville’s future streets ahead of development through an official map, and dedicate and acquire rights-of-way as growth occurs.	Policy Action	X			
Evaluate each development project in relation to the broader land use plan and transportation system.	Policy	X			
Provide new development with connections to both the major street system and to adjoining developments along local streets, avoiding isolated enclaves. Provide multiple entrances to individual developments.	Policy	X			
Provide multimodal features that include sidewalks, trails, and bike lanes as appropriate to the design of the street.	Policy	X			
Design streets to a scale appropriate to surrounding land uses and the character of adjacent neighborhoods.	Policy	X			
Infrastructure for Growth. (page 56)	Policy	X			
Perform Peach Creek stormwater improvements to support current and future development.	Capital		X	X	
Open Space and Recreational Access. (page 56)	Policy	X			
Offer neighborhood park services within a maximum walking distance of one-half mile for all Maryville residents.	Policy	X			
Provide equivalent quality park services to new growth areas in the south. Growth at a greater rate than envisioned for south Maryville in the Development Concept will require the provision of additional recreational amenities.	Policy	X			
Preserve environmentally sensitive areas including drainage swales, native prairie, and wetlands.	Policy	X			
Use greenways and paths to connect neighborhoods with each other and with major community and commercial features.	Policy	X			

Figure 7.1: Implementation Schedule

	Type	Ongoing	Short	Medium	Long
Open Space and Recreational Access. (con't.)					
Define and market the Maryville park and recreation system, specifically Mozingo Lake Park and Golf Course, as a signature feature for the community.	Action	X	X		
Secure public access to trails and pathways through easements and charitable donations rather than outright property purchases to the greatest degree possible.	Policy Action		X	X	
Use the city's street system to create a bicycle system that easily connects destinations around the city.	Action Capital		X		
Provide clear wayfinding, park graphics and trail markers	Action Capital		X		
Balanced Transportation (pages 64-71)					
A Connected Network					
Improve access management, wayfinding and corridor enhancements along Maryville's arterial system.	Capital Action		X	X	X
South Avenue improvements west of Main Street to handle additional traffic volumes created in the Western growth area.	Capital				X
Apply streetscape improvements to the 4th Street corridor between downtown and NWMSU campus, establishing the importance of these two destinations.	Capital		X		
Construction of the South Main Loop as an east/west loop connecting new growth areas and providing an alternative to South Main for local traffic.	Capital			X	X
North/South collectors in the South and West growth areas. - Extension of Ivory Street south connecting South Avenue and Summit Drive - Extension of Aurora Avenue to the north connecting South Main loop and South Main	Capital			X	X
South Main Street & System Wide Improvements					
Consolidate and align access points to decrease turning conflicts along South Main.	Capital		X		
Add multi-purpose shoulders to South Main.	Capital			X	
Add a six foot sidewalk to at least one side of South Main.	Capital		X		
Create a pedway that connects business along the S. Main corridor	Action		X		
Continue to budget for improvements to existing streets.	Capital Policy	X			
Expand and redevelop the sidewalk improvement program.	Capital		X	X	
Establish design standards for the city's primary gateways or "front doors"	Action Policy	X	X		
Establish a network of green streets or complete streets that connect significant areas of town.	Policy		X	X	
Develop street standards that are both functionally appropriate and related to the role of the street.	Action Policy		X		
Balanced, Multi-Modal Transportation					
Maryville's neighborhoods, activity centers, civic districts and major open spaces should be linked by a balanced transportation network that integrates motor vehicles, pedestrians, bicycles, motorized wheelchairs, and other low-speed mobility vehicles.	Policy	X			
Implement a bicycle and trail system that is inter-connected and serves most major community destinations with safe and reasonably direct access.	Action Capital		X	X	

Figure 7.1: Implementation Schedule

	Type	Ongoing	Short	Medium	Long
The city, along with other organizations and area jurisdictions, should look at service alternatives and define the type of service that fits Maryville's specific needs and implement that system.	Action		X		
Parks and Recreation (pages 72-75)					
Park System Enhancements					
Establish a systematic park improvement program, with site rehabilitation projects scheduled on a regular basis through the capital improvements program.	Action Capital		X		
Develop north-south trail routes in the southern part of the community.	Capital		X		
Add to and expand the Mazingo Lake Trail.	Capital		X	X	
Incorporate neighborhood parks and open spaces into the design of new residential development areas.	Policy	X			
Neighborhood Park Policy					
Establish a menu of recreational facilities to be included in new parks.	Action		X		
Define minimum park size, street exposure, trail connections, limits on the percentage of land that may be reserved for stormwater management, and location and access to the rest of the development.	Action		X		
Establish a clear dedication and financing policy for developing areas.	Action Policy		X		
Green Environment					
Protect environment and incorporate stormwater management into its green network.	Policy	X			
Establish Best Management Practices (BMPs) for stormwater management.	Action		X		
Work with residents to preserve and expand the city's existing street canopy while emphasizing the use of native species.	Policy Action	X			
Housing (page 57-80)					
Provide a variety of housing types for residents at all stages of their lives.	Policy Action	X			
Produce gateway housing that encourages young households to build equity in the city.	Policy Action		X		
Establish a program to acquire and demolish houses that are deteriorated beyond repair specifically within targeted redevelopment areas.	Action Capital	X	X		
Identify and implement strategies for providing a supply of more affordable lots.	Action Capital		X		
Maintain zoning and land use policies that protect the integrity of its neighborhoods.	Policy	X			
Develop rehabilitation programs to promote the stabilization of the city's housing stock.	Policy Action		X		
Establish a property maintenance manual that is distributed to owners and renters.	Action		X		
Review and modify the city's current property maintenance ordinance to address the city's greatest concerns and ensure proper staffing for enforcement of those ordinances.	Action		X		
Establish a landlord association that can create a peer review process and seal of approval for rental properties.	Action		X		
Encourage the construction of both independent and assisted living residential developments for seniors.	Policy		X	X	
Support new residential development in the downtown.	Policy		X	X	

ANNEXATION POLICY

Maryville should implement an annexation policy that incorporates future development areas and meets state statutory requirements. The city should work closely with Nodaway County and Polk Township to ensure consistent development patterns.

The development concept for Maryville is predicated on continued community growth, generated by a sound economy and greater success at community marketing. The development concept calls for urban development on sites that are currently beyond the corporate limits. As a result, sound community growth will require annexation to accommodate land needs during the planning period.

Voluntary annexation of developments should occur before extension of city services. Maryville should also adopt an annexation policy that establishes objective criteria for annexation and identifies candidate areas for incorporation into the city. Areas considered for annexation should meet at least one of the following criteria:

- *Areas with Significant pre-existing development.* Areas outside the city that already have substantial commercial, office, or industrial development are logical candidates for annexation. In addition, existing residential areas developed to urban densities (generally higher than 2 units per acre) should be considered for potential annexation.
- *Protection of Future Growth Areas.* In order to allow the city to guide its growth and development more effectively, future growth areas will need to be managed through annexation and annexation agreements with the county. Annexation will allow the city to extend its zoning jurisdiction to adjacent areas, thus guiding development in a direction that will provide safe and healthy environments.
- *Public Services.* In many cases, public service issues can provide compelling reasons for annexation. Areas for consideration should include:
 - Parcels that are surrounded by the city but remain outside of its corporate limits. In these situations, city services may provide enhanced public safety with improved emergency response times.
 - Areas that are served by municipal infrastructure. Maryville's existing sewer and water system is adjacent to and extends to areas outside the city.

- Areas to be served in the short-term by planned improvements, including trunk sewer lines and lift stations.
- *Community Unification.* While difficult to quantify, a split between people who live inside and outside the corporate limits can be harmful to the town's critical sense of community and identity. Establishing unified transportation and open space systems and maintaining a common commitment to the city's future can be important factors in considering annexation.
- *A Positive Cost Benefit Analysis.* The economic benefits of annexation, including projected tax revenues, should compensate for the additional cost of extending services to newly annexed areas. The city's review policy for annexation should include the following information:
 - Estimated cost impact and timetable for providing municipal services.
 - The method by which the city plans to finance the extension and maintenance of municipal services.
 - Identification of tax revenues from existing and probable future development in areas considered for annexation.
 - Calculation of the added annual operating costs for urban services, including public safety, recreation, and utility services, offered within newly annexed areas.



PLAN MAINTENANCE

The scope of the Maryville Comprehensive Plan is ambitious and long-range, and its recommendations will require funding and other continuous support. The city should implement an ongoing process that uses the plan to develop annual improvement programs, as outlined below.

Annual Action and Capital Improvement Program

The Planning Commission and City Council should define an annual action and capital improvement program that implements the recommendations in this plan (Table 7.1). This program should be coordinated with Maryville's existing capital improvement planning and budgeting process, even though many of the plan's recommendations are not capital items. This annual process should be completed before the beginning of each budget year and include:

- A work program for the upcoming year that is specific and related to the city's financial resources. The work program will establish which plan recommendations the city will accomplish during that year.
- A three year strategic program. This component provides for a multi-year perspective, aiding the preparation of the annual work program. It provides a middle-term implementation plan for the city.
- A five year capital improvement program. This is merged into Maryville's current capital improvement program.

Annual Evaluation

An annual evaluation of the comprehensive plan should occur at the end of each fiscal year. This evaluation should include a written report that:

- Summarizes key land use developments and decisions during the past year and relates them to the comprehensive plan.
- Reviews actions taken by the city during the past year to implement plan recommendations.
- Defines any changes that should be made in the comprehensive plan.

The plan should be viewed as a dynamic changing document that is actively used by the city as a source of information and guidance on policy and public investment.

PLAN SUPPORT

In order to implement many of the objectives described in the plan, the city will need to consider outside funding sources. Figure 7.2 presents possible funding sources available to the City of Maryville for projects recommended in the comprehensive plan. This list is not exhaustive and should be reviewed and modified each fiscal year.



Figure 7.2: Potential Funding Sources

Source	Fund Administrator	Description	Possible Uses	Deadlines	Available Funds	Required Match
Business Improvement District	Local Business Association	Special assessment districts, permitting businesses within a district to finance public capital improvement projects and district management, promotion, and maintenance	Physical improvements to business district, upper-story restoration of downtown buildings.	NA	TBD	NA
Community Development Block Grant (CDBG)	HUD	Federal funding for housing and economic development to benefit low- and moderate-income residents.	Rehabilitation and infill projects, directed to projects that benefit low- and moderate-income households or eliminate blighted areas.	May 15, 2013 (deadlines dependent on category)	Differs by category. See MoDED website.	NA
Community Facilities Grant Program	USDA	Provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population and are authorized on a graduated scale. Applicants located in small communities with low populations and low incomes receive a higher percentage of grants.	Schools, libraries, childcare, hospitals, medical clinics, assisted living facilities, fire and rescue stations, police stations, community centers, public buildings and transportation	See USDA Rural Development State Office	TBD	NA
Downtown Bond Issue	City	Appropriate to finance major public projects or improvements, and are secured by general city revenues. These revenues typically include property taxes or, potentially, local option sales taxes	Streetscape improvements, public infrastructure	NA	NA	NA
Transportation Development District (TDD)	City	A Transportation Development District is a transportation project development tool, governed by state statute, which is available for use by registered voters, local communities and property owners throughout Missouri.	The revenue of a TDD (most frequently sales tax) can only be used for public transportation and transportation-related improvements.	NA	NA	NA

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Source	Fund Administrator	Description	Possible Uses	Deadlines	Available Funds	Required Match
Downtown Preservation Program	City	Facilitates the redevelopment of downtown areas and the creation of jobs by providing essential public infrastructure. The program works by a portion of the new state and local taxes created by a redevelopment project being diverted to fund eligible public infrastructure and related costs for a period of up to 25 years.	Redevelopment projects that promote tourism and cultural activities that further the objectives of the redevelopment plan	NA	TBD	NA
DREAM Initiative	MoDED, Missouri Development Finance Board, Missouri Housing Development Commission	Reduces the complexity involved in financing downtown revitalization plans through a coordinated, streamlined approach. Initiative centralizes several major state incentives; offers direct access to financial technical assistance at the preliminary proposal stage; supported by a team of professionals specifically dedicated to helping a community rebuild its central business district; and substantially shortens the redevelopment timeline.	Marketing, revitalization of downtown properties, business recruitment and creation of an environment that attracts artists to the community. Additional uses include: technical assistance and planning for historic preservation, public infrastructure improvements, facade renovation, and housing development.	NA	\$100,000	no
Estate Taxes	County	Collected by the county, may be appropriately used to help finance capital improvements	Variety of public structures and spaces	NA	TBD	NA
Family Development Account	MoDED	The Department of Economic Development (DED) issues state tax credits to an eligible taxpayer who donates money to an organization approved to administer a Family Development Account (FDA) project.	To recruit low-income Missourians to participate in a matched savings program to help pay for: Education, Job Training, Purchase of Housing, and Start-up Capital of a small-business	NA	\$600,000 per organization	NA
Historic Tax Credits	MoDED State Historic Preservation Office	Provide an incentive for the redevelopment of commercial and residential historic structures. Program provides state tax credits equal to 25% of eligible costs and expenses of the rehabilitation of approved historic structures.	Could be used for preservation and rehabilitation of approved historic buildings.	NA	NA	NA

Figure 7.2: Potential Funding Sources

Source	Fund Administrator	Description	Possible Uses	Deadlines	Available Funds	Required Match
Land and Water Conservation Fund (LWCF)	Missouri Dept. of Natural Resources	Land and Water Conservation Fund grants are available to cities, counties and school districts to be used for outdoor recreation projects.	Wide variety of outdoor recreation projects	NA	NA	55%
Land Sale Proceeds	State	Proceeds from sale of land to development projects should be allocated back to improvements and acquisition for other redevelopment activities.	Redevelopment activities	NA	NA	NA
Local Option Economic Development Sales Tax	City	Allows citizens to authorize a supplemental sales tax dedicated exclusively for certain economic development initiatives in their home municipality. A voter-approved tax of not more than one half per cent is charged on all retail sales made in the municipality that are subject to sales taxes under Ch. 144 RSMo. Maryville could use a significant portion of these funds to sustain certain districts as a major community asset.	Sales tax proceeds may be used to help finance bonds for downtown public improvements. A portion of revenues may be used for matching state or federal grants related to such long-term projects. Any remaining funds may also be used for marketing, training for advanced technology jobs, grants and loans to companies for employee training, equipment and infrastructure and other specified uses.	NA	NA	NA
Missouri Downtown Economic Stimulus Act (MODESA)	Missouri DED & Missouri Development Finance Board	To facilitate the redevelopment of downtown areas and the creation of jobs by providing essential public infrastructure in communities with the median household income less than \$62,000 and "central business districts" that are either "blighted" or a "conservation area." At least 50% of the buildings must be 35 years old or older.	Eligible projects can be "community enhancement" or for "job creation." Total project costs and/or new job creation minimums are based on the population of the municipality.	NA	varies	50%

Figure 7.2: Potential Funding Sources

Source	Fund Administrator	Description	Possible Uses	Deadlines	Available Funds	Required Match
Neighborhood Assistance Program	MoDED	The Department of Economic Development (DED) will issue 50% or 70% tax credits to an eligible taxpayer that makes a qualified contribution to an approved Neighborhood Assistance Program (NAP) project. Eligible applicants include non-profit corporations organized under Chapter 355, RSMo; organizations holding a 501(c)(3) ruling from the IRS; and missouri businesses.	Provide assistance to community-based organizations that enable them to implement community or neighborhood projects in the areas of community service, education, crime prevention, job training and physical revitalization.	NA	NA	NA
Neighborhood Preservation Act	MoDED	Incentive for the rehabilitation or construction of owner-occupied homes in certain areas of the state through issuing of state tax credits to a homeowner who rehabilitates a home or to a homeowner or developer that constructs a new home for owner-occupancy.	Rehabilitation of home or construction of home for owner-occupancy in "eligible areas." (median household income of 70% to 89% of the median household income in MSA)	NA	varies	NA
Private and Foundation Philanthropy	Local Benefactors	Local philanthropists and foundations contribute to various community development projects	Numerous	NA	NA	NA
Recreational Trails Program (RTP)	MoDNR	Funds are to be used for motorized or non-motorized trail development or renovation and preservation	Construction of new trails; Acquisition of property/easements; Preservation and restoration of existing trails; Educational programs related to trails	August 17, 2012	100,000	20%
Tax Abatement	City	Reduction or elimination of property taxes for set period of time on new improvements to property, granted as an incentive to do such projects.	Available for commercial, industrial, or residential developments.	NA	NA	NA
Tax Increment Financing (TIF)	City	Uses added property tax revenues created by growth and development to finance improvements within the boundaries of a redevelopment district.	New residential, commercial, or industrial developments, including public improvement, land acquisition, and some development costs.	NA	NA	NA

Figure 7.2: Potential Funding Sources

Source	Fund Administrator	Description	Possible Uses	Deadlines	Available Funds	Required Match
Transportation Equity Act (SAFETEA-LU)	FHA	Federal transportation funding, including matching grants for major street improvement, enhancements, funding for corridor design, streetscape, trail development and transit	Improvements for arterial and major collector streets, streetscape improvements, and trail development.	NA	NA	NA