

VILLAGE OF ARLINGTON, NEBRASKA



COMPREHENSIVE PLAN February 2011

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I. INTRODUCTION

The 2011 Arlington Comprehensive Plan Update is an update to the 2001 Arlington Comprehensive Plan. The update will provide goals and objectives, which will enable elected officials and citizens to make informed and educated decisions about the future of the community. Future development in and near Arlington is addressed in the plan.

The plan was prepared with guidance provided by the Arlington Comprehensive Plan Committee, Arlington Village Board and the Arlington Planning Commission. The planning time period for this plan including achieving goals and objectives is 20 years.

Planning Process

Work to update the existing Arlington Comprehensive Plan began on March 23, 2009 at a kickoff meeting between the Village of Arlington Planning and Zoning Commission and MAPA. During this first meeting the attendees discussed the process of updating the plan and identified additional stakeholders in the community that should be involved in the visioning session. MAPA staff was able to obtain further information pertaining to the update of the Arlington Comprehensive Plan.

A meeting of key project stakeholders was held on April 20, 2009. The purpose of this meeting was to allow begin review of the previous Comprehensive Plan and to identify key issues facing the community. Representatives from local industry and public service were in attendance. During this meeting the Planning and Zoning Commission along with the additional stakeholders determined the need to conduct a new Arlington Community Needs Survey. A previous survey had been conducted in 2000 as part of the 2001 Arlington Comprehensive Plan Update with much success.

MAPA created a new Arlington Community Needs Survey in early May 2009. The survey was distributed to members of the Arlington Planning and Zoning Commission for comment and was finalized on May 14, 2009. To enhance public opportunity to comment on the needs of the community, a Public Visioning Session was held concerning the survey and direction of Arlington. Although turnout at the initial public visioning session was low, the Village received a tremendous response to the community needs survey, with a response rate of nearly 35%.

After reviewing feedback generated through public outreach efforts, planning committee members incorporated that information into a discussion of community goals. At the same time, demographic information was presented to the committee, along with updated maps showing current land use trends and conditions of infrastructure and buildings in the Village. Using all of this information, the planning committee was able to establish and categorize its goals for the next five years and beyond. At the same time, the committee developed a future land use plan and map, which will serve as the baseline for development of a new zoning map, zoning ordinance, and subdivision regulations that will be used to enforce and implement policies and actions outlined in this document.

Authority to Plan

The Arlington Comprehensive Plan is prepared under the authority of Section 19-903, Nebraska State Statutes, 1943, as amended.

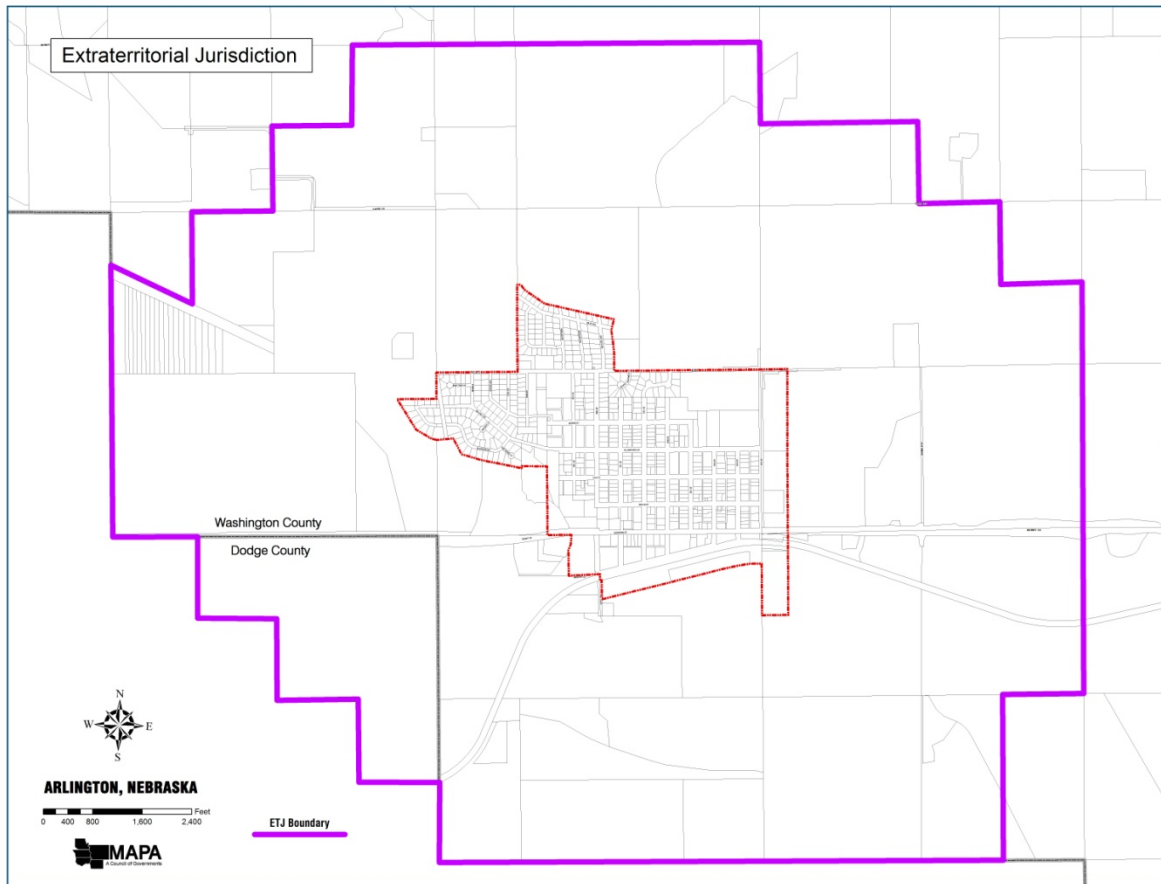
Planning Jurisdiction

The planning and zoning jurisdiction for the Village of Arlington includes the area within the village's corporate limits and may include the area up to one (1) mile of the corporate limits as written under the authority of Section 17-1001, Nebraska Revised Statutes, 1943, as amended. The Village may enforce

zoning and subdivision regulations and building, electrical and plumbing codes within their planning jurisdiction.

Arlington has chosen to adopt an extraterritorial jurisdiction (ETJ) that follows an easily discernable line so as to simplify the process for the public of determining which entity they need a permit(s) from, the village of Arlington, Washington County or even Dodge County. The previous method of the “arcs” was more confusing to the public and local officials when permit requests involved property near the ETJ boundary. Arlington’s ETJ is depicted below in Map 1.

Map 1: Village Boundaries and Extraterritorial Jurisdiction



History

The village of Arlington was originally platted in 1869 by the Sioux City and Pacific Railroad under the name Bell Creek. The Village of Bell Creek sat on 440 acres near the stream of Bell Creek for which the community was named. Not surprisingly for a railroad town, the first buildings included a depot and railroad storage building. These structures were soon followed by two residences and a lumber yard.

By 1870 there were still only three non-railroad permanent structures in the village. During this year much would change. In 1870 a pharmacy, a blacksmith’s shop, a general store, and a grain elevator were constructed. By 1876, the population of Bell Creek had reached 300 persons. Due to the misrouting of mail caused by the similarity of the names Bell Creek and Battle Creek (a village to the northwest) the Bell Creek’s name was changed to Arlington on February 2, 1882. The first Arlington town board met two months later on April 10th of that year and went about creating the codes and ordinances that formed

the foundations of this document. In the 1880s Arlington quickly became a hub for grain and livestock production and storage due to its location on the railroad. It was also during the 1880s that telegraph service was first made available, reaching the village in 1885.

Electricity in Arlington was first made available in December of 1904. During the early years of this service electricity was only available from 6pm to midnight as well as Monday and Tuesday mornings (to allow electrical appliances such as washing machines and irons to be used). In 1913 local businessmen improved the power grid and created a local company to oversee the operations. This company was absorbed by the Nebraska Power Company in 1928. Full 24 hour power was available in 1929. Running water also became available during the early part of the 20th Century. In 1904 the City Board began contracting with a consultant in order to survey to community and create a plan to install water mains and pumps. By 1907 the survey was completed and by 1908 the city water supply was in general use.

With a good foundation of infrastructure the village continued to grow throughout the early 20th century. By 1920 Arlington's population was near the 700 mark. Growth became stagnant during the Great Depression as well as period immediately surrounding World War II. However, with the end of the war, growth continued and the village grew at a rapid pace during the post war years reaching 1,000 residents in the late 1970s.

Over the last forty years, a number of improvements have been made in Arlington which have helped to shape the community's current identity. In the late 1960s and early 1970s, a series of improvements to the city's parks and recreation system resulted in development of Bell Creek Park and the community swimming pool, and around that time, the buildings housing Arlington Public Schools were constructed. As large-scale retail development in nearby Fremont and Omaha have drawn shoppers closer to their jobs and as jobs have shifted out of small communities and into those areas, a gradual decline of business activity in Arlington's downtown has progressed over the last 20 years, and today the community's identity is becoming one of a bedroom town with retail and commercial activity moving from downtown to the Highway 30 corridor.

Climate

Arlington experiences a continental climate with relatively warm temperatures during the summer months and is cold and dry during the winter months, with more comfortable temperatures occurring during the spring and fall seasons. The average high temperature for July, the hottest month is 89.3 degrees and there are, on average, 43 days a year of 90 degrees or higher. The average high temperature for January, the coldest month, is 32.8 degrees and on the average of 143 days a year the temperature goes below 32 degrees Fahrenheit. The average annual total precipitation for this area is about 29.26 inches with about 74 percent falling during the growing season of April to September and on average about 108 days with precipitation. The average annual snowfall for the area is 31.0 inches.

Location

The Village of Arlington, Nebraska is located along the Elkhorn River near the southwestern border of Washington County. U.S. Highway 30 passes through Arlington, on the south side of the village. The map on the following page illustrates Arlington's location within Washington County.

In relation to surrounding communities, the village of Arlington is approximately:

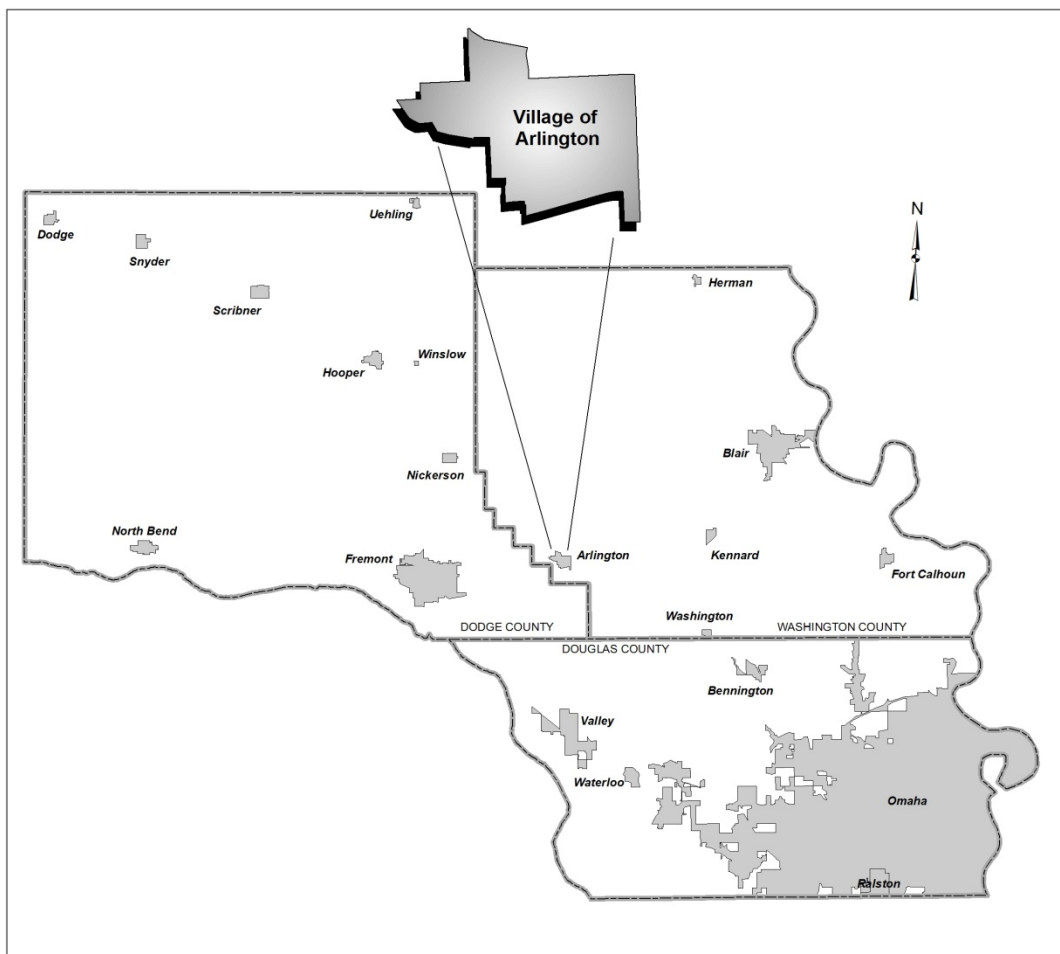
- 25 miles northwest of Omaha
- 15 miles west of Blair
- 8 miles east of Fremont
- 60 miles north of Lincoln

Soils and Topography

Within the area of Arlington and its extraterritorial jurisdiction the majority of the soil type consists of the Moody-Belfore Association. Other soils present include Cass-Leshara and Judson Associations. Moody-Belfore is a clayey to silty soil of the rolling loess uplands west of Bell Creek, primarily north of Arlington. The basic soil makeup of the future development area for Arlington is of Moody and Marshall (MM) soils. These soils allow moderate to rapid runoff and have a moderate shrink-swell potential. The MM soils have a good to fair bearing value for foundations. The soil has a high water holding capacity and steep slopes cause erosion hazard. To a lesser extent, Cass-Leshara and Judson soils are found in the area of Arlington. Cass-Leshara is a sandy to silty soil of the bottomlands of the Elkhorn River, south and west of Arlington. This soil has a good to poor bearing value for foundations. Judson is a silt loam soil located on slopes between the uplands and bottomlands. This soil has a fair to poor bearing value for foundations.

The topography of Arlington and the surrounding area includes the bottomlands of the Elkhorn River and Bell Creek and then moves to the uplands that surround those two features. The slope of the land generally falls towards the southwest, in the direction of the Elkhorn River.

Map 2: Regional Location- Arlington Area

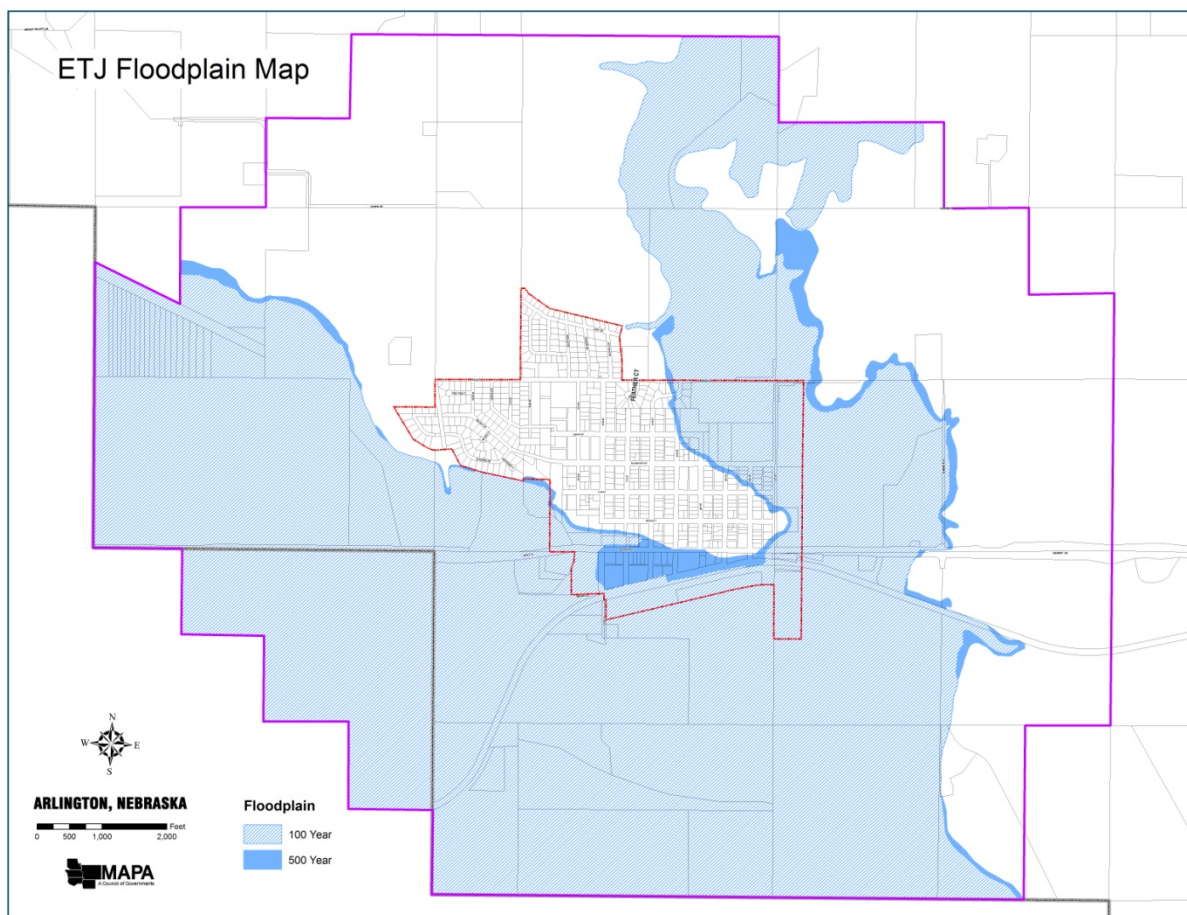


Watershed and Floodplains

Arlington is located within the Lower Elkhorn watershed. The watershed's land area consists of the 2,181 square miles. Both of the major drainage ways affecting Arlington, Elkhorn River and Bell Creek, are part of the Lower Elkhorn watershed, and most of the watershed's geographic area is upstream from Arlington.

Development patterns in the watershed; coupled with the topography of the Arlington area and the presence of these waterways in the planning jurisdiction have resulted in a significant amount of land in planning area being delineated as floodplain. The floodplain of the Elkhorn River and Bell Creek will substantially impact future growth in and around Arlington. Specifically, growth to the west from the village is inhibited by the Elkhorn River and growth to the east is inhibited by Bell Creek. The two waterways meet south of the village and leave a large floodplain area south of Highway 30. As a result, development opportunities around Arlington are presently limited, and the only area void of floodplain impact extends north and northwest from the community along County Road 9. Map 3 depicts the floodplain in the village and the ETJ.

Map 3: ETJ Floodplain Map



II. COMMUNITY PROFILE

This section of the Arlington Comprehensive Plan will illustrate a variety of characteristics of the community. The data will provide an insightful description of Arlington through its population, education, housing, income, economic and employment statistics. In many instances throughout this section, comparable data is provided for Washington County.

Population

Population trends and projections can provide vital information regarding Arlington's past and its future. Past population levels will assist in the projection of future populations for the community. Table 1 shows population trends in and around Arlington using Census data from 1980 through 2000, along with 2008 Census population estimates. The village's population has consistently grown since 1970, and during the 1990s, no communities in Washington County lost population. Between 1980 and 2000, growth in Arlington was steady at just over 7%, trailing only Fort Calhoun among similar-sized communities in the area.

Since 2000, Census estimates indicate that local population has declined slightly, while many neighboring communities have grown slightly, along with Washington County as a whole. While there has been new residential development in Arlington since 2000, the rate of that development has been outpaced by neighboring communities, and the methodology for Census population estimates tends to provide limited analysis based on regional trends. In this case, growth in Arlington appears to be tied to Fremont more than to the rest of Washington County.

Table 1: Arlington Area Communities – Population Trends – 1980-2008

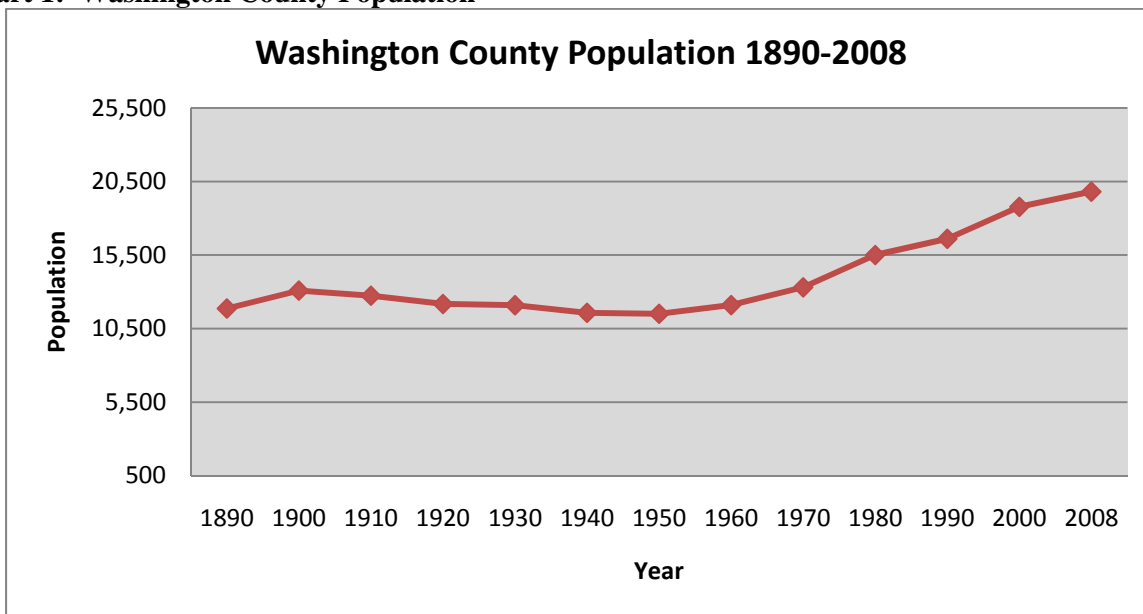
Community	1980	1990	2000	2008 (est.)	% Change 2000-2008	% Change 1980-2000
Arlington	1,117	1,178	1,197	1,184	(1.1%)	7.2%
Valley	1,716	1,775	1,788	1,922	7.5%	4.2%
Fort Calhoun	641	648	856	908	6.1%	33.5%
Waterloo	450	479	459	829	80.6%	2.0%
Kennard	372	371	371	390	5.1%	(0.3%)
Hooper	932	850	827	788	(4.7%)	(11.3%)
Scribner	1,011	950	971	954	(1.8%)	(4.0%)
Bennington	631	866	937	1,014	8.2%	48.5%
Blair	6,418	6,860	7,512	7,789	3.7%	17.0%
Fremont	23,979	23,680	25,174	25,224	0.2%	5.0%
Washington County	15,508	16,607	18,780	19,812	5.5%	21.1%
Dodge County	35,847	34,500	36,160	35,872	(0.8%)	0.9%
Douglas County	397,038	416,444	463,585	502,032	7.7%	16.8%

Source: US Census Bureau.

The charts on the following page illustrate historical population figures for Arlington and for Washington County dating back to 1890. Arlington's 2000 Census population of 1,197 represents the largest population in the village's history. The lowest recorded population for the village occurred in 1890 at its first Census as an incorporated place, with 412 residents. Growth in Arlington was most rapid between 1890 and 1900 and from 1950 to 1980. Some population loss occurred during and after the Great Depression, but overall the community has grown at a steady pace. By comparison, Washington County as a whole experienced a comparatively flat population for most of the 20th century, with rapid growth beginning in the 1960s and continuing today, largely due to population increases in the southern and

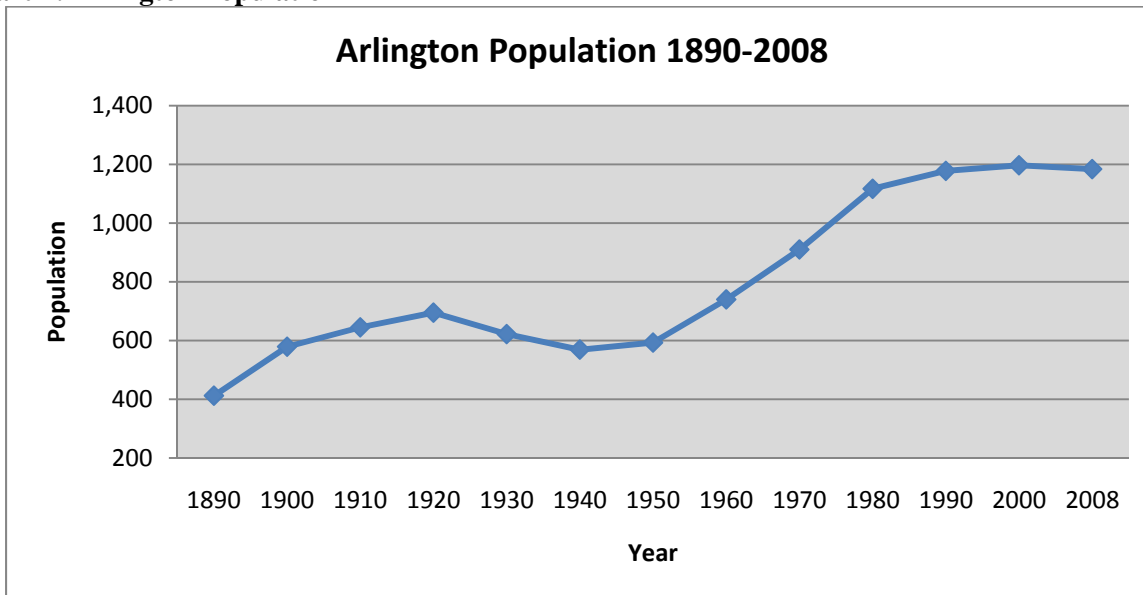
eastern portions of the county. The 2000 Census population of 18,780 is the largest in the county's history, and current estimates place the county's population very close to 20,000.

Chart 1: Washington County Population



Source: US Census Bureau.

Chart 2: Arlington Population

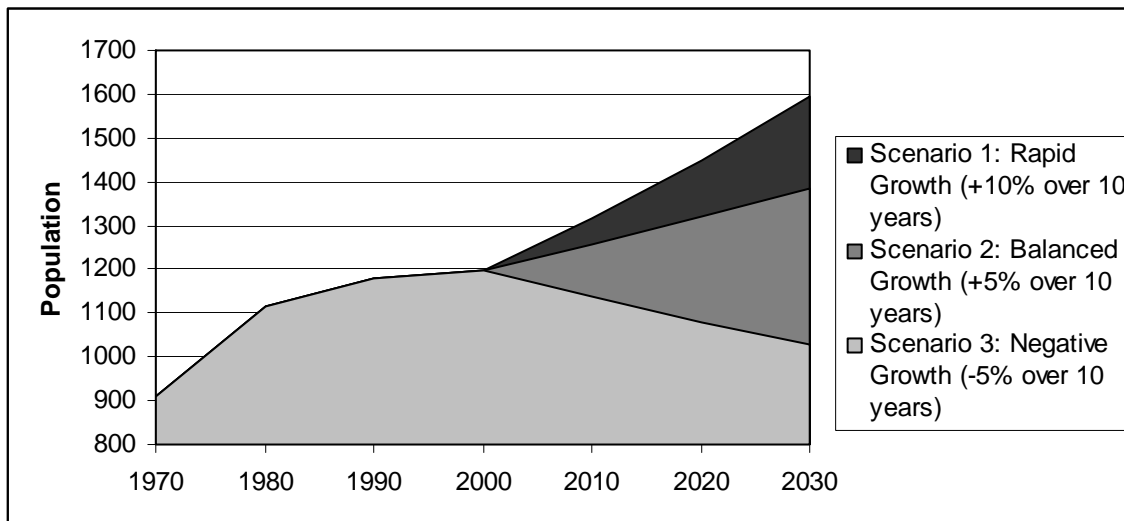


Source: US Census Bureau.

Arlington is in an excellent position to attract new residents who work in the Omaha metropolitan area, Fremont or other nearby areas. In 2009, 42 percent of citizens responding to a community needs survey felt that the community should pursue population growth, while 38 percent preferred that community growth was not a priority. Arlington's future as a "bedroom" community appears to be very promising considering the continued growth in the region, and based on historical trends, along with proximity to nearby population centers, continued growth appears highly likely in the years to come.

Chart 3 shows three scenarios for population growth, using 2000 Census population totals as a baseline. The rapid growth scenario places the 2030 population of Arlington near 1,600 and assumes growth of 10% per decade over the next 20 years. A more conservative growth estimate of 5% per decade during that same time period would place Arlington's population near 1,300 in 2020 and 1,400 by 2030. Were the city to lose 5% of its population in the next 20 years, a total of approximately 1,025 residents would remain by 2030. In spite of recent Census estimates, local leaders feel given the number of platted residential lots in the community and the capacity of the Village to accommodate new development, a population growth goal of 1.5% per year is reasonable and attainable. This pace of growth would mirror Scenario 1 below and would take Arlington's 2030 population to 1,636.

Chart 3: Arlington – Population Trends and Projections



Source: US Census Bureau, MAPA.

Table 2 shows key age, race and gender statistics for Arlington and Washington County as of the 2000 Census. Generally speaking, Arlington's population is slightly older than the county as a whole and has more females. The Village's youth population is proportionally similar to the county, but there is a slightly higher concentration of elderly persons in Arlington.

Table 2: Arlington – Various Population Characteristics – 2000

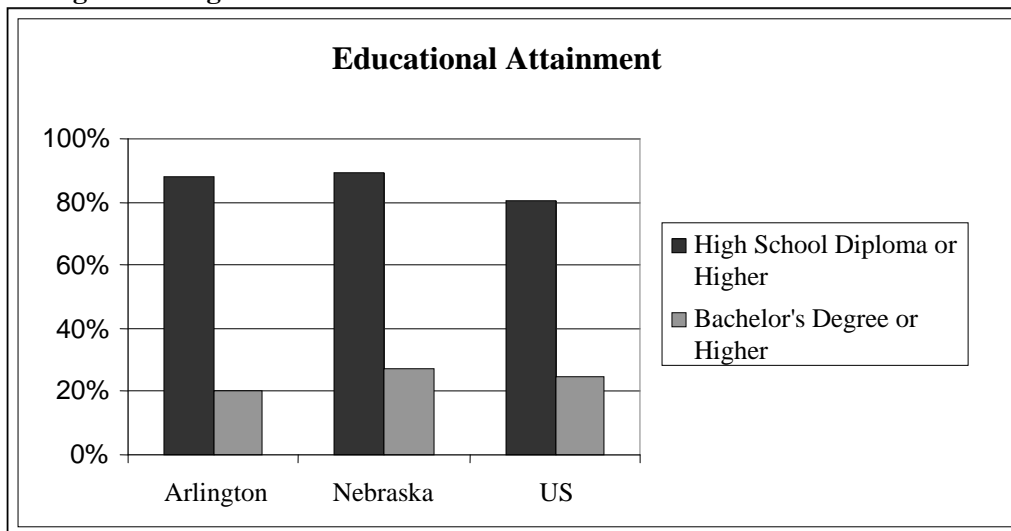
	Arlington	% of Total	Washington Co.	% of Total
Total	1,197	100.0%	18,780	100.0%
Male	576	48.1%	9,329	49.7%
Female	621	51.9%	9,451	50.3%
Race	1,197	100.0%	18,780	100.0%
White	1,182	98.7%	18,427	98.1%
Black	0	0.0%	63	0.3%
Other	15	1.3%	292	1.5%
Age				
Median (years)	37.8		37.1	
Under 20	365	30.5%	5,690	30.3%
Over 65	167	14.0%	2,425	12.4%
Households				
Number	475		6,940	
Persons/Household	2.52		2.63	
H.H. Population	1,197	100.0%	18,230	97.1%

Source: US Census Bureau.

Education

The education levels of a population are a driving force in attracting new jobs to the area. As shown in Chart 4, Arlington is a well educated community. Arlington's educational attainment compares favorably with both state and national levels. 88 percent of Arlington's population has obtained a high school diploma and 20.3 percent of the population has achieved a bachelor's degree or higher. Nationally, 80.4 percent have obtained a high school diploma and 24.4 percent have achieved a bachelor's degree or higher. Nebraska's educational attainment levels are 89.4 percent and 27.2 percent respectively.

Chart 4: Village of Arlington-Educational Attainment



Source: US Census Bureau.

During the 2007-2008 school year, Arlington employed 46 teachers and 4 administrators. More than half of the 46 teachers have completed masters' degrees, compared with just over 40% with advanced degrees in the state. Student enrollment for the 2007-2008 school year totaled 627 students, with 292 in grades PreK-6 and 335 in grades 7-12. Arlington Public Schools maintained a 13.6 student to teacher ratio in the 2007-08 school year.

Table 3: Arlington-Public School Enrollment 2003-2004 to 2007-2008

Grade	School Year				
	03-04	04-05	05-06	06-07	07-08
PK	0	0	0	26	24
K	36	33	37	28	42
1	29	38	37	40	28
2	39	33	35	39	42
3	45	42	36	34	43
4	49	46	43	35	36
5	41	46	47	44	36
6	42	46	50	47	41
7	48	42	52	49	48
8	48	51	50	55	54
9	54	55	59	57	60
10	38	52	55	63	53
11	67	33	49	54	64
12	47	66	34	50	56
Total	583	583	584	621	627

Source: Nebraska Department of Education.

Table 3 shows the enrollment trends for Arlington Public Schools for the 2003-2004 school year through the 2007-2008 school year. During this time, enrollment at Arlington Public Schools has increased by 44 students. Part of this increase can be explained by the addition of a Pre-Kindergarten System to the district. However, when removing the Pre-Kindergarten students from the comparison, Arlington Public Schools has increased enrollment in grades 1-12 by 20 students in the past five years.

The Nebraska Department of Education classifies the Arlington Public School District as a Class III district and the Nebraska School Activities Association classifies the school as Class C. Each member of the 6-member Arlington School Board is elected to a four-year term and serves without compensation.

Housing

Housing is one of the most important growth factors for a community. Availability of new and existing homes in a community is a necessity for growth. New housing construction will draw new residents and will promote upward mobility among local homeowners, placing relatively affordable homes on the local market, encouraging young families to move to the community. Arlington's prime location near a large metropolitan area provides an excellent opportunity as a bedroom community for people working in Fremont, Omaha and other surrounding areas. The village will benefit from a continued commitment to new residential development, while also ensuring that development is conducted in an orderly and safe fashion, in the interest of all residents.

Overall, respondents to the 2009 survey were satisfied with the state of housing in Arlington. Specifically, 54 percent rated housing condition as good while only 7 percent rated housing condition as poor. When asked about the affordability of housing in Arlington, the community is split with 42 percent rating affordability as good and 39 percent rating affordability as fair. The respondents believe that the availability of lots to build on is good as well with 50 percent of respondents responding 'good'. Rental property in Arlington was viewed by 44 percent of respondents as fair and 26 percent rating rental property as good.

In 2000, Arlington was the "home" of over 6.5 percent of all the housing units in Washington County. Arlington and Washington County both have approximately 80 percent of their housing units in single-family detached. The percentages of each type of housing unit are very similar for both entities.

Table 4: Arlington – Housing Stock Profile – 2000

	Arlington	% of Total	Washington County	% of Total
Total Housing Units	489	100.0%	7,408	100.0%
Single-Family Detached	398	81.4%	5,907	79.7%
Single-Family Attached	3	0.6%	36	0.5%
Duplex	12	2.5%	117	1.6%
Multi-Family	31	6.3%	626	8.4%
Mobile Home/Trailer	27	5.5%	435	5.9%
Other	0	0.0%	48	0.6%

Source: US Census Bureau.

Table 5 illustrates that over 29 percent of the housing units in Arlington were built before 1940. Arlington is similar to many other rural communities in that most of its homes were built before 1940 in comparison to any single decade following 1940. The village also experienced a boom in housing development during the 1970's with over 20 percent of the housing units built during that decade. According to the Census Bureau, building permits were issued for 7 new homes since 2000 in Arlington, and county-wide, permits for 900 new units have been issued during the same period.

Table 5: Arlington – Year Housing Unit Built – 2000

Year Built	Arlington		Washington County	
	2000	% of Total	2000	% of Total
Before 1940	143	29.2%	2,042	27.6%
1940-1959	61	12.5%	882	11.9%
1960-1969	84	17.2%	841	11.4%
1970-1979	101	20.7%	1,475	19.9%
1980-1989	44	9.0%	839	11.3%
1990-1998	45	9.2%	1,130	15.2%
1999-2000	11	2.2%	199	2.7%
Median Year	1965	N/A	1969	N/A

Source: US Census Bureau

The age of Arlington's housing stock is consistent with that of Washington County as a whole, with nearly four in five homes built more than 30 years ago and more than 40% of all homes built more than 50 years ago. These statistics are significant because in spite of the current condition of homes in the community, many structures will require some sort of renovation or modernization in order to remain viable for occupancy in the coming years.

A variety of housing characteristics for Arlington and Washington County are provided in Table 6. Most of the housing trends in Arlington mirror those in the rest of Washington County, with about three-quarters of all homes being owner-occupied and an extremely tight market for owner-occupied housing. Although rental units in the village have a slightly higher vacancy rate than elsewhere in the county, the vacancy rate of 2.2% in 2000 indicates that housing options for persons wishing to move to the community are very limited. Elsewhere in Washington County, rental vacancy rates have improved, but not to the extent necessary to encourage new renters to consider area markets through an acceptable supply level.

Table 6: Arlington – General Housing Characteristics – 2000

Characteristic	Arlington		Washington County	
	1990	2000	1990	2000
Total Housing Units	468	492	6,378	7,408
Occupied Housing Units	457	475	6,017	6,940
Owner Occupied	348	360	4,506	5,360
Percent	76.1%	75.8%	74.9%	77.2%
Renter Occupied	109	115	1,511	1,580
Percent	23.9%	24.2	25.1%	22.8%
Homeowner Vacancy Rate	0.9%	0.4%	3.3%	0.8%
Renter Vacancy Rate	2.7%	2.2%	1.1%	4.1%
Persons per Owner Occupied Unit	2.67	2.69	2.78	2.75
Persons per Renter Occupied Unit	2.28	2.00	2.38	2.22

Source: US Census Bureau.

Table 7 presents housing information for all owner-occupied residences in Arlington in 2000. Included in this table is similar information from Washington County. Median housing value for both governmental entities illustrates that housing values are higher in Washington County compared to Arlington's housing values. In fact, the median housing value of Washington County is over 20 percent higher than the median housing value for Arlington. The difference in median housing value has decreased from previous 1990 Census data when the value of Washington County housing was over 22 percent higher than that of Arlington.

Table 7: Arlington – Owner-Occupied Housing Value – 2000

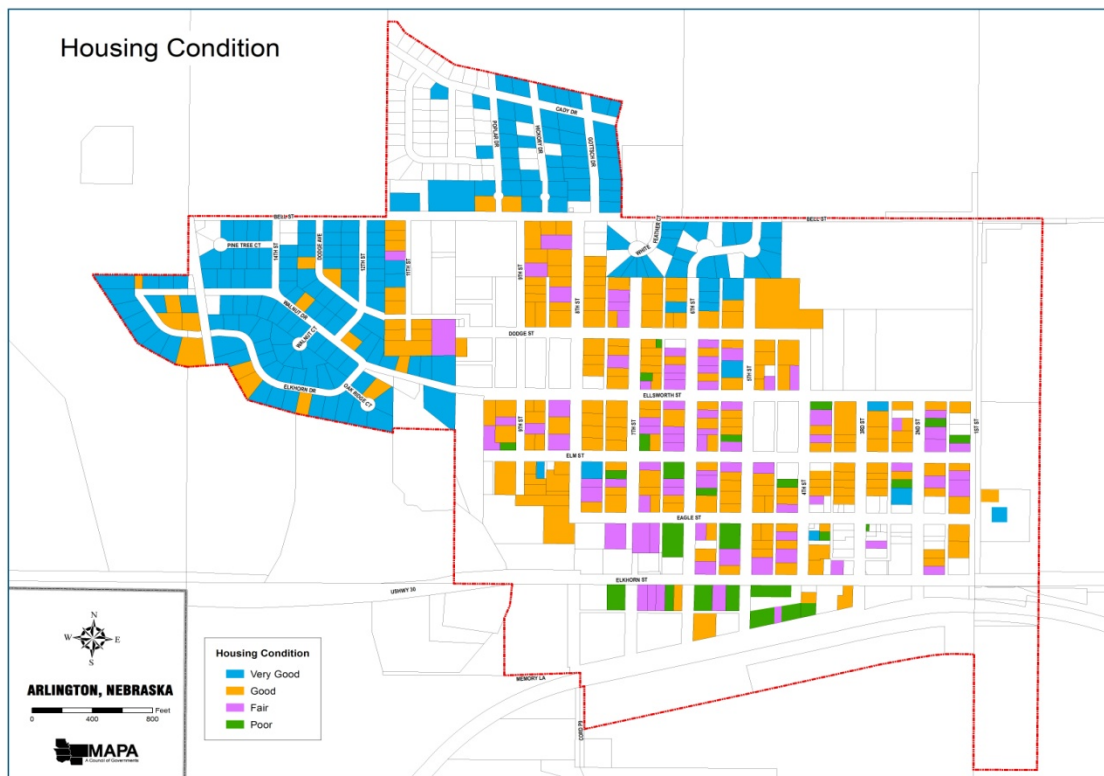
Housing Value	Arlington	Washington County
<\$50,000	10.8%	4.9%
\$50,000-\$99,999	47.9%	36.2%
\$100,000-\$149,999	27.4%	30.3%
\$150,000-\$199,999	10.5%	14.8%
\$200,000-\$299,999	3.3%	11.0%
\$300,000-\$499,999	0.0%	2.4%
\$500,000-\$1,000,000	0.0%	0.1%
\$1,000,000 and up	0.0%	0.2%
Median Value	\$94,900	\$114,300
Total Units	360	3,830

Source: US Census Bureau.

In Arlington, nearly 11 percent of all owner-occupied housing was valued at less \$50,000, whereas over 41.2 percent of all owner-occupied housing was valued at \$100,000 or more. By comparison, nearly 4.9 percent of all owner-occupied housing in Washington County was valued at less than \$50,000. Less than 59 percent of owner-occupied housing in Washington County was valued at \$100,000 or more.

A windshield survey of Arlington’s housing condition was conducted in 2009, and the results are illustrated in Map 3 on the following page. In general, housing conditions in the community are favorable, with over ¾ of all homes in either “Very Good” or “Good” condition, and only 6 percent in “Poor” condition. Over 60 percent of respondents to the community needs survey stated that the conditions of homes in Arlington are satisfactory. The survey also indicated that over 47 percent of the respondents said that the village has adequately affordable housing for all income groups.

Map 4: 2009 Housing Condition Windshield Survey



The information provided in Table 8 illustrates the contract rental rates for all rental properties in Arlington and Washington County in 2000. In Arlington, nearly 93 percent of all rental properties cost under \$750 to rent. In contrast, nearly 79 percent of rental properties in Washington County cost under \$750 to rent. Median rent for Washington County is 3.5 percent higher than the median rent in Arlington.

Table 8: Arlington – Contract Rent of Renter-Occupied Housing Units – 2000

Rent Amount	Arlington	Washington County
<\$200	3.6%	9.0%
\$200-\$299	9.1%	5.3%
\$300-\$499	30.0%	24.3%
\$500-\$749	50.0%	40.4%
\$750-\$999	1.8%	7.1%
\$1,000-\$1,499	0.0%	0.9%
\$1,500+	0.0%	1.3%
No Cash Rent	5.5%	11.8%
Total Units	110	1,374
Median Rent	\$521	\$539

Source: US Census Bureau

Arlington has multi-family rental housing options with four (4) rental facilities, in addition to apartment units above some of the downtown businesses. The four facilities in Arlington total 40 units, of which 29 are one-bedroom, 10 are two-bedroom and 1 is a three-bedroom unit. Many of these units, depending upon the facility, have income-based rents and are either elderly or handicapped accessible. The community also has a few duplexes scattered around near the school and one triplex north of downtown. The downtown area has some units above main floor businesses.

Income

In 2000, just over 60 percent of Arlington households had income of less than \$50,000. At that time, slightly more than 51 percent of Washington County households had income of less than \$50,000. More than 18 percent of households in Arlington had income between \$75,000 and \$99,999 Compared to 12 percent of Washington County residents. 6.5% of Arlington's households reported an income higher than \$100,000 per year. In Washington County, 11.5 percent of households reported income greater than \$100,000 per year. Washington County's median household income in 2000 was \$48, 500, which was just under 7 percent higher than Arlington's median household income.

Table 9: Arlington – Household Income – 2000

Household Income	Arlington	Washington County
<\$9,999	16	382
\$10,000-\$19,999	55	725
\$20,000-\$29,999	69	871
\$30,000-\$39,999	65	823
\$40,000-\$49,999	71	766
\$50,000-\$59,999	53	776
\$60,000-\$74,999	57	973
\$75,000-\$99,999	54	835
\$100,000-\$124,999	22	453
\$125,000-\$149,999	1	181
\$150,000+	6	169
Total Households	459	6,954
Median Income	\$45,365	\$48,500

Source: US Census Bureau.

Economy

As illustrated in Table 10, per capita income in Washington County has grown nearly 23 percent from 2001 to 2006. Over the same period per capita income in Nebraska grew by just over 20 percent. The percentage increase in Washington County's per capital income has risen each year since 2003 at an increasing rate. While Nebraska's per capita income has risen each year since 2001, the rate of increase has been declining since 2004. As of 2006, Washington County's per capital income was over \$1,000 higher than Nebraska's.

Table 10: Washington County/Nebraska – Per Capita Income – 2001-2006

Year	Washington County		Nebraska	
	Income	% Change	Income	% Change
2001	\$28,925	N/A	\$28,564	N/A
2002	\$29,880	3.3%	\$29,771	4.1%
2003	\$30,801	3.1%	\$30,758	3.3%
2004	\$32,047	4.0%	\$32,341	5.1%
2005	\$33,408	4.3%	\$33,616	3.9%
2006	\$35,502	6.3%	\$34,397	2.3%

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Table 11: Arlington – Sales Tax Receipts – 1992-2006

Year	Arlington	% of Growth	Washington County	% of Growth
1992	\$102,976	N/A	\$3,293,571	N/A
1997	\$124,502	20.9%	\$4,285,584	30.1%
2002	\$137,376	10.3%	\$5,083,052	18.6%
2006	\$197,676	43.9%	\$6,254,448	23.0%

Source: Nebraska Department of Revenue.

Table 11 shows sales tax receipts for Arlington and Washington County as reported by the Nebraska Department of Revenue for select years between 1992 and 2006. During that period, both entities have experienced growth in sales tax revenues, but the pace of sales tax growth has fluctuated locally in chorus with changes in local economic conditions. While the sales tax base in Arlington did not grow at the rate of the county as a whole during the 1990s, it has recovered from recent economic recession to a greater extent than the rest of Washington County in recent years. Key reasons for these positive local trends are an increase in new retail businesses in Arlington, particularly along Highway 30, and efforts by local shoppers to spend locally whenever possible.

Employment

Based on information contained in Table 12, the residents of Arlington are employed in a wide variety of industries. The industry with the largest employment in Arlington is Education, Health and Social Services; this sector employs over 21 percent of workers. The Manufacturing and retail trade industries support 13.8 percent and 11.1 percent respectively. All other industrial sectors support less than 10 percent of workers in the village.

Changes in the reporting categories for Employment by Industry from the 1990 Census to the 2000 Census make comparison across these two datasets impossible. Prior to 2000, the Census Bureau reported labor statistics using the Standard Industry Classification (SIC) System. The current system in use is the North American Industry Classification System (NAICS). Whereas the previous Comprehensive Plan had contained an analysis of Employment Industry over time, this update will be unable to duplicate those results. The information represented in Table 12 represents a static picture of employment in Arlington in

2000. Comparison of Employment by industry, such as the information in the previous Arlington Comprehensive Plan, will be available pending the release of the 2010 Census results.

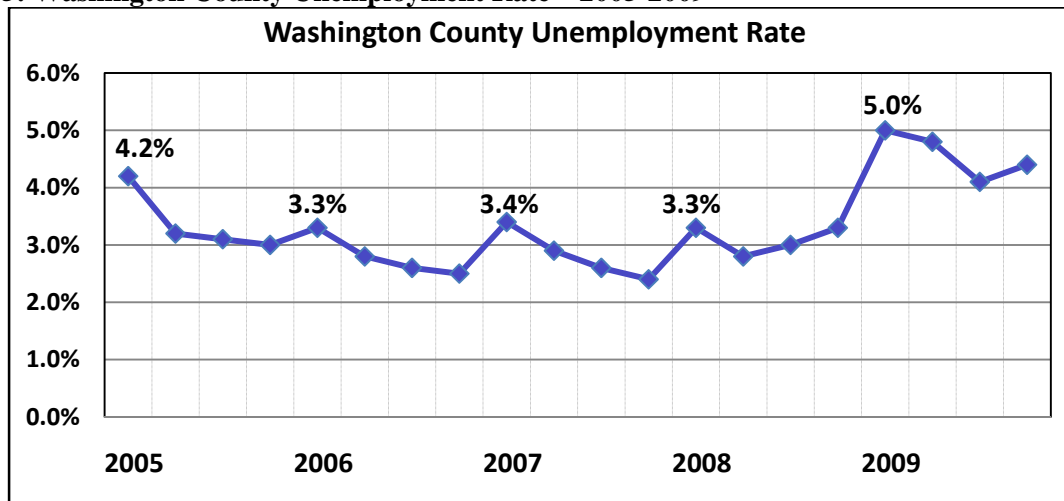
Table 12: Arlington – Employment by Industry – 2000

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	17	2.6
Construction	44	6.8
Manufacturing	89	13.8
Wholesale trade	9	1.4
Retail trade	72	11.1
Transportation and warehousing, and utilities	29	4.5
Information	6	0.9
Finance, insurance, real estate, and rental and leasing	58	9.0
Professional, scientific, management, administrative, & waste management services	56	8.7
Educational, health and social services	138	21.3
Arts, entertainment, recreation, accommodation and food services	53	8.2
Other services (except public administration)	47	7.3
Public administration	29	4.5

Source: US Census Bureau.

Chart 5 indicates that the Washington County unemployment rate has been consistently low over the past 6 years. Labor force participation has risen almost 4 percent over the last six years, and overall county employment has risen by over 3 percent during that same time period. Since 2002, unemployment in the county has fluctuated between 2.5 and 5 percent, and even at its peak, local unemployment has been far below state and national averages.

Chart 5: Washington County Unemployment Rate – 2005-2009



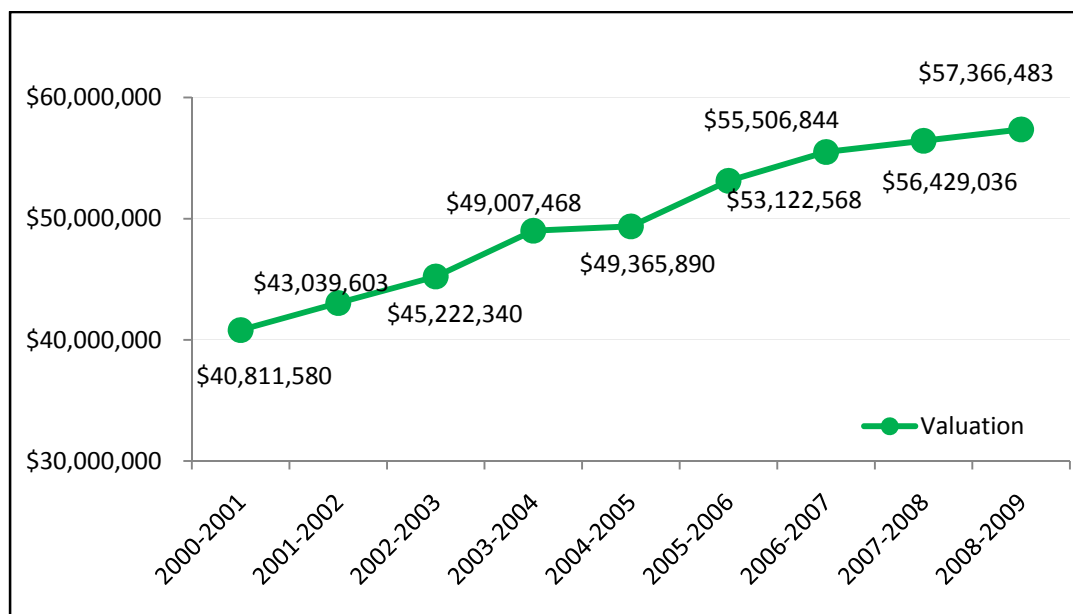
Source: Nebraska Workforce Development.

III. FISCAL TRENDS

Fiscal stability or instability of the village plays a crucial role in determining the future vitality of the community. This section will discuss the fiscal trends of Arlington from FY 2000-01 through FY 2008-09. This discussion will include assessed valuation and taxes levied. Other entities that may tax village residents can include, but are not limited to; school district, fire district, county government, natural resources district and community college. These other entities are not covered in this section since the village does not control those taxing bodies.

The chart below indicates steady growth in valuation during the last several years. The Village's current total assessed valuation of \$57,366,483 is the highest in the Village's history, and is attributable to a combination of increases in market valuation of existing properties and construction of new homes in the community. Overall, total assessed valuation has increased by more than 16% in the last five years, and property tax collections have followed that trend as demand for services and local improvements has increased accordingly. Like citizens of other communities, Arlington citizens are concerned with the increasing costs of government. The Arlington Village Board appears to make every effort possible to minimize any tax increases while still providing residents with quality services.

Chart 6. Arlington Total Assessed Valuation: 2001-2009



Source: Nebraska State Auditor website.

Table 13 shows a comparison of revenues and expenditures in Arlington since 2005, along with the village's beginning and ending reserve balances. Arlington has spent several years building up reserves for significant capital improvements projects, and as a result the Village's reserve balance peaked in FY 2007. Since that time, construction of the force main which will transport the community's wastewater to Fremont has resulted in higher expenditures and a depletion of approximately 23% of available reserves. Project costs have also resulted in Village expenditures outpacing revenues slightly over the last two years, with budgets generally balanced in years without significant projects being undertaken. Revenues and expenditures spiked in FY 2009 due to construction of the force main taking Arlington's wastewater to Fremont.

Table 13: Arlington – Revenues and Expenditures – 2005-2009

	2004-05	2005-06	2006-07	2007-08	2008-09
Beginning Balance	\$ 624,864	\$ 784,617	\$ 799,692	\$ 844,594	\$ 766,660
Revenues	\$ 1,092,916	\$ 1,133,719	\$ 1,134,133	\$ 1,200,035	\$ 2,416,009
Expenditures	\$ 933,163	\$ 1,118,644	\$ 1,089,231	\$ 1,277,969	\$ 2,534,286
Ending Balance	\$ 784,617	\$ 799,692	\$ 844,594	\$ 766,660	\$ 648,383

Source: Nebraska State Auditor website.

Nebraska municipalities have been required to not exceed a maximum tax levy. For Arlington the maximum tax levy allowed is \$0.45 per \$100 of taxable valuation plus an additional \$0.05 per \$100 of taxable valuation to provide financing for an Interlocal Agreement, if necessary. Since 2001, Arlington's total levy has hovered close to the cap of 50 cents per \$100 valuation.

There is also a base limitation for villages, which is the limitation on growth of restricted funds, of 2.5%. The Village is permitted to exceed this lid by an addition 1% with an affirmative vote of the Village Board, which has been implemented in most years in the community. This base limitation may also be adjusted annually by the Nebraska State Legislature to reflect changes in the prices of services and products used by political entities. In consideration of these taxing and budgetary limitations, the valuation of the community becomes very important so as to maintain a source of revenue for Arlington. This is especially critical in consideration of ever increasing costs of providing basic services to the community.

Arlington has no statutory limitation of the issuance of bonded debt. The Village's bonding consultant has indicated that in order to sell village bonds in the open market, underwriters feel that the Arlington should try to stay under a 5 percent debt to valuation ratio. That means that the village should limit itself to slightly over \$2,850,000 in outstanding debt to continue its track record of satisfactory bond ratings. In FY 2005 the Village issued more than \$2.5 million in debt for water treatment improvements, and has aggressively retired that debt in the subsequent years, down to a current level of \$507,760. This figure represents a debt of valuation ratio of 0.89%, far below the recommended maximum. However it should be noted that additional debt service will be needed upon completion of the wastewater force main project, which will increase the Arlington's debt to valuation figure. However, it is not expected that this debt will significantly impact the village's bond rating.

IV. COMMUNITY FACILITIES AND UTILITIES

Quality community facilities and public utilities are one of the most identifiable representations of a citizen's tax dollar. The current state of public infrastructure and facilities in Arlington is marked by the fiscal challenges of widespread improvement needs. The community's streets and school facilities are in the midst of numerous upgrades, and the city is nearing completion of a project that will end local wastewater treatment in favor of participation with Fremont in a regional treatment system. Perhaps the most significant challenge awaiting Arlington's citizens and leaders in the coming years lies in completing improvements to the water distribution system that will increase water quality and pressure for local customers. Infrastructure improvements in recent years have left the city with capacity to accommodate growth and new development, but a focus on quality-related improvements will require significant effort in the near future.

Educational Facilities

The Arlington Public School District #24 is a K-12 school system located at 705 North 9th Street. The school serves portions of Washington, Dodge and Douglas counties and includes the communities of Arlington and Kennard and surrounding rural areas. All of the district's instructional facilities are located in Arlington at Ninth and Dodge Streets. The present 7-12 building was completed in 1962 and the K-6 building and gymnasium were dedicated in 1973.

A \$7.9 million bond was approved by the voters in the Arlington Public Schools District in April 2007. This new project will allow is to provide educational space for Special Needs students, elementary classrooms, boys and girls locker rooms, and a full sized multi-purpose room. New administrative areas will be built in addition to media centers for the elementary and secondary buildings. The project is expected to be completed in 2010.

Table 14: Washington County School District Information –2008-2009

School District	Valuation (\$)	General Levy	Other Levies	Enrollment
24 Arlington	344,139,758	1.0125	.1247	603
1 Blair	1,123,817,768	1.0471	.1647	2,360
3 Fort Calhoun	280,006,052	1.0626	.0652	572
221 Tekamah-Herman	400,499,097	1.0525	.0252	619

Source: Area School Districts.

Fire and Police Protection

Local government provides one of the most vital services in a community with protection supplied by the village's fire and police departments.

Fire Protection

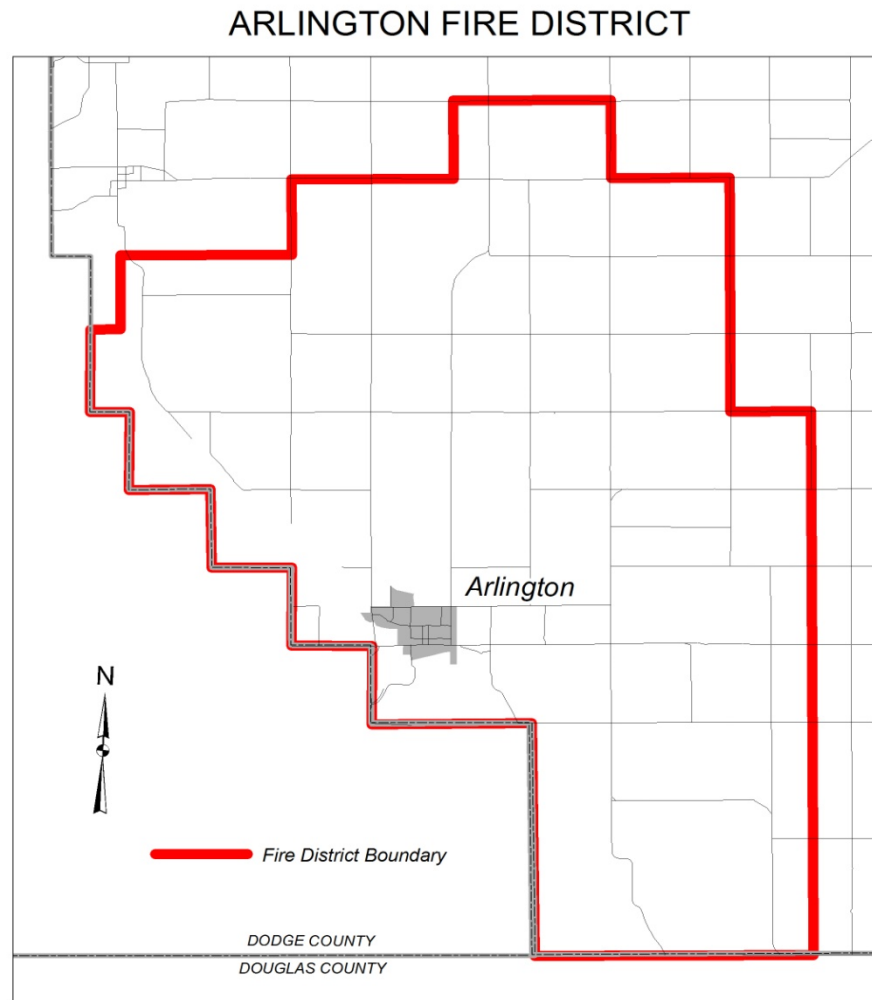
Arlington's fire insurance rating (ISO) is 8. The Arlington Fire District's volunteer fire department and rescue unit serves the village. But the fire district is a completely separate entity from the village. This district also covers a substantial area surrounding the village. The district actively participates in the mutual aid agreement with other fire districts within Washington County and with other nearby districts outside the county. Map 5 shows the boundaries of the Arlington Fire District.

The Arlington Fire District contains 38 total members, 35 of which are considered active. Of those members, 19 are also certified Emergency Medical Technicians (EMT's). The fire hall in Arlington, where all the equipment is stored, was built around 1957. An addition was built in 1994. There is an ongoing training program within the fire department and on occasion members attend the State Fire School.

Currently the department has the following equipment available:

- 1999 Rescue Squad with AED
- 2008 Pumper
- 1999 Tanker
- Utility Truck
- Grass Truck
- 1992 Rescue Squad with AED
- 2007 Front Line Engineer
- 1996 Tanker
- 1999 Heavy Rescue Truck
- Personal Protective Gear

Map 5: Arlington Fire District



Police Protection

Arlington contracts for police protection with the Washington County Sheriff's Department. The service provides a minimum of 40 hours per week of patrol time to the village. The Nebraska State Patrol also has jurisdiction within Arlington.

Community Facilities

Village Hall

The village hall building is located at 245 North 2nd Street. The building was built in 1890 as a feed store. The building was partially renovated in 2008 but is considered to be in poor condition overall. Years of neglect and a lack of proper maintenance have allowed the foundation to crumble.

The village hall is also considered to be substandard in a number of other areas. The hall does not have enough room to accommodate village meetings. The conditions of the hall for use by the Washington County Sheriff's Department are also less than adequate. The hall is not in compliance with the Americans with Disabilities Act. There is no place in which to conduct business of a sensitive nature and very limited space to house the village's files and records.

Library

The addition to the Arlington library facility, which was built in 1984, is located at 410 West Elm Street. The facility is managed by the Arlington Library Board, which is a 5-person committee appointed by the Village Board and meets the 3rd Monday of the month. Approximately 10,000 books are available to village residents. The Arlington Public Library is a member of the Eastern Library Association and provides Inter Library Loan through the Bellevue Library System. The library also provides public Internet access for its patrons. The library was remodeled in 2008.

Hours of operation for the library are as follows: Monday (9 am – 7 pm), Tuesday, Wednesday, Thursday and Friday (3 pm – 6 pm) and Saturday (10 am – Noon).

Community Building/Auditorium

The Community Building and Auditorium are located at 410 West Elm Street and were constructed in 1957. The Community Building is a facility that is utilized for meetings and for parties. It has a full kitchen available to its users. The Auditorium provides a gymnasium for recreational opportunities and an elevated stage for plays and other programs.

Village Maintenance Facility

The village maintenance building includes the back half of the village hall along with a Quonset building located across the alley from the hall. This facility is also in need of an update as there is not enough space to house the village's maintenance equipment. Also, the maintenance facility needs to be expanded and updated to allow for the use of computers and the internet; security and files also need upgrading.

The following is a listing of existing maintenance equipment used by Arlington:

- 2001 Ford F150 Pickup
- 1980 Ford F600
- New Holland Tractor
- John Deere 3.10 Loader Tractor
- 1997 Ford Pickup
- 1969 Ford Dump Truck
- John Deere 2-ton backhoe
- John Deere Utility Tractor

U.S. Postal Facility

The present postal facility in Arlington is located at 237 North 2nd Street and was built around 1963. The facility is leased by the United States Postal Service and is in excellent condition. Currently, there is room for expansion of the facility at its present site.

Senior Citizen Services

Arlington offers a multi-purpose senior citizen center at 305 North 3rd Street. The building was built in 1890 and has apartments upstairs. Noon meals for the seniors are brought in from an off-site location. The residents of Arlington are happy with the level of service offered by the senior citizen center with 50 percent of the respondents rating the senior center as good.

Transportation Facilities

One of the most vital responsibilities of a community is to ensure that its residents have a safe and efficient transportation system. The most important component of a village's transportation system is its roads. Roads allow for the free flow of people, goods and services to and through the community. Streets and street maintenance are one of the most recognizable responsibilities of a local government.

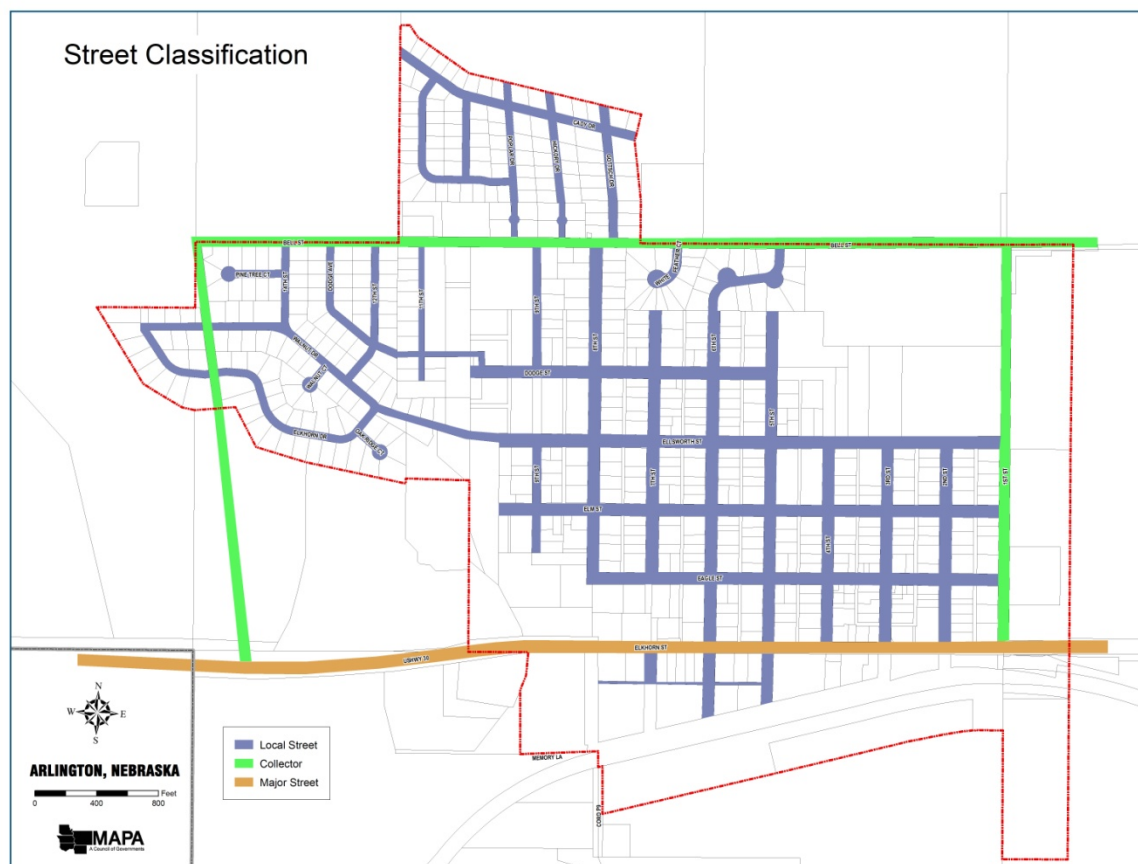
Streets and Highways

The primary highway serving the community is U.S. Highway 30, which runs east/west along the southern edge of the community. Highway 30 is the route that connects Arlington to Fremont and Blair. In order to travel to Omaha, Arlington residents would use US Highway 30. Average traffic counts along Highway 30 range from 4,420 vehicles per day (vpd) east of Arlington to 5,460 west of the community.

According to the Washington County One Year Transportation Plan (2009) there are no road or bridge projects planned within Arlington's one-mile extraterritorial planning jurisdiction during the upcoming year. The Washington County Six Year Transportation Plan shows a construction project for County Road 11, North of Arlington. This project does not extend into the village. While the condition of the local street system as a whole is adequate, there are several areas where citizens have called for improvements to be made.

The streets through the majority of the community have been developed with the traditional block system. More recent street development in Arlington has utilized newer styles including cul-de-sacs and curved streets to highlight views or landforms. Maps 6 and 7 respectively, show the street classification and street surface type for each street in Arlington.

Map 6: Arlington Street Classifications

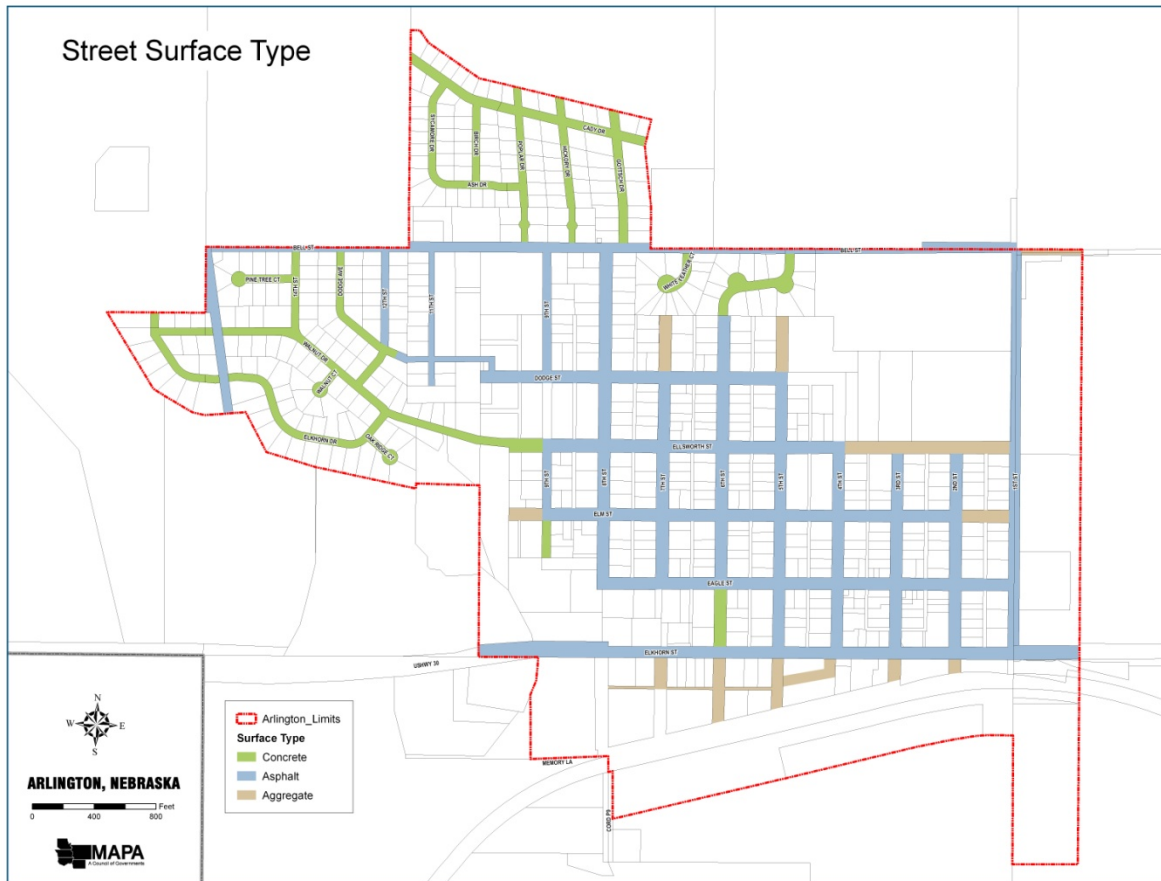


Arlington streets are classified according to the following system:

- Major Street System: Provides for through traffic across town and to points beyond Arlington.

- Collector Street System: Provides for direct access to adjacent land uses, but also provides for through traffic to destinations beyond Arlington
- Local Street System: Provides direct access to adjacent land uses and for local traffic movements.

Map 7: Arlington – Road Surface Type

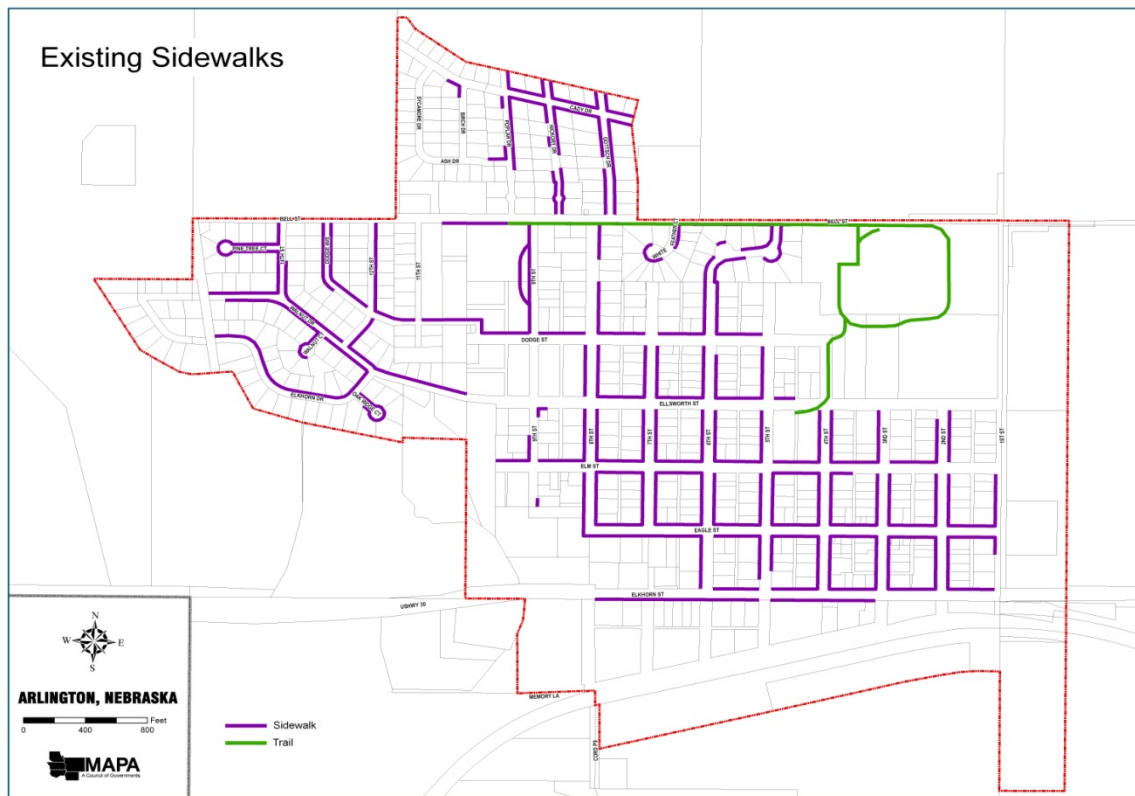


Sidewalks and Trails

There is one walking trail in Arlington which runs through the northern part of the Village to the sports complex. The Arlington School Board is pursuing funding for additional trail construction that would loop the trail between the school and City Park along Ellsworth Street.

The presence and condition of sidewalks in Arlington varies throughout the community. The Village is working through a phased process to require sidewalks for all existing properties, and new subdivisions in Arlington's planning jurisdiction are required to have sidewalks on both sides of the street to facilitate safe pedestrian movement. Currently, about one-quarter of the properties in Arlington do not have any sidewalks, although most streets in the community have a sidewalk on at least one side. Key gaps on the village's sidewalk network can be found in newer subdivisions where full buildout has yet to occur, and near the school and sports complex. Map 8 shows areas of Arlington where sidewalks are currently located.

Map 8: Arlington – Sidewalk Inventory



Railroad

A Union Pacific Railroad line runs through Arlington on the south end of the village. There are no service stops in Arlington for trains running on this track. Union Pacific is also in the early stages of laying a third parallel line adjacent to the existing track.

Bus Service

Arlington is not serviced locally with bus service, but service is provided in Omaha at the downtown bus station. Greyhound, Jefferson and Arrow Bus Lines provide service to Omaha, with approximately 25 buses daily. The community is not serviced by an intra-city bus service or taxi service.

Airport

There is no airfield located in Arlington. The nearest airport is Fremont, with an airfield and facilities to accommodate private, general aviation planes. The closest major commercial airport to Arlington is Eppley Airfield in Omaha, which is about 40 minutes away.

Recreational Facilities

The residents of Arlington place a great deal of importance on the availability of recreational facilities. Arlington is home to three parks, a number of baseball and softball fields as well as a community swimming pool. Arlington is also home to the Washington County Fair during late summer. Public input during the planning process suggests that the presence and condition of recreational facilities in Arlington is one of the Village's best attributes. Community survey respondents were overwhelmingly positive about current parks and recreation opportunities, but were also supportive of expanding recreational opportunities and providing additional amenities.

Parks

Arlington has a variety of recreational facilities available to its residents. Arlington has three (3) parks, Bell Creek Memorial Park, City Park, and Veterans Memorial Park. Bell Creek Memorial Park is located at 1st Street and Ellsworth Street, City Park is located at 5th Street and Ellsworth Street and Veteran's Memorial Park is located at the intersection of West Bell Street and St. Paul Road.

Bell Creek Park features two (2) baseball fields for Little League, one soccer field, a tennis court and a variety of playground equipment. In 2008, the village completed construction of a new baseball/softball complex located on at the park with four new fields. These fields serve the Village's youth baseball/softball programs and the school-sponsored softball program.

City Park contains a playground and the community swimming pool. New restroom facilities were recently completed at the park. The municipal swimming pool was built in 1969. The pool requires continued maintenance, upkeep and future improvements to ensure that it continues to be open to residents. The Arlington Pool Committee is working to solicit funding from residents to renovate the facility. The facility is a popular gathering place for the community, especially its younger residents. Few communities of Arlington's size have a community swimming pool.

Additional ball fields are located at the Washington County Fairgrounds, which is located near the southwest corner of the community. These fields are home to the Arlington Town Team and high school baseball programs. Other recreational facilities are located at the Arlington Public School.

Veterans Memorial Park is a small park that provides green space for the surrounding neighborhood.

Public Utilities

Media

Arlington's prime regional location allows for the availability of many media outlets. While there is no local television, radio, or print media Arlington's location affords easy access to these services from Omaha, Fremont, and Lincoln.

American Broadband serves the village with six different cable channel packages. There are no television stations in the immediate Arlington area, but Omaha does have five (5) local stations. There are no radio stations located in Arlington, but radio is widely available from a number of AM and FM stations originating from nearby cities.

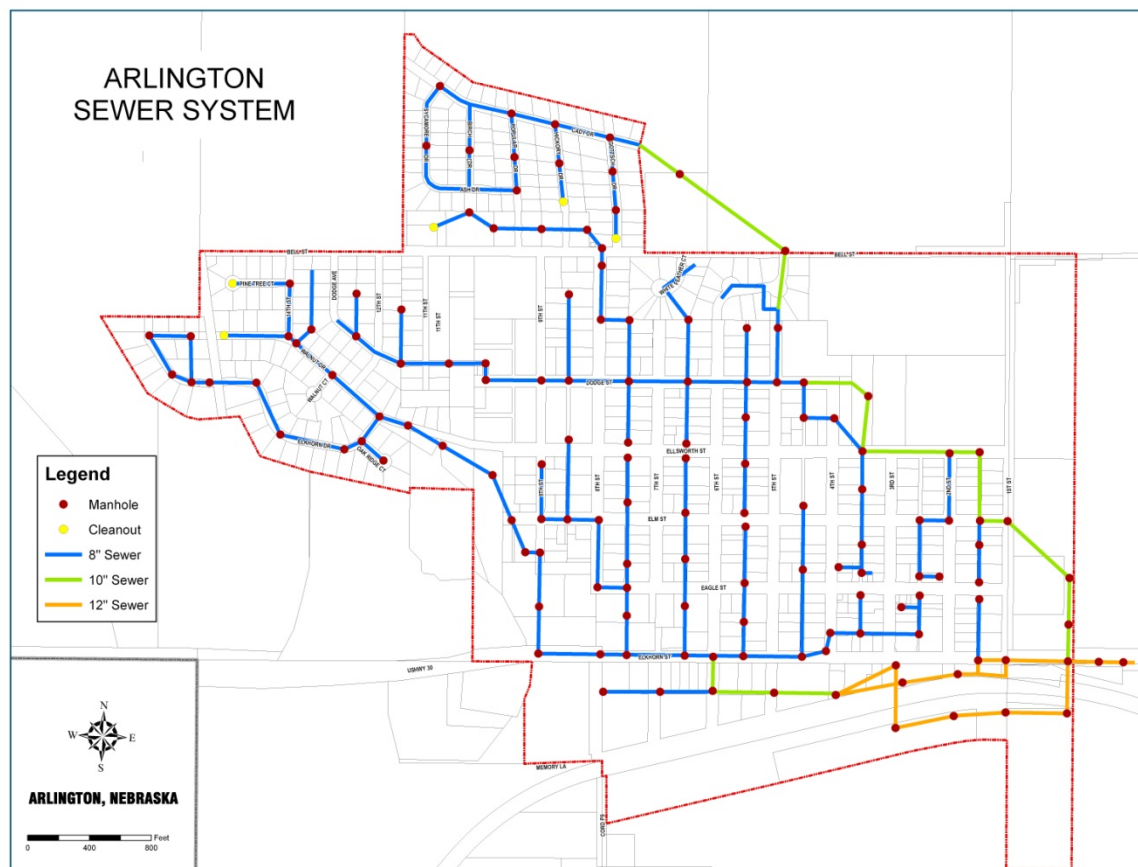
The Arlington Citizen serves the community as its local newspaper and is published in Blair, Nebraska. The Enterprise Newspaper from Blair and Omaha World-Herald also serve Arlington.

The local carrier for telephone service is American Broadband, owned by HunTel Communications. The customer service office that serves Arlington is located in Blair, but Arlington does have a maintenance office. Internet access is also provided by American Broadband.

Sanitary Sewer System

As of June 2010, the Village of Arlington will decommission its wastewater treatment facility and will send wastewater to the City of Fremont for treatment. Completion of the transmission line will allow the city to remove its treatment equipment from its current home east of town. In addition to the new force main to Fremont, pump stations are being re-configured to take wastewater out of town to the west. The collection system pipes range in size from 4 inch to 12 inch. The majority of collection lines are made of clay tile and are over 80 years old. Map 9 shows the locations and types of wastewater infrastructure in Arlington.

Map 9: Wastewater Collection System



Water System

Arlington's water system includes two water wells, water treatment plant, water tower and distribution lines. One well is located at the southeast corner of the intersection of Bell Street and St. Paul Road. Its pumping capacity is about 450 gallons per minute. The other well is located near the water treatment plant and has a capacity of over 800 gallons per minute. Map 10 shows the location of water infrastructure by size and type in Arlington.

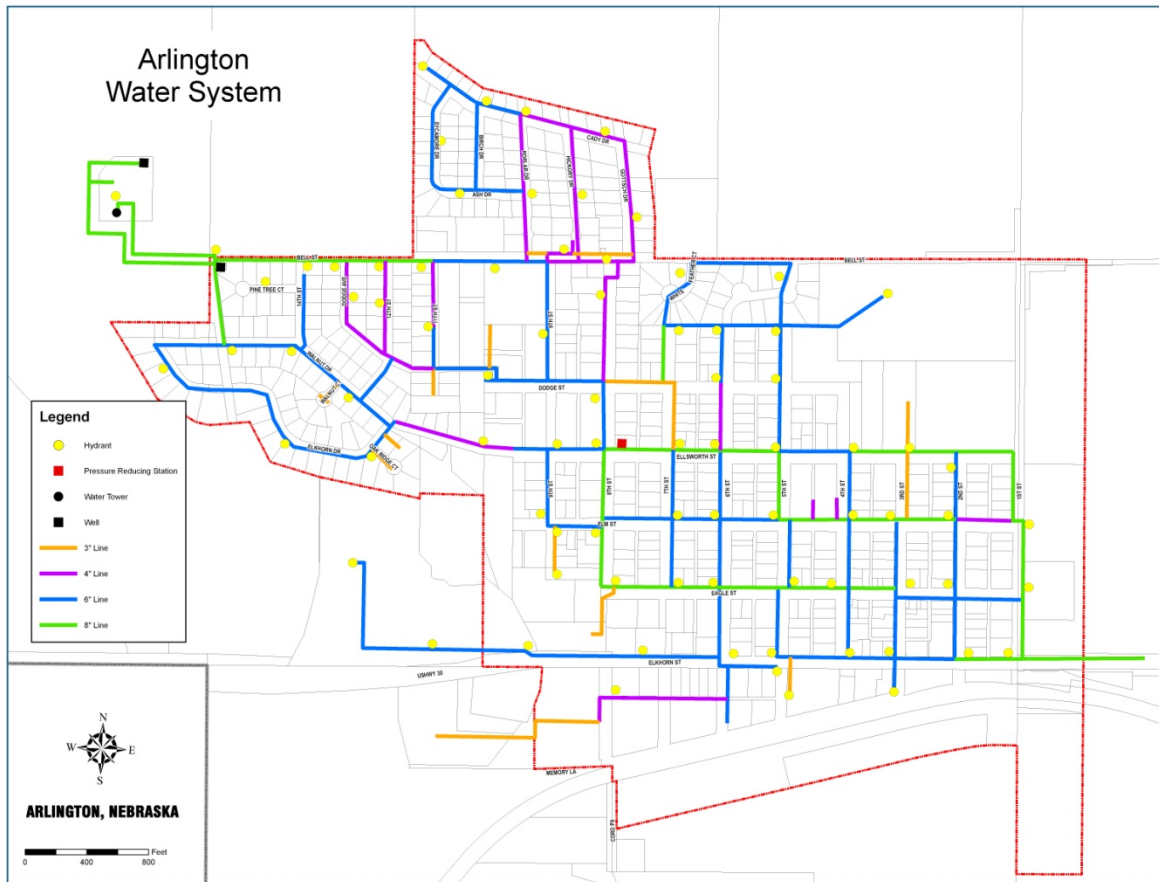
The treatment plant, constructed in 1999, has a 1,000,000 gallon per day capacity. The plant removes iron and manganese from the raw water, but adds the chemicals fluoride and chlorine. The plant is currently operating at 25 percent capacity. The water tower, also constructed in 1999, has a 300,000-gallon capacity.

The pipe sizes for the water distribution system range from 1 inch to 8 inch. Other sizes between that within the system include 2 inch, 3 inch, 4 inch and 6 inch. The majority of the distribution lines are less than 30 years old. The older pipes are located in the western part of the village and are made of cast iron. The village has replaced some piping in the older portions of town.

The condition of the water system was responsible for more comments than any other topic on the Arlington Community Needs Survey, with responses being overwhelmingly negative relating to price of water and condition of local water. City officials point to debt from water bonds associated with improvements as a reason for high rates, and indicate that issues with color and odor in the water are

attributable to aging cast-iron mains throughout the Village which will need to be replaced. Based on project costs for water system repairs in other communities, a preliminary assessment of Arlington's system would suggest that in order to completely replace or repair all of the Village's substandard mains, the project cost could easily exceed \$1.5 million, and a phased approach to completing repairs is likely most feasible given the city's limited financial resources.

Map 10: Water Distribution and Treatment System



Refuse Collection

The village does not contract refuse pickup for its residents. Each individual household and business is responsible for hiring a private collection company to dispose of their solid waste. Presently, two haulers serve the community and both deliver the waste to the Douglas County Landfill. Both haulers provide recyclable collection service.

Natural Gas and Electricity

Omaha Public Power District (OPPD) provides electric power to Arlington. OPPD is supplying adequate power to serve the community's needs and OPPD will continue to supply power as demanded by Arlington industry, business and residents. If there is any future substantial increase in demand for power by Arlington, OPPD will be consulted to ensure proper planning. Black Hills Energy provides Arlington with natural gas service.

V. COMMUNITY NEEDS SURVEY

In order to develop a vision and comprehensive plan that satisfies the desires of an entire community, it is important to seek input throughout the planning process from the community's citizens, all of whom will be impacted to some degree by the recommendations set forth in the plan. A multi-faceted approach to citizen engagement was employed to make sure that citizens had a multitude and variety of opportunities to provide recommendations on community needs and to contribute to the village's long-range vision.

The key instrument used to solicit community input in this planning process was the 2009 Arlington Community Survey, a two-page instrument delivered by mail to more than 500 residences in the Village. The survey was comprised of three sections. In the first section, citizens were asked to rate services currently provided by municipal government. The services were broken down into six subcategories and each subcategory was expanded to include specific examples of each service (i.e. Subcategory: Infrastructure; specific case: Condition of Sidewalks). The second section of the survey sought to determine the opinion of the residents on specific desires that had been put forward during the initial visioning session. In this section, residents were asked to determine if more or less of a specific venture was needed. For instance, residents were asked to determine if the Village needed more or less population growth and other issues such as retail and industrial development. The final section of the survey allowed the residents of Arlington to provide their open comments and concerns for the future of the community.

Using the responses obtained from the survey, a general community vision can be determined. For the most part, the citizens of Arlington are satisfied with the direction of their community and the services that are offered therein, but also have offered some very specific suggestions regarding desired improvements. The following is a summary of survey feedback by category and a discussion of written comments received.

Table 15: Community Needs Survey Results- Quality of Public Facilities

	Very Good	Good	Fair	Poor	Very Poor
Community Services	7%	43%	36%	9%	5%
Parks/Recreation	20%	51%	21%	7%	1%
Neighborhood Facilities	4%	39%	38%	15%	4%
Medical Services	15%	31%	28%	16%	11%
Library	22%	53%	19%	3%	4%
Senior Centers	18%	49%	27%	4%	3%
Nursing/Assisted Living	2%	14%	24%	24%	36%
After School Programs	5%	15%	40%	25%	15%
Child Care Centers	3%	20%	41%	23%	13%

Citizens are generally satisfied with the quality of infrastructure and public facilities in Arlington, but did point out several areas where improvements are desired. The community's parks, neighborhood facilities, and senior center are highly regarded by respondents, while the lack of a nursing home or assisted living facility was an item commented on by several citizens. Although the village likely would not be directly responsible for constructing and/or managing such a facility, its presence in Arlington would be beneficial in that it would keep older citizens in the community who would otherwise have to seek senior housing in nearby towns, and would impact turnover in the local housing market, freeing up housing units for newer families as some homeowners move into alternative types of new housing.

The two key concerns brought up in the survey and in the months leading up to the planning process in Arlington have been an apparent lack of sidewalks in the community and the issue of water quality.

Nearly half of the survey respondents felt that sidewalk conditions in Arlington are poor or very poor, and only 15% of respondents felt positively about water quality. These are items that can be addressed through infrastructure investment by the Village, but the costs of making necessary improvements will be significant and will likely need to be phased over several years. However, in spite of those costs, citizens have stated a desire to start making improvements in the very near future.

Table 16: Community Needs Survey Results- Quality of Infrastructure

	Very Good	Good	Fair	Poor	Very Poor
Street Network	7%	40%	36%	12%	6%
Street Conditions	5%	28%	38%	21%	8%
Sidewalk Conditions	3%	15%	35%	29%	18%
Street Signs	7%	50%	24%	13%	7%
Sanitary Sewer	8%	38%	30%	15%	8%
Storm Sewer/Drainage	7%	35%	32%	16%	10%
Water Quality	5%	10%	25%	25%	35%
Water Pressure	14%	40%	25%	12%	9%

With respect to economic development, Arlington residents seem to be in agreement regarding the Village's needs, but also were divided in their comments on whether or not those needs should be addressed. Many comments regarding economic development addresses the desire for certain types of retail additions to the community, with a grocery store at the top of that list. Other comments reflected a desire for the community to support revitalization of the downtown area, which can be achieved by the Village through investment in infrastructure and enforcement of land use regulations.

Table 17: Community Needs Survey Results- Economic Development

	Very Good	Good	Fair	Poor	Very Poor
Appearance of Downtown	2%	22%	42%	23%	10%
Adequate #of Retail Stores	1%	2%	12%	40%	45%
Retail Development Effort	1%	4%	18%	36%	41%
Current Local Industries	2%	16%	33%	29%	20%
Local Industrial Development	1%	8%	28%	34%	29%
Downtown Parking	12%	46%	36%	4%	1%

Respondents to the survey are very satisfied with local public services, with only a few comments on the need for improvements in the arena of animal control. The village's school system and fire and rescue services are points of pride and community assets which were highlighted by citizens.

Table 18: Community Needs Survey Results- Quality of Public Services

	Very Good	Good	Fair	Poor	Very Poor
Garbage Collection	35%	48%	14%	1%	2%
Animal Control	11%	30%	34%	14%	11%
Primary/Secondary Schools	47%	42%	8%	1%	3%
Fire Department	57%	36%	4%	1%	1%
Emergency Response Services	54%	39%	5%	1%	1%
Public Safety	31%	45%	18%	4%	2%
Telecommunications/Internet	17%	41%	23%	13%	7%

In terms of a general long-range vision for Arlington, the community seems to be split in terms of the need for growth and new housing options. There were a number of comments regarding the village's status as a bedroom community to Fremont and the Omaha metro area, with some citizens lamenting that status and others relishing it. Some would like to see Arlington capitalize on its location close to Fremont and northwest Omaha and pursue more population growth, while others are attracted to Arlington's status as a small community and favor slower growth.

Many citizens would like to seek more retail and industrial development in Arlington, but local leaders feel that the presence of competitors in nearby communities coupled with a high number of citizens who work outside of the village create challenges for future retailers in the village. However, if the buildings available for retail and office uses in Arlington are marketed correctly, there is potential for some new activity, provided that new businesses are supported by local citizens. Residents also seem to support the addition of afterschool programs and more recreational facilities.

Table 19: Community Needs Survey- Community Visioning Statements

	More Needed	Less Needed	Don't Know
Population Growth	42%	37%	21%
Extension of Trail System	35%	41%	24%
Industrial Development	68%	15%	17%
After School Programs	48%	23%	29%
New Housing	34%	34%	32%
Recreational Facilities	52%	34%	14%
Retail Development	83%	7%	10%

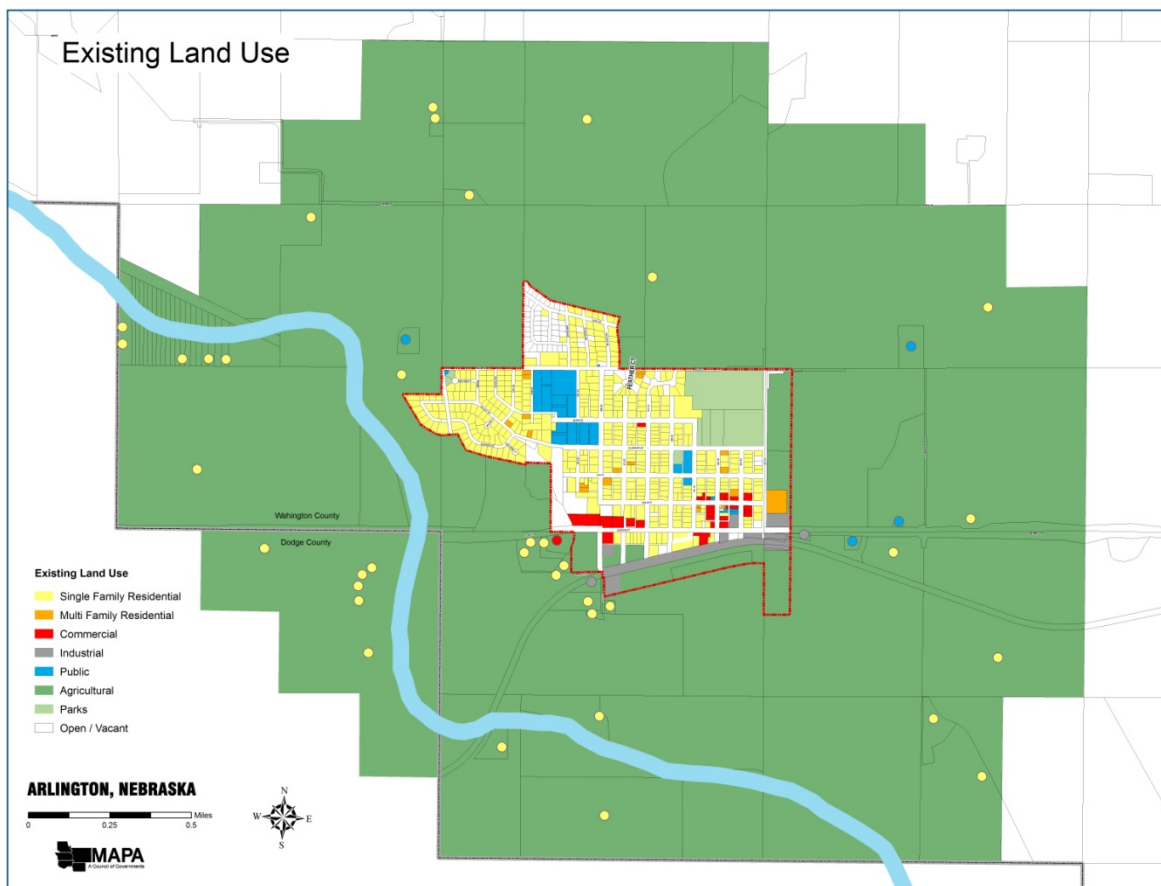
VI. LAND USE PLAN

This section of the Arlington Comprehensive Plan examines land use patterns that have developed since the adoption of the comprehensive plan in 1971 and subsequent updates, most recently in 2001. The discussion in this section will also cover future land use development in Arlington. The future land use plan will combine community goals with estimated future land demands to then project future land use needs in and around Arlington. Policies will be established to protect current and future land uses, while promoting efficient future use of land.

Existing Land Use

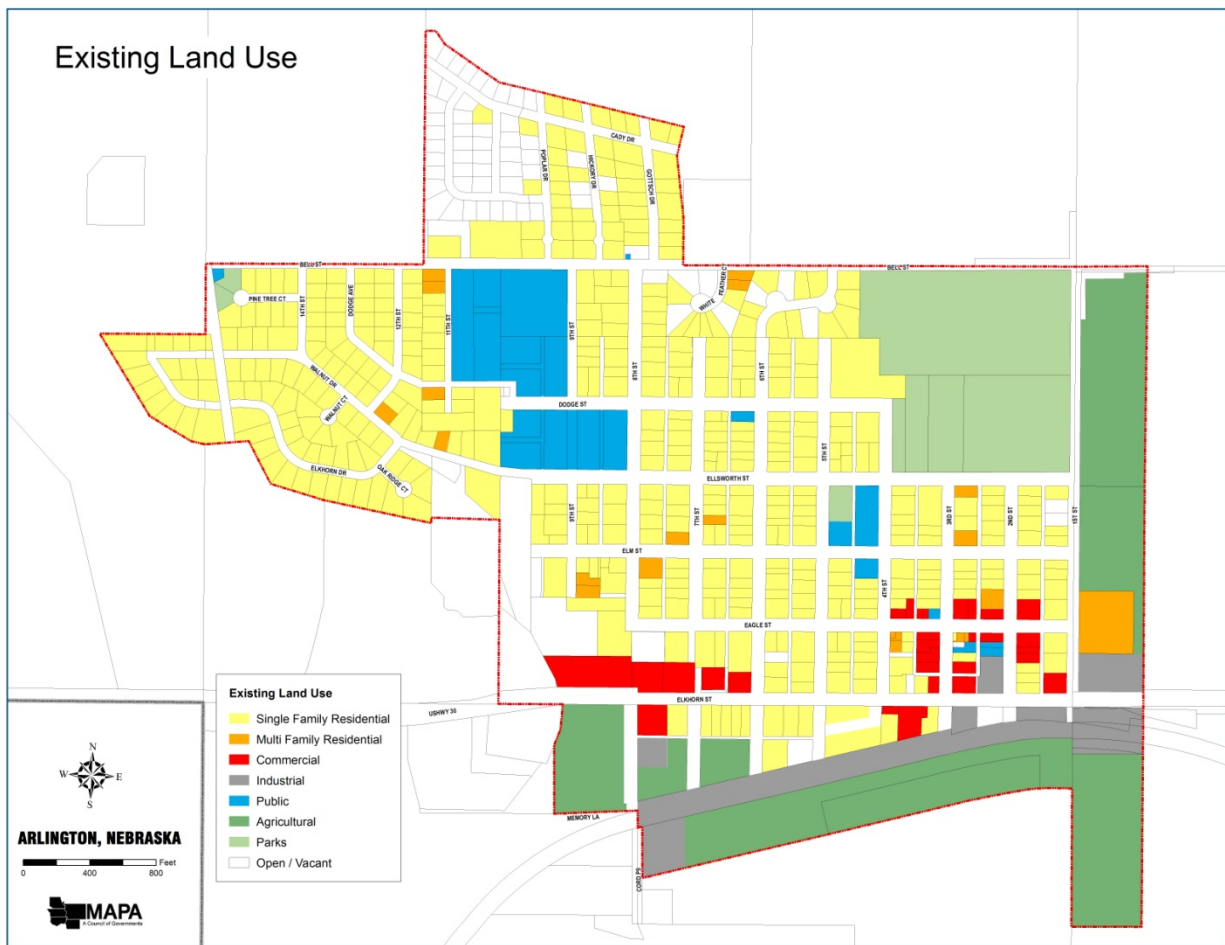
Before a future land use plan can be determined, the existing land use map must be prepared. The Existing Land Use Map in Arlington and its extraterritorial jurisdiction is presented below. The total planning area for Arlington, which is 3,804 acres or nearly 6 square miles, includes land within Arlington's corporate limits and land within their extraterritorial jurisdiction area. The corporate limits of Arlington cover over 386 acres or approximately 0.6 square miles.

Map 11: Arlington and Extraterritorial Jurisdiction - Existing Land Use - 2009



Development near Arlington has been somewhat limited because of the infringement of the floodplain. Bell Creek from the north and east and the Elkhorn River to the west and south have restricted development for the village because of the constant threat flooding poses to development.

Map 12: Arlington – Existing Land Use – 2009



Residential – Single Family

The majority of Arlington’s existing housing stock is single-family dwellings, which is typical for a community of this size. Over the last 30 years, most new residential development has occurred west of the school and in the Gottsch subdivisions north of Bell Street. Presently, there are approximately 50 platted vacant lots in the new subdivisions, giving the Village an adequate supply of land ready for new housing. In the older parts of the community, the quality of the housing stock as a whole is good, with some isolated properties in need of renovation or removal. Recent subdivisions have been platted in a manner which will allow for future contiguous growth in the northwest portion of the community, and with few exceptions, non-residential land uses in residential neighborhoods are for compatible uses, including schools, parks, and churches.

Residential – Multi-Family

Arlington has a relatively small amount of multi-family housing available. There are primarily four (4) multi-family facilities in Arlington. These facilities total approximately 40 units, most of which are one bedroom. Some apartments are also found in the downtown area, above various businesses.

Commercial

Arlington continues to contain primarily two commercial areas. The primary commercial area is the core downtown area. This area is bounded generally by First Street to the east, U.S. Highway 30 to the south, Fourth Street to the west and slightly north of Eagle Street to the north. Even though this area presents

itself as the primary commercial district in Arlington, other land uses exist within this area. Effort should be made to minimize any further infiltration of residential or industrial uses in this core area.

The second area of commercial land use within Arlington is the strip of development along U.S. Highway 30. Even though this area also contains some uses other than commercial, it is apparent that commercial development is the best use of a portion of this land area.

Industrial

Land for industrial development is available along the south side of US Highway 30, which is along the railroad right-of-way. This area is localized and buffered from other land uses, but parts of the area are located within floodplain so further development needs to be monitored to ensure regulations are followed. Other industrial land located within and near Arlington includes the railroad tracks.

Public and Community Facilities

For a community of its size, Arlington is rich in public and community facilities available to its residents. The village has a Village Hall office, which also contains the Village Board meeting space. Also in the downtown core area is the U.S. Post Office. The village also has a substantial facility for its volunteer fire department. The school facility is located near the center of the village, which can minimize traveling distance for students.

Parks and Recreation

Arlington's largest and newest park facility is Bell Creek Memorial Park, located in the northeast corner of the community. This park is home to the village's youth sports complex and is connected to the community by the walking trail. City Park is an older, yet completely functional park facility located near the fire station in the central part of the community. This park has playground equipment and additional recreational area is available at the Washington County Fairgrounds, located immediately west of the village, and on the grounds of Arlington Public Schools.

Agricultural and Open Space

Within the Arlington corporate limits there is land used for agricultural purposes. Most of this area is located on the south end of Arlington, near the railroad tracks, but some is also located on the east side of the village.

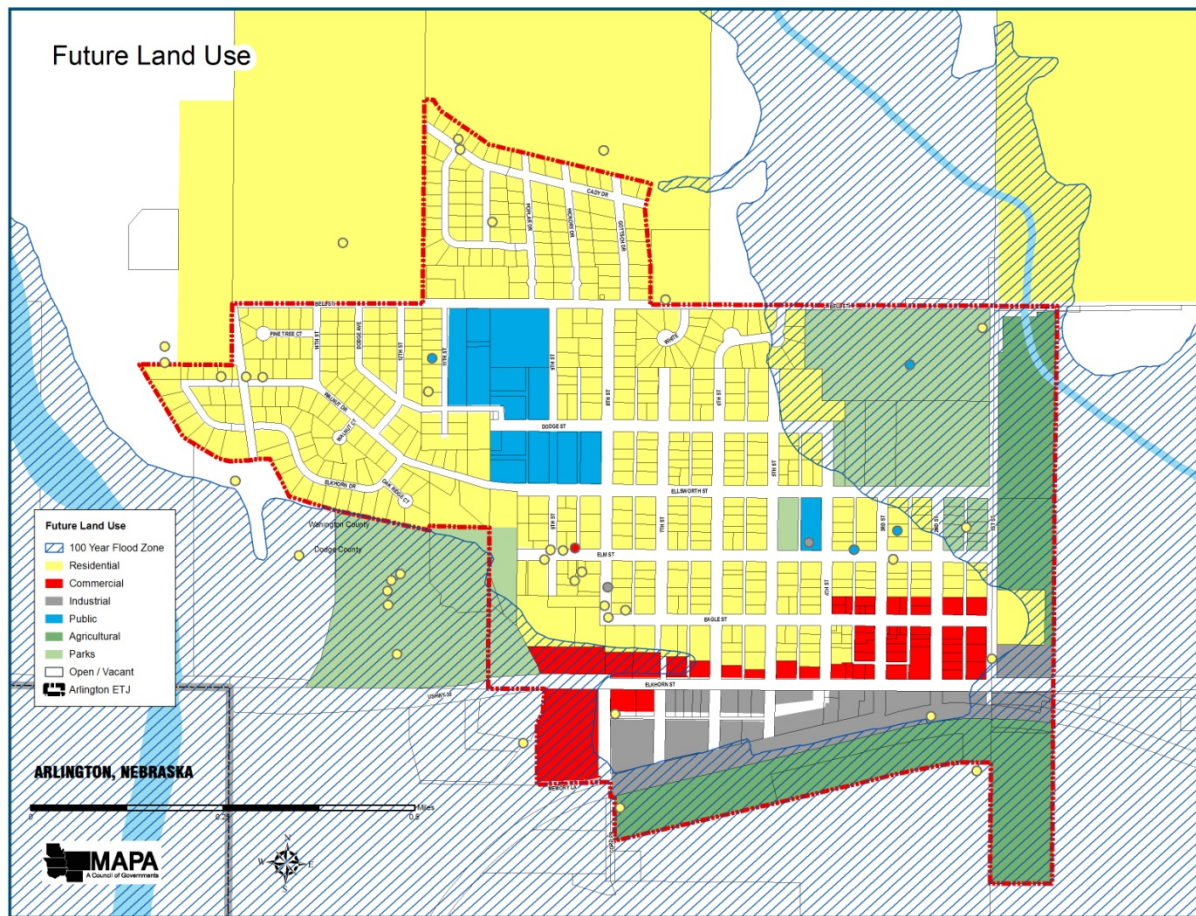
There is some open space located north of Bell Memorial Park in the northeast corner of town. Arlington also has some open lots scattered throughout the village. Other open spaces are a result of property that is difficult to develop, primarily because of high-grade slopes and land located within the floodplain.

Future Land Use Plan

It is anticipated that the location of future development within and near Arlington will continue as it has for the past 30 years. Considering the floodplains of Bell Creek and the Elkhorn River, future development both within the village and immediately adjacent to Arlington will be somewhat limited to the area north of Bell Street and west of 6th Street. Maps 13 and 14 show future land use map for Arlington and its extraterritorial jurisdiction.

As much of the land surrounding Arlington is located within the 100-year floodplain, there may be pressure at times for development activity in flood-prone areas. Given the availability of viable alternatives for development sites, the city is encouraged to limit new floodplain development, and also consider removal of existing properties in the floodplain. Some action is underway to implement this recommendation, as the Village's wastewater treatment plan in the floodplain will be decommissioned and removed. However, there are also several residential properties within the Village considered to be in the floodplain. As funding and willingness by owners allows, the Village should consider acquisition and clearance of those properties whenever possible, with eventual conversion of floodplain lands to open space and/or recreational area.

Map 13: Arlington – Future Land Use – 2030



It is highly recommended that development first occur within Arlington’s corporate limits utilizing existing vacant infill lots. By using infill lots, utility and other infrastructure costs are minimal for new development. The second most preferable area of development is land contiguous to existing development, which may or may not be within the current corporate limits. The preferred choice would be development that would not require annexation. The next stage of development would be contiguous land that does not have utilities or infrastructure immediately accessible. New commercial and industrial development should provide adequate screening or buffers when locating adjacent to residential existing or proposed land use.

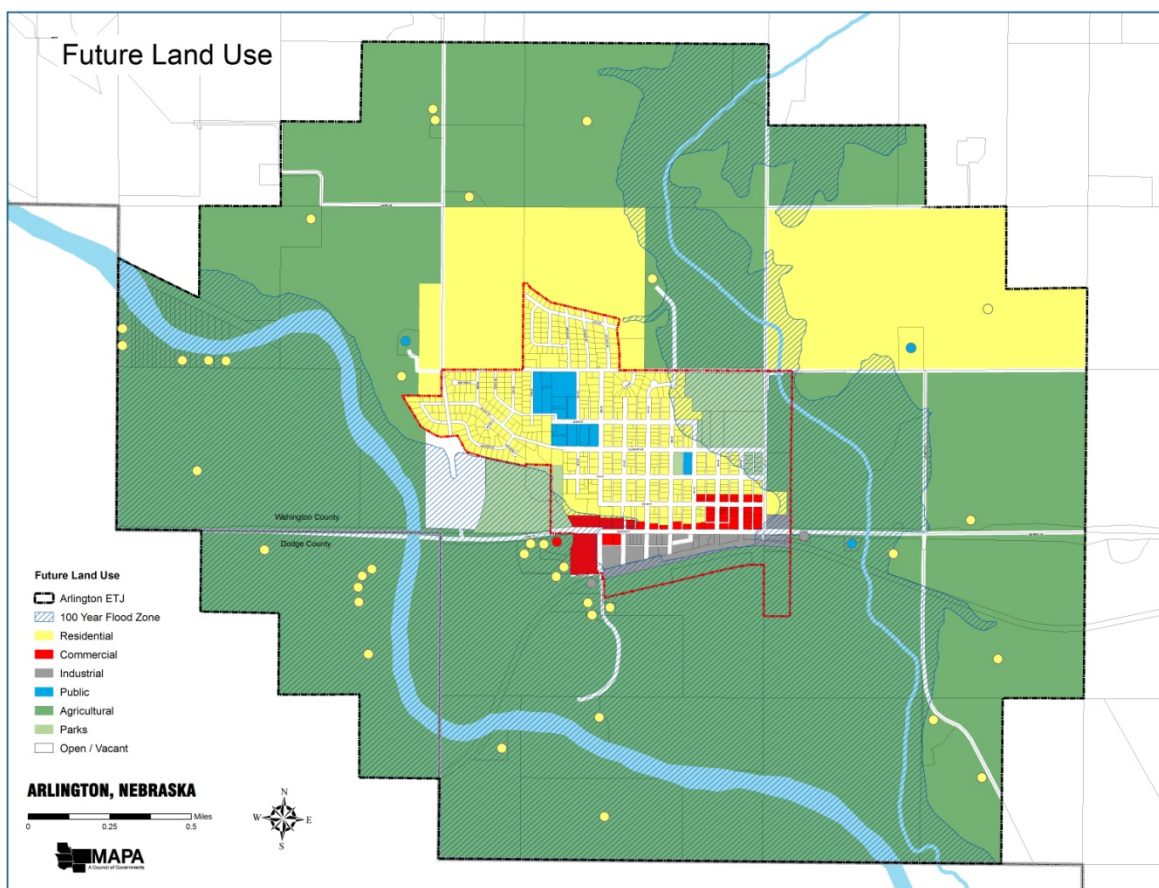
Land tracts that are not contiguous to existing development, which would require extensive investment in extending utilities and infrastructure are the least attractive to the village. The village would certainly require financial assistance from the developer if a significant investment were required. If Arlington would provide utilities to a development outside of the corporate limits, the village may charge a higher rate than would be charged to residents in order to offset the additional costs associated with the extension of municipal services.

The Village has identified two primary growth areas which are included on Map 14. Given regional economic patterns and historical development trends in Arlington, it is highly likely that growth in and around the village will be residential in nature. The area shaded in yellow to the northeast of 1st Street and Bell Street is likely to develop in the future as low-density, acreage-style residential property. This use could address a gap in the regional housing portfolio and would enhance property values in the area.

Additionally, this area represents the land in the Village's ETJ which is best suited for this type of development as it is close to the city but is also buffered by the floodplain and county roads. Services can be extended to the area, which would likely exist first as a Sanitary Improvement District before eventual annexation into Arlington.

The areas shaded in yellow to the northeast of the community are immediately adjacent to existing residential development. It is anticipated that future development in these areas will follow similar patterns, with some important distinctions. Specifically, the property adjacent to County Road 9 on either side would be suitable for incorporation of higher density housing, including potentially some multi-family housing and/or a senior housing development.

Map 14: Arlington and Extraterritorial Jurisdiction – Future Land Use - 2030



Annexation Policy

If development should occur outside the corporate limits of the community, the village shall consider annexing the development into the village. The most likely areas of annexation for Arlington based on potential land use changes would be areas north of Bell Street, including territory along County Road 9 and also northeast of 1st and Bell Streets.

This process should follow Nebraska State Statutes and should only be considered when the development becomes urban in nature. The village's ETJ may be adjusted upon the annexation of additional property if deemed necessary by the Planning Commission and/or Village Board.

VII. GOALS, OBJECTIVES AND ACTION PLAN

As discussed earlier in this document, a comprehensive plan is an important tool used by local government to guide the future development of the community. One of the most important aspects of the plan includes community planning goals, objectives and action plans. Goals are broad, long-term statements that identify specific components citizens hope to accomplish as the community develops over a specified period of time. Objectives are more specific statements that help to further describe a particular goal. These statements are usually multiple statements and are sub-parts of a goal, that when accomplished, result in the step-by-step fulfillment of a goal. Action Plans are very detailed activities that accomplish a particular objective. These are the most measurable points in the plan.

The breakdown of components in the updated Arlington Comprehensive Plan is: General, Population, Land Use, Housing, Public Facilities and Services, Transportation, Economic Development, Environmental, and Culture & Recreation. The planning period for the plan is 2010-2030.

General Community Planning Goals

- 1) Improve the small town character, appearance and attractiveness of Arlington, including the Highway 30 corridor and downtown business district.
- 2) Continue to encourage community and economic development, which will enable Arlington to increase in population with a growth goal being 1.5 percent per year for the next 10 years.
- 3) Encourage civic involvement by residents in order to improve overall quality of life in Arlington.
- 4) Encourage development of all types of safe, decent, sanitary housing, including housing for elderly, disabled and low income.
- 5) Encourage the broadening of the economic base of the community, which will expand employment opportunities for residents of all ages and attract new residents.
- 6) Maintain and update the appropriate facilities, services and infrastructure within Arlington and plan for future residential, commercial, industrial and recreational needs of the community.
- 7) Develop a land use plan that addresses past issues, furthers the goals, needs, desires of the community, and maintains harmony between different uses through the use of the zoning ordinance and subdivision regulations.
- 8) Continue to provide and maintain recreation opportunities for residents and visitors.
- 9) Preserve Arlington's downtown for commercial and retail uses.
- 10) Encourage sustainable development and redevelopment of infrastructure and buildings in Arlington.

Population Element

Objectives

- (1) Continue to increase Arlington's population by developing more housing options and increasing economic opportunities for both residents and nonresidents.
- (2) Properly maintain and construct village infrastructure to sustain an attractive, aesthetic and quality community.
- (3) Encourage community growth by promoting the community.

Action Plans

1. Actively and aggressively promote Arlington as a progressive and vibrant small community in which to live and work.
2. Establish a program that provides new nonresident employees of businesses in Arlington with housing information, rental and owner-occupied, and otherwise encourage them to live in town.
3. Support growth in housing development.

4. Broaden economic base of Arlington by creating and expanding employment opportunities of existing businesses and conduct activities to attract new business or industry.
5. Create and promote an Arlington Community Cleanup and Beautification Program.
6. Encourage development of new housing units in the community, with a goal of 80 new housing units by 2020, with diversity between single-family and multi-family units in a manner that provides 25% of all homes in Arlington as multi-family units. This goal will not over-extend the Village's water and sewer capacity during the timeframe in question.

Land Use Element

Objectives

- (1) Encourage land use and development patterns that preserve and protect unique natural features and resources of Arlington.
- (2) Promote and encourage land uses that maintain and provide a safe, sanitary and nonpolluting environment.
- (3) Encourage compatible adjacent land uses as development occurs. Mixing of incompatible land uses should be strongly discouraged.
- (4) Encourage future development to avoid environmentally sensitive areas including, but not limited to, the 100-year floodplain and floodway.
- (5) Ensure that the comprehensive plan provides opportunities for community development in an orderly and efficient manner within Arlington and its extraterritorial jurisdiction.
- (6) Encourage development of recreational opportunities in the area.

Action Plans

1. Redevelop and improve older areas of the community, develop vacant parcels through the utilization of existing public facilities and infrastructure.
2. Maintain a zoning ordinance and subdivision regulations that complement the comprehensive plan and are compatible to current development trends and community attitudes.
3. Eliminate substandard or dilapidated housing, commercial and industrial structures which may pose threats to the health, safety and welfare of residents.
4. Future commercial and light industrial development and redevelopment should be concentrated along the Highway 30 corridor and outside of the 100-year floodplain. Additionally, commercial redevelopment should also be encouraged in the downtown area.
5. Future residential development, outside the existing village corporate limits, should be encouraged north and northwest of Arlington, along Bell Street and County Road 9. This residential development should incorporate a mix of single and multi-family lots and units. Ideally, new residential development would occur in medium-density.
6. Allow for future low-density residential development east of the 100-year floodplain near the cemetery north of the village.

Housing Element

Objectives

- (1) Provide residents and potential residents with a variety of safe, decent and sanitary housing types.
- (2) Encourage development of housing at a variety of income levels.
- (3) Encourage development of housing to provide a wider variety of options to existing residents and to attract new residents to Arlington.
- (4) Preserve the existing housing stock and encourage the maintenance of both rental and owner-occupied housing units.
- (5) Pursue affordable housing programs from state and federal agencies.
- (6) Encourage the removal and redevelopment of dilapidated homes.

- (7) Encourage the development of more multi-family housing.
- (8) Encourage second story housing downtown where feasible.
- (9) Encourage development of housing units for senior citizens.

Action Plans

1. Encourage development of new housing lots and units in order to support desired population growth.
2. To reduce the aging of the village's housing stock apply for funds to assist homeowners in rehabilitation of existing housing units.
3. Encourage owners of dilapidated housing to either demolish the structure or make necessary improvements in order to have the home meet safe, decent and sanitary standards.
4. Pursue grants and other financial assistance to develop a first-time homebuyer assistance program.
5. Establish and maintain provisions in Zoning Ordinance which clearly delineate permitted housing uses in various zoning classifications.
6. Support development of retirement and/or assisted living housing units in the Village.
7. Infill multi-family housing should not be encouraged west of 11th Street or north of Bell Street.

Public Facilities and Services Element

Objectives

- (1) Maintain the water supply and distribution system for present and future consumption and fire protection needs.
- (2) Continue to maintain the necessary facilities and services to prevent the pollution of the environment including sewage collection and treatment, storm water drainage and flood control and street cleaning.
- (3) Explore partnership for emergency backup water sources between village and Logan East rural water system.
- (4) Update the water distribution system.
- (5) Conduct testing of sanitary sewer system to identify areas of inflow/infiltration and determine necessary repairs.
- (6) Continue to maintain and improve the public educational system and support excellence in the school system.
- (7) Continue adequate law enforcement and fire protection services and ensure that these services keep pace with community growth.

Action Plans

1. Establish a capital improvement plan that discusses maintenance, improvements and future locations of community infrastructure.
2. Continue providing adequate and efficient utilities and services to existing and future residential, commercial and industrial areas throughout the village.
3. Maintain a process of pursuing federal, state, local and other funds to upgrade the community utilities and facilities.
4. Support local providers of medical and human services.
5. Encourage continued provision of services and facilities for senior citizens.
6. Identify and repair areas of inflow/infiltration in the sanitary sewer system.
7. Complete study of water distribution system and begin repairs to aging mains, valves, and fire hydrants. Continue to replace/refurbish fire hydrants as needed and as funding allows.
8. Repair water mains in Village that can be repaired, with goal of eventually replacing all cast-iron mains with new PVC mains.
9. Replace the well at 9th and Bell with a new well in order to keep two useable wells online for Arlington.
10. Paint the water tower and replace filters at water plant.

Transportation Element

Objectives

- (1) Continue to provide and maintain a transportation system throughout Arlington for the safe, efficient movement of people, services and goods.
- (2) Ensure that new and existing roads, streets, highways and bridges meet design standards so as to enhance their designated function and safety of the transportation system within Arlington.
- (3) Complete speed limit signs and crosswalks at the Arlington Public Schools complex.
- (4) Complete sidewalk expansion throughout the community.
- (5) Preserve future street corridors in newly developed areas to allow for contiguous growth of the village.

Action Plans

1. Continue to maintain sidewalks in the village through the village's sidewalk policy to ensure a safe and efficient system for pedestrian movement including handicapped accessibility.
2. Continue to require that new developments in Arlington have adequate street, curb, gutter, and sidewalk infrastructure.
3. Ensure that residential, commercial and industrial development provides adequate and efficient parking facilities.
4. Establish a capital improvement plan that discusses maintenance, improvements and future locations of community infrastructure.
5. Examine opportunities available for a private/public transportation partnership, which would provide elderly citizens inexpensive transportation to places within Arlington and area communities.
6. Continue to add sidewalks to the current street system and require that all new streets have sidewalks and crosswalks installed.
7. Create a speed zone and build safe crosswalks for students around the Arlington Public Schools complex.

Economic Development Element

Objectives

- (1) Utilize State and Federal funding sources, in addition to local funds, to strengthen the existing business climate in Arlington and also attract new business and industry to the community.
- (2) Continue to utilize the Arlington Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations as guiding references for future commercial and industrial development.
- (3) Examine possible economic opportunities for Arlington based on existing businesses in the region.
- (4) Attract service-oriented businesses to Arlington.
- (5) Attract small office businesses to Arlington.
- (6) Determine the areas in which Arlington has market opportunities for businesses to grow and expand.
- (7) Establish a public daycare or a commercial daycare to Arlington in order to assist in attracting young families to the village.
- (8) Explore programs for planning and implementation of a comprehensive downtown revitalization program in Arlington.
- (9) Improve appearance of the Highway 30 corridor.

Action Plans

1. Encourage businesses who are interested in light industrial uses to locate south of Highway 30 and outside the 100-year floodplain.
2. Encourage businesses to reinvest in the community.
3. Ensure that the public infrastructure and services needed to support future growth of commercial and industrial development.
4. Encourage the revitalization and removal of deteriorated and dilapidated commercial and industrial buildings.
5. Encourage protection of any structures that have potential for historical value.
6. Sustain contact with regional and state offices with the responsibility to promote economic development.
7. Encourage the use of federal, state and local incentives to recruit and retain job opportunities.
8. Enhance the attractiveness of the commercial and industrial areas through beautification and other cleanup efforts.
9. Continue implementation of zoning regulations that maintain the compatibility of the commercial and industrial areas.
10. Construct community welcome signs at the east and west entrances of Arlington along Highway 30.
11. Encourage removal of substandard structures and right-of-way design improvements on Highway 30.
12. Actively market the advantages Arlington has for small businesses and offices.
13. Capitalize on the success of the Arlington Public Schools system as a selling point for young families.

Environmental Element

Objectives

- (1) Increase energy efficiency in operations and maintenance of village.
- (2) Encourage land use and development practices which are environmentally sustainable.
- (3) Promote compact development in and around Arlington.
- (4) Preserve and restore the 100-year floodplain in Arlington.

Action Plans

1. As City equipment and street lights need to be replaced, work to replace existing items with more energy-efficient ones whenever possible.
2. Implement and enforce zoning regulations which encourage compact development and preserve important environmental assets in Arlington.
3. Conduct annexation activities in a manner that maintains compact, orderly municipal boundaries and encourages growth contiguous to current city limits.
4. Actively enforce floodplain regulations and limit future development in the 100-year floodplain.
5. Consider participation in voluntary acquisition program for existing structures in the 100-year floodplain which are not properly elevated, and convert such properties to green space.
6. Identify potential brownfield sites and explore cleanup and redevelopment.

Culture and Recreation Element

Objectives

- (1) Enhance opportunities for the arts in Arlington.
- (2) Encourage implementation of an annual town festival
- (3) Create and/or support a community club.
- (4) Identify a site for an RV park and support its development as needed.
- (5) Create a canoe landing and park with access to the Elkhorn River.

Action Plans

1. Look at constructing an amphitheater in Bell Creek Park in order to attract musical and theatrical groups to the village.
2. Construct a new restroom facility at Bell Creek Park that will be ADA compliant.
3. Create a town festival. Arlington is one of the few communities in the area lacking a summer town festival. Creation of such would help to build a sense of community and bring in more dollars to the village.
4. Augment the social lives of community members outside of athletics. The creation of a community club can help to bring the community together off the fields of play.
5. Study the best area to create an RV park that can help to serve those who travel to Arlington for various summer tournaments and the county fair.
6. Determine where the best spot on the Elkhorn River would be to construct a landing and park in the hopes of attracting more tourism to the village by attracting tube and canoe traffic.
7. Explore partnership between village and Arlington Public Schools for sharing of facilities including, but not limited to library and indoor recreation facilities.
8. Support development of a public golf course in the area outside the northwest corner of the village between County Road and the Elkhorn River.
9. Extend the bike path south along 11th Street to Ellsworth, then back east to the park to create a bike loop. Create fitness stations along the bike trail to diversify exercise opportunities.

VIII. PLAN IMPLEMENTATION AND MAINTENANCE

The implementation process of the comprehensive plan involves the use of the Future Land Use Plan. Another implementation tool is the enforcement of the zoning ordinance and subdivision regulations. The comprehensive plan committee has discussed the need to update the village's current zoning ordinance and subdivision regulations so as to further the goals of the comprehensive plan.

A properly maintained and up-to-date plan is crucial to instill continued confidence of the village residents and businesses in the comprehensive plan.

Following the adoption of the plan, it is recommended that Arlington's Planning Commission conduct a review of the plan on an annual basis. This review will identify any conditions that have changed, which may then impact plan goals or elements. Also included in this review may be consideration of updated population and economic data available to the community.

This review should include recommendations to address any changes in conditions and if the goals and objectives are still valid for Arlington. The review by the Planning Commission should include a public hearing on the completed report. This public hearing would allow interested parties to comment on the report before it is presented to the Village Board and these comments can be incorporated into the report.

Following the completion of this annual review by the Planning Commission findings and recommendations will be reported to the Village Board. If the report indicates that changes have occurred since the adoption of the plan and that these changes necessitate revisions to the plan, the report should then recommend what changes are required or that further study is necessary.