

Objective: Maintain Small Town Atmosphere

Strengths

- Emphasize Main Street – 3 *short-term*, 2 *long-term*
- Hospital/school – 1 *short-term*
- Downtown redevelopment – 2 *short-term*
- Library – 1 *short-term*
- Available land
- Quality of parks
- Size of community
- Great variety of businesses
- Location/proximity to metro
- Community involvement
- Historical Society
- Safe environment

Weaknesses

- Control/manage growth – 1 *long-term*
- Social issues
- Industrial Park
- Lack of jobs
- Limited shopping
- Lack of job opportunity

Opportunities

- Improve Main Street's appearance – 3 *long-term*
- Railroad – 1 *long-term*
- No 4-lane roadway – 1 *long-term*
- Highway expansion – 1 *long-term*
- Trails
- Location/proximity to metro

Threats

- Cost of fuel – 2 *short-term*
- Cost of housing
- No 4-lane road
- Location
- Infrastructure
- Uncontrolled growth
- Lack of new businesses
- Highway expansion

Objective: Manage the Future Growth of the City

Strengths

- Land Available – 1 *long-term*
- Orderly Annexation Agreements – 2 *short-term*
- Railroad – 1 *short* & 1 *long-term*
- Comprehensive Plan – 5 *long-term*, 1 *short-term*
- Expansion of Highway 212 – 1 *long-term*, 1 *short-term*
- Wind farms – 1 *long-term*
- Land prices
- Commuters
- MMPA Membership
- Room to expand
- Growth control
- Gas prices
- Construction
- Truck Routes
- Proper ordinances
- Council and committee processes
- Location

Weakness

- Lack of plans
- Lack of enforcement
- Transportation safety
- Regional centers
- Decrease of natural resources
- Loss of commercial industry
- No industrial designated space
- Location

NO OPPORTUNITIES OR THREATS ITEMIZED

Objective: Protect & Manage Natural Resources

Strengths

- Development of Sportsman's Park – *3 short-term, 1 long-term*
- Trail system – *3 long-term*
- Dedication of park land – *1 short-term*
- Promoting anti-pollution – *1 long-term*
- Trails
- Utilities
- Housing Development
- Garden Club
- Growing number of natural resource groups
- Municipal Power Association "Green Minded"
- Alternate stormwater management
- High Island Green Watershed District
- Compost site
- Controlling electrical, water

Weakness

- Lack of stewardship for natural resources – *2 long-term*
- Nature Learning Center – *1 short-term*
- Tree protection ordinance – *3 short-term*
- No "vision" for Sportsman's Park – outhouses, shelters
- Clean up High Island Creek
- Lack of cooperation among local governments
- Lack of contamination control, run-off
- Put ownership of High Island Creek corridor
- Financial

Opportunities

- Promote anti-pollution – *2 long-term*
- Enhancement of Sportsman's Park- make it a destination – *3 long-term*
- Enhance trail system in region – *1 long-term*
- City staffing a forester to maintain trees – *1 short-term, 1 long-term*
- Expanding windmills – *3 long-term*
- Create public trail along the Creek – *3 short-term*
- Funding for acquisition
- Surrounding feedlots
- Work with local landowners to set aside land
- Creek land development
- Housing development

Threats

- Failure to see "Big" picture – *2 short-term, 2 long-term*
- Contamination of water supply – *2 short-term*
- Diseased trees
- Sustainable agriculture
- Non-conforming septic systems
- Surrounding feedlots
- Farmland converting back to farm use

Objective: Improve Quality of Life, Working, & Recreational Environ

Strengths

- Indoor pool – *1 short-term*
- School system – *1 short-term*
- Athletic facility
- Bowling alley
- Library
- Baseball/history of baseball in town
- Playground/green space
- Memorial Park
- Raceway
- Snap Fitness
- Recreational activities & facilities- youth and adult
- Intergovernmental cooperation
- Healthcare facilities
- Service organizations
- Crime very low
- Small businesses
- Trail system
- Good committees
- Good Facilities

Weaknesses

- Entertainment opportunities – *1 short-term, 1 long-term*
- Financial and land availability – *1 long-term*
- Lose Main Street – *1 long-term*
- No good trail system
- Not preserving open spaces
- Lack of local jobs
- No recreational trails
- Maintaining good physicians is hard
- Lack of dining establishments

Opportunities

- Help businesses expand and prosper – *3 short-term, 5 long-term*
- Creek trail possible – *2 short-term*
- Trail system – *1 long-term*
- Transportation: highway and rail – *2 long-term*
- Good location for commercial growth and employment opportunities and frequenting
- Education-post high school opportunities nearby
- Land available
- Marketing opportunity
- New business
- Rural location of large employer

Threats

- High cancer rate – *2 short-term, 2 long-term*
- Lack of opportunities for young people – *1 long-term*
- Aging population leaving workforce – *1 long-term*
- Transportation funding – *1 long-term*
- Commuters
- Lower wages
- Growing individualism
- Environmental concerns
- Loss of industry
- Potential problems arising from partnering with neighboring communities

Objective: Promote Redevelopment/Rehabilitation of Existing Uses

Strengths

- Continue grants
- Active EDA
- Good condition of structures and appearance
- SCBG
- Fire hall restoration
- Good Historical Society

Weakness

- No good plan to rehabilitate existing structures – *2 short-term*
- Lack of risk capital
- Noack/Old Egg Plant Wochler property
- Finding viable businesses
- Continued trouble with economic section nationwide
- More open lots than businesses

Opportunities

- Willingness to add business
- Outsiders with money

Threats

- Economy
- Viability of small town
- Neighborly competition
- Continued deterioration of buildings
- Failing to recognize historical importance
- Railroad crossings

Objective: Promote Appropriate Use and Re-use of Land

Strengths

- Zoning/subdivision ordinance- *9 short-term*
- Industrial Park for relocation- *1 long-term*
- Recent planned development well planned
- Staff
- Planning/zoning commission
- Codes are implemented
- JOBZ participation

Weaknesses

- Zoning issues and appropriate designation- *2 short-term*
- Cemstone redevelopment- *1 short-term*
- Occupy vacant lots- *1 short-term*
- City owned Industrial Park- *1 short-term, 2 long-term*
- Incentives needed for relocation
- No annexation ordinance
- Unable to use for intended purpose due to land condemnation
- No land use plan
- Insufficient acreage for highway commercial

Opportunities

- High Island Creek could enhance attractiveness as it relates to residential- *2 long-term*
- Railway- *1 short-term*
- Wind generation location- *4 short-term*
- Availability of land

Threats

- Developers who do not have best interests of City in mind- *1 short-term*
- Lack of interest
- Noise pollution
- Type of development at rural location
- Expansion of 7-county metro (Metropolitan Council)

Objective: Provide Appropriate Utility Services, Community Facilities and Public Services

Strengths

- Medical-Hospital- *8 long-term*
- Ambulance service- *1 short-term*
- Joint school/city facilities- *1 short-term*
- Infrastructure- *1 long-term*
- Attractive small town
- Baseball sports facilities
- Indoor pool
- Movie theater
- Trailblazer
- Bowling alley
- Curb and gutter
- Adequate space for emergency services
- Adequate broadband capabilities
- Buildings available for additional City facility expansions
- Community Center
- Water and sewer
- Library-4 short-term
- Fire Department
- Remote meter reading

Weaknesses

- Police department-*2 short-term, 1 long-term*
- Police department needs larger facility
- Meeting places
- Administration needs more space
- Law enforcement services
- Recreational and youth facility and services
- Library facility lacks space
- Lodging
- Funding for expansion and maintenance
- Update for wastewater treatment plant
- Age of utility infrastructure
- Staffing of services
- Exam ambulance
- Some existing structures
- Lack of means to service various needs utility wise due to small town

Opportunities

- Expansion of mass transit (Trailblazer Transit)- *1 long-term*
- School-*5 long-term*
- Work with County
- Outside services showing interest in Arlington
- Joint facilities with County and/or State

Threats

- Under funded government mandates- *1 long-term*
- School facilities structures condition
- Use of water in relation to ethanol plant
- Additional housing
- Personnel for ambulance

Objective: Provide for Availability of a Range of Housing Types and Values

Strengths

- Lot prices
- Taxes
- Land
- Maintained housing
- Mix of Housing Types
- Planning and Zoning (land use controls)
- Supply of housing

Weakness

- Follow through of land use- *1 long-term*
- Lack of market rate apartments with handicap accessibility
- Miscalculation of needs
- Too expensive homes
- Apartment/affordable housing

Opportunities

- Reasonable land prices
- How many people move here
- What the market dictates
- Funding sources for affordable housing
- Development by developers

Threats

- Unable to attract- *1 short-term*
- Development by Developers not using the best goals of the City in mind
- Market and economy
- Diversity
- Change in trends
- Increase in construction costs