

Historic Preservation Commission

December 13, 2018

Chapter 18 interaction with Chapter 32—Zoning



Chapter 32 Update

Where we're at

- Adopted in November
- Update Ordinance adopted next week
- Effective January 1, 2019

Topics

- Quick overview of code
- Focus on Traditional Neighborhoods
- Highlighted Changes



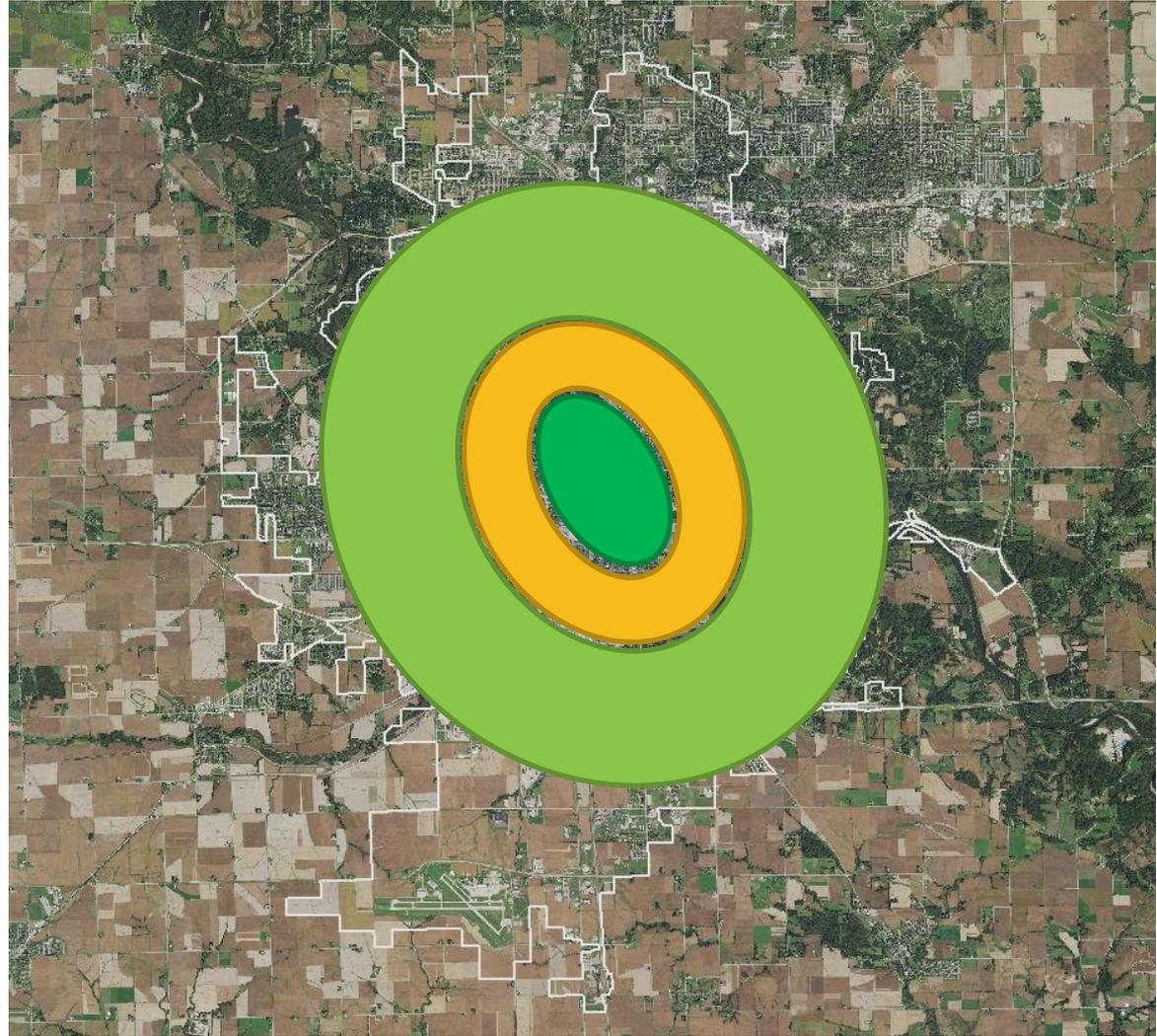
Suburban Standards: Existing Character



Urban Form Standards: Existing Character



- **Urban Form Standards**
- **Traditional Standards**
- **Suburban Standards**



Traditional Standards: Existing Character



Urban, Traditional, Suburban

Old Code	New Code
→ One Set of development Standards EXCEPT → Core Exemptions EXCEPT →→ Overlay District Requirements	→ Urban Standards → Traditional Standards → Suburban Standards

- Different character areas of the community
- Organize development standards
 - Many standards apply to certain classifications of districts



Urban Form Districts

- Build-off of current overlay standards
- Ensure urban development that is pedestrian friendly
- Five development types (general, shopfront, residential, tech shop, and medical)
- Three scales of development (Downtown, Urban Neighborhood, Urban Village)

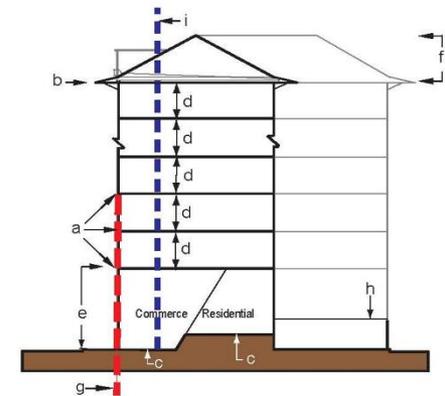
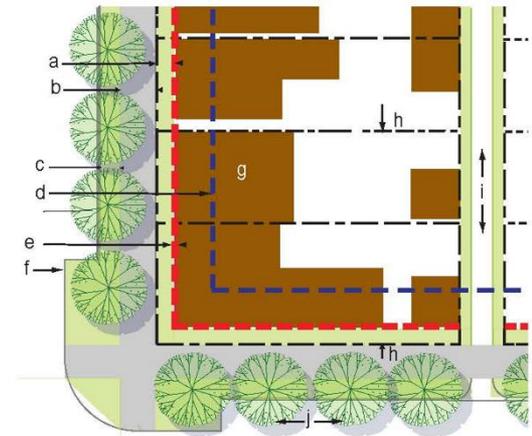
Urban Form Districts	
U-DC	Downtown Core
U-DG	Downtown General
U-UG	Urban Neighborhood General
U-NR	Urban Neighborhood Residential
U-NT	Urban Neighborhood Tech Shop
U-VG	Urban Village General
U-VG	Urban Village Residential
U-VT	Urban Village Tech Shop
U-MF	Medical Flex



Urban Districts

- Downtown
- NewBo
- Czech Village
- MedQuarter
- Kingston Village
- Ellis Boulevard
- College District

Generally in Mixed-Use/Commercial Areas, some application in residential areas.



--- Parking setback line



Building Style

- The Code regulates the form of new and expanded structures
 - Location
 - Footprint
 - Height
 - Fenestration
(amount of windows and doors)
 - Entrances
- The code produces:
 - Frequent entrances
 - Buildings (or at least modules within buildings) scaled to the selected neighborhood context
 - A minimum level of architectural detail and interest
 - Flexibility for uses to evolve over time
- The Code DOES NOT regulate architectural style



Traditional Districts

- Smaller, Flexible lot sizes
- More flexible landscaping and buffering
- Building placement and walkability a priority
- Limited structure size in many districts
- T-ML combines former C-1 and O-S zone districts
- T-IM brings core industrial lots into conformity, similar to I-1

Residential		
T-R1	Residential Single Unit	RTN
T-RF	Residential Flex	NEW
T-RH	Residential High Flex	RMF-2
T-ML	Mixed Use – Limited	NEW(ish)
T-MC	Mixed Use Center	NEW(ish)
T-IM	Industrial Mixed Use	NEW



Parking

- Urban Parking Standards (can be applied in Traditional Areas)
 - Much Lower Requirement
 - Shared Parking goal
- Additional Standards for exceeding the maximum
- Bicycle Parking



New Land Uses

- Accessory dwelling units
- Live/work units
- Beekeeping
- Renewable energy



Front



Back

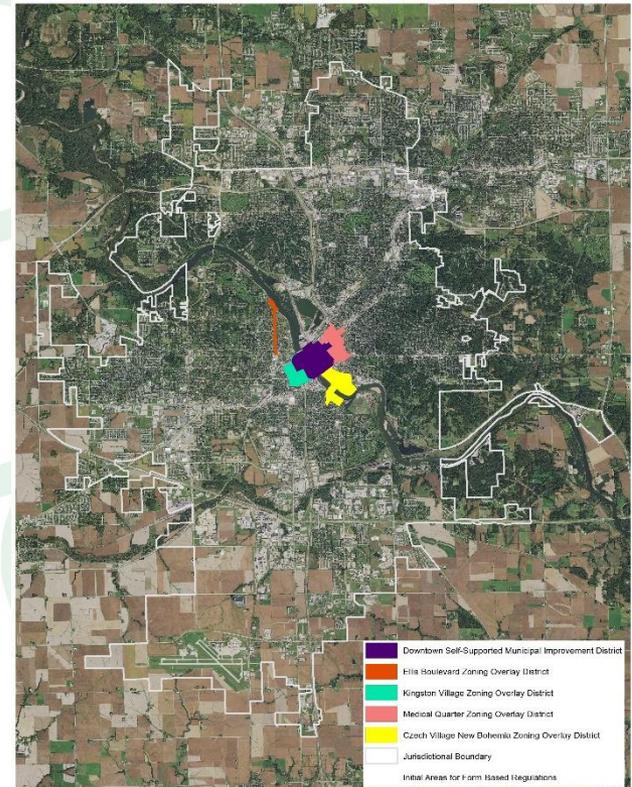
Example of an accessory dwelling unit from Iowa City.



Parking

Motor Vehicle Parking

- Developing Urban Motor Vehicle Parking Standards
 - Applicable in urban form districts
 - Much lower and simpler parking requirements
 - Include reserved and district shared parking
 - No minimum parking for the downtown core



Process Related - General

- Streamline the review and approval process:
 - Staff-level review when projects meet the requirements of the code
 - Raising the bar on development; balancing increased requirements with streamlined review
- Improve certainty in the process for both the development community and neighborhood residents
- Adding a special exception process, in order to provide flexibility while reducing the number of variances.
- City Council will continue to review all projects requesting economic development incentives.



Historic Preservation Commission 2019 Work Plan



2019 Tasks

GOAL 1: Participate in preservation, salvage and documentation of historic structures

Task	Lead	Completion Timeline
Establish the initial Historic Asset Inventory	Sub-Committee/Staff	1 st Quarter 2019
Implement the Historic Asset Inventory with Action Steps in partnership with non-profits	Full Commission / Staff	Ongoing
CLG Grant: Intensive Survey of Bever Woods	Staff / Full Commission	January 2019 - Spring 2020



2019 Tasks

GOAL 1: Participate in preservation, salvage and documentation of historic structures

Task	Lead	Completion Timeline
Continue to pursue landmark designation of eligible city-owned structures	Staff	Ongoing: Plan to landmark City Hall in early 2019
Consider developing a Neighborhood Conservation District program for neighborhoods that may not be eligible for historic district designation	Staff	Consider Neighborhood Conservation Districts as a potential proactive strategy following completion of the Historic Asset Inventory
Work with affordable housing organizations to use historic resources in their projects	Full Commission/Staff	Ongoing



2019 Tasks

GOAL 1: Participate in preservation, salvage and documentation of historic structures

Task	Lead	Completion Timeline
Determine property owners' interests in establishing local historic districts/landmarks	Full Commission	Ongoing: 2 local landmark nominations in 2018, Grace Episcopal Church and Perkins House
Implement the City's Historic Rehabilitation Program and research and explore other financial resources for preservation related activities	Full Commission/Staff	Ongoing
Work with economic development partners to include historic resources in redevelopment policies and economic development plans.	Staff	Ongoing



2019 Tasks

GOAL 1: Participate in preservation, salvage and documentation of historic structures

Task	Lead	Completion Timeline
Explore the preparation of an adaptive reuse ordinance	Staff	Ongoing, partially addressed by ReZone
Incorporate historic preservation into Neighborhood Action Plans and Corridor Action Plans, planning Study Areas, and other City planning projects	Staff	Ongoing
Tailor energy efficiency standards to fit historic resources: Include a discussion of solar cells on historic buildings	Staff	Ongoing



2019 Tasks

GOAL 2: Increase communication

Task	Lead	Completion Timeline
Continue to improve the HPC website for ease of use and to provide more information	Staff	Ongoing: Added presentations as PDF, separate page for Historic Rehab Program
Implement an annual program review	Staff	Ongoing—update annual work plan, include HPP in EnvisionCR review
Maintain and enhance compliance regulations for Certified Local Government status	Full Commission/Staff	Ongoing



2019 Tasks

GOAL 3: Improve public relations

Task	Lead	Completion Timeline
Identify outreach events with community organizations that may be interested in historic preservation.	Full Commission	4 th Quarter 2018—change to ongoing: Preservation Showcase
Link interested property owners to training and technical assistance programs on the use of tax credits	Full Commission/Staff	Ongoing
Continue to promote public access to historically significant civic resources	Full Commission/Staff	Ongoing: Mural open houses, City Hall tours



2019 Tasks

GOAL 4: Provide information and educational opportunities for the public

Task	Lead	Completion Timeline
Develop and distribute educational materials (e.g. brochures, postcards, web-based materials) for property owners and the general public to enhance public awareness and understanding of the city's cultural and social history	Full Commission/Staff	Ongoing: Staff is currently working to develop a set of historic postcards, postcards advertising historic rehab program, annual newsletter
Update the content of the GIS database of historic properties	Staff	Proposed: 2 nd Quarter, 2019
Develop a formal heritage tourism program	Full Commission/Staff	Ongoing: <ul style="list-style-type: none">• History Happened Here markers
Maintain a training program for City staff.	Staff	Ongoing



2019 Tasks

GOAL 5: Provide educational opportunities for HPC members

Task	Lead	Completion Timeline
Provide training to the Historic Preservation Commission	Full Commission/Staff	Ongoing: New member orientation, one-on-one conversations with new members, conference opportunity



Next Steps

- HPC recommends approval of the 2019 workplan
- City Council approval



823 11th Ave SE

Hold expires 12/14/2018



526 1st Ave NW

Hold expires 1/7/19



528 1st Ave NW

Hold expires 1/7/19



Discussion

Iowa Civil Rights History Project



Discussion

Hubbard Ice Building Update



Discussion

Proactive Preservation



April 2018



November 2018





Historic Preservation Commission

Staff Liaison:

Adam Lindenlaub

Comm. Dev. Planner

a.lindenlaub@cedar-rapids.org

319.286.5064

William Micheel

Comm. Dev. Assistant Director

w.micheel@cedar-rapids.org

319.286.5045

