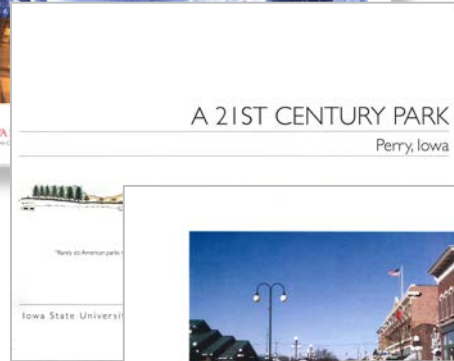
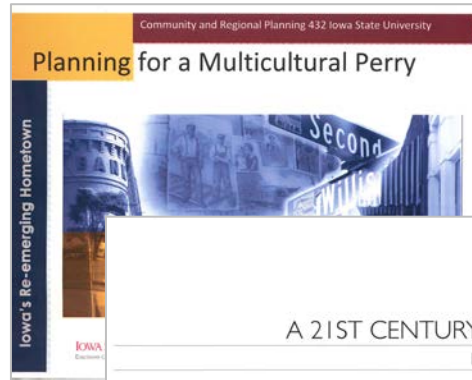
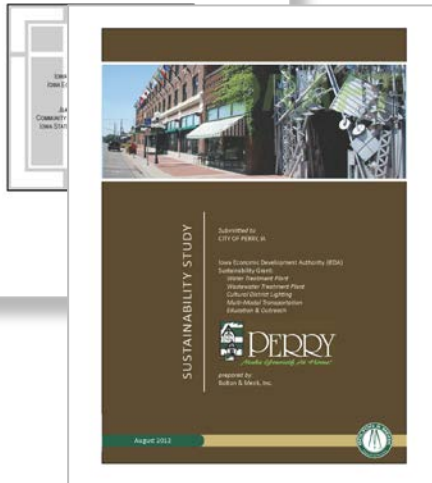
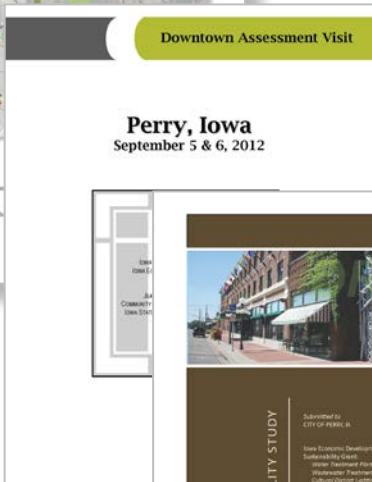
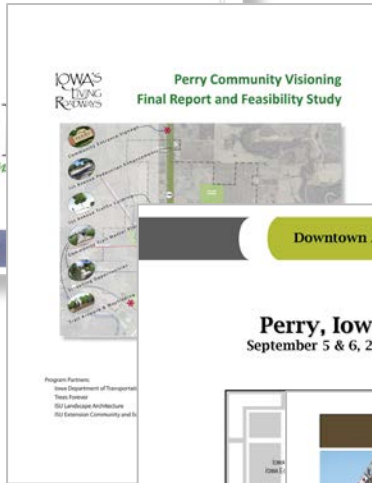
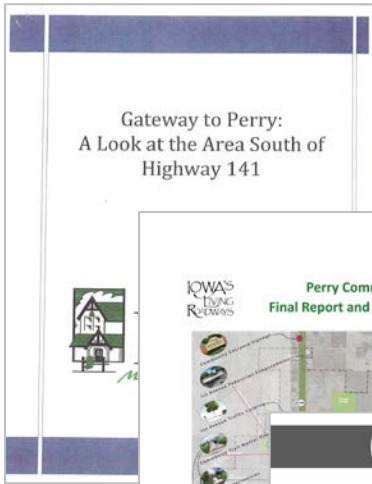


RECENT PLANS



WHAT HAVE WE HEARD?

DOWNTOWN

HOUSING

**PEOPLE +
COMMUNITY**

**INDUSTRY +
EMPLOYMENT**

TRANSPORTATION

**PARKS +
OPEN SPACE**

IDENTITY

**SHOPPING +
SERVICES**

**PUBLIC SERVICES/
GOVERNANCE**



WHAT HAVE WE HEARD?

PEOPLE + COMMUNITY

ASSETS:

- Diversity
- Hardworking residents
- Engaged residents
- People who care
- Close-knit community
- Welcoming
- Population growth
- Community pride
- Strong civic organizations
- Hispanics United for Perry

LIABILITIES:

- Cultural divisions - prejudice, segregation, racism
- Language barrier
- Apathy
- Planning fatigue
- Threat of population loss
- Aging population
- Stagnant population

WHAT HAVE WE HEARD?

IDENTITY

ASSETS:

- Railroad history
- Historic sites/buildings
- Downtown Historic District
- Diverse/growing population
- Proximity/connections to Des Moines
- Hometown Perry

LIABILITIES:

- Lack of overall identity/vision
- Lack of marketing/visibility/gateway

WHAT HAVE WE HEARD?

DOWNTOWN

ASSETS:

- Major investments: Hotel Pattee, TownCraft, City of Perry Offices, Carnegie Library
- Streetscape improvements
- Historic buildings + Small town charm
- Parking
- Existing businesses
- Other destinations: Churches, farmers market
- Safe, convenient, pedestrian-friendly

LIABILITIES:

- Commercial + residential vacancy
- Inactive businesses/property owners
- Doesn't serve all needs
- Competes with Des Moines metro and other shopping areas
- Is there a shared vision for the future? In terms of new businesses? In terms of the flavor and image?
- Lack of coordinated leadership for revitalization efforts
- Need for a central meeting place/space - the heart of cultural/community life



WHAT HAVE WE HEARD?

HOUSING

ASSETS:

- Range of housing option in size, style, and price
- Pride in homeownership
- Strong neighborhoods
- Senior housing
- Nice old homes

LIABILITIES:

- Dilapidated homes
- Lack of high-quality housing option
- Lack of low-income housing
- Lack of housing downtown
- Lack of housing for commuters
- Lack of higher-income housing
- Lack of space for new development - Annexation?
- Too much rental housing



WHAT HAVE WE HEARD?

INDUSTRY + EMPLOYMENT

ASSETS:

- Major employers (Tyson, Wiese, Percival, and others)
- Business + industrial parks
- Hospital
- Quality workforce
- Active development organizations
- Coordination with the county

LIABILITIES:

- Need more (and higher paying) jobs
- Need more locally owned + minority-owned businesses
- Vacancy
- People not shopping locally
- Lack of retail selection
- Lack of coordination in economic development efforts
- Industrial expansion should be in designated area



WHAT HAVE WE HEARD?

SHOPPING + SERVICES

ASSETS:

- Locally-owned businesses + shops
- Grocery stores
- Farmers market
- Relatively diverse food options

LIABILITIES:

- Need more support for locally owned + minority-owned businesses
- Vacancy
- People not shopping locally – prefer to shop in Des Moines
- Lack of retail selection

WHAT HAVE WE HEARD?

TRANSPORTATION

ASSETS:

- Good roads
- Walkable downtown
- Walking + biking trails
 - Raccoon River Valley Trail
- Highway route to Des Moines
- Airport

LIABILITIES:

- Some roads/sidewalks in need of repair
- Dangerous intersections and corridors (for bikes, pedestrians, and motorists)
- Need more robust network of trails and walking paths- build on existing network
- Inadequate trail connections to regional trails, local amenities, schools, neighborhoods, etc.
- Bike/ped barriers:
 - Highway 141 (vehicular issues too)
 - 1st Avenue / Highway 144
 - Industry-adjacent trail areas



WHAT HAVE WE HEARD?

PARKS + OPEN SPACE

ASSETS:

- Public parks generally well-loved + well-used (Pattee, Perkins, Wiese, Caboose)
- McCreary Recreation Center
- Violet Hill Cemetery
- Dallas County Hospital walking trail
- MS/HS complex
- Perry Golf and Country Club
- Perry Boat Ramp
- Beaver Creek Waterway

LIABILITIES:

- Park and recreation center facilities in need of upgrade
- More sports + recreation facilities (soccer fields)
- Accommodate needs of all users in the parks (all ages, cyclists/runners/walkers, passive/active)



WHAT HAVE WE HEARD?

PUBLIC SERVICES

ASSETS:

- Good city leadership, utilities and public services
- Good schools (K-12 and DMACC)
- Bi-lingual staff (various businesses + organizations)

LIABILITIES:

- Utilities need maintenance/updating (storm sewer)
- Lack of publicity of community resources
- Lack of zoning/code enforcement
- Zoning code needs work
- Need to adhere to past comp plans
- Need paved roads/services for areas outside of town
- Need more programs for kids

