

Hiawatha 2030

City of Hiawatha
Linn County, Iowa
Comprehensive Plan

Adopted: December 21, 2016

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Hiawatha 2036

1 Introduction

2 This Chapter provides the foundation for the
3 Comprehensive Plan, outlining why we plan,
4 the planning process, Smart Planning, and the
5 planning area. In addition, Chapter 1 also provides
community background information including key
community indicators.

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1.1 The Plan as a “Living Guide”

Why Plan?

It is difficult to know what the future may bring for Hiawatha, or for any community. As residents and businesses come and go, and economic trends rise and fall, changes will occur. The purpose of this plan is to establish a shared vision for Hiawatha to guide future actions and decisions. This guidance provides predictability and consistency over time, which encourages investment. We plan so that we can act and react in a changing world with a confident understanding of our common values and goals.

Plan Maintenance

This planning document is a “living” guide for growth and change in the City of Hiawatha. The plan represents the City’s best effort to address current issues and anticipate future needs; however, it can and should be amended from time to time if conditions warrant reconsideration of policies in this plan. If decisions are being made that are not consistent with this plan, then the plan has lost its relevance and should be amended. The process of amending the comprehensive plan should not be onerous, but it should trigger a brief pause to consider again the long term vision for the community. This plan’s value is dependent upon frequent use and occasional updates.



Iowa Smart Planning

The Iowa Smart Planning Act (State Code Chapter 18B), signed into law on April 26, 2010, includes three primary components:

1. Ten Iowa Smart Planning Principles
2. Comprehensive Planning Guidance and 13 plan elements
3. Establishment of the Iowa Smart Planning Task Force

The Iowa Smart Planning Act does not mandate how communities should grow, rather it requires that communities and state agencies consider Smart Planning Principles when planning for the future and provides guidance concerning important elements local plans should include.

Smart Planning Principles

The Ten Iowa Smart Planning Principles must be considered and may be applied when local governments and state agencies deliberate all appropriate planning, zoning, development and resource management decisions. Application of these Principles is intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard Iowa's exceptional quality of life. Successful integration of the Principles also addresses the need for fair and equitable decision-making regarding the growth of communities, and can produce cost savings regarding the provision of public services.

The ten Smart Planning Principles are:

1. Collaboration
2. Efficiency, Transparency, & Consistency
3. Clean, Renewable, and Efficient Energy
4. Occupational Diversity
5. Revitalization
6. Housing Diversity
7. Community Character
8. Natural Resources & Agricultural Protection
9. Sustainable Design
10. Transportation Diversity

Comprehensive Planning Guidance

The Iowa Smart Planning Act outlines 13 elements that may be included in a city or county's comprehensive plan:

1. Public Participation
2. Issues and Opportunities
3. Land Use
4. Housing
5. Public Infrastructure and Utilities
6. Transportation
7. Economic Development
8. Agriculture and Natural Resources
9. Community Facilities
10. Community Character
11. Hazards
12. Intergovernmental Collaboration
13. Implementation

The Act also stipulates that comprehensive plans developed using the 13 planning elements must also address prevention and mitigation of, response to, and recovery from catastrophic flooding.

Plan Organization

The organization of the plan is based on the planning process and is divided into five chapters plus several important appendices.

Chapter 1: Introduction

Chapter 1 discusses the role of the plan, the planning area boundaries, regional context and key community indicators.

Chapter 2: Planning Process and Public Participation

Chapter 2 outlines the planning process, including a description of public participation methods and feedback.

Chapter 3: Goals and Strategies

Chapter 3 includes a vision for the future of the City, as desired in 2036, goals and strategies, key indicators and action steps for each element of the plan, including:

- Transportation
- Housing
- Community Character
- Economic Development
- Public Infrastructure and Utilities
- Agriculture and Natural Resources
- Community Facilities
- Hazards
- Intergovernmental Collaboration
- Quality of Life

Chapter 4: Land Use and Development

Chapter 4 describes current land use characteristics, defines future land use categories and policies, and presents the future land use map. Detailed planning for several subareas within the City is also addressed with growth and annexation strategies.

Chapter 5: Implementation & Action Plan

Chapter 5 describes the tools and procedures by which the plan will be implemented and provides a detailed timeline of action steps for successful implementation of the plan.

Appendix A: Comprehensive Plan Maps

Appendix A is a compilation of the maps made for various areas of the comprehensive plan.

Appendix B: Complete Public Input Data

Appendix B is a compilation of complete results from the public input process including the community survey, crowd source mapping comments and the open house comments.



1.2 A Snapshot of Hiawatha

History of Hiawatha

In 1946, Fay Clark looked out onto farm fields and had a vision of houses and a highway running through a new city. Clark remarked in a February 1984, Gazette interview, that once he had that vision, “nothing could stop me, and I knew I would be a part of it.”

Previous to having this vision of a new city, he had purchased 11 acres west of Robins Road where he constructed a Quonset building that contained a lunchroom and a welding shop. He had already established a trailer company and had built a “modern trailer court” on 20 acres of land east of Robins Road; a venture which continues today as the Hiawatha Oak Brook Trailer Court.

In 1950, Clark and another 45 residents signed a petition seeking to become the 17th incorporated town in Linn County. The town would be named after Clark’s trailer company. That same year he and Henry Katz of Marion, established the Linn County Fire Association to help provide fire protection to rural communities.

Bev Daws has lived in Hiawatha since 1951. She was a bookkeeper for Clark’s Midwest equipment company, did the water billing while he owned the town water service and kept court dockets for Clark who was also the Justice of the Peace.

“There are probably not enough words in the English language to (describe Fay Clark),” laughed Daws. “He was interested in healing rocks and the Indian way of life. Basically he was a quiet person. He was a good listener. He and Adeline (Clark’s first wife) both believed in helping young people get started here. They helped a lot of veterans get homes after the war.”

Clark was born in 1907 near La Crosse, Wisconsin, and at around the age of 16, he went to live with Chief Red Cloud and the Winnebago Indians for two years. He received an architectural engineering degree from the University of Wisconsin, and later, wrote three books involving astral projection and parapsychology. One of his hobbies was photographing a person’s aura.

He served as mayor of the town he was so passionate about from 1950 to 1958, and again from 1961 to 1963. When Adeline died in 1961, Clark married for a second time in 1965 and moved to Perry where his new wife lived. He returned to Hiawatha in 1972 for the dedication of the new fire station on Emmons and 10th Street. Clark died in 1991 at the age of 84.

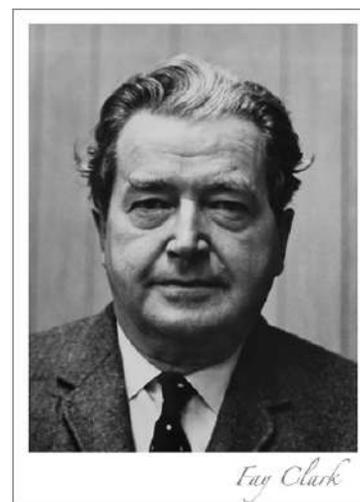
“He wanted to see Hiawatha grow,” commented Daws. “I’ve wondered deep down what Fay would have thought about it growing so big.”

Mayor Tom Theis has also wondered many times what Fay Clark would think of Hiawatha today.

“He did not take credit for this city, but I don’t know who else the credit would go to,” remarked Theis, adding that Clark didn’t want his two sons who live out west, to spotlight his role in founding and building Hiawatha.

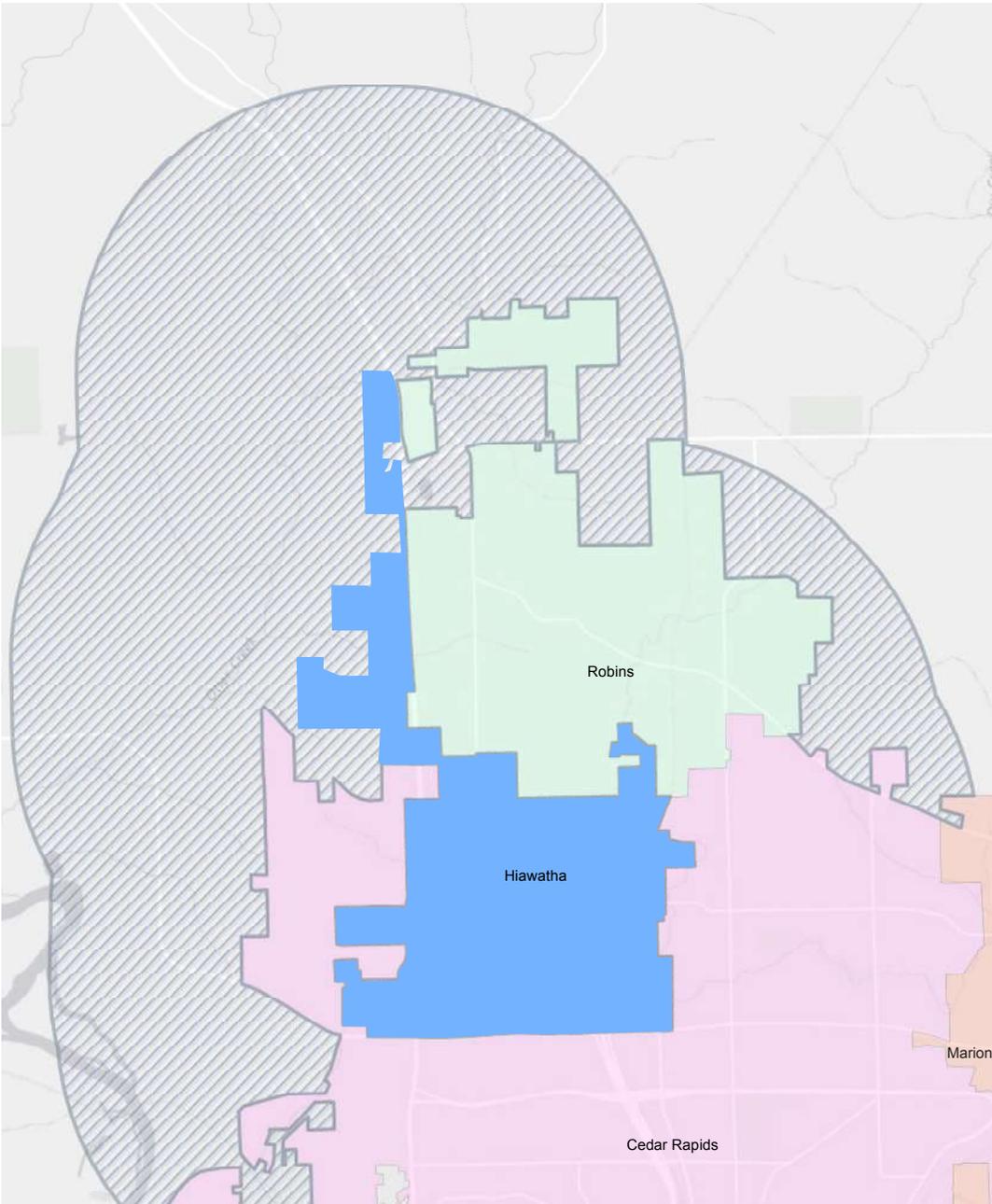
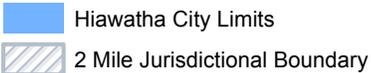
While Clark resisted this attention, the community has found ways to honor him. A 30-acre city park off North 18th Avenue has been named the Fay M. Clark Memorial Park. Trusses in the 1940’s Quonset building, welded by Clark, were salvaged when the structure was razed earlier this year and may be placed in the park named for him. His portrait has hung in the fire station since the building’s dedication, and his picture leads the gallery of Hiawatha mayors’ photographs hung in city Hall.

Source: City of Hiawatha Website



Planning Area

The study area for this Plan includes all lands in which the City has both a short- and long-term interest in planning and development activity. The Planning Area includes all lands within the current municipal limits and within the City’s potential two-mile extraterritorial jurisdiction within Iowa. The City is approximately 2,959 acres (4.62 square miles). The entire Planning Area is approximately 16,080 acres (25.12 square miles).



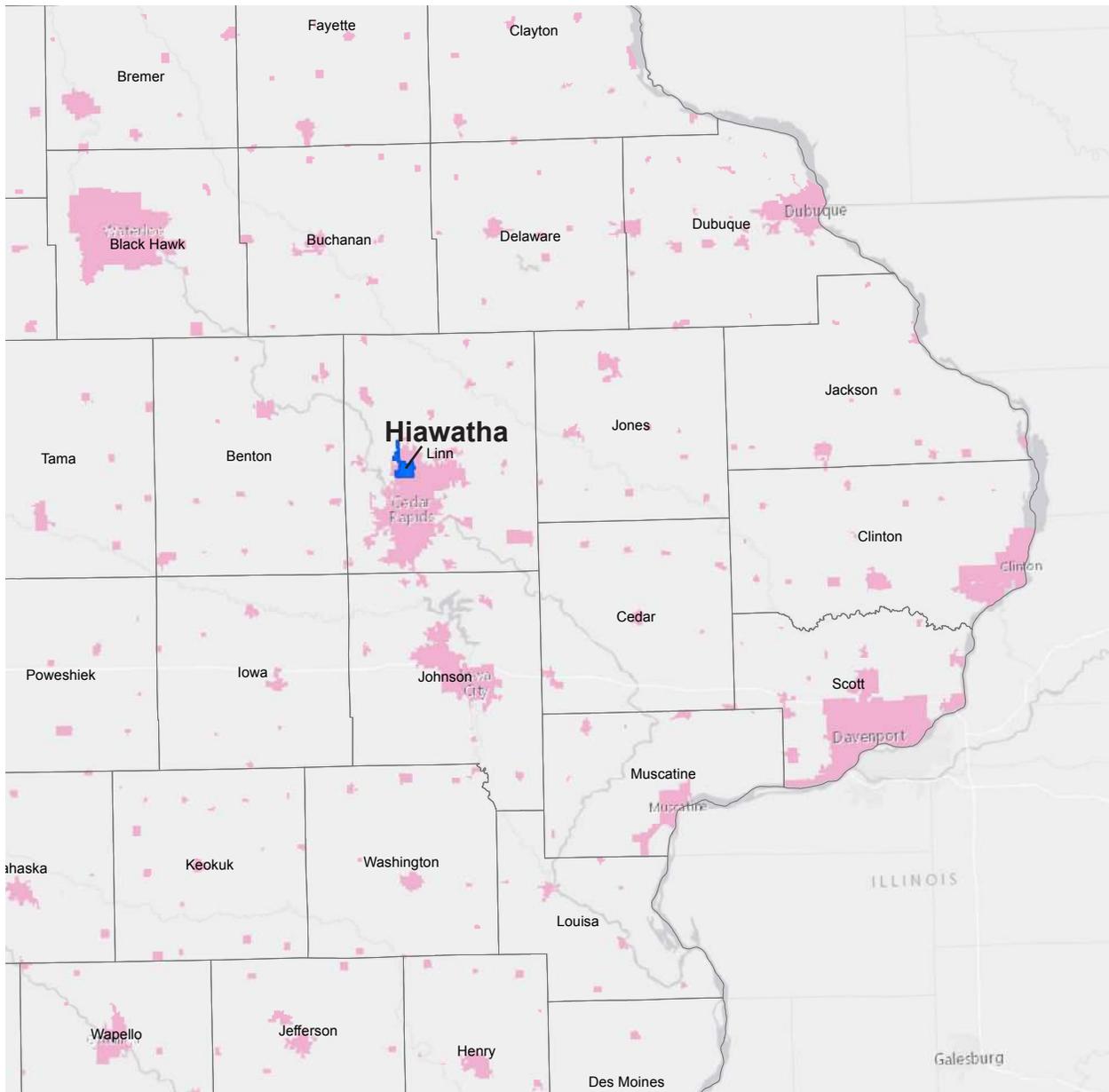
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Regional Context

The City of Hiawatha is located in Linn County, Iowa. Hiawatha is in close proximity to two larger communities—Marion and Cedar Rapids. The town provides a good location for residents to live in a smaller community and easily commute to work in the nearby larger towns.

MAJOR REGIONAL CITIES

City	Population	Distance from Hiawatha
Iowa City, IA	67,862	31 Miles
Cedar Rapids, IA	126,561	6 Miles
Marion, IA	34,768	5 Miles
Waterloo, IA	68,406	50 Miles



Key Community Indicators

This section analyzes overarching population and demographic trends for the City of Hiawatha. Examination of these trends provide a foundation for the planning process and implementation of the plan.

Population in Hiawatha has been increasing. Over the past 30 years the City of Hiawatha grew by 43.7%. The city has grown by 8.4% from the 2000 to 2010 census.

The number of people per household in Hiawatha has slightly increased from 2.24 in 2000 to 2.25 in 2010 similar to Linn County but the State of Iowa household size has decreased.

The median age for the City of Hiawatha is up from 32.0 in 2000 to 37.0 years of age in 2010, this is similar to the State of Iowa with a median age of 38.1. Linn County has increased in age slightly from 35.2 in 2000 to 36.5 in 2010.

SEX & AGE 2010

Source: U.S. Census 2010

Age and Sex	Number	Percent
Male population	3,429	48.8%
Female population	3,595	51.2%
Under 5 years	500	7.1%
5 to 9 years	487	6.9%
10 to 14 years	425	6.1%
15 to 19 years	413	5.9%
20 to 24 years	475	6.8%
25 to 29 years	543	7.7%
30 to 34 years	494	7.0%
35 to 39 years	444	6.3%
40 to 44 years	471	6.7%
45 to 49 years	526	7.5%
50 to 54 years	518	7.4%
55 to 59 years	434	6.2%
60 to 64 years	347	4.9%
65 to 69 years	290	4.1%
70 to 74 years	233	3.3%
75 to 79 years	189	2.7%
80 to 84 years	111	1.6%
85 years and over	124	1.8%
Total population	7,024	

Source: 2010 census

POPULATION TRENDS 1980-2010

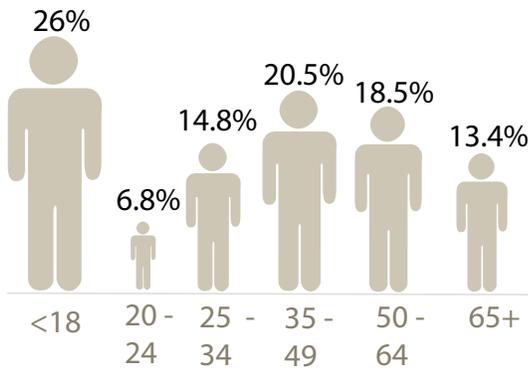
Source: U.S. Census

	Hiawatha	Linn	Iowa
1980	4,885	169,775	2,913,808
1990	4,986	168,767	2,776,755
2000	6,480	191,701	2,926,324
2010	7,024	211,226	3,046,355
2015 Projected	7,145	222,706	3,097,663
2020 Projected	7,860	233,256	3,172,237
2025 Projected	8,645	244,022	3,249,751
2030 Projected	9,510	254,872	3,328,308
2035 Projected	10,461	265,872	3,407,575

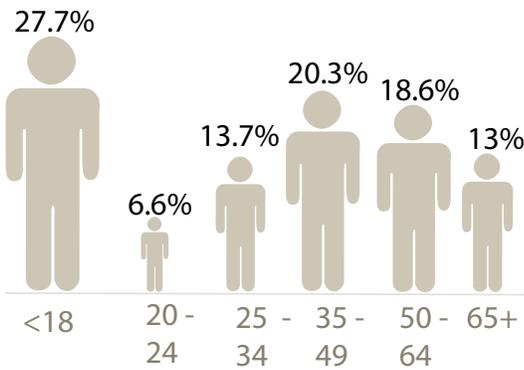
Source: Woods & Poole Economics, Inc., MSA & Census

1.3 Key Community Indicators

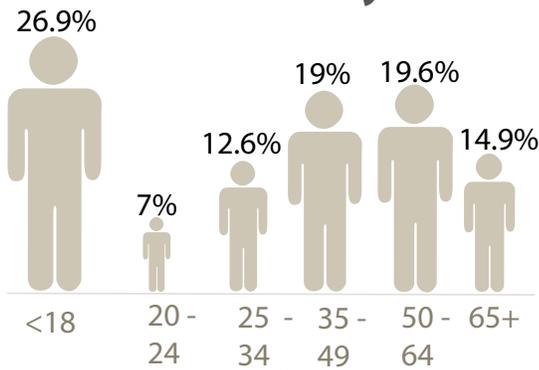
Population



City of Hiawatha



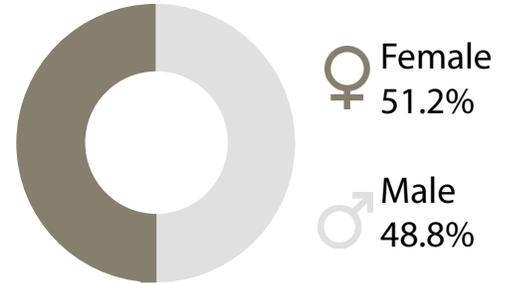
Linn County



State of Iowa

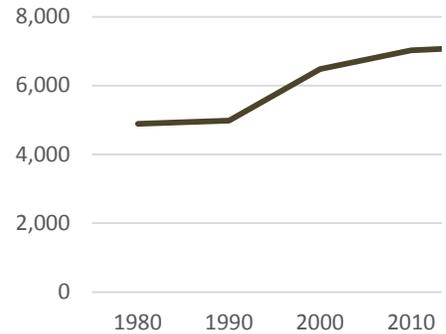
Age

In 2010, the median age in the City of Hiawatha was 37.0, which is slightly higher than the county at 36.5 and the state's median age of 36.6. Notably, the City of Hiawatha has slightly higher ratio of persons between 25-34 at 14.8% compared to the county at 13.7% and the state at 12.6%.



Gender

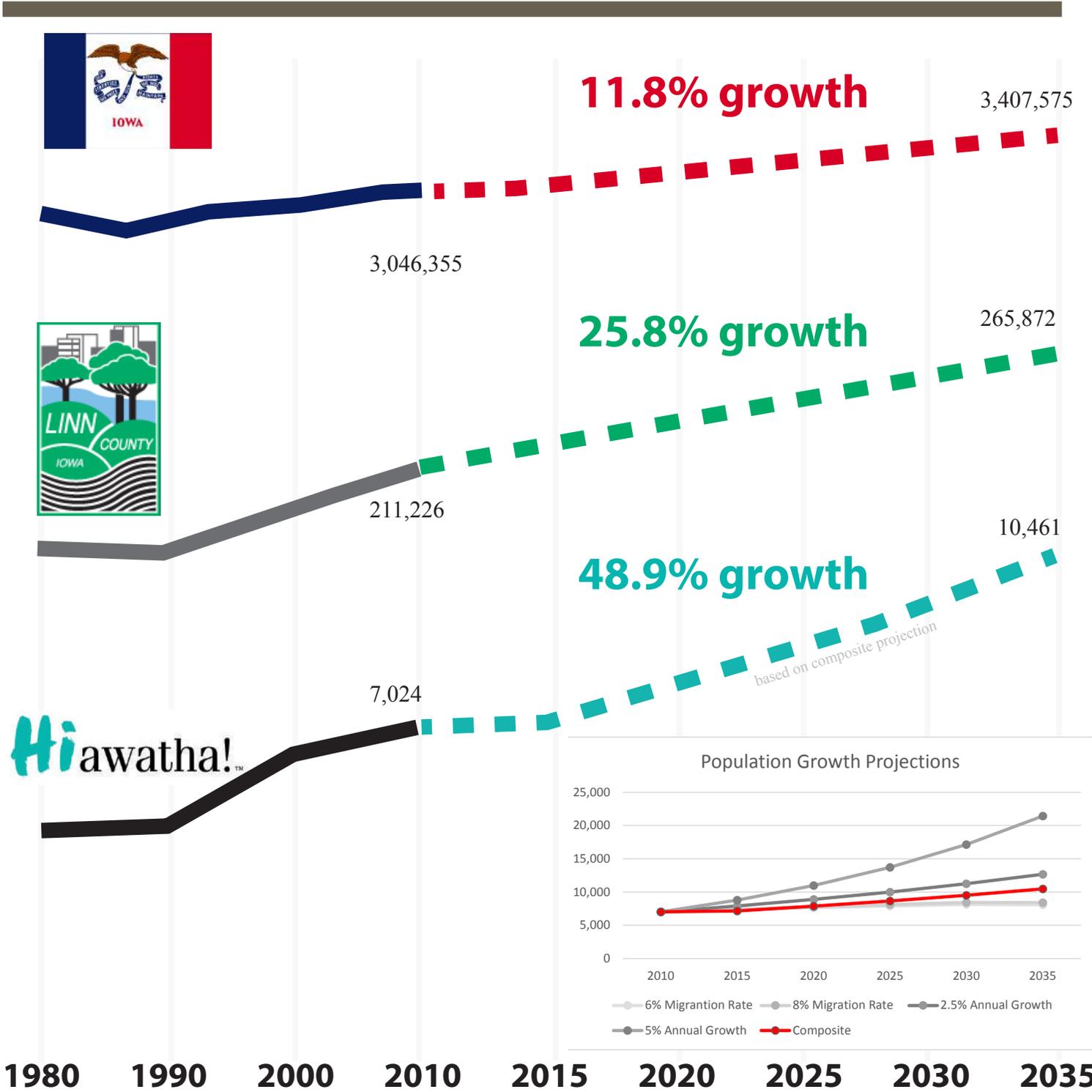
According to the US Census Bureau's 2010 Census, the breakdown between female and male residents in the City of Hiawatha is in line with the state's percentages (49.5% male and 50.5% female for the State of Iowa).



30 Year Population Change

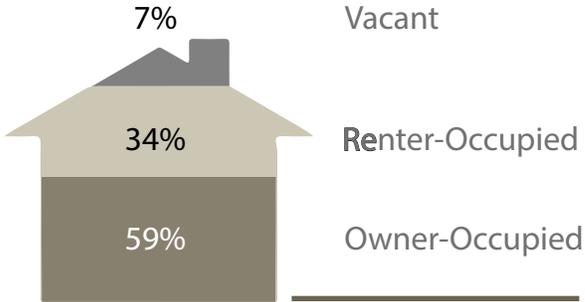
From 1980 to 2010, Hiawatha's population increased by 43.7%. Much of this substantial growth can be attributed to the close proximity to higher education facilities and the larger metro employment opportunities. The current population for Hiawatha is slightly higher for the young professional age group (25-34) than Linn County and the State of Iowa.

Page data source: US Census Bureau 2010 Census



Source: Woods & Poole Economics, Inc., MSA & Census

Housing



2010 Occupancy

The majority of city residents live in owner-occupied housing. Rental-occupied housing has decreased slightly over the last decade, while owner-occupied housing has increased by 12%. This could be due in part to the of a lack of available rental units.

Page data source: US Census Bureau 2010 Census

Average Median Value

The Hiawatha's median home value of \$141,400 is slightly lower than Line County \$145,700 but higher than the state's median value of \$134,700.

2010 - 2014
Avg. Median Value
\$141,400

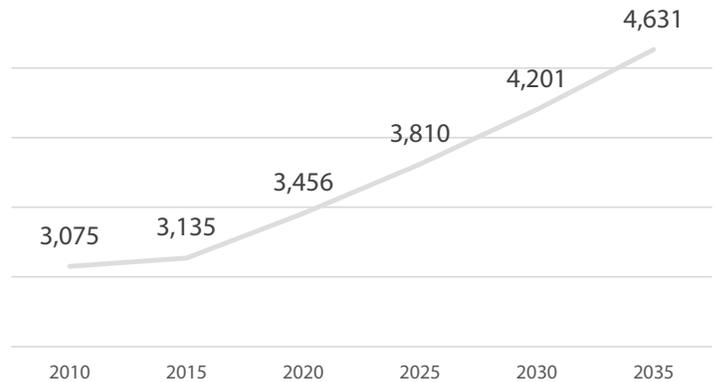


1980-2010 Household Counts

From 1980-2010, Hiawatha showed a 54.4% increase in the number of households. This includes a slower growth period in households from the 1980's to the 1990's (10% or 1% per year. Similar to the state as whole which increased by 10.9% or averaging just over 1% growth per year. The city's "persons per household" count, also known as household size, increased slightly from 2.24 in 2000 to 2.25 in 2010. During this same period, the state's "persons per household" declined by 2.5% to 2.40. This trend is consistent with national trends over the past several decades and can be attributed to smaller family sizes, increases in life expectancy, and increases in single parent households.

Housing Needs Projection

To be conservative in the projection of future housing demand, this analysis assumes a continued decline in household size of 1% per decade to forecast total households for years 2015, 2020, 2025, 2030 and 2035. As projected, the City of Hiawatha will see an increase of approximately 1,556 households between 2010 to 2035 based on US Census estimates. This equates to an addition of approximately 1,677 housing units over the coming 20 years, an increase of 50% over the current housing stock.

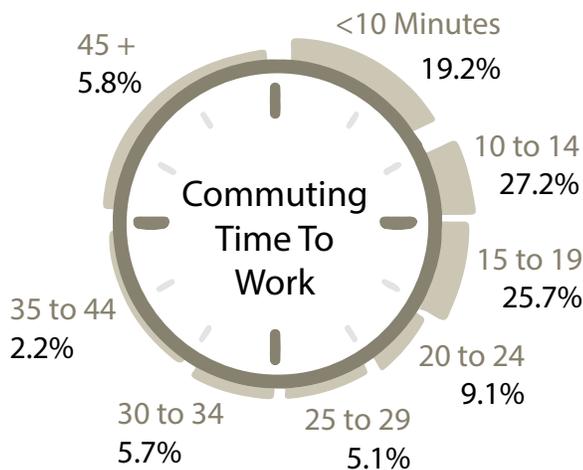


2014 Housing Affordability Analysis

Income Range	% of Households	Households in Range	Affordable Range for Owner Units	# of Owner Units	Affordable Range of Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-25,000	17.7%	537	\$0-50,000	467	\$0-299	57	524	-13
\$25,000-49,999	30.8%	935	\$50,000-99,999	250	\$300-499	164	414	-521
\$50,000-74,999	21.3%	645	\$100,000-149,999	284	\$500-699	504	788	143
\$75,000-99,999	10.7%	325	\$150,000-200,000	287	\$700-999	297	584	259
\$100,000+	19.5%	592	\$200,000+	576	Over \$1,000	148	724	132
Totals	100.00%	3,034	-	1,864	-	1,170	3,034	-

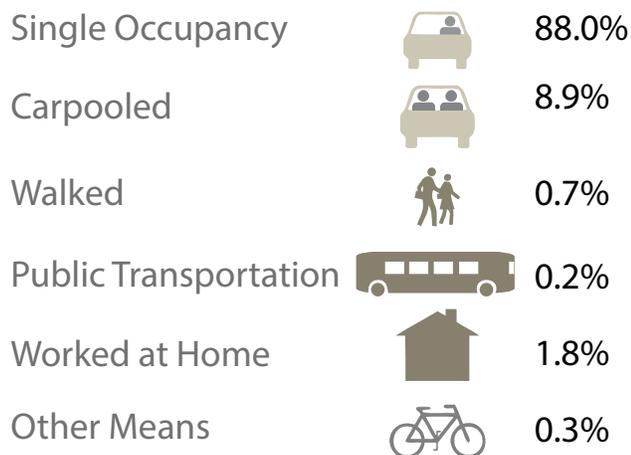
Page data source: US Census Bureau ACS Estimates

Transportation



Commuting Time to Work (2010-2014)

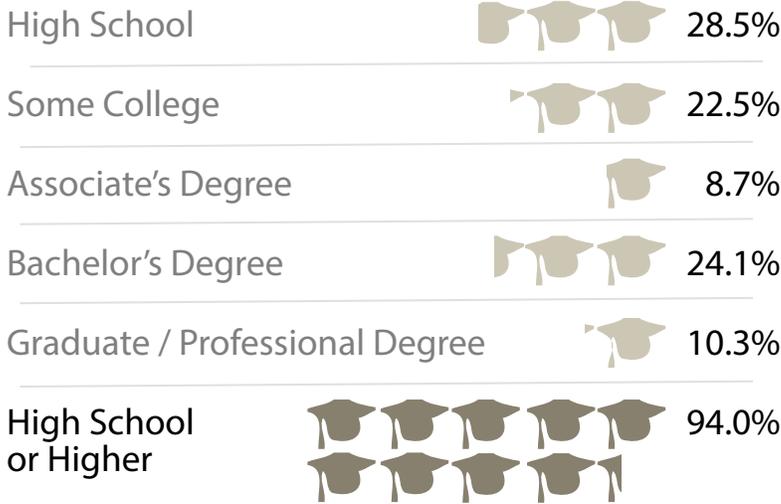
Approximately 46.4% of the city’s commuters age 16 or older work within 14 minutes of their place of employment. The average commute time for the City of Hiawatha is 17.3 minutes, similar to Linn County at 18.8 minutes.



Commuting Method to Work (2010-2014)

Commuting in Hiawatha is mostly done by car and primarily in a single occupant vehicle (88%). This number is slightly lower than the state as whole, which is at 89.2%. Those who carpooled to work in Hiawatha (8.9%) is in line with the State of Iowa (8.8%). On the other hand, those who used public transit was lower in the city 0.2% compared to the county at 1.0% and the state at 1.1%.

⌘ Economic Prosperity



Educational Attainment (2010-2014)

Education attainment data can provide insight into the quality of the existing labor force, including the availability of skilled and professional workers and the need for training opportunities. Data from the American Community Survey (2010-2014) shows that the percentage of county residents 25 years or older had at least a high school diploma was slightly higher than the state as a whole (94.0% vs 91.0%). Bachelor's and graduate degrees, however, were substantially higher in the city than the state (34.4% vs 25.7%). The comparison of high school graduates to associates degrees were substantially lower in the city versus the state (59.7% vs 65.2%).

		Avg. 2010-2014
Hiawatha	Per Capita	\$28,634
	Median Family	\$63,210
	Median Household	\$51,630
	<i>Below Poverty</i>	10.8%
Linn Co.	Per Capita	\$30,949
	Median Family	\$77,182
	Median Household	\$59,560
	<i>Below Poverty</i>	9.5%
Iowa	Per Capita	\$27,621
	Median Family	\$66,829
	Median Household	\$52,716
	<i>Below Poverty</i>	12.6%
Source: ACS, Census Bureau		

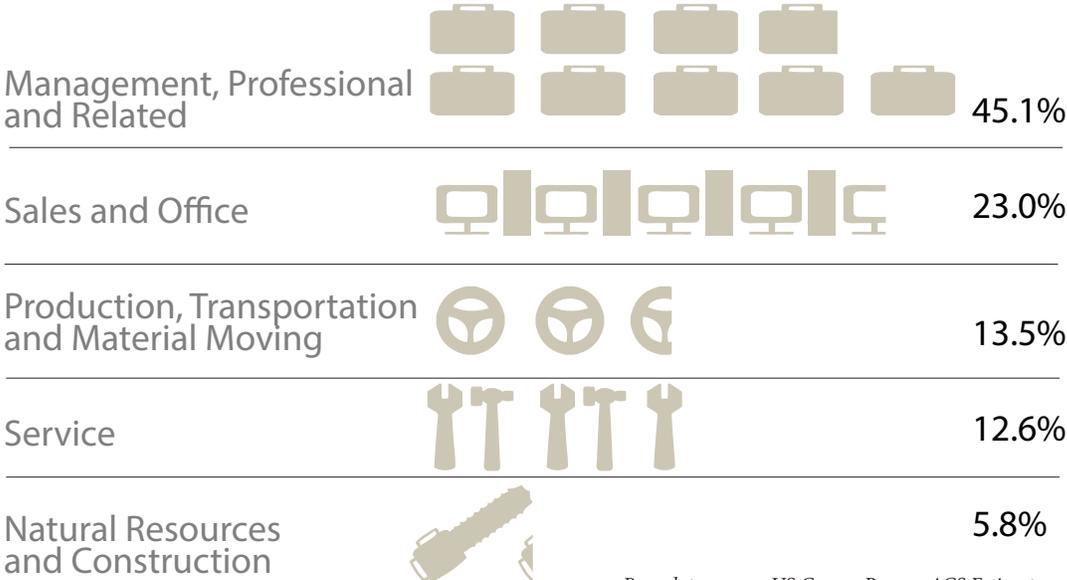
Median Family - A family consists of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit.

Median Household - A household consists of all people who occupy a housing unit regardless of relationship. A household may consist of a person living alone or multiple unrelated individuals or families living together.

Page data source: US Census Bureau ACS Estimates

Income Indicators (2010-2014)

The above table reinforces the typical correlation between education and income. The median household and per capita income for the county is substantially higher than the state as a whole. However, the median family income is lower in Hiawatha than in the state or county. Despite a lower median family income, Hiawatha and the county has less poverty than the state as a whole.



Page data source: US Census Bureau ACS Estimates

Occupations (2010-2014)

Based on the American Community Survey (2010-2014), nearly 88.7% of workers in the City of Hiawatha earn a private wage and salary. This compares to 79.0% statewide. Residents in Hiawatha as well as residents across the state, are primarily employed in “Management, Professional and Related” sectors, 45.1% for the City of Hiawatha and 34% for the State of Iowa.

The unemployment rate in Hiawatha is 4.6% compared to Linn County at 5.1% and 5.4% for the State of Iowa.

Hiawatha 2036

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Planning Process & Public Participation

3

This Chapter provides an overview of the planning process. Summaries of public input for the comprehensive planning process are provided.

4

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Appendix A
Appendix B

2.1 Overview of the Planning Process
2.2 Public Visioning Meeting

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2.1 Overview of the Planning Process

Planning Process

A transparent public participation process is the foundation to a successful plan. The involvement of residents, business owners, and other stakeholders is essential to the creation and implementation of the plan. Elements of public participation for the 2036 Hiawatha Comprehensive Planning process included:

- Comprehensive Plan Project Team
- Public Visioning Meetings
- Public Open House
- Community Wide Survey
- Crowd Source Mapping Tool

The Comprehensive Plan Project Team consisted of members of the City Council, City Staff and local Stakeholders. The Project Team acted as the primary sounding board for the planning process. The Project Team met five times during the planning process to review draft plan materials. All meetings were open to the public.

Incorporating Input into the Plan

The goals, objectives and policies of a comprehensive plan support the community's vision for the future of Hiawatha and address barriers to realizing this vision. Elements of the plan have been crafted from individual participant's ideas, discussions and debates among Committee members and the past experiences of the community as a whole.

This input allows us to construct underlying themes as a frame for the plan, and provides information on what specific issues and ideas are most important to Hiawatha's citizens. This foundation ensures that the plan is not just a hollow document, but a guide for future decisions in Hiawatha that are in line with the community's ideals. From this foundation, the City of Hiawatha will continue to grow and thrive.



Planning Process Schedule

Kickoff Meeting with City & Project Team Meeting #1

March 31, 2016 - Project Kickoff and Issues/Opportunities

Public Workshop #1

April 27, 2016 - Review Existing Conditions and Issues/Opportunities

Project Team Meeting #2

May 25, 2016 - Review Draft Goals and Strategies

Project Team Meeting #3

June 29, 2016 - Review Land Use Chapter

Project Team Meeting #4

July 27, 2016 - Implementation Action Plan Review and Review Draft of Comprehensive Plan

Public Workshop #2

August 31, 2016 - Open House to Review Draft Plan

Project Team Meeting #5

September 28, 2016 - Review Final Draft of Plan Update

Joint Council and Planning Commission Workshop

October 26, 2016 - Review Final Draft Plan

Planning and Zoning Commission Meeting

November 28, 2016 - Final Review and Recommendation

City Council Meeting

December 21, 2016 - Final Review and Adoption by Resolution



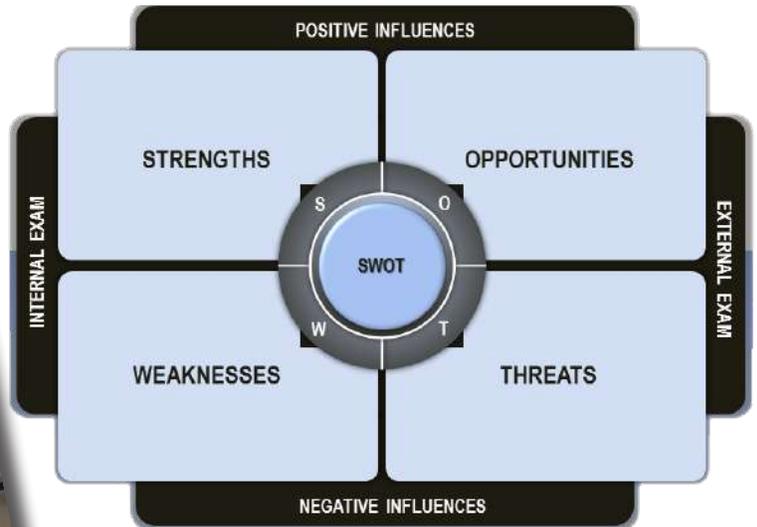
2.2 Public Visioning Meeting

Public Visioning Meeting

The City desires a clear vision for the future - Hiawatha as we want it to be in 2036. A Public Visioning Meeting was held on April 27th, 2016. The purpose of the meeting was to gather input on the City's strengths, concerns and opportunities to provide direction to the comprehensive planning process. Many citizens shared their opinions on the future of Hiawatha.

The meeting was structured as an open house format, focused on four overarching topics Natural Amenities, Governance, Leadership and Learning Environments, Economy and Prosperity, and Growth-Oriented and Sustainable Infrastructure. Consultants, City Staff and Plan Project Team members were available to discuss topics and answer questions about the plan and planning process. Participants were provided with markers and paper to address Strengths, Weaknesses, Opportunities, and Threats in the various categories.

The following pages provide a brief summary of the feedback and comments collected from each category. A more detailed list of comments, as well as the responses to the community wide survey are included in Appendix B.



Natural Amenities

Overall the meeting participants are very satisfied with the current parks and trail system that serves the community. There were some concerns on the trail crossing at Center Point Road. The traffic congestion was stated as a concern that exists not only for motorists but also pedestrians. A potential solution is the opportunity for an interchange opening at Tower Terrace to improve traffic flow and access to the community.

Governance, Leadership and Learning Environments

There is an opportunity to improve marketing and communications from the city to the public. There is also a need to attract more volunteers and elected officials to city committees and boards, especially a younger demographic to get a different perspective on things. There is a very strong desire to attract young people to the community, young professionals and young families to be involved in the community in all aspects. Overall there is a feeling that there are good community programs in place and that Hiawatha works well with other surrounding communities.

Economy and Prosperity

Not having a downtown core is seen as a threat to the community because it does not allow for central gathering spaces, clustered amenities for ease of access and to attract more business and residents to the center of town. There is a strong desire to attract a diversity of businesses from small to large. There is an opportunity for the community to reach out to successful local businesses like GoDaddy and other businesses that attract a younger demographic to have events at the business to get them interested in Hiawatha and learn about what drives them. The local events such as the Wednesday night farmers

market and concerts in the park are great for the local community and there is an opportunity to add more of these types of events. These events market the community, attract outside interest and bring the community closer together.

Growth-Oriented and Sustainable Infrastructure

There is a strong feeling that there is a lack of affordable housing, particularly rental units. This lower price point is the housing that young professionals and young families are looking for to relocate to the community. The growth area for the community is located northwest and the topography will pose a challenge to development. Installation of utilities, roads and other infrastructure will be more expensive and potentially a logistical challenge depending on the intensity of the surrounding topography. These types of issues will need to be addressed on a case by case basis as the community grows to determine where new development should go and what type of development best fits the northern landscape as the city continues to grow that direction.

As the community grows to the north, following the stormwater ordinance should be a priority through the use of retention and detention basins and other BMPs. As the community grows to new areas most of the participants felt it was important to continue to add park space. The railroad is a barrier that divides the community from east to west. As the community grows, ways to address this barrier should be explored.

Hiawatha 2036

Appendix A
Appendix B

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Goals and Strategies

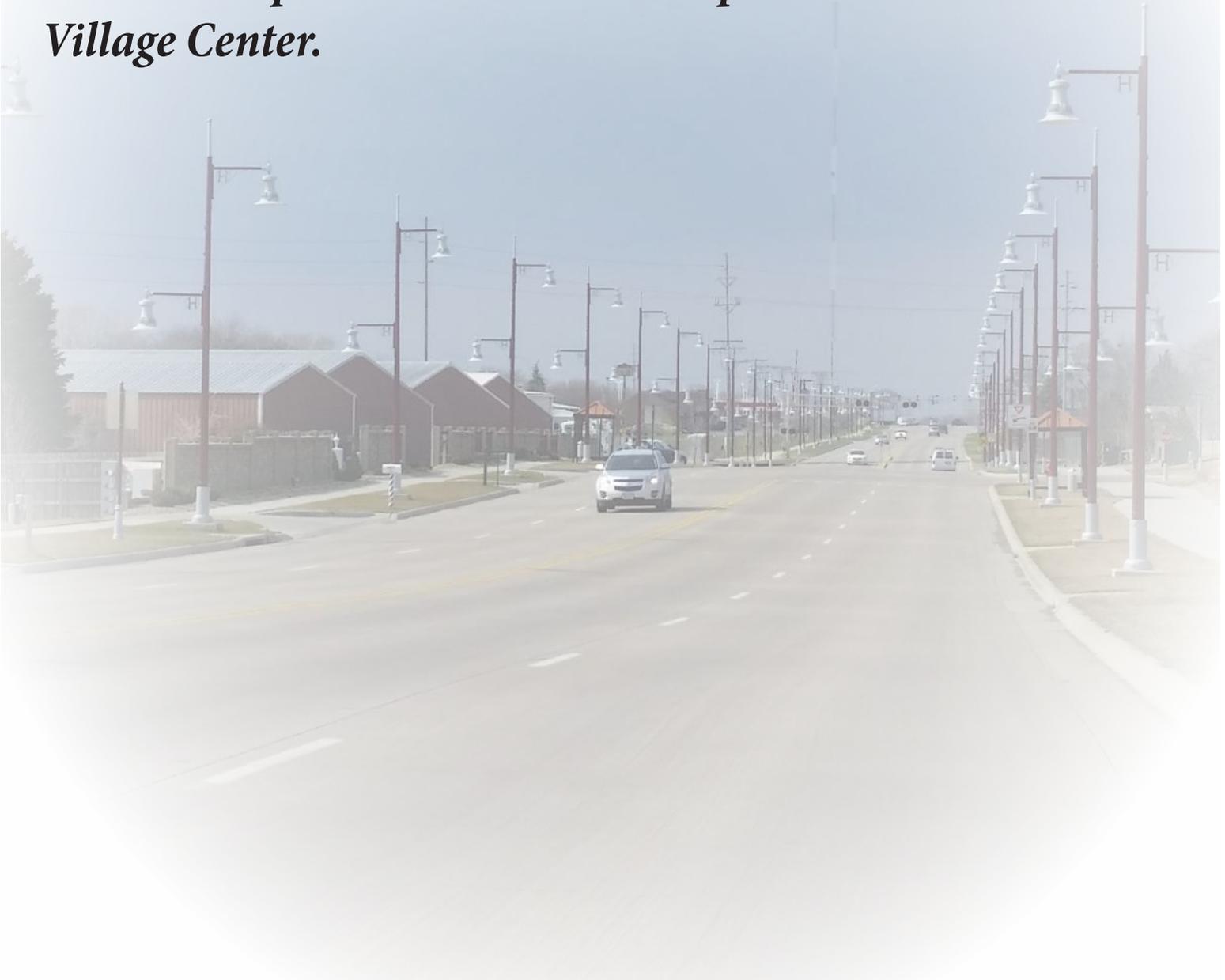
This chapter presents a vision for the future of Hiawatha and describes the goals and strategies to achieve that vision. Transportation, Housing, Community Character, Economic Development, Public Infrastructure and Utilities, Agriculture and Natural Resources, Community Facilities, Hazards, Intergovernmental Collaboration, and Quality of Life are all addressed. All goals and strategies are designed to work with and enhance Hiawatha's Zoning Districts and Development Regulations through strategies that promote continued evaluation and refinement of these areas to adapt with the changing community as it continues to grow and prosper.

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3.1 Hiawatha Vision

Hiawatha in 2036...

We are the Creative Corridor's most welcoming community to live, work and experience. Residents and visitors love our small town feel, walkable neighborhoods and the unique restaurants and shops in our vibrant Village Center.



Hiawatha's goals for a better future...

Each element of the comprehensive plan contains goals and strategies established during the planning process based on public input and other community indicators. This section defines goals and strategies, as follows:

Goal: A goal is a long-term target that states what the community wants to accomplish. Written in general terms, the statement offers a desired condition.

Strategy: A strategy is a statement that identifies a course of action to achieve a goal. They are more specific than goals and are usually attainable through planning and implementation activities.

Transportation & Mobility

T1: Ensure that all areas of the community are accessible by a network of sidewalks and trails.

T2: Provide a safe, efficient, multi-modal and well-maintained transportation infrastructure network.

Housing

H1: Encourage a mix of quality housing alternatives including apartments, townhomes and condos that are affordable and attractive to a variety of income levels.

H2: Strengthen community character by encouraging the maintenance and improvement of the existing housing stock and properties throughout the community.

Community Character

CC1: The City will have quality planned growth of infill and new developments that enhance the unique character of the community.

CC2: The City will strive for more festivals, activities and amenities for the enrichment of the citizens and those visiting from outside of the community.

Economic Development

ED1: Focus on the development of a village center to create central gathering spaces and clustered commercial/residential uses.

ED2: Facilitate strategic economic growth within the City and increase the retail and service options available to residents and visitors.

Community Facilities & Public Utilities

CF1: Continue to support local policies that lead to sustainable growth.

CF2: Maintain reliable and high quality services and facilities.

Agriculture & Natural Resources

ANR1: Protect and enhance the natural settings unique to the character of the area in and around Hiawatha.

ANR2: Protect and preserve the drainage ways subject to flooding, being cognizant of existing subsurface drainage ways, through open space for trails and future parks.

Hazards

HZ1: The City will promote education and awareness regarding hazards and risks in the community.

Intergovernmental Collaboration

IC1: Hiawatha will maintain mutually beneficial relationships and partnerships with neighboring municipalities, and federal and state agencies.

Quality of Life

QL1: Support activities and amenities for all ages and abilities.

QL2: Protect and enhance park, trail and recreation opportunities for Hiawatha's residents and visitors.

3.2 Transportation & Mobility



“Complete streets” are designed and operated to enable safe access for all users. Designs can include bike lanes, accessible transit stops, frequent and/or signaled crosswalks, narrower travel lanes, and traffic calming devices.

Transportation is an essential aspect of life. It is about the ability to readily and safely gain access to work, school, shopping, recreation, medical care and social gatherings. It is also an essential component of most economic activity. The City of Hiawatha’s overarching transportation themes are safety, efficiency and diversity of transportation options.

T1: Mobility & Transportation Goal 1

Ensure that all areas of the community are accessible by a network of sidewalks and trails.

Strategy: Continue to establish trail linkages to important community facilities and neighborhoods.

- Analyze trail crossing improvements on Center Point Road.
- Continue to develop a connected network of on-street and off-street bike routes to make bike transit a viable, safe transportation option.
- Continue to work with regional and state organizations to create a well connected regional trail system.
- Consider bike trails along certain streets in the City including Boyson Road.

Strategy: Continue street improvement program to upgrade existing streets and sidewalks in the City.

- Create a phased sidewalk plan that determines need to establish priority of the construction.

Strategy: Enforce sidewalk maintenance ordinance to improve existing sidewalk conditions.

- Actively enforce sidewalk maintenance requirements and continue to encourage sidewalk installation where gaps are present.

Strategy: Ensure installation of sidewalks in new subdivisions and with all lot/building improvements in existing neighborhoods.

- Ensure the current ordinance is sufficient and enforced for new development

T2: Mobility & Transportation Goal 2

Provide a safe, efficient, multi-modal and well-maintained transportation infrastructure network.

Strategy: Manage access and design of transportation network in order to effectively maintain the safety and functional integrity of City streets.

- Analyze future road extensions and connections for future development areas to maintain proper street connections.
- Develop corridor plans before significant development or growth occurs to seek the appropriate balance among competing issues, including efficiency, safety for all users, property access and impacts on adjoining land uses and neighborhoods.
- Consider land acquisition to widen existing collector and arterials only after all other alternatives have been explored, and then with a high level of scrutiny.

Strategy: Establish pedestrian and vehicular circulation to serve the proposed village center and neighborhood commercial centers.

- Prioritize the need to reconstruct streets to serve the Village Center

Strategy: Continue to promote the development of an interchange at Interstate 380 and Tower Terrace Road.

- Continue to promote the interchange at Tower Terrace Road and support any studies that further that initiative

Strategy: Ensure the new street networks, adjacent to existing neighborhoods, allow for access to and from the established community.

- Traffic impact studies should be considered through an independent professional prior to approving new development.

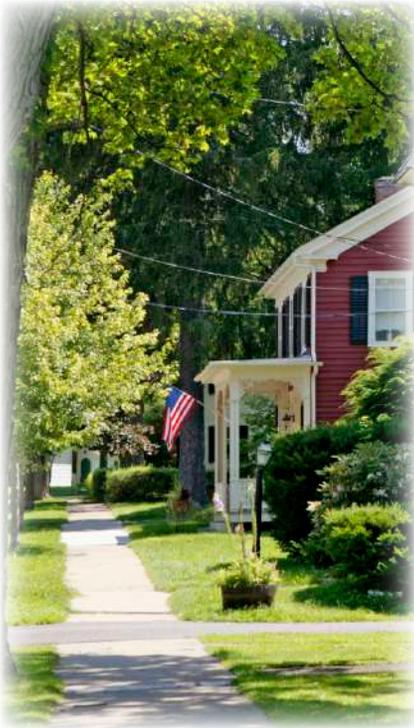
Strategy: Develop standards for “boulevard” type streets.

- This should be addressed through the evaluation and maintenance of Hiawatha’s Design Guidelines

Strategy: Evaluate the development of a Complete Streets Ordinance.

Strategy: Evaluate the need to address alternative transportation modes such as bus routes and alternative fuels as the city grows and adds new infrastructure.

3.3 Housing



“Traditional neighborhood design” incorporates a mix of housing types, well-connected streets, public spaces, and neighborhood-serving amenities.

“Universal Design” refers to a broad spectrum of design and construction techniques meant to create housing that is accessible and comfortable for people with or without disabilities.

“Lifecycle Housing” aims to create housing options that meet people’s needs and circumstances at all of life’s stages, from family to old age.

As a city grows and changes, housing must change to meet the needs of the population. Housing is included in a comprehensive plan to provide guidance for decision-makers and developers when considering additions to and renovations of the City’s housing stock. Diversity, quality, and affordability are overarching themes in Hiawatha’s housing goals.

H1: Housing Goal 1

Encourage a mix of quality housing alternatives including apartments, townhomes and condos that are affordable and attractive to a variety of income levels.

Strategy: Introduce incentives for young families/young professionals to purchase new/existing homes in Hiawatha.

- The City will promote the development of quality housing options.
- The City will support redevelopment of vacant homes by willing developers through tax abatement and other incentives.

Strategy: Create zoning standards that ensure a variety of housing types.

- Update zoning and subdivision ordinances to remove any barriers to affordable housing, allowing for dwelling accessory structures and small lot (i.e. less than 7,500 sq.ft.) housing and increased maximum allowed lot coverage.

Strategy: Design neighborhoods that integrate a range of housing types, densities and costs, consistent with the character and vision of the city.

- The City encourages the use of universal design and development of lifecycle housing to facilitate the ability of residents to age in place, either in the same home or the same neighborhood.
- The City will evaluate allowing alternative construction methods of dwelling units (i.e. “slab homes”) and small lot housing to provide market-rate affordable housing options
- The City encourages development of Higher Density Residential land use in the City where deemed appropriate, primarily in the area adjoining I-380.

Strategy: Examine housing market conditions in the surrounding communities and carefully track housing stock availability as it relates to regional housing needs.

- The City will periodically analyze the housing needs of the region and promote appropriate programs, regulations and incentives to meet these needs.

H2: Housing Goal 2

Strengthen community character by encouraging the maintenance and improvement of the existing housing stock and properties throughout the community.

Strategy: Develop programs and incentives that encourage property owners to improve the appearance and maintain the appearance of their property.

- Continue to monitor and encourage property maintenance.
- Actively enforce code violations related to housing standards and property maintenance.
- Encourage and support the creation of neighborhood associations and locally led neighborhood planning efforts.

Strategy: Apply for housing improvement programs to assist property owners with the rehabilitation of their homes.

- The City will consider the development of rebate programs and other financial incentives, in conjunction with public and private partners, for homeowners undertaking energy efficient rehabilitation efforts.
- The City will continue to support opportunities for home ownership for low to moderate income families through grant opportunities.
- Evaluate the potential for a local rehabilitation program to address fair to poor conditions in the current housing stock.

Strategy: Conduct a Housing Needs Assessment

Strategy: Update the Urban Renewal Plan so that TIF can be used for areas that will be developed in the future to add/utilize housing rebates from those funds.

3.4 Community Character



Community Character is about identity – characteristics that define Hiawatha in the minds of residents and visitors. Looking forward, the City is working to create a downtown village area, build on strengths in recreation amenities and continue to grow as a community.

CC1: Community Character Goal 1

The City will have quality planned growth of infill and new developments that enhance the unique character of the community.

Strategy: Ensure that new development is of lasting quality and future land use conflicts are mitigated between old and new development with an emphasis on strong community and neighborhood identity.

Strategy: Ensure developers and builders are provided with the community’s goals in terms of character and aesthetics.

Strategy: Consider incentives and studies for solar and other renewable/sustainable methods/practices. i.e. (Development standards with a requirement or IEDA’s Energy Division: City Energy Management Program).

Strategy: Update the zoning ordinance and subdivision ordinance regulations to reflect the Comprehensive Plan Update and new zoning techniques to promote sustainable community.

Strategy: Site plan regulations should guide the development of commercial, industrial, multi-family and other building sites harmonious with adjacent properties and environmentally sensitive areas.

- The City will consider alternative development approaches such as Traditional Neighborhood Development with shallow building setbacks, small lots, and front porches.

Strategy: Encourage annexation of property into the City in accordance with the policies and land use plan of this Comprehensive Plan Update.

Strategy: Any multi-family building should be of high quality, and should complement the design and character of the surrounding neighborhood. The general guidelines below apply to new multi-family development:

- **Parking and Buffering:** Fit the parking below the building or place surface parking behind the building. Provide landscaping of sufficient size to screen parking areas from the street and neighboring

properties. Use landscape islands to limit the aesthetic and ecological impacts of large parking areas.

- **Service Areas:** Trash containers, recycling containers, street-level mechanical, and rooftop mechanical should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.
- **Common Open Space:** Provide gardens, grass areas, and play areas to serve the needs of the residents. The use of contiguous back yards to create a larger network of open space is encouraged.

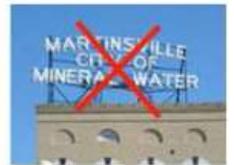
Strategy: Maintain site and building design guidelines for new development, especially the Center Point Road District (CPR), which establishes a small-town, “pedestrian-friendly” environment.

- **Relationship to the Street:** Design the building such that the primary building façade is orientated towards the street. Provide a public entrance on the primary façade.
- **Architectural Character:** Design the building using architectural elements that provide visual interest and human scale that relates to the surrounding neighborhood context and the City’s overall character.
- **Building Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials as used on the front façade.
- **Building Projections:** Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building.
- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.
- **Parking:** Fit the parking below the building or place it on the side/back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts.

Discouraged Sign Types



Pole Sign



Roof Sign

Encouraged Sign Types



Monument Sign



Building Sign



Cantilever Sign

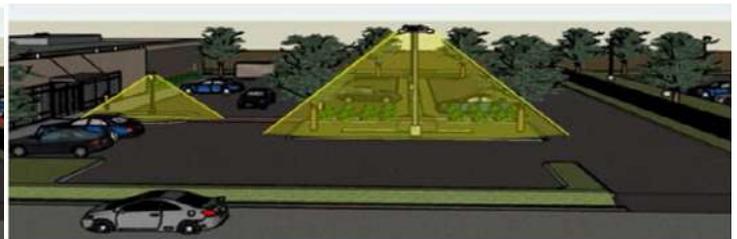


Awning Sign

Discouraged Parking Light Fixture (angled light fixture taller than 25 feet)



Desired Parking Light Fixture (full-cut-off light fixture less than 25 feet)



3.4



Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.

- **Landscaping and Lighting:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Exterior lights should be full-cut-off fixtures that are directed towards the ground to minimize glare and light pollution.
- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible.
- **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.

CC2: Community Character Goal 2

The City will strive for more festivals, activities and amenities for the enrichment of the citizens and those visiting from outside of the community.

Strategy: The City will work with Public Works and Parks & Recreation to continue maintenance and facilitate improvements to community recreation facilities.

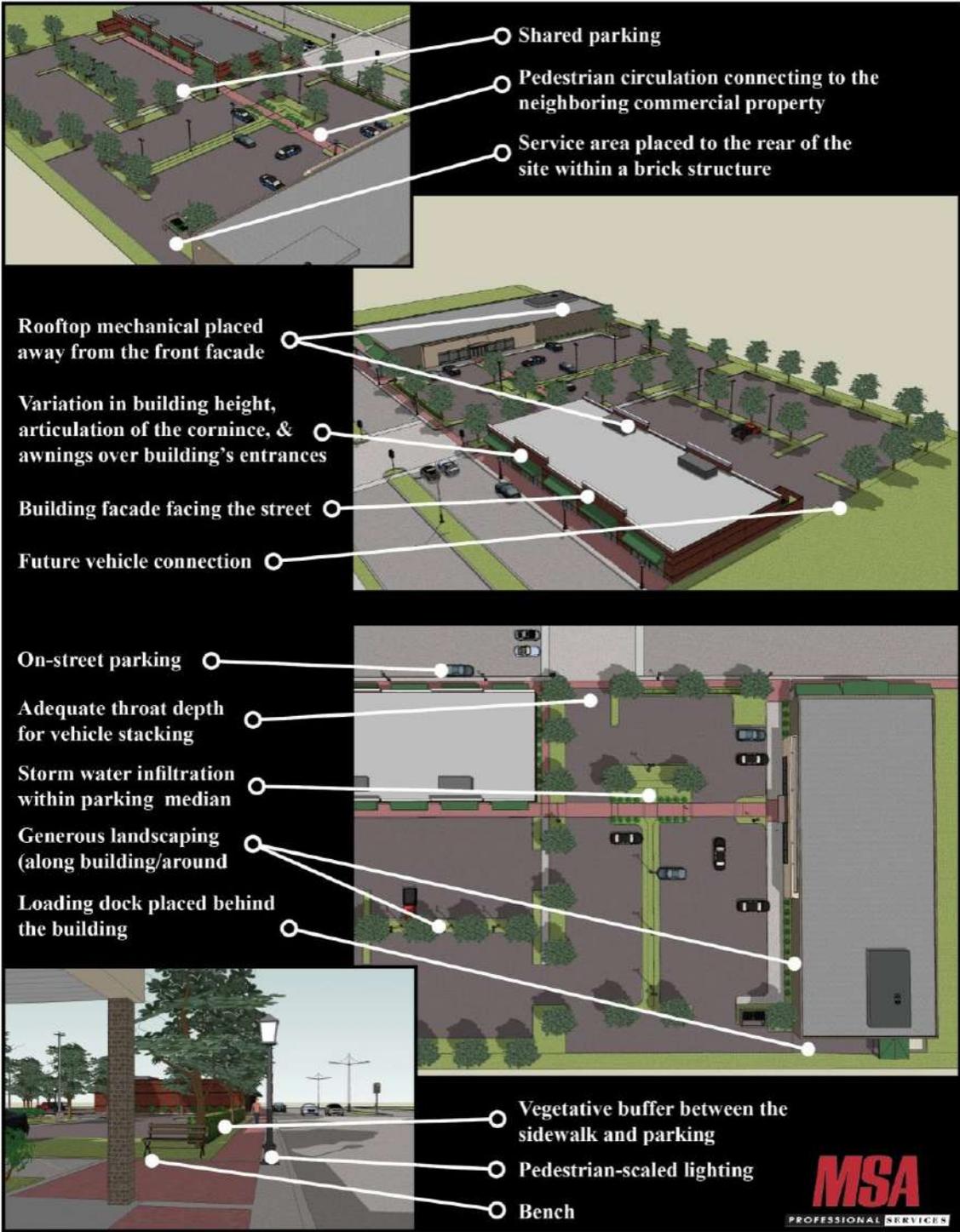
Strategy: Continue to promote and maintain existing parks and public open spaces.

Strategy: Consider identifying key intersections in the City with gateway features

Strategy: Promote the community to visitors and welcome them as they spend time in Hiawatha.

- Strive for more festivals and family activities.
- Development of a cohesive way-finding signage to direct residents and others in the community to places of interest.

Strategy: Best practices to consider for the City of Hiawatha's new Village Center.



3.5 Economic Development



Economic development is realized through the growth and retention of jobs, a diversity of business types, an increase in buying power, investment in the built environment, and a general improvement in the community’s quality of life. Creating economic prosperity requires the collaborative efforts of public and private entities, and the support of the community overall.

The City recognizes that economic success and a focus on workforce development requires extensive collaboration with other public and private entities - the City will be an active partner in these efforts and will avoid duplication of services. City “support” for these efforts may include staff time, funding, policies, or simply endorsement.

ED1: Economic Development Goal 1

Focus on the development of a Village Center to create central gathering spaces and clustered commercial/residential uses.

Strategy: Evaluate the design of the Hiawatha Village Town Center and adjust the design to fit the current City vision.

Strategy: Promote development of the Village Center as envisioned by the City at North Center Point and Robins Road.

Strategy: Encourage development of neighborhood commercial centers at selected commercial nodes identified on the land use plan.

Strategy: Promote development of mixed land uses of the Village Town Center as envisioned by the City at North Center Point Road and Robins Road.

Strategy: Promote the long range development of a business campus.

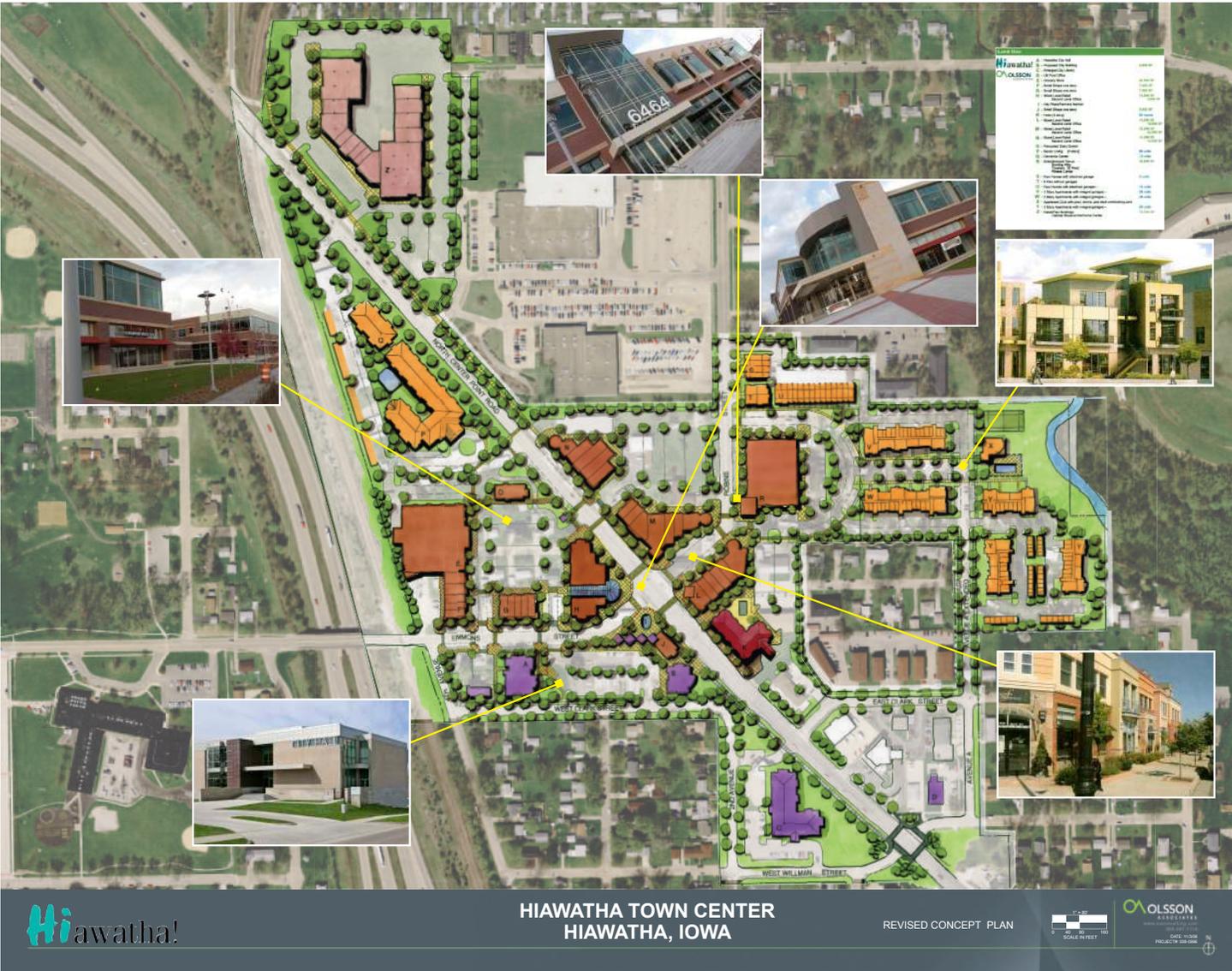
Strategy: Establish an incentive program specific to Village Center.

ED2: Economic Development Goal 2

Facilitate strategic economic growth within the City and increase the retail and service options available to residents and visitors.

Strategy: Review CRP Zoning Code and address any issues in the code language.

Strategy: Encourage economic development and new industries that will attract new population growth.



3.5



Strategy: Encourage development that will expand the commercial and industrial tax base of the City.

Strategy: Consider redevelopment of certain residential areas along Blairs Ferry Road. (also see page 4-25)

- Ensure properly screened from residential areas as needed.

Strategy: Encourage light industrial uses to locate in the Tower Terrace Industrial Park.

Strategy: Maintain strategies to promote sustainable economic development.

- The City supports the idea of public-private partnerships and will work proactively with private business and land owners to facilitate investment in the community.
- The City will support the needs of growing businesses and will work with local partners to provide programs, space and infrastructure necessary to support an expanding workforce.
- The City will maintain an adequate supply of land for commercial and industrial development.
- Emphasis will be placed on attracting businesses and industries that operate in a sustainable manner, contribute to the sustainability of the community as a whole, and are responsible environmental stewards.
- The City will continue to support sustainable business education programs and initiatives.

Strategy: Establish and promote a unique identity for the City of Hiawatha to assist in marketing economic growth opportunities.

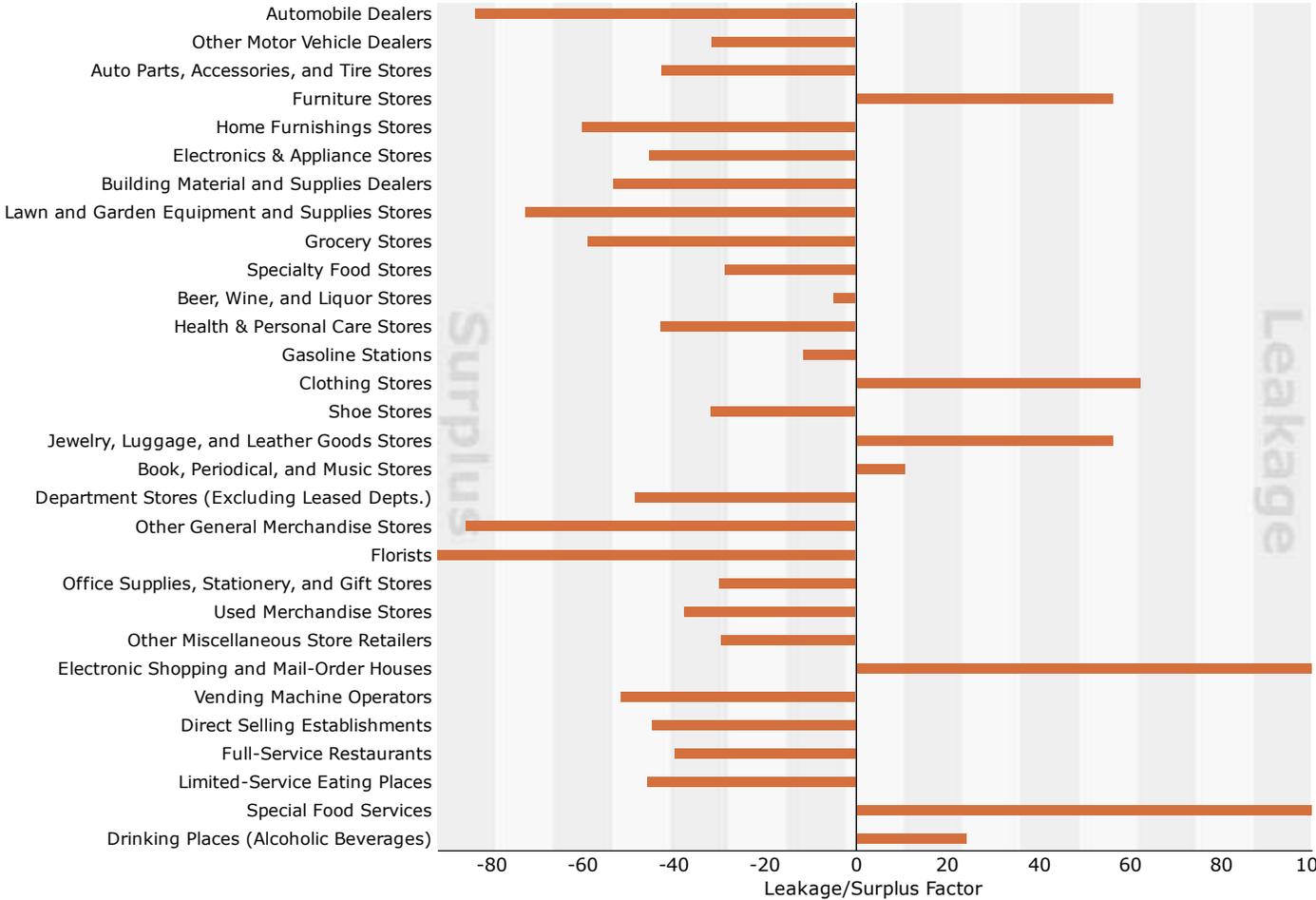
- The City promotes its downtown as a compact, pedestrian-friendly business district that supports employment, shopping, housing, and recreation opportunities.
- The City will create and enforce design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access.
- The City will support the creative arts, including live performance, public art installations, art galleries, etc., as an important element of workforce attraction and economic development.
- The City will support live/work spaces.
- The City will work to develop a cohesive and attractive “feel” to the Village Center concept through unique streetscaping, signage, and other public infrastructure.

- Key locations in downtown will be easy to locate through the appropriate use of wayfinding and signage.
- The City will work to build a pedestrian-friendly Downtown through streetscape improvements.
- Adaptation and reuse of existing structures that have historic architectural character is strongly encouraged, and the City will review and guide adaptations through the design review process.

ESRI Business Analyst Online Tool

The graph below shows the leakage of specific retail segments by Industry Group within a 5 minute drive of the City of Hiawatha. This is not an all encompassing list but is an indicator of needed services and potential business segment opportunities.

Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2016 Release 1 (2015 data in 2016 geography) Copyright 2016 Infogroup, Inc. All rights reserved.

3.6 Community Facilities & Public Utilities



Local government is responsible for a broad array of essential services, from sewer and water service to park and recreation facilities, fire and police protection and public schools. The quality, efficacy and efficiency of these services have a direct relationship to quality of life for residents. While each of these services is individually managed and monitored, they are considered in the comprehensive plan to ensure that investment in these services serves the overall vision for the City. The overarching themes of the plan for these services are quality, efficiency, and equity.

CF1: Community Facilities & Public Utilities Goal 1

Continue to support local policies that lead to sustainable growth.

Strategy: Encourage orderly growth at a moderate rate in keeping with the City's ability to provide public services and infrastructure.

Strategy: As land develops within the city limits the City of Hiawatha should use the future land use map, comprehensive plan and development limitations map to determine future growth areas outside the current city limits.

Strategy: Improve the Dry Creek/Indian Creek and McLoud regional sewers.

CF2: Community Facilities & Public Utilities Goal 2

Maintain reliable and high quality services and facilities.

Strategy: Provide a new one million gallon water storage tank to serve existing and future development.

Strategy: Evaluate an assessment policy for assessing benefitted commercial and industrial property owners for reconstruction of adjoining street.

Strategy: Evaluate potential sites for a potential consolidated site for a civic campus to include fire station, maintenance facility, possible park and other public uses.

Strategy: Evaluate potential sites on land use plan for elementary school

Strategy: Promote the development of a community recreation center with a potential indoor swimming pool.

Strategy: Improve Dry Creek/Indian Creek and McLoud regional sewers.

Strategy: Expand the library facilities to serve existing and future population of the community.

Strategy: Update the capital improvements program annually in coordination with the Comprehensive Plan Update policies and the land use plan.

Strategy: Maintain existing community center to meet the needs of the community.

Strategy: Ensure that public/private utilities and facilities are constructed and maintained according to professional and governmental standards to protect the public health, minimize disruption to the natural environment and to reinforce the traditional character of the City.

- The City will plan for utility extensions on a system basis, rather than as a series of individual projects and will require that developers locate and size utilities with enough capacity to serve adjacent future growth.

Strategy: Monitor satisfaction with public and private utility and service providers, and seek adjustments as necessary to maintain adequate service levels.

- The City will monitor the quality and quantities of water pumped from City wells to ensure the needs of the community are met in terms of health and sustainability.
- The City encourages programs and development techniques that support water conservation and both groundwater protection and recharge.

3.6



Strategy: Ensure that public facilities and services continue to meet the needs of residents and businesses, especially as new development increases demand for those facilities and services.

- The City encourages logical, cost-efficient expansion of utilities to serve compact development patterns.
- The City generally requires all development that relies on municipal services to be located within the City of Hiawatha's corporate limits.
- Development permits shall not be issued unless there is adequate provisions for the necessary public facilities to serve such developments.
- The City requires that during development planning, and then site construction, natural drainage patterns (i.e. existing drainage corridors, streams, floodplains and wetlands) are preserved and protected whenever possible.
- Developers will be responsible for erosion control and stormwater quality and quantity control both during and after site preparation and construction activities in accordance with applicable local, county or state regulations.
- The City encourages the use of stormwater management devices that improve the quality and reduce the quantity of runoff (e.g. rain gardens, infiltration basins, vegetated swales) in the design of stormwater management plans and a general effort to reduce the amount of impervious surfaces within new or existing developments.
- The City will guide new urban growth to areas within the areas laid out in the Future Land Use plan. Development in these areas shall be designed so that it can be easily and efficiently served with municipal services.
- Non-farm development not served by public sanitary sewer and water is discouraged within these areas, except as approved through intergovernmental planning or related agreements, consistent with adopted comprehensive plans, and designed to potentially accommodate the long-term retrofitting of public services into the development.
- In areas not served by municipal sewer, the City requires adherence to the Iowa State Code and County Sanitary Code.

Strategy: Work with Hiawatha's Fire Department, Quick Response Services, and Hiawatha Police departments to continue to provide sufficient community service levels.

- The City works with the Hiawatha Police Department, Hiawatha Fire Department, to maintain adequate provision of emergency services (i.e. fire, police, EMS/QRS) for City residents and businesses, and

will review service provision levels with the appropriate agencies annually. The City encourages opportunities for intergovernmental cooperation on emergency services.



3.7 Agriculture & Natural Resources



The abundance and health of our agricultural and natural resources are vital to the well being of our community, the prosperity of our economy and the health of our regional ecological systems. This section outlines the objectives and policies for preserving, protecting, and restoring our natural and agricultural resources. Because all systems are interconnected, these policies address water, land, wildlife, air, vegetation, food systems, and the welfare of our citizens.

ANR1: Agriculture & Natural Resources Goal 1

Protect and enhance the natural settings unique to the character of the area in and around Hiawatha.

Strategy: Hiawatha will require areas of green space at the perimeter of new developments to provide for preservation and a visual break between developments.

- The City will require conservation or comparable restoration of natural features during the development process, including conservation or replacement of mature trees and natural waterways.
- The City will explore ways of creating and supporting community gardens, farmers' markets, food pantries, and other similar community-based food projects.
- The City will support and encourage educational programming targeted at preservation and appreciation of the environment.

Strategy: Consider incorporation of green solution provisions into site plan regulations.

- The City will use its zoning and subdivision powers to protect waterways, shorelines, wetlands, steep slopes and floodplain areas within the City's extraterritorial area. This is of great importance in guarding against unnecessary erosion as land gets developed.
- Emphasis will be placed on preserving and, in some cases, reconstructing natural waterways and riparian buffers.

ANR2: Agriculture & Natural Resources Goal 2

Protect and preserve the drainage ways subject to flooding, being cognizant of existing subsurface drainage ways, through open space for trails and future parks.

Strategy: Protect floodplains as defined by FEMA and designated on FIRM maps from incompatible development.

Strategy: Protect wetlands through development standards requiring the wetland areas to remain undeveloped.

Strategy: Hiawatha will support healthy watersheds.

- The City will preserve the natural character of the watershed through green space acquisition, floodplain regulations, and drainage corridor and buffer protection.
- The City will support and encourage sustainable agricultural practices to protect watershed and water resource health.

Strategy: Hiawatha will efficiently manage stormwater.

- The City will work to promote the use of stormwater as a resource and not a waste product.
- Emphasis will be placed on reducing the volume of runoff through best management practices; like permeable pavement.
- Whenever possible, the City will utilize stormwater best management practices (BMP) such as “Permeable paving” which utilizes porous materials and laying techniques to allow water to percolate and infiltrate the soil beneath the paving, instead of running off as with impervious management practices in public facilities and projects.

Strategy: Surface water quality will be improved and maintained.

- The City will seek to reduce point and non-point pollution to local streams and rivers through best management practices.
- The City will strictly enforce erosion control and Clean Water standards through development regulations and impervious incentives.

3.8 Hazards



The City of Hiawatha is committed to protecting people and property from natural and man-made disasters. A community must first identify potential hazards and then mitigate for impacts prior to disasters, then respond efficiently during a disaster, and plan for a comprehensive recovery post-disaster. This section defines the overarching goals and policies for all phases of a disaster.

HZ1: Hazards Goal 1

The City will promote education and awareness regarding hazards and risks in the community.

Strategy: Hiawatha residents and businesses will be prepared for potential disasters.

- When forewarning is possible the City will strive to keep citizens apprised of the situation and possible outcomes during flooding, snow storms and other naturally occurring hazards.
- The City will collaborate with local agencies and organizations to inform the community about disaster preparedness, especially including evacuation procedures in flood-prone areas and the location of public shelters.
- The City encourages private disaster preparedness, including resilient building practices and materials, establishment of disaster response and recovery plans by families and businesses, and maintenance of emergency kits and supplies as recommended by the Federal Emergency Management Agency (FEMA).
- The City encourages and will implement programs to support participation in the National Flood Insurance Program (NFIP) and hazard proofing of residences and businesses.

Strategy: The City's use of smart development practices will effectively limit disaster impacts to new development due to flooding.

- The City discourages private development in flood-prone areas and will work to restore the natural floodplain of Dry Creek, the Cedar River and associated tributaries.
- The City will commit to the safe development of public facilities, and will evaluate the feasibility of re-siting and upgrading facilities to mitigate potential hazard.

Strategy: The City will be prepared for the worst case scenario.

- The City will plan for the effective delivery of emergency services and basic human needs in the event of a worst case scenarios, such as catastrophic flooding, wind damage from tornados or large snowfall events.

- The City recognizes the potential for a disaster causing impacts beyond the City's capacity to respond, and will develop procedures to request timely assistance from neighboring communities and County and State government.



3.9 Intergovernmental Collaboration



Successful and vibrant communities are built from collaborative efforts among city businesses and organizations and form beneficial relationships with regional organizations and state and federal agencies. This section defines the City's policies on collaboration and provides guidance on reaching out to new partners and maintaining existing relationships.

IC: Intergovernmental Collaboration Goal 1

Hiawatha will maintain mutually beneficial relationships and partnerships with neighboring municipalities, and federal and state agencies and the schools and universities serving the Hiawatha residents.

Strategy: Enter into formal annexation agreements with Cedar Rapids and Robins.

Strategy: Coordinate with Linn County land use in unincorporated areas that are subject to annexation to provide compatible land use and development in the interim period.

Strategy: Communicate clearly with Cedar Rapids, Marion, Robins and Linn County to establish mutually agreeable development goals and objectives in the City's extraterritorial area.

Strategy: Ensure adequate school facilities by coordinating and communicating growth plans with the Cedar Rapids Community School District.

Strategy: Leverage area universities, colleges and extension resources to help the City further its planning and development interests.

- The City will seek a collaborative approach to future plans and projects with area universities and university extension offices.

Strategy: Reduce costs and improve quality of municipal services through partnerships with neighboring towns and municipalities.

- The City will continue to seek cost efficiencies through shared services with neighboring communities.
- When considering the addition or expansion of services and facilities, the City will consider the costs and benefits of developing partnerships with neighboring jurisdictions to meet local service demands.
- The City will make efforts to establish regional partnerships for special projects and issues, such as trail and recreation improvements, public transit, local food systems (i.e. food coops), and sustainability.

Quality of life is the single most important factor to retain current residents and attract future residents. It is also key to economic vitality. Every aspect of the community from city services such as waste water treatment to available park space in walking distance for a homeowner. These types of scenarios are a determining factor in the overall perception of the quality of life in Hiawatha. The following section defines some overarching themes for quality of life that came out in earlier meetings and the community wide survey.

QL1: Quality of Life Goal 1

Support activities and amenities for all ages and abilities.

Strategy: Consider incorporating “green solution” provisions into the site plan regulations. (i.e. pervious pavement percentage of lot area, retention/detention ponds, and bioswales.

Strategy: Ensure housing is adequate for the needs of the community as a whole.

Strategy: Support the planning and implementation of a safe connection across Center Point Road for bikes and pedestrians.

QL2: Quality of Life Goal 2

Protect and enhance park, trail and recreation opportunities for Hiawatha’s residents and visitors.

Strategy: Promote continued development and renovation of existing parks.

Strategy: The City will work to address the need for an indoor facility for activities during the winter months and inclement weather for all ages and abilities.

Strategy: Encourage development of multi-purpose trails linking local trails to regional trail network.

Strategy: Encourage the use of floodplains of Otter Creek for passive and active recreation activities and future parks.



Hiawatha 2036

1
2
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4
5
Appendix A
Appendix B

4 Land Use

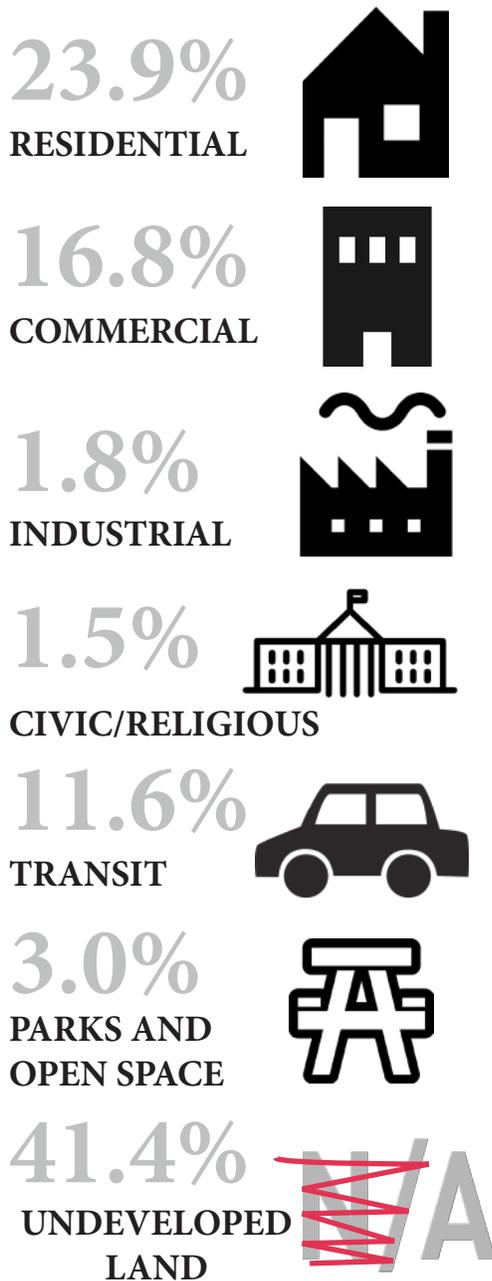
This Chapter outlines objectives and policies specifically for land use, defines categories of land use, describes the desired future land use for Hiawatha, and identifies special planning areas.

	Page
4.1 Existing Land Use	4-2
4.2 Future Land Use Map	4-6
4.3 Future Land Use Categories	4-8
4.4 Development Concepts	4-22
4.5 Design Guideline Considerations	4-28

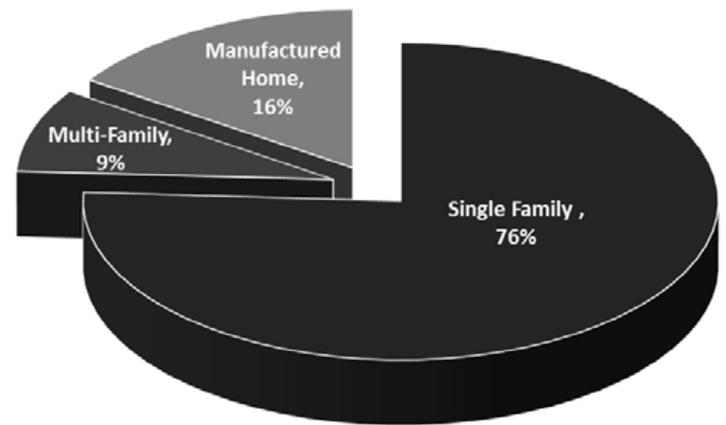
4.1 Existing Land Use

Existing Land Use

There are many unique uses of land across Hiawatha, and many more ways to configure those uses. It is the City's responsibility to regulate where and how development occurs through the UDC/planning and zoning regulations so that conflicts between incompatible use is minimized, and so that land and infrastructure are used as efficiently as possible. As Hiawatha continues to grow, land use is critical to keep the community a pleasant, attractive place to live, work, and play. This chapter features goals, objectives, and policies that apply to land use in general. It also contains strategies and guidelines for specific types of land use and their location within the City and its extraterritorial plat review area.



2016 existing land use conditions are shown to the right, see Appendix A for a full size version. The Hiawatha planning area extends 2 miles from the current city limits. The city limits include approximately 2965 acres. The majority of the City is currently comprised of Residential (23.9%). Other prominent land uses in the City are Commercial (16.8%) and Transportation (11.6%). Parks and Recreation make up about (3.0%) of the City, and approximately (41.4%) of land inside the City Limits is currently undeveloped land. Industrial and Civic only make up 3.3% of the city land. Refer to Appendix A for full size maps of existing and future land uses and development limitations.



Residential Land Use Detail

4.2 Future Land Use Map

Using the Future Land Use Map

The Future Land Use Map (opposite) identifies categories of similar use, character and density. These categories are described in the subsequent pages, including explanation of the City’s intent, design and development strategies for each.

This map, and the corresponding text, are to be consulted whenever development is proposed. Development shall be consistent with the use category shown on the map and the corresponding text.

Where uses in this map differ from the current use, it is not the general intent of the City to compel a change in use. Except in rare instances when the City may actively facilitate redevelopment of a priority site, the City’s use of this map will be only reactive, guiding response to proposals submitted by property owners.

Amending the Future Land Use Map

It may, from time to time, be appropriate to consider amendments to the Future Land Use Map. The following criteria should be considered before amending the map.

Agricultural

The total number of acres of agricultural land may continue to decrease in Linn County. As the population of Hiawatha continues to grow and land is annexed and/or rezoned to accommodate the development needed to support the additional population. This anticipated growth must be balanced against the goals of preserving agricultural land for the purposes of resource protection and maintaining agricultural contributions to the county and regional economies.

Compatibility

The proposed development, or map amendment, will not have a substantial adverse effect upon adjacent property or the character of the area, with a particular emphasis on existing residential neighborhoods. A petitioner may indicate approaches that will minimize incompatibilities between uses.

Natural Resources

The land does not include important natural features such as wetlands, floodplains, steep slopes, scenic vistas or significant woodlands, which will be adversely affected by the proposed development. The proposed building envelope is not located within the setback of Floodplain zones (raised above regional flood line). The proposed development will not result in undue water, air, light, or noise pollution. Petitioner may indicate approaches that will preserve or enhance the most important and sensitive natural features of the proposed site.

Emergency Vehicle Access

The lay of the land will allow for construction of appropriate roads and/or driveways that are suitable for travel or access by emergency vehicles.

Ability to Provide Services

Provision of public facilities and services will not place an unreasonable financial burden on the City. Petitioners may demonstrate to the City that the current level of services in the City, or region, including but not limited to school capacity, transportation system capacity, emergency services capacity (police, fire, EMS), parks and recreation, storm water, library services, and potentially water and/or sewer services, are adequate to serve the proposed use. Petitioners may also demonstrate how they will assist the City with any shortcomings in public services or facilities.

Public Need

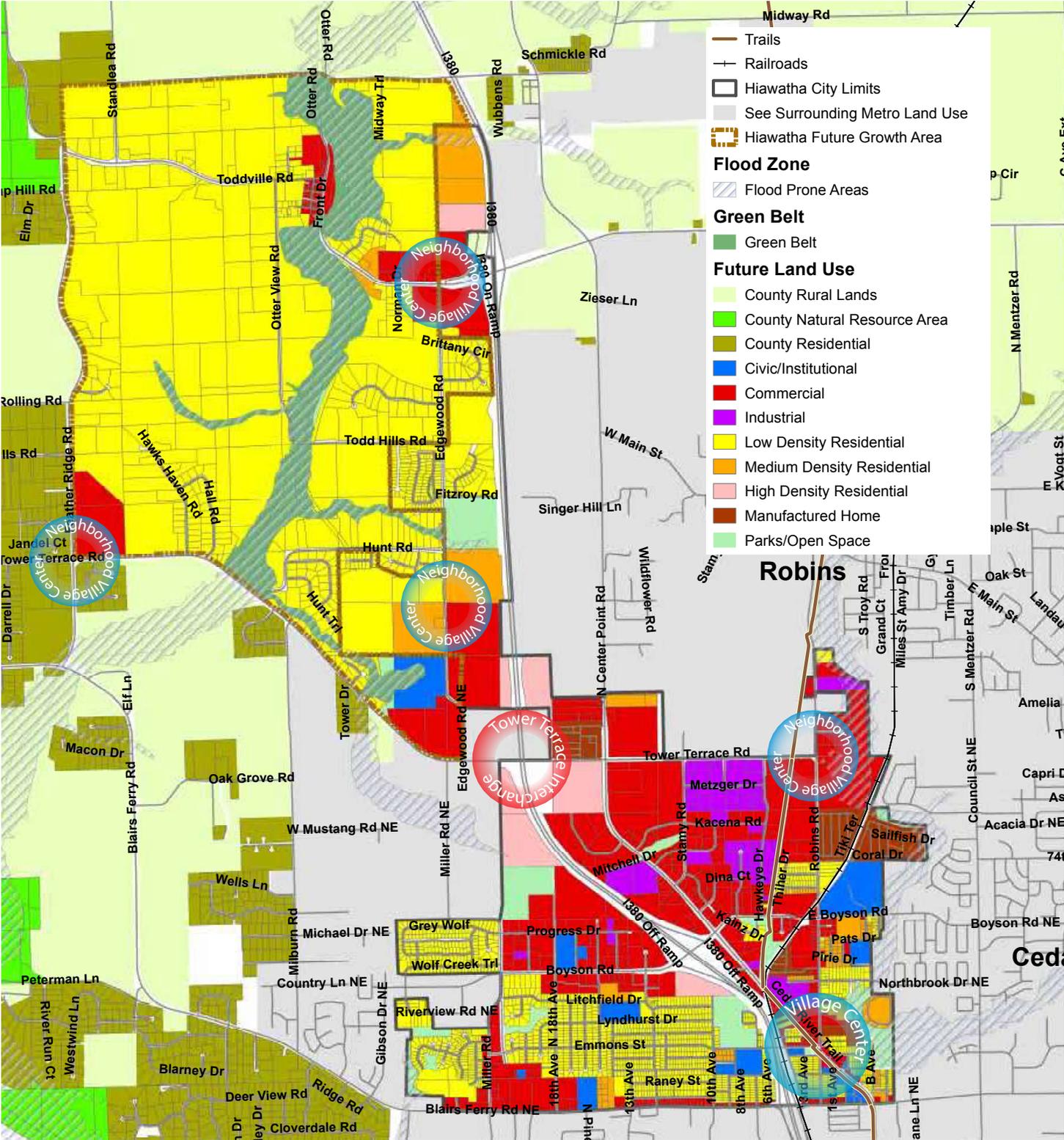
There is a clear public need for the proposed change or unanticipated circumstances have resulted in a need for the change. The proposed development is likely to have a positive fiscal or social impact on the City.

Adherence to Other Portions of this Plan

The proposed development is consistent with the general vision for the City, and the other goals, objectives, and policies of this Plan.

A “Petitioner” refers to anyone that comes before the City of Hiawatha with a request to amend the Future Land Use Map in this Comprehensive Plan.

Future Land Use Map



4.3 Future Land Use Categories

Future Land Use Categories

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not legally set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.). The strategies listed with each category are provided to help landowners and City officials make design decisions during the development process consistent with the intent of the land use category. Some categories also feature design recommendations.

The nine categories designated on the Future Land Use Map are:

- **RL** - Rural Lands
- **LDR** - Low Density Residential
- **MDR** - Medium Density Residential
- **HDR** - Higher Density Residential
- **MH** - Manufactured Home* (Carry Over from Existing Land Use)
- **C** - Commercial
- **I** - Industrial
- **CV** - Civic/Institutional
- **Prk/OS** - Parks & Open Space

Rural Lands (RL)

The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2036. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.



Low Density Residential (LDR)

Low Density Residential areas are intended for housing with densities that range from one to four units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units.



Medium Density Residential (MDR)

Medium Density Residential areas are intended for housing at densities between two to four units per acre not to exceed eight living units per acre. Uses in this category include single-family attached duplexes/twinhomes, townhouses, row houses, apartment buildings, and senior housing.



Higher Density Residential (HDR)

Higher Density Residential areas are intended for housing at densities exceeding eight living units per acre. Uses in this category include row houses, apartment buildings, and senior housing.



Commercial (C)

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. The type and size of use will be determined by location and market forces.



Industrial (I)

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses. Industrial areas are typically larger, individual sites not part of a larger business park.



Civic/Religious (CV)

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or quasi-public entity. This category does not include parks and recreation areas.



Parks & Open Space (Prk/OS)

Parks, Recreation and Open Space areas are intended for active and passive recreation uses or preservation of natural areas. Open Space areas are intended for preservation of natural drainage and flood prone areas. Prk/OS lands can be public or privately owned.



4.3

RL- Rural Lands

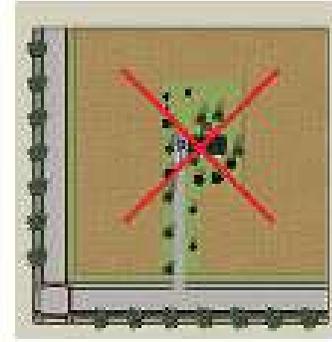
The Rural Lands category is intended to preserve land and rural character in areas deemed unlikely or infeasible for urban development prior to 2035. Preferred uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic.

Land Use Strategies

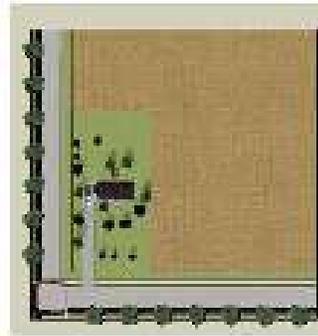
RL-1: New homes should be sited on non-productive soils in ways that minimize disruption of agricultural use and avoid the creation of new access points to state highways. Small lots (e.g. 1.5 acres) are preferred, especially if the remaining land is in agricultural use.

RL-2: Rural residential subdivisions containing 5+ homes are discouraged, except in areas where urban development is unlikely to occur, even many years from now.

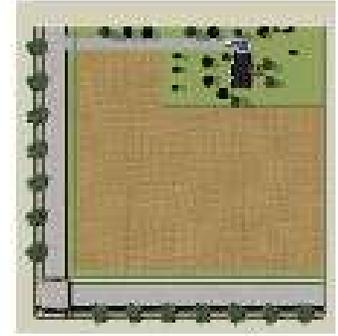
RL-3: Rural residential subdivisions are strongly encouraged to utilize conservation design strategies that minimize the disruption of natural features and rural character.



Discouraged Layout

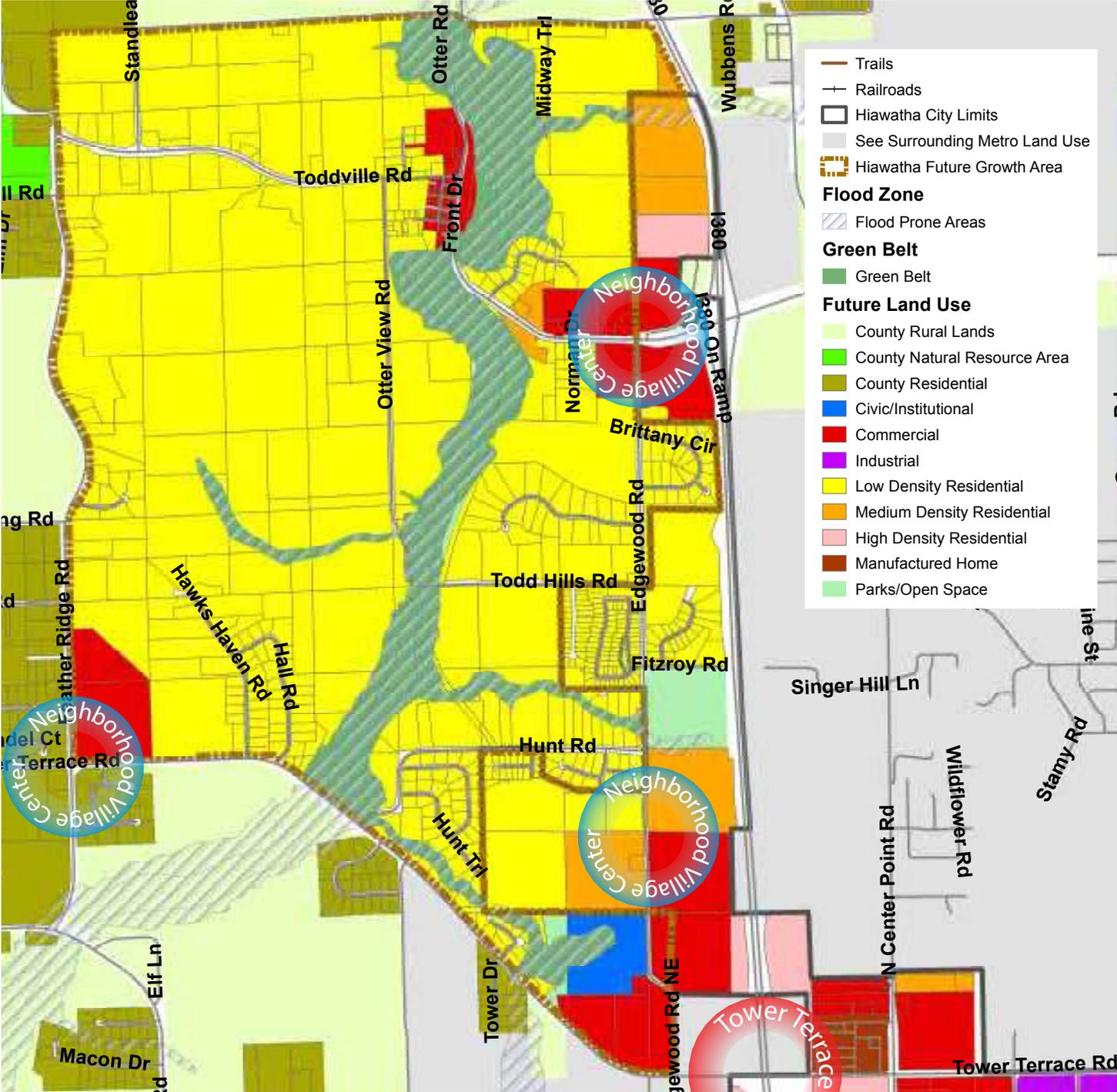


Desirable Layout #1



Desirable Layout #2

Hiawatha Future Growth Area



Some of the area designated as the Hiawatha Future Growth Area falls in the Rural Lands land use category because of the location and the existing land uses. This is an area that is ideal for the Conservation Development Concept because of the Green Belt concept and due to the difficult topography of the area.

LDR - Low Density Residential

The Low Density Residential areas are intended for housing with densities that range from one to four units per acre. Neighborhood areas classified as LDR will typically be predominately single-family detached units.

Land Use Strategies

LDR-1: Urban services will be required for all new development, including municipal water, wastewater, and stormwater management systems.

LDR-2: Though low density housing is the predominant use in most neighborhoods, healthy, balanced neighborhoods may also include other uses that support the needs of residents, including:

- Parks and recreational facilities
- Small municipal and institutional facilities (e.g. learning center, library, fire station, etc.)
- Community centers
- Places of worship

LDR-3: Infill development will protect the character of existing residential neighborhoods. Where possible, infill development should be single-family homes and should be built within areas that are already zoned and compatible for this type of residential use.

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the home, with layers of increasingly private space in between.

Consider the following techniques (*see side bar*):

- A) *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- B) *There should be windows on the street facade*
- C) *Building setbacks will vary according to building type and lot size, but should generally not exceed 30 feet.*
- D) *Incorporate a covered front porch, or at least a raised stoop, preferably covered.*
- E) *When appropriate for the style of the area, utilize low fences, hedges, or other landscaping to establish a layer of privacy behind the sidewalk.*

Relationship among buildings: Buildings within a neighborhood should be both cohesive and varied.

Consider the following techniques:

- A) *Homes along a street should utilize similar setbacks to establish a consistent “street wall”.*
- B) *Home sizes may vary along a street, but should utilize design techniques such as similar roof line heights and deeper setbacks for portions of wider houses to minimize apparent size variations.*
- C) *The mix of architectural themes or styles should generally be consistent within a neighborhood, but repeated use of identical floorplans or colors is strongly discouraged, especially for adjacent buildings.*

Design Strategies

Remodeling and Additions: Changes and additions to existing structures should complement the design of the existing structure.

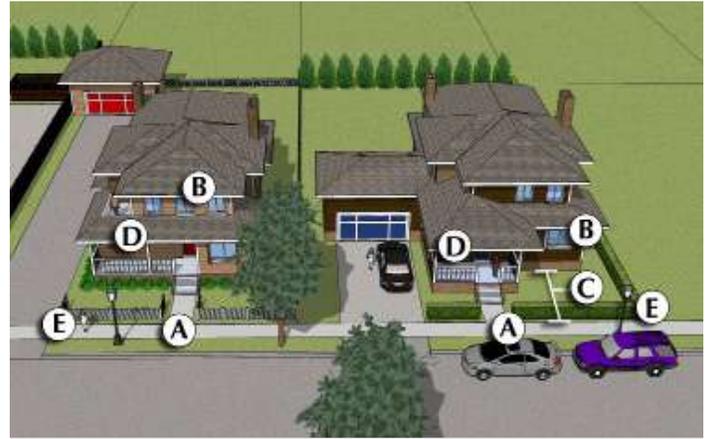
Consider the following techniques:

- A) Select window types and proportions that match the rest of the house.
- B) New exterior materials should match, or be complementary, to existing materials.
- C) Avoid enclosing covered porches, when possible. If enclosing a covered porch, maintain the appearance of a porch, rather than attempting to blend the porch seamlessly with the rest of the house.

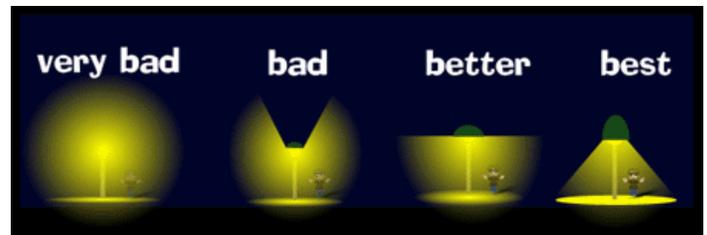
Garages: Two to three stall garages are encouraged in all residential zones.

Landscaping: Provide generous landscaping, with an emphasis on native plant species.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution (see side bar). Limited up-lighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).



This graphic illustrates how a single-family homes can use varying techniques to create a relationship with the street
(See text for technique descriptions)



The upper graphic illustrates the different types of lighting techniques from no cutoff to full-cutoff. The lower images provide good examples of full-cutoff building light fixture

MDR - Medium Density Residential

Medium Density Residential areas are intended for housing at densities between two to four units per acre not to exceed eight living units per acre. Uses in this category include single-family attached duplexes/twinhomes, townhouses, row houses, apartment buildings, and senior housing.

Land Use Strategies

MDR-1: MDR could be an alternative for someone that wants to own but needs to meet a lower price point than new detached housing stock.

MDR-2: MDR uses are an appropriate transition use between commercial areas and Low Density Residential areas.

MDR-3: Multi-family residential units are scattered throughout the City. This type of housing provides an alternative dwelling unit for those who are not interested in purchasing a home in Hiawatha. Multi-family development has occurred throughout the City of Hiawatha.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building, with layers of increasingly private space in between.

Consider the following techniques (*see side bar*):

- A) *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- B) *There should be windows on the street facade*
- C) *Building setbacks will vary according to building type and lot size.*

Relationship among buildings: Buildings within a neighborhood, or within a single development, should be both cohesive and varied.

Consider the following techniques:

- A) *When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.*
- B) *The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.*

Garages: Two stall garages are encouraged in all residential zones.

Landscaping: Provide generous landscaping, with an emphasis on native plant species.



Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution. Limited up-lighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of residents.

Service Areas: Trash and recycling containers located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features. (*see side bar*)



This graphic illustrates how a row house can use varying techniques to create a relationship with the street
(See text for technique descriptions)



This is an example of a screen for residential trash and recycling containers. Vegetation and built screens can be used to keep containers clear of view from a public street.

HDR - Higher Density Residential

Higher Density Residential areas are intended for housing at densities exceeding eight living units per acre. Uses in this category include apartment buildings and senior housing.

Land Use Strategies

HDR-1: HDR uses will generally be located where there is access to bike trails and a pedestrian network.

HDR-2: HDR uses will generally be located where there is convenient access to restaurants, retail and service businesses.

HDR-3: HDR uses are an appropriate transition use between commercial areas and Medium Density Residential areas.

Design Strategies

The City encourages residential projects (new construction and remodeling) to incorporate design strategies that will maintain neighborhood property values over time and enhance the social function and safety of the neighborhood. The following strategies apply mostly to multi-family formats.

Relationship to the Street: Buildings and sites should be designed to establish visual and physical connections between the public realm of the street and the private realm of the building, with layers of increasingly private space in between.

Consider the following techniques (*see side bar*):

- A) *The front door should face the street and there should be a clear route to the door from the street or sidewalk.*
- B) *There should be windows on the street facade*
- C) *Building setbacks will vary according to building type and lot size.*

Relationship among buildings: Buildings within a neighborhood, or within a single development, should be both cohesive and varied.

Consider the following techniques:

- A) *When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/or variation in the depth of setback along the building facade.*
- B) *The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony.*

Landscaping: Provide generous landscaping, with an emphasis on native plant species.

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare, light trespass and light pollution. Limited up-lighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Common Open Space: Provide gardens, grass areas, and playgrounds to serve the needs of residents.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, and outdoor storage, should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features. *(see side bar)*



This graphic illustrates how a multi-family building can use varying techniques to create a relationship to the street
(See text for technique descriptions)



These images provide good examples of screened service areas for commercial and higher density residential uses.

C- Commercial

Commercial areas are intended for retail, service, and office uses that serve neighborhood, community and regional markets. Examples include large retail and service businesses, offices, clinics and health care facilities, hotels, restaurants and entertainment businesses, storage, and automobile sales and services. The type and size of use will be determined by location and market forces.

Land Use Strategies

C-1: Commercial areas should generally be served by a contiguous sidewalk network, and safe bike routes.

C-2: The City encourages and supports investment in small neighborhood commercial uses and sites in existing neighborhoods. Sites deemed no longer viable for commercial use should be considered for redevelopment with housing.

C-3: Way-finding signage to key downtown locations is critical, especially for visitors. The City will develop a signage system from primary downtown entry points to key locations throughout the community.

C-4: Highway commercial use is typically characterized by grocery stores, car lots, convenience stores and other commercial uses that require efficient highway infrastructure and adequate space for parking a significant amount of vehicles.

CPR: Center Point Road District. The CPR Center Point Road District is intended primarily to provide areas for the development of commercial and residential uses in the core area of the City located along Center Point Road. The CPR Center Point Road District is divided into districts each with its own requirements including uses and regulations. These districts will have similar strategies to C-1, C-2 and C-3.

Design Strategies

The City encourages for all commercial projects the use of design strategies that will maintain property values over time. This section offers different strategies for highway settings and neighborhood settings in some categories.

Relationship to the Street: The building should be designed such that the primary building facade is oriented towards the street (toward the larger street on corner lots) and should have a public entrance.

Architectural Character: The building should be designed using architectural elements that provide visual interest and a human scale that relates to the surrounding neighborhood context. For commercially zoned districts in the neighborhood village clusters or the Village Town Center, new development shall be compatible with height and scale of surrounding buildings and present a two-story facade appearance.

Building Materials: The building should be constructed of high quality, long lasting finish materials, especially along prominent facades with frequent customer traffic.

Building Projections: Canopies, awnings, and/or gable-roof projections should be provided along facades that give access to the building. (*see side bar*)

Signs: Signs should be not larger or taller than necessary based on the context of the site. Signs are subject to the sign ordinance and all permanent signs require a permit.

Highway Commercial: Desired sign types include building-mounted, monument. Signs are subject to the sign ordinance and all permanent signs require a permit.

Neighborhood Commercial: desired sign types include building-mounted, window, projecting, monument and awning.

Parking: Front yard parking should be limited; side yard, rear yard, or below building alternatives are preferred. Shared parking and access between properties is encouraged to minimize curb cuts and make more efficient use of land and paved surfaces. Landscaping and trees should be incorporated into all surface parking areas to improve aesthetic and environmental performance. Vegetative buffers should be provided between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should be separated from parking stalls to reduce congestion. *(see side bar)*

Landscaping: Generous landscaping should be provided with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots. Use trees and low bushes in and around parking areas to partially obscure views of parking while retaining visual connections to maintain personal safety. *(see side bar)*

Lighting: Exterior lights should be full-cut-off fixtures that are directed to the ground to minimize glare and light pollution, and especially to avoid light trespass to nearby residential property. Limited uplighting is acceptable for architectural accentuation, flag lighting, and to highlight key civic features (e.g. church steeples).

Stormwater: Rain gardens, bio-retention basins, permeable pavement and other stormwater management technologies should be utilized to filter pollutants and infiltrate runoff.

Service Areas: Trash and recycling containers, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



Awnings (left) or canopy structures (right) help define the building entrances and provide visual interest along the street frontage.



The above concept illustrates shared parking between two developments connected by an access drive, and includes vegetative buffers along all pedestrian routes.



The examples above illustrate ways to landscape parking areas, including along the street frontage, in parking islands and medians, and between incompatible land uses.

4.3

I- Industrial

Industrial areas are intended for light or heavy manufacturing, warehousing, distribution, wholesale trade, accessory offices, and similar uses. Industrial areas are typically larger, individual sites not part of a larger business park.

Land Use Strategies

I-1: Industrial areas should be located near regional transportation routes.



P - Public and Institutional

Public and institutional areas are intended for churches, schools, cemeteries, art and cultural facilities, local government facilities and other parcels that are owned by a public or quasi-public entity. This category does not include parks and recreation areas.

Land Use Strategies

P-1: Decommissioned public properties, such as schools, should be reused or redeveloped in ways compatible with the surrounding neighborhood.



Prk/OS - Parks & Open Space

Open Space areas are intended for preservation of natural areas and flood mitigation. OS lands are typically owned by the City, County, or State.

Land Use Strategies

Prk/OS-1: Existing natural areas identified as Open Space are to be preserved. Limited access should be provided to foster awareness and appreciation for the area.



Prk/OS -2: The development and improvement of future Park areas should be focused on waterfront areas and areas in the flood plain or areas that are susceptible to flood waters.

MH - Manufactured Home

Manufactured Home areas are carried over from the existing land use map. These areas are manufactured home parks and exist in 2016 and will remain in that land use unless development drives a change in these areas.

Land Use Strategies

MH-1: Manufactured homes should remain in the areas designated on the future land use map.



G - Greenbelt

The Greenbelt category is an area on the future land use map intended to identify and protect from development approximate natural drainage routes in undeveloped areas.

Suitable Zoning Districts

Drainageway buffer areas do not correspond to parcel boundaries and do not need separate zoning.

Land Use Strategies

DB-1: Above-ground stormwater management techniques, such as open, vegetated swales are preferred to below-ground pipes wherever feasible and practical, for ecological and cost purposes.

DB-3: The Greenbelt area may be used for stormwater detention, retention, infiltration facilities and park space.

DB-4: Where the Greenbelt does not feature wetland characteristics and significantly impedes site development, a drainageway may be relocated as feasible. In these cases, an open swale and greenway are still preferred to underground pipes.



4.4 Development Concepts

Overview

This section identifies specific public and private projects and design guidelines that would enhance the Downtown and other areas of the community, consistent with the more general goals, objectives, and strategies in this plan.

Desired General Characteristics

In general, desirable characteristics of future (re)development in Hiawatha include:

- High-quality architecture and site design
- Walkability
- Streetscaping and pedestrian/bicycle amenities
- Public open spaces
- Preservation of historic character
- Focal points and gathering places
- Interconnected blocks
- On-street parking and “out of view” off-street parking
- Mixed-use buildings
- Landscaping and street trees

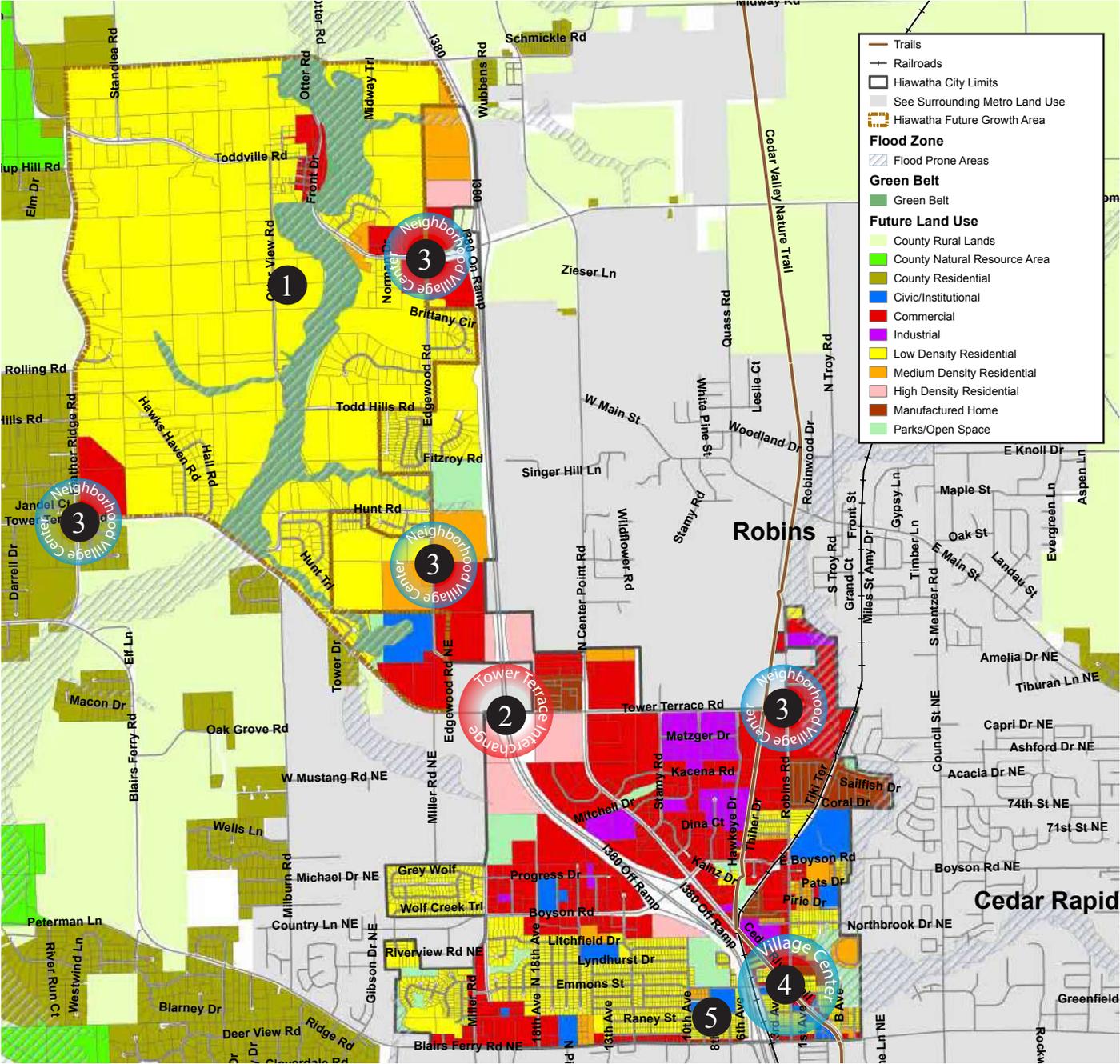
Recommended uses could include:

- Restaurants and entertainment businesses
- Boutiques and specialty stores
- Upper story multi-family
- Food stores
- Public open spaces and plazas
- Cafes and bakeries
- Service businesses including salons, launderers, tailors, etc.
- Cultural centers and art galleries
- Community centers and social service agencies
- Small business/non-profit incubators
- Offices
- Live/work spaces
- Commercial lodging and meeting space
- Music venues
- Educational/government/institutional branch offices



Development Concepts

There are several ideal structures that could be erected or revamped for a particular use in Hiawatha. Listed below are suggestions for infill development and new development locations and possible usages based on feedback from public participation focus groups and land use workshops. (See Appendix A for Larger Format Concept Designs and Maps)



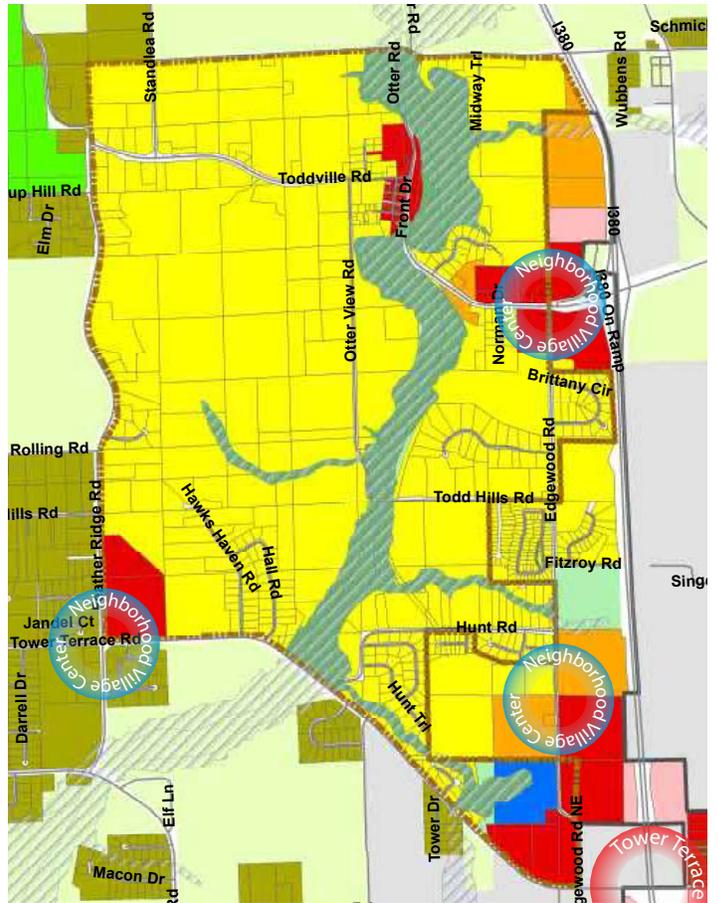
Development Concepts

1 Northwest Development and Expansion

Northwest of the current City Limits is an area designated for expansion. Due to the flood prone areas dissecting this area a greenbelt concept has been proposed to ensure there is no adverse effects of stormwater or flooding in a storm event. The topography in this area west of Interstate 380 is very traverse and would not be ideal for commercial or industrial development. Because of this most of the land to the northwest is designated as Low Density Residential. This development area would be a great location to use Conservation Development techniques.



Please note that the following development concept numbers are not in level of importance but rather identifiers of a particular area.



Conservation Development

Conservation development usually attempts to hide development from the main road(s) through natural topography, landscape buffers and setbacks in order to preserve rural character.

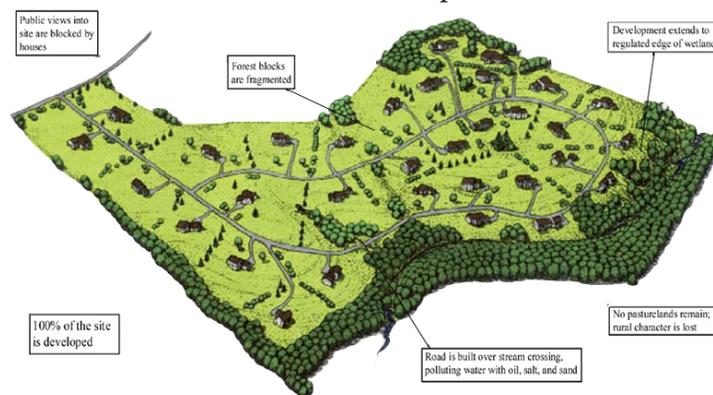
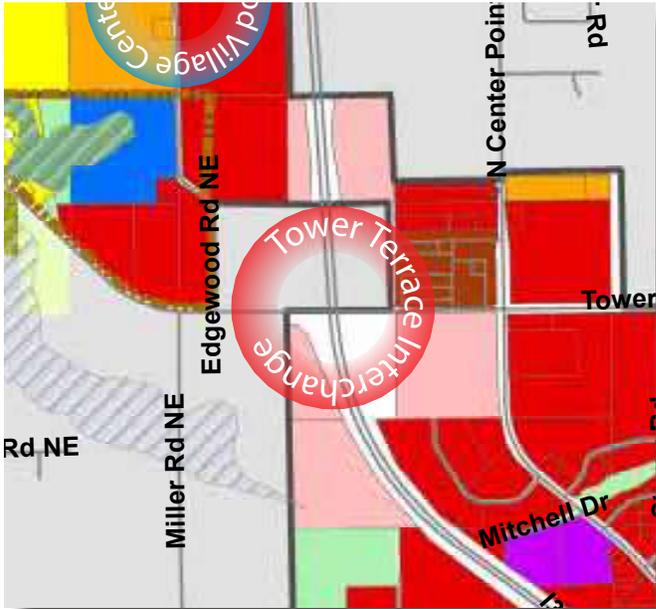


Image source: www.dem.ri.gov

2 Tower Terrace Interchange Development
 An interchange at Interstate 380 and Tower Terrace is a much needed access point as Hiawatha, Robins, Linn County and all surrounding metro areas continue to grow north and along I-380. The development of this interchange will open up opportunities for commercial housing and other uses that would benefit from easy interstate access. This area has the potential to be a good location for new Higher Density Residential units to cater to a lower price point for rent. This could be ideal for young professionals just establishing themselves in the workforce and working in areas outside of Hiawatha, that need quick access to the interstate for their commute.



3 New Neighborhood Village Centers
 Neighborhood Village Centers are a key component to the a thriving neighborhood. Having convenient access to various amenities and shops in relative close proximity to where you live is vital to the success of a neighborhood. These small commercial centers should consist of Neighborhood mixed-use smaller scale buildings, pedestrian amenities and gathering places.



Neighborhood mixed-use- smaller scale buildings, pedestrian amenities and gathering places



4 Hiawatha Village Center Development

The Village Center Concept is based on a walkable neighborhood model that accommodates cars while also providing comfort and convenience for pedestrians, bicyclists and wheelchair users. This concept also provides a range of housing choices, all within walking distance to each other.



4.5 Design Guideline Considerations

Design Guidelines for Buildings and Sites

This plan recommends the adoption of more detailed design guidelines for the downtown area. These pages present the basic categories that should be addressed by any such guidelines and some specific sample guidelines to inform the development of adopted standards.

- **Street Relationship:** Design the building such that the primary building façade is orientated towards the street and built to the front property line. Minor setbacks may be allowed if space created provides an outdoor seating area, a hardscape plaza, or similar pedestrian space. Provide a public entrance on the primary façade.
- **Lighting:** Pick fixtures that complement the character of the building. Illuminate parking lots and pedestrian walkways uniformly and to the minimum level necessary to ensure safety. Lighting should be energy efficient and should render colors as accurately as possible. Preferred light types include: LED, fluorescent, and high-pressure sodium.
- **Parking:** Place parking on the side or back of the building, wherever feasible. Provide shared parking and access between properties to minimize the number of curb cuts. Provide vegetative buffers between pedestrian circulation routes and vehicular parking/circulation. Access drive lanes should have adequate throat depths to allow for proper vehicle stacking.
- **Landscaping:** Provide generous landscaping, with an emphasis on native plant species. Landscaping should be placed along street frontages, between incompatible land uses, along parking areas, and in islands of larger parking lots.
- **Stormwater:** Use rain gardens and bio-retention basins on-site (i.e. in parking islands) in order to filter pollutants and infiltrate runoff, wherever feasible. Consider using permeable surfaces, pervious asphalt, pervious concrete, and/or special paving blocks.



Portion of the building is set back from the street, allowing extra room for a larger pedestrian zone.



Examples of full cutoff fixtures that minimize glare and light pollution.



An example of parking being shared between two developments with parking limited to the side or rear yards (no front yard parking).

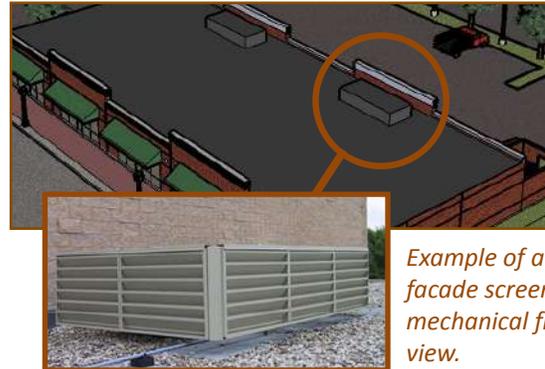


Trees and shrubs within and around parking areas greatly improve the aesthetic appearance and overall pedestrian experience.



Examples of permeable surfaces.

- **Service Areas:** Trash and recycling containers/dumpsters, street-level mechanical, rooftop mechanical, outdoor storage, and loading docks should be located or screened so that they are not visible from a public street. Screening should be compatible with building architecture and other site features.



Example of a building facade screening rooftop mechanical from ground view.

- **Scale & Articulation:** Design the building using architectural elements that provide visual interest and human scale that relates to the surrounding neighborhood context and the downtown's overall character.



Desired vertically-proportioned buildings.

- **Windows, Doors & Garages:** Buildings should activate the street by providing significant visibility through the street-level facade to activities/displays within the building. Clearly define door entryways and design garage doors to be screened from street view (i.e. not on street facade, landscaping, walls), to the greatest extent possible.



An example of large windows providing significant visibility into the building.

- **Building Projections:** Canopies and awnings should be provided along facades that give access to the building.



A good example of mounted awnings placed below the horizontal expression line.

- **Signage:** Use pedestrian-scaled sign types: building-mounted, window, projecting, monument, and awning. Signs should not be excessive in height or square footage.



Free-standing and roof signs are not conducive for a downtown, pedestrian-friendly district.

- **Colors & Materials:** Use high-quality, long-lasting finish materials such as kiln-fired brick, stucco, and wood. All exposed sides of the building should have similar or complementary materials and paint colors as used on the front façade.



Examples of secondary facades continuing the design quality, material palette, and color palette of the primary facade.

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Hiawatha 2036

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Appendix A
Appendix B

Implementation and Action Plan

This chapter outlines how the vision of the Plan is implemented in everyday decisions and annual goal-setting and budgeting, and how the Plan should be amended when necessary. The Chapter also provides a plan for implementing the action items described in Chapter 3, including when it should be completed.

	Page
5.1 Guiding Daily Decisions	5-2
5.2 Guiding Annual Decisions	5-4
5.3 Action Plan	5-6
5.4 Amending the Plan	5-12

5.1 Guiding Daily Decisions

City Roles & Responsibilities

Responsibility for implementing this plan lies primarily with the Planning Commission, City Council and City Staff.

City Council

City Council sets priorities, controls budgets and tax rates, and often has the final say on key aspects of public and private development projects. The value and legitimacy of this plan is directly related to the degree to which Council members are aware of the plan and expect City actions to be consistent with this plan. Each Council member should have a copy of this plan and should be familiar with the major goals and objectives described herein. City Council should expect and require that staff recommendations and actions both reference and remain consistent with this plan.

Planning Commission

Land use and development recommendations are a core component of this plan, and the Planning Commission has a major role in guiding those decisions. Planning Commission members shall each have a copy of this plan and shall be familiar with its content, especially Chapter 4: Land Use. It is generally the responsibility of the Planning Commission to determine whether proposed projects are consistent with this plan, and to make decisions and staff recommendations that are consistent with this plan. In cases where actions that are inconsistent with this plan are deemed to be in the best interest of the City, the Planning Commission should initiate efforts to amend the plan to better reflect City interests. This will help to reinforce the legitimacy of the plan as an important tool in City functions.

City Staff

City staff have a significant influence on the selection and completion of all kinds of capital and operational projects. It is imperative that individuals in key roles know about, support, and actively work to implement the various strategies and actions in this plan.

Specifically, the following people should consult and reference the comprehensive plan during goal-setting and budgeting processes, during planning for major public projects, and in the review of private development projects:

- City Administrator
- Parks Director
- Community Development Director
- Public Works Director
- Finance Director
- City Engineer
- Water Superintendent

These key staff members are expected to know and track the various goals, objectives, strategies and actions laid out in this plan, and to reference that content as appropriate in communications with residents and elected and appointed officials. All other staff should also be aware of the plan and the connections between the plan and City projects. The purpose of this extra effort is to strengthen staff recommendations and reinforce the plan as a relevant tool integral to City functions.

Education and Advocacy

Implementation of this plan also depends, to a great degree, on the actions and decisions of entities other than City government. Some responsible parties that the City of Hiawatha does not control or direct include, but are not limited to:

- Cedar Rapids Community School District
- City of Cedar Rapids
- City of Robins
- City of Marion
- Linn County
- Iowa Department of Transportation
- Army Corps of Engineers
- Iowa Department of Natural Resources

It is necessary to persuade these entities to be active partners in the implementation of the goals, objectives, and strategies of this plan. The following City activities can support this effort:

- Share this plan with each organization, including a memo highlighting sections of the plan that anticipate collaboration between the City and the organization.
- Take the lead role in establishing a collaboration
- Know and communicate the intent of relevant objectives and strategies - partner organizations need to understand and buy in to the rationale before they will act.

Utilizing Existing Tools

Many of the strategies identified in this plan presume the use of existing City ordinances and programs. The City's key implementation tools include:

Operational Tools

- Annual Goal-Setting Process
- Annual Budget Process
- Capital Improvement Plan

Regulatory Tools

- Land Use Regulations (includes landscape and architectural regulations)
- Site Design Standards
- Historic Preservation Ordinance
- Building and Housing Codes

Funding Tools

- Tax Abatement
- Tax Incremental Financing (TIF) Districts
- State and Federal Grant Programs
- Self-Supported Municipal Improvement District (SSMID)
- Storm Water Utility (*Recommended*)

Comprehensive Plans

- Linn County
- Cedar Rapids
- Robins

5.2 Guiding Annual Decisions

Annual Report

To provide lasting value and influence, this plan must be used and referenced regularly, especially during budgeting and goal setting processes. To inform these annual processes, City staff will prepare a concise Comprehensive Plan Annual Report with input from the planning commission, including the following information:

- Action items in progress or completed during the prior 12 months (celebrate success!)
- Staff recommendations for action items to pursue during the next 12 months.
- City actions and decisions during the past 12 months not consistent with the plan (if any).
- Staff recommendations for any amendments to the adopted plan.

Link to Annual Goals and Budget

The most important opportunity for this plan to influence the growth and improvement of the City is through the annual goal-setting, budgeting and capital planning processes. These existing annual efforts determine what projects will and will not be pursued by the City, so it is very important to integrate this plan into those processes every year.

The compilation of actions in the next section is a resource to support decisions about how and where to invest the City's limited resources. The Annual Report should draw from these actions.

Planning Commission should make formal recommendations for Council consideration, identifying those choices and commitments most likely to further the goals and objectives identified in this plan.

The following process and schedule is recommended:

July - Staff completes the Comprehensive Plan Annual Report.

August - Planning Commission considers Annual Report and makes formal recommendation to Council regarding action items to pursue and comprehensive plan amendments.

September - Department Directors consider Annual Report and Planning Commission recommendations, complete goal setting exercises.

Council holds a public hearing and considers adoption of any comprehensive plan amendments.

November - City Council Goal Setting

December to February - Budget preparation process

March - Budget Adopted



5.3 Action Plan

Action Plan

The Action Plan is designed as a guide to help City officials, community leaders, and private investors prioritize opportunities and address issues within the City of Hiawatha and the surrounding area. The desired vision for Hiawatha cannot be created over night. However, by incrementally implementing the recommendations within this plan, Hiawatha can achieve the desired outcomes set forth in this comprehensive plan.

Potential Funding Sources

There are five broad funding sources available to help offset costs to complete the projects listed in this Plan, as described below.

- ▶ **General Municipal Funding** – It is assumed that some general municipal funds/borrowing will be required to assist with the completion of projects or as a matching source for state or federal grants (e.g. wayfinding, signage, or streetscaping projects).
- ▶ **Special Assessments** – Particular projects that benefit individual properties (e.g. water, sewer, or sidewalk installations) could be funded through special assessments whereby the City recoups initial design and construction costs through increased real estate taxes on those properties for a set period of time.
- ▶ **Private Donations, Developers/Impact Fees** – Some of the wayfinding projects (e.g. gateway signs) could be partially or fully funded through private donations or public fund raising. Funding for other infrastructure projects can also be offset by using funds from impact fees the City collects as part of the approval of new development in the corridor.
- ▶ **State and Federal Grants** – There are many different state or federal grants that may be able to offset the costs of some of the identified projects. Only those programs most likely to award funding to Hiawatha are listed. (i.e. CDBG, see page 5-7)
- ▶ **Tax Increment Financing (TIF)** – Tax increment financing (TIF) is a program where the additional taxes generated from development in a TIF district would go towards specified public improvements in a community. This program helps waylay the impacts of new development on a community while improving the attractiveness of the City. Hiawatha has designated areas of the town as an Urban Renewal Area and created a TIF District.

Funding and Other Resources Key

- CAT - Community Attraction and Tourism Program
- CDBG - Community Development Block Grant
- City - General Fund, Special Funds, TIF or Assessments
- CMPO - Corridor Metropolitan Planning Organization
- C-TEP - County-State Traffic Engineering Program
- ECICOG - East Central Iowa Council of Governments
- HC - Hired Consultant
- HEDCO - Hiawatha Economic Development Corporation
- IACPG - Iowa Arts Council Project Grant
- IDOT - Iowa DOT
- IFMA - Iowa Farmers Market Association
- ILRTF - Iowa Living Roadways Trust Fund
- KIB - Keep Iowa Beautiful Community Beatification Grant Program
- LWCF - Land and Water Conservation Fund
- PCRC - Pedestrian Curb Ramp Construction
- PIB - Paint Iowa Beautiful
- PO - Property Owner
- REAP - Resource Enhancement and Protection City Parks and Open Spaces
- SHPO - State Historical Preservation Office
- SSMID - Self-Supported Municipal Improvement District
- TAP - Transportation Alternative Program
- TEAP - Iowa Traffic Engineering Assistance Program
- TFK - Trees for Kids and Trees for Teens
- TIF - Tax Increment Finance
- TP! - Trees Please!
- TSIP - Traffic Safety Improvement Program

This table is for the acronyms in the Action Plan below.

5.3

Action

Mobility & Transportation

- 1.a Promote the development of the interchange of Interstate 380 with Tower Terrace Road
- 1.b Develop standards for "boulevard" type streets
- 1.c Evaluate the need for a Complete Streets Ordinance
- 1.d Analyze trail crossing improvements on Center Point Road
- 1.e Create a phased sidewalk plan that determines need to establish priority of the construction
- 1.f Ensure the current ordinance for installation of sidewalks in new and existing neighborhoods is sufficient and enforced
- 1.g Analyze future road extensions and connections for future development areas to maintain proper street connections
- 1.h Consider land acquisition to widen existing collector and arterials
- 1.i Consider bike trails along certain streets in the City including Boyson Road
- 1.j Prioritize the need to reconstruct streets to serve the Village Center

Housing

- 2.a Evaluate the potential for a local rehabilitation program to address fair to poor housing conditions in the current housing stock
- 2.b Apply for the CDBG Owner Occupied Housing Rehabilitation Program in areas that meet the required criteria
- 2.c Evaluate allowing alternative construction methods of dwelling units and small lot housing to provide market-rate affordable housing options
- 2.d Consider the development of rebate programs and other financial incentives for homeowners undertaking energy efficient rehabilitation efforts
- 2.e Encourage development of Higher Density Residential land use in the City where deemed appropriate, primarily in the area adjoining Interstate 380
- 2.f Consider incentives for young families/young professionals to purchase new/existing homes in Hiawatha
- 2.g Evaluate current zoning standards to ensure there are no barriers to affordable housing by ensuring a variety of housing types
- 2.h Complete a Housing Needs Assessment
- 2.i Periodically analyze the housing needs of the region and compare Hiawatha's affordability to other communities in the area to provide appropriate programs, regulations and incentives to meet the needs of all
- 2.j Continue to monitor and encourage property maintenance

Priority			Action Authority			Potential Non-city Funding	Other Resources
2017-2021	2022-2026	On Going	City	Fed./St.	Other		
			✓	✓		IDOT/CMPO	IDOT/CMPO
			✓		✓	TEAP	HC
			✓		✓		
			✓		✓	TAP	HC
			✓			CMPO/TAP/PCRC	HC
			✓				HC
			✓		✓	City, REAP, CAT, TAP	HC
			✓	✓	✓		HC
			✓		✓	TAP	HC
			✓		✓	TAP, PCRC	HC
			✓		✓	ECICOG	HC
			✓	✓		CDBG	HC
			✓			TIF	HC
			✓		✓	TIF	HC, MidAmerican, Alliant Energy
			✓		✓	TIF	PO
			✓			TIF	PO
			✓				HC
			✓				HC/ECICOG
			✓				ECICOG
			✓		✓		PO

5.3

Action

	Action
Community Character	3.a Update zoning ordinance and subdivision ordinance regulations to reflect the comprehensive plan update and new zoning to promote a sustainable community
	3.b Encourage annexation of property into the City in accordance with the policies and land use plan of this Comprehensive Plan Update
	3.c Consider alternative development approaches such as Traditional Neighborhood Development through site plan regulations
	3.d Establish site and building design guidelines for new development, especially commercial development, which establish a small town, "pedestrian-friendly" environment
	3.e Hiawatha will strive for more festivals to attract both residents and visitors out into the community
	3.f Develop cohesive way-finding signage to direct residents and visitors in the community to places of interest
	3.g Consider identifying key intersections in the City with gateway features
	3.h Ensure developers and builders are provided with the community's goals in terms of character and aesthetics
	3.i Ensure any multi-family buildings are of high quality and consider adopting design guidelines similar to that starting on 3-8
	3.j Consider incentives and studies for solar and other renewable/sustainable methods/practices (IEDA City Energy Management Program)
Economic Development	4.a Evaluate the design of the Hiawatha Village Town Center and adjust the design to fit the current City vision and enhance the community character
	4.b Review CRP Code and address any issues in the code language
	4.c Focus marketing efforts on businesses and new industries that attract new population growth
	4.d Create and enforce design guidelines for businesses to address landscaping, aesthetics, lighting, noise, parking, and access
	4.e Ensure current City ordinances allow for live/work spaces
	4.f Promote the long range development of a business campus
	4.g Promote the development of the Village Town Center at North Center Point Road and Robins Road
	4.h Encourage development of neighborhood commercial centers at selected commercial nodes identified on the land use plan
	4.i Promote mixed land uses of the Village Town Center as envisioned by the City at North Center Point Road and Robins Road
	4.j Establish a downtown that is a compact, pedestrian-friendly, business district that supports employment, shopping, housing, and recreation opportunities
	4.k Review future land use map and ensure there is an adequate supply of land for commercial and industrial development
	4.l Attract businesses and industries that operate in a sustainable manner, contribute to the sustainability of the community and are responsible environmental stewards
	4.m Support the creative arts, including live performances, public art installations etc. as an important element of workforce attraction and economic development

	Priority			Action Authority			Potential Non-city Funding	Other Resources
	2017-2021	2022-2026	On Going	City	Fed./St.	Other		
	Red			✓				HC
	Red			✓		✓		
	Red			✓				
	Red			✓				
	Red			✓		✓	HEDCO, Chamber	HEDCO, Chamber
		Yellow		✓		✓		HC
		Yellow		✓		✓	TSIP, ILRTF	HC
			Green	✓		✓		
			Green	✓				
			Green	✓				IEDA
			Grey					
	Red			✓		✓	TIF, SSMID	HC
	Red			✓				
	Red			✓		✓	HEDCO, Chamber	HEDCO, Chamber
	Red			✓		✓		HC
	Red			✓				HC
		Yellow		✓		✓	HEDCO, PO	HEDCO, Chamber
			Green	✓			HEDCO, PO, Chamber	HEDCO, PO
			Green	✓		✓	HEDCO, PO	HEDCO, PO
			Green	✓		✓	SSMID, TIF	PO
			Green	✓		✓	TIF, SSMID	PO
			Green	✓		✓		HEDCO, PO
			Green	✓		✓	HEDCO	HEDCO
			Green	✓		✓		HEDCO, Chamber

5.3

Action

Community Facilities & Public Utilities

- 5.a Evaluate an assessment policy for assessing benefitted commercial and industrial property owners for reconstruction of adjoining street
- 5.b Expand the library facilities to serve existing and future population of the community
- 5.c Evaluate potential sites for a new elementary school
- 5.d Provide a new one million gallon water storage tank to serve existing and future development
- 5.e Evaluate potential sites for a potential consolidated site for a civic campus to include fire station, maintenance facility, possible park and other public uses
- 5.f Promote the development of a community recreation center with a potential indoor swimming pool
- 5.g Improve the Dry Creek/Indian Creek and McCloud regional sewers
- 5.h Monitor satisfaction with public and private utility and service providers and seek adjustments as necessary to maintain adequate service levels

Natural Resources

- 6.a Evaluate current zoning and subdivision regulations to ensure proper protection for green space, waterways, shorelines, wetlands, steep slopes and floodplain areas
- 6.b Support community gardens, farmers markets, food pantries and other similar community-based food projects
- 6.c Enforce erosion control and Clean Water Standards

Hazards

- 7.a Evaluate city development practices to ensure they will effectively limit disaster impacts to new development due to flooding and other disasters

Intergov. Collaboration

- 8.a Enter into formal annexation agreements with Cedar Rapids and Robins
- 8.b Coordinate with Linn County land use in unincorporated areas that are subject to annexation to provide compatible land use and development in the interim period
- 8.c Coordinate and communicate growth plans with Cedar Rapids Community School District to ensure adequate school facilities
- 8.d Communicate clearly with Cedar Rapids, Marion, Robins and Linn County to establish mutually agreeable development goals and objectives in the City's extraterritorial area

Quality of Life

- 9.a Consider incorporating "Green Solutions" in to the site plan regulations
- 9.b Evaluate a safe connection across Center Point Road for bikes and pedestrians
- 9.c Encourage the use of floodplains of Otter Creek for passive and active recreation activities and future parks
- 9.d Ensure housing is adequate for the needs of the community as a whole

Priority			Action Authority			Potential Non-city Funding	Other Resources
2016-2017	2018-2020	On Going	City	Fed./St.	Other		
			✓		✓		Property Owner
			✓		✓		HC
			✓		✓	CR Comm. School Dist.	CR Comm. School District
			✓		✓	SRF, CDBG, TIF, USDA	HC
			✓				
			✓				
			✓	✓		SRF, CDBG, USDA	HC
			✓		✓		PO
			✓		✓		HC
			✓		✓		PO
			✓		✓	IDNR, SRF	PO, IDNR
			✓	✓			FEMA, IDNR
			✓		✓		Cedar Rapids and Robins
			✓		✓		Linn County
			✓		✓		CR Comm. School District
			✓		✓		Intergovernmental Authorities
			✓		✓		HC
			✓		✓	TAP	HC
			✓		✓	REAP	PO
			✓		✓	ECICOG	PO, ECICOG

5.4 Amending the Plan

Plan Monitoring, Amending and Updating

Although this Plan is intended to guide decisions and actions by the City over the next 10 to 20 years, it is impossible to accurately predict future conditions in the City. Amendments may be appropriate from time to time, particularly if emerging issues or trends render aspects of the plan irrelevant or inappropriate. The City may be faced with an opportunity, such as a development proposal, that does not fit the plan but is widely viewed to be appropriate for the City. Should the City wish to approve such an opportunity, it should first amend the plan so that the decision is consistent with the plan. Such amendments should be carefully considered and should not become the standard response to proposals that do not fit the plan. Frequent amendments to meet individual development proposals threaten the integrity of the plan and the planning process and should be avoided.

Any changes to the plan text or maps constitute amendments to the plan and should follow a standard process as described in the following section. Amendments may be proposed by either the City Council or the Planning Commission, though a land owner or developer may also petition the Planning Commission to introduce an amendment on their behalf.

Amendments may be made at any time using this process, however in most cases the City should not amend the plan more than once per year. A common and recommended approach is to establish a consistent annual schedule for consideration of amendments. This process can begin with a joint meeting of the Planning Commission and City Council (January), followed by Planning Commission recommendation (February), then public notice procedures leading to a public hearing and vote on adoption by City Council (March or April). The 20-year planning horizon of this plan defines the time period used to consider potential growth and

change, but the plan itself should be fully updated well before 2036. Unlike an amendment, the plan update is a major re-write of the plan document and supporting maps. The purpose of the update is to incorporate new data and to ensure, through a process of new data evaluation and new public dialogue, that the plan remains relevant to current conditions and decisions. An update every ten years is recommended, though the availability of new Census or mapping data and/or a series of significant changes in the community may justify an update after less than ten years.

Plan Amendment Process

In the years between major plan updates it may be necessary or desirable to amend this plan. A straightforward amendment, such as a strategy or future land use map revision for which there is broad support, can be completed in about six to eight weeks through the following process.

Step One

A change is proposed by City Council, Planning Commission, or staff and is placed on the Planning Commission agenda for preliminary consideration. Private individuals (landowners, developers, others) can request an amendment through the Development & Parks Director, who will forward the request to Planning Commission for consideration. Planning Commission decides if and how to proceed, and may direct staff to prepare or revise the proposed amendment.

Step Two

When Planning Commission has formally recommended an amendment, a City Council public hearing is scheduled and at least two weeks public notice is published. Notice of the proposed amendment should also be transmitted as appropriate to other entities that may be affected by or interested in the change, such as the City of Iowa City, the City of North Liberty, the Hiawatha School District or Johnson County.

Step Three

City Council hears formal comments on the proposed amendment, considers any edits to the amendment, then considers adoption of the amendment.

Step Four

Staff completes the plan amendment as approved, including an entry in the plan's amendment log. A revised PDF copy of the plan is posted to the City web site and replacement or supplement pages are issued to City staff and officials who hold hard copies of the plan.

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Hiawatha 2036

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Appendix A Appendix B

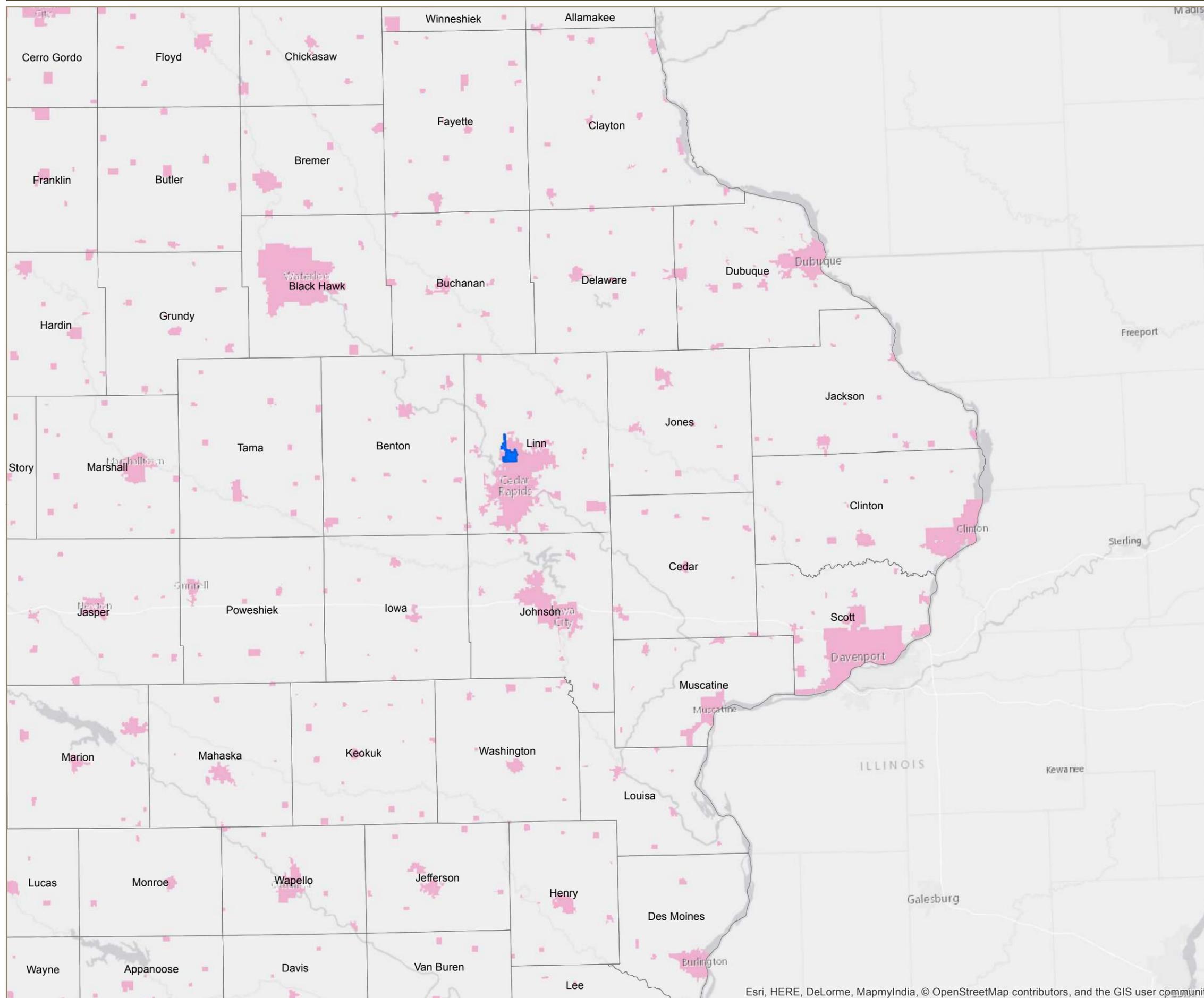
Comprehensive Plan Maps

The following maps were used in various formats throughout the planning process to examine existing conditions, create goals and define policies for the Hiawatha Comprehensive Plan. Many of these maps are referenced throughout the text and are assembled here in Appendix A for quick reference by plan reviewers.

A.1 Comprehensive Plan Maps

- Regional Context
- Building Conditions
- Development Limitations
- Existing Land Use
- Future Land Use
- Major Streets
- Trails Map
- Sanitary System
- Water System
- Public Input Map

HIAWATHA REGIONAL CONTEXT MAP



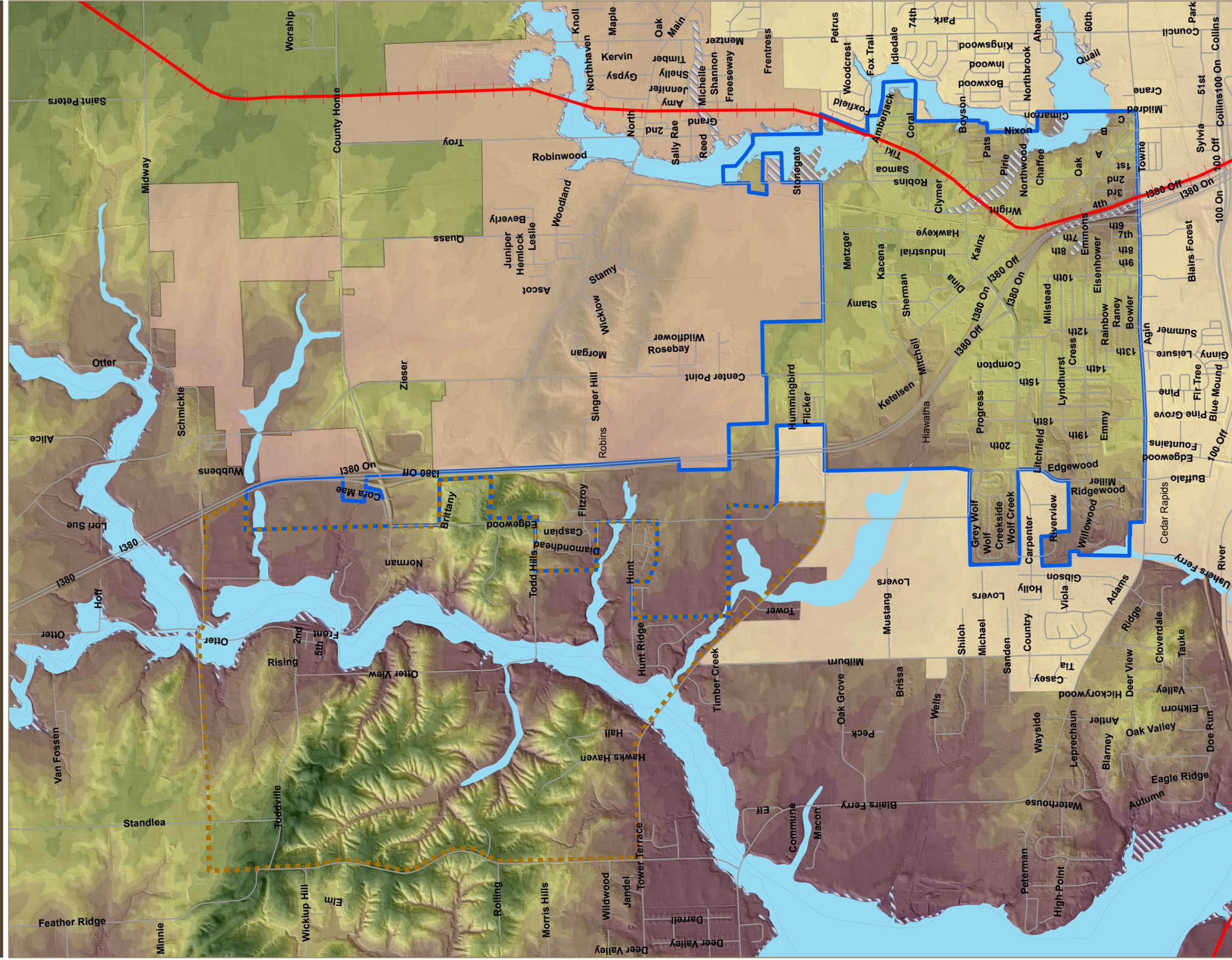
-  Hiawatha City Limits
-  Iowa Counties
-  Iowa Cities

DATA SOURCES:
BASE DATA PROVIDED BY XXX.
AERIAL IMAGERY PROVIDED BY

CITY OF HIAWATHA
LINN COUNTY, IOWA



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



HIAWATHA DEVELOPMENT LIMITATIONS

CITY OF HIAWATHA
LINN COUNTY, IOWA

Floodplain

- 100 year
- 500 year

- Hiawatha Future Growth Area
- Hiawatha City Limits

Railroads_current

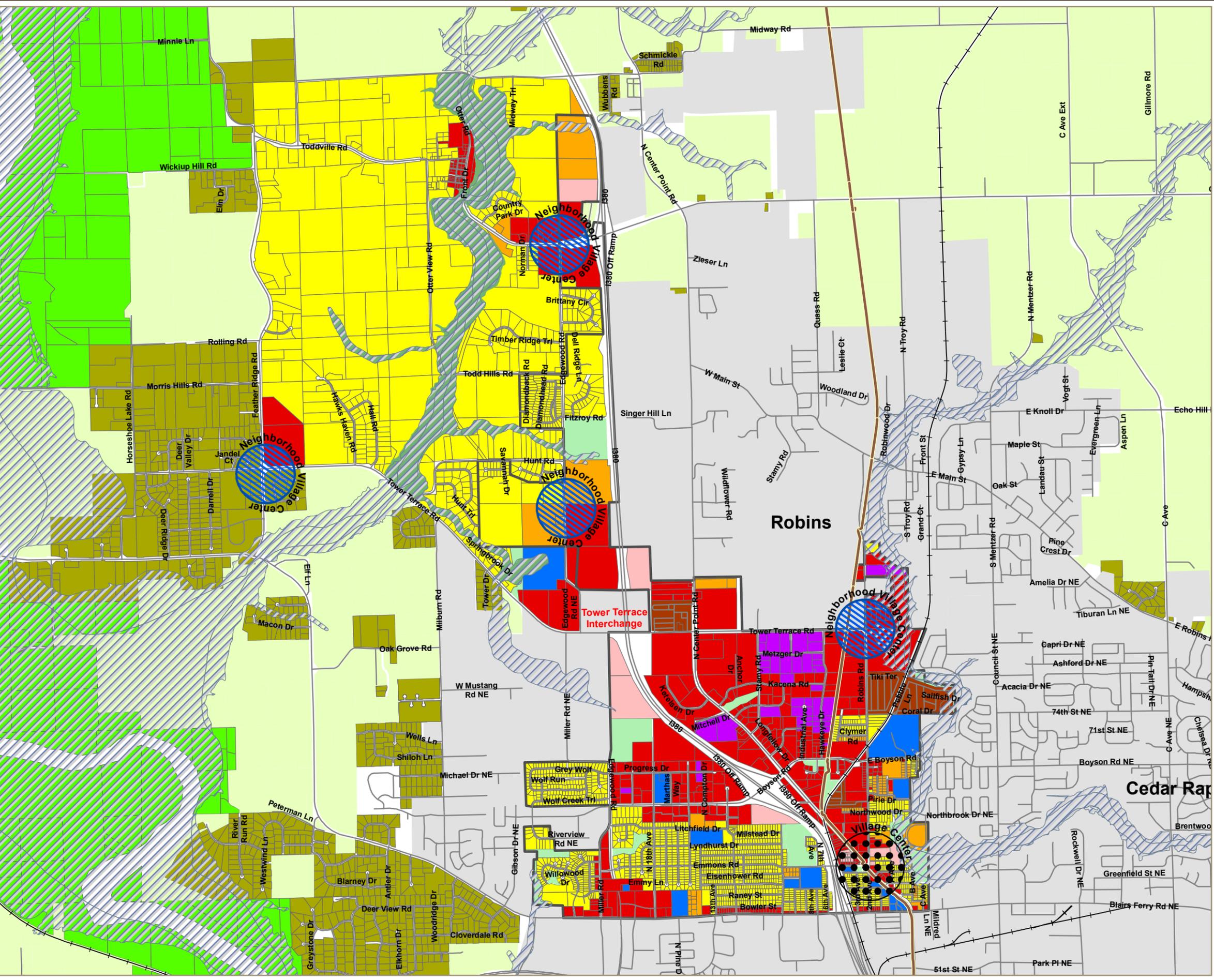
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DATA SOURCES: MSA, LINN COUNTY, ESRI
BASE DATA PROVIDED BY SMO
AERIAL IMAGERY PROVIDED BY



HIAWATHA FUTURE LAND USE MAP



LEGEND

- Trails
- Railroads
- Hiawatha City Limits
- See Surrounding Metro Land Use

Flood Zone

- Flood Prone Areas

Green Belt

- Green Belt

Future Land Use

- County Rural Lands
- County Natural Resource
- County Residential
- Civic/Institutional
- Commercial
- Industrial
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Parks/Open Space
- Neighborhood Village Center/
Neighborhood Business/ Multi-Family
- Village Center/ Commercial/ Residential Mix

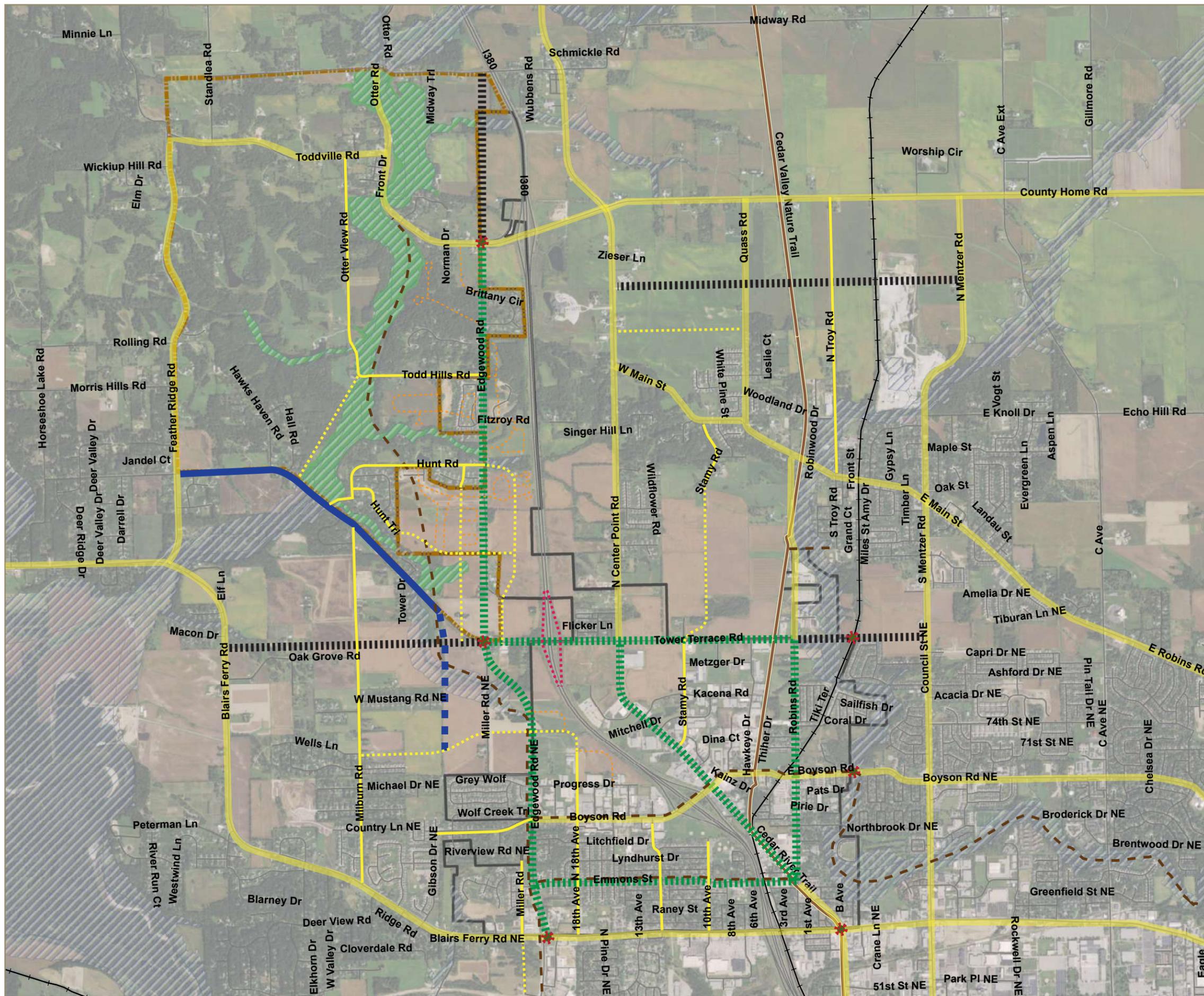
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BASE DATA PROVIDED BY XXX.
AERIAL IMAGERY PROVIDED BY*

**CITY OF HIAWATHA
LINN COUNTY, IOWA**

0 1,125 2,250 4,500 Feet

Print Date: 2/26/2019

HIAWATHA MAJOR STREETS PLAN MAP



- Local Streets
- Trails
- Railroads
- Hiawatha City Limits
- Hiawatha Future Growth Area
- Flood Prone Areas
- Green Belt

Major Streets Plan

- Gateway
- Existing Arterial
- Existing Minor Arterial
- Existing Collector
- Existing Bike Trail
- Future Arterial
- Future Minor Arterial
- Future Collector
- Future Boulevard
- Future Local Streets
- Future Bike Trail
- Future Interchange

DATA SOURCES:
BASE DATA PROVIDED BY XXX.
AERIAL IMAGERY PROVIDED BY



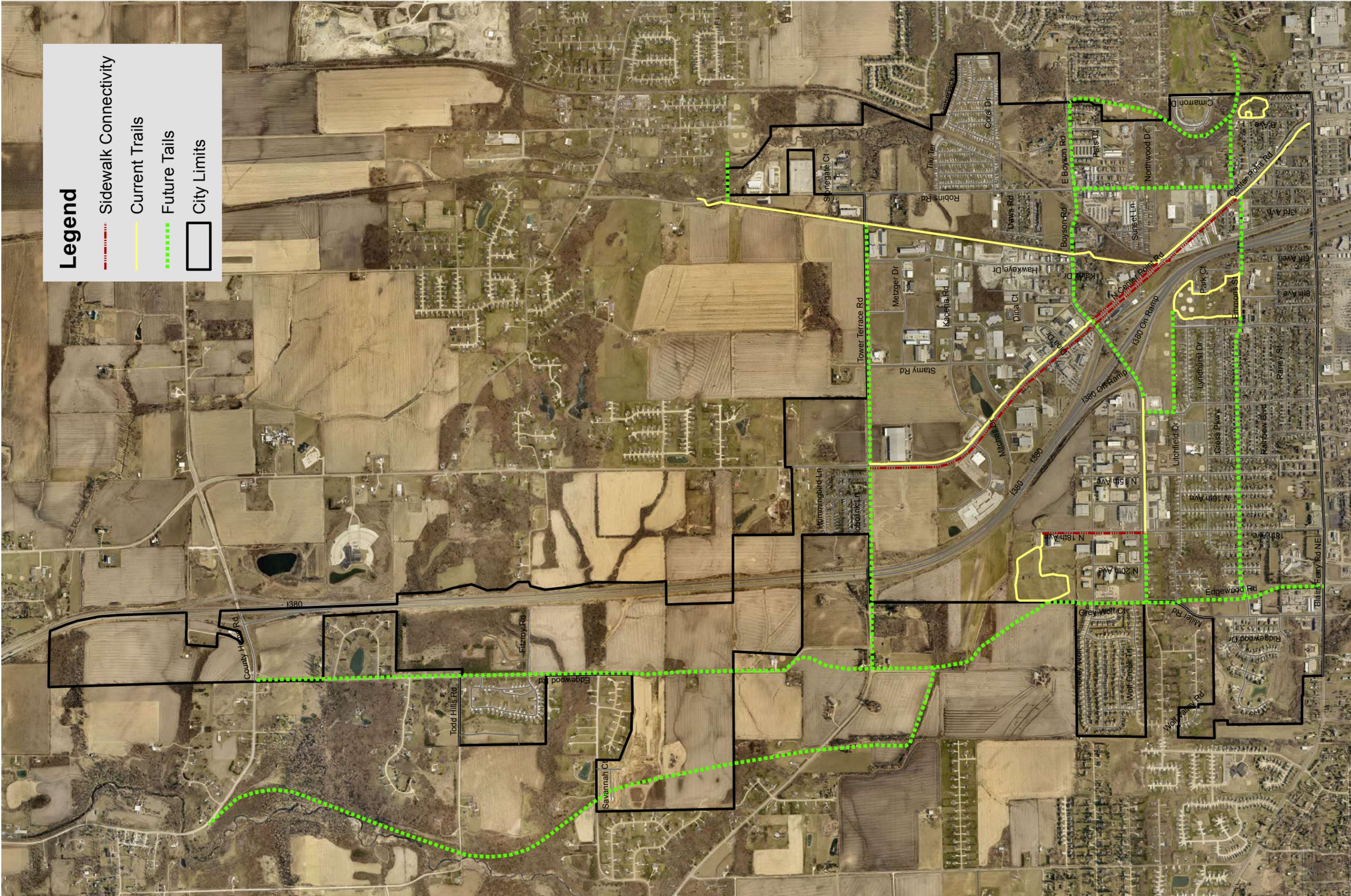
CITY OF HIAWATHA
LINN COUNTY, IOWA



0 1,125 2,250 4,500
Feet

Legend

- Sidewalk Connectivity
- Current Trails
- Future Trails
- City Limits



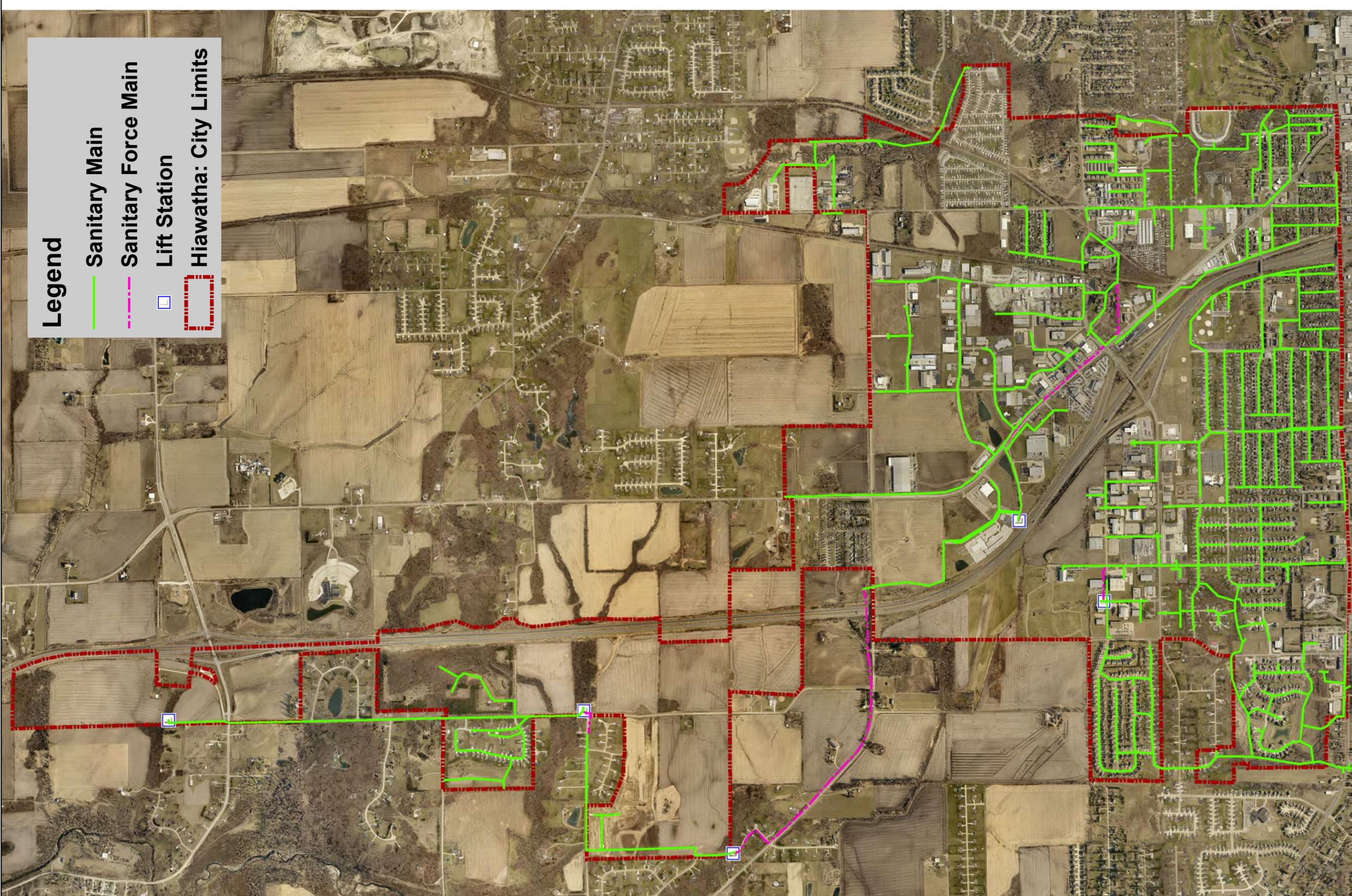
Legend

Sanitary Main

Sanitary Force Main

Lift Station

Hiawatha: City Limits



Legend

Water Mains

Size

1"

2"

4"

6"

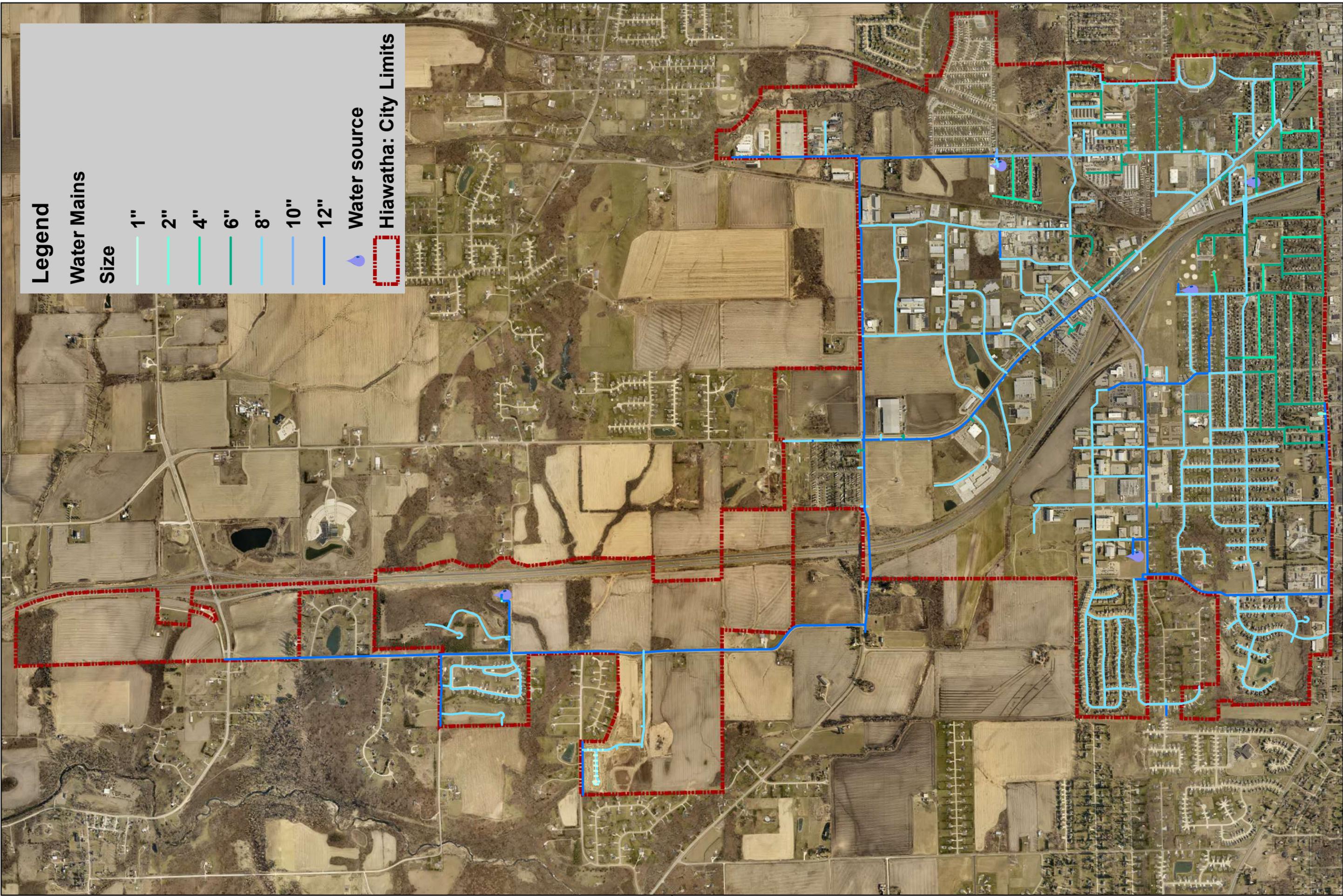
8"

10"

12"

 Water source

 Hiawatha: City Limits



Hiawatha 2036

1
2
3
4
5

Appendix A Appendix B

Public Input

The following summarizes the public and community input process. Appendix B also contains the results of the online community wide survey.

	Page
B.1 Public Meeting Input	B-2
B.2 Community Survey Results	B-10

B.1 Public Meeting Input

On March 30, 2016 the Project Team Committee Members took part in a SWOT exercise to determine the area's issues and opportunities. On April 27, 2016 residents, business owners and community leaders took part in a similar SWOT (Strengths, Weaknesses, Opportunities and Threats) exercise. These two sessions were used to gather opinions on issues and opportunities for the Hiawatha 2036 Comprehensive Plan. The information gathered was divided into four categories:

Strengths

Characteristics that give Hiawatha an advantage over others.

Weaknesses

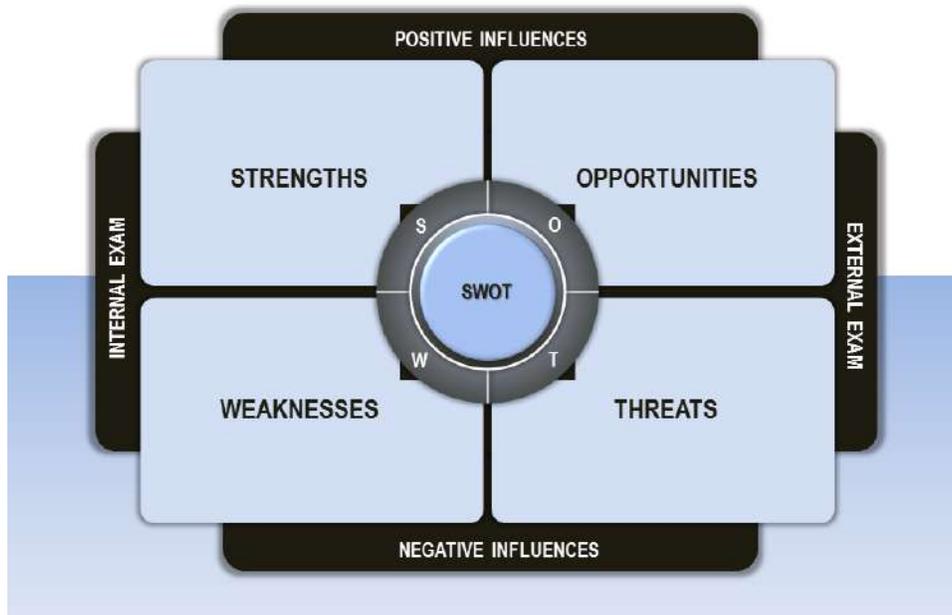
Characteristics that place Hiawatha at a disadvantage relative to others.

Opportunities

Elements Hiawatha could build upon to advance the area.

Threats

Elements in the environment or community that have/could hinder revitalization.



Project Team Committee Members March 30, 2016

Natural Amenities

- Good employee base (+)
- Good trail system (+)
- Public water system and expansion is an opportunity (+)
- Parks and activities for all ages (+)
- Government body is active in all areas (+)
- Permeable pavement to slow runoff is an opportunity for new business (+)
- There are code in place for runoff in subdivisions (+)
- Interstate 380 (+)
- Creeks (+)
- Bike Trails (+)
- Dark Sky sign code (+)
- There is an opportunity to get a swimming pool into the community (+)
- There is an opportunity for more parks in the northwest (+)
- Detention basins (+)
- There is an opportunity to create a trail on the dry creek bed in the community (+)
- I380 (+)
- Library (+)
- Concerts in the park and outdoor events (+)
- There is an opportunity to get easier access to I380 (+)
- There is a good employee base (+)
- There is space for growth with utilities close by (+)
- Stormwater tax credit is in place but could be updated to address pervious percentage (+)
- Rain garden kit opportunity (+)
- Rain barrel opportunity to start a program (+)
- Recently a Stormwater committee has been formed (+)
- Emerald Ash (-)
- EPA Regulations, unfunded mandates, yet costly (-)
- Stormwater runoff regulatory issue/compliance (-)
- Runoff to McCloud Run Trout Stream fresh water (-)
- Strict State regulations (-)
- Stormwater and construction processes too strict i.e. NPDES, SWPPP (-)
- Outdated or underdeveloped interchanges (-)
- Threat of Boyson Rd going to 6 lanes (-)
- Transportation – changing street names have consequences (-)
- There is no real downtown (-)
- Atomic Energy Commission Palo, Iowa can turn off newcomers to the area (-)
- Traffic congestion (-)
- Not a good mix of development i.e. residential, retail, commercial, hotel (-)
- No opportunities for citizens: dining, retail sporting shops (-)

(+) Strength/Opportunity
 (-) Weakness/Threat

B.1

Governance, Leadership and Learning Environments

Home owners associations (+)

Council is approachable (+)

Professional city staff is knowledgeable (+)

Kirkwood College addition is an opportunity (+)

Police & fire services need to expand along with future expansion (+)

Opportunity for health care and emergency services (+)

There is an opportunity to build a middle school (+)

Explorer program thru the Fire Department (+)

Library has a similar program to explorer program to help develop children's interest (+)

The Comprehensive Plan Project Team looking to make a future better (+)

Professional City Staff (+)

Intern Program with city (+)

College Access (+)

Nice City Hall facility (+)

Engaged Citizenry (+)

Professional City Staff (+)

Volunteers for city boards (+)

Limited Human Resources (-)

Volunteer time pressure – same people over and over and no one is home to participate, all working (-)

Next to Cedar Rapids – traffic congestion, need better traffic lights (-)

There is a lack of cooperation from some of the surrounding communities (-)

Misconception of public a regarding roles of city (-)

Lack of engagement by residents (-)

Elementary schools are full and there is a need for another school (-)

Library needs expansion (-)

Cross section of demographics on council and other boards does not represent the general population (-)

Communication is an ongoing challenge - there is an opportunity to find additional avenues (-)

Unfunded mandates (-)

Economy and Prosperity

Support for library (+)

New annexation (+)

Good economic development interest (+)

TIF recently added to retail (+)

I-380 (+)

I-380 (+)

Room to expand (+)

Commercial/Residential balance (+)

City wants to help local businesses (+)

Farmers Market (+)

Dave Wright Nissan/Subaru (+)

Mercy developing at Boyson and I-380 (+)

Sylvan Learning (+)

Tower Terrace interchange is an opportunity for improving the traffic flow/access (+)
 There is an opportunity for TIF program for development (+)
 Good public and private utilities (+)
 State roll-backs (+)
 Redevelopment of Emmons and Center Point Road interchange is an opportunity (+)
 High property taxes (-)
 Not enough units for multi-family, need more (-)
 Need more retail and eateries (-)
 Regulations (-)
 No restaurants and retail (-)
 No recreational or entertainment other than outdoor (-)
 Limited for new growth – existing infrastructure limit development area/opportunities (-)
 Limited attractions (-)
 Few bars and restaurants (-)
 Need for restaurants (-)
 Internet providers are limited in some areas creating a high priced market (-)
 No Retail (-)
 Next to other cities – competition (-)
 Over built on office space – also that way throughout the metro (-)

Growth-Oriented and Sustainable Infrastructure

Support for library (+)
 Still a small community atmosphere with big town amenity access (+)
 People still know their neighbors (+)
 City Fun Fest (+)
 Opportunity for more fire/police protection with new growth (+)
 Opportunity for a complete streets design (sidewalks, trails, bus stops) (+)
 Storm water ordinances (+)
 Added access to I-380 (+)
 Edgewood completion (+)
 Tower Terrace extension opportunity (+)
 Opportunity for public transit as the city grows in the future (+)
 Build over existing infrastructure (-)
 Need to get access to Tower Terrace from I-380 (-)
 Need improvements on Boyson Rd and Tower Terrace (-)
 Need improvements overall in community – keeping up with growth (-)
 More parks needed in the northwest (-)
 Older areas developed with no sidewalks on the south end of Hiawatha (-)
 Limited access to the community (-)
 Railroad cuts community in half (-)
 Shoe string city shape (limited expansion in north and west (-)
 911 system costs is a current issue (-)
 Topography for expansion in northwest is not friendly to development, hills and valleys (-)

B.1

Public Meeting April 27, 2016

Natural Amenities

- Opportunity for a new Frisbee golf course through the wooded area of town to make it more challenging and attract more people from outside the community (+)
- Safe (+)
- Trails (+)
- Parks (+)
- Landscaping (+)
- Free wifi in the parks (+)
- Trial system is great! (+)
- Parks are great (+)
- Parks (+)
- Trails (+)
- Clean community (+)
- City hall building (+)
- Library (+)
- Opportunity to add another park by Fisher Group (+)
- Trails (+)
- Need to keep drinking water safe as it is (+)
- Parks (+)
- There is an opportunity for a community indoor fitness club, like a YMCA (+)
- Pond opportunities to the North (+)
- Additional improvements to Tucker park w/ trail system and economic development growth opportunities (+)
- How trail system crosses Center Point Road (-)
- Lights from the car lots (-)
- Traffic (-)
- No downtown (-)
- Library is too busy and too crowded (-)
- Lack of shopping and eating destinations (-)
- Providing services to the north for future expansion (-)

Governance, Leadership and Learning Environments

- Keep a positive image of the community going (+)
- Reach out to high school as an internship (+)
- Hiawatha Elementary Ambassadors group and Alburnett School host field trips (+)
- Volunteer programs (+)
- Opportunity to improve marketing with Facebook, newsletter, and website (+)
- Mayor and City Administrator meet & greet with business committee (+)
- City is beginning to speak at homeowners association meetings (+)
- Opportunity to get younger people excited in Hiawatha to serve on the City's boards (+)
- Opportunity to get locations for younger people to come i.e. Newbo Area, town center mixed use areas for gathering places (+)
- Develop apartments/condos to attract young professionals (+)
- Need a replacement for "Playing for Keeps" program in the park for kids (+)

Parks & Recs programs (+)
 Library programs (+)
 Monthly Newsletter (+)
 Earthy Day collection event to help clean up the city (+)
 City website is being upgraded (+)
 Kirkwood (+)
 Good schools (+)
 Work well with other communities (+)
 Library and professional fire/police (+)
 Limited Human Resources (-)
 Poor voter turnout (-)
 Need for improved public communications (-)
 Hard to get volunteers and new elected officials (-)
 Stop trying to copy Cedar Rapids (-)
 Schools are full and an expansion is needed (-)
 Other government agencies don't always work well with Hiawatha (-)
 Trust issue with citizens and city (-)

Economy and Prosperity

Opportunity to attract big and small businesses (+)
 Coffee with Council allows public to visit city facilities and city staff (+)
 Create an area to attract the younger demographic like the Newbo area in CR (+)
 "Hog Wild Days" were family friendly until late in the festival then it became rowdy, there is an opportunity to have fests like this with a controlled environment to maintain a good image (+)
 Concerts in the Park are great but could increase in frequency (+)
 There is an opportunity to reach out to GoDaddy and other businesses that attract a younger demographic to have events at the business to get them interested in Hiawatha (+)
 Wednesday night farmers market (+)
 City Hall green space entertainment venue (+)
 Quality of life is good, close to medical facilities, interstate, parks and trails (+)
 Public safety (+)
 Opportunity to see nice economic growth (+)
 Opportunity for small businesses (+)
 Opportunity for a hotel and restaurants (+)
 Opportunity for a grocery store (+)
 Farmers market (+)
 Opportunity for a veteran's memorial (+)
 Focus on attracting small businesses (+)
 Opportunity for a hotel (+)
 Trust issue with citizens and city (-)
 Limited entertainment venue (-)
 Not a downtown, no place to go other than parks/trails (-)
 Need for Tower Terrace interchange (-)
 Need to attract small town business venue (-)

B.1

Lack of multifamily units (-)

Town center is too much money for some shops (-)

Currently little economic growth (-)

No city center hub (-)

Growth-Oriented and Sustainable Infrastructure

Need for library extension (+)

Desire for more energy efficient buildings in the future (+)

Continue to add to the construction of two bus shelters per year (+)

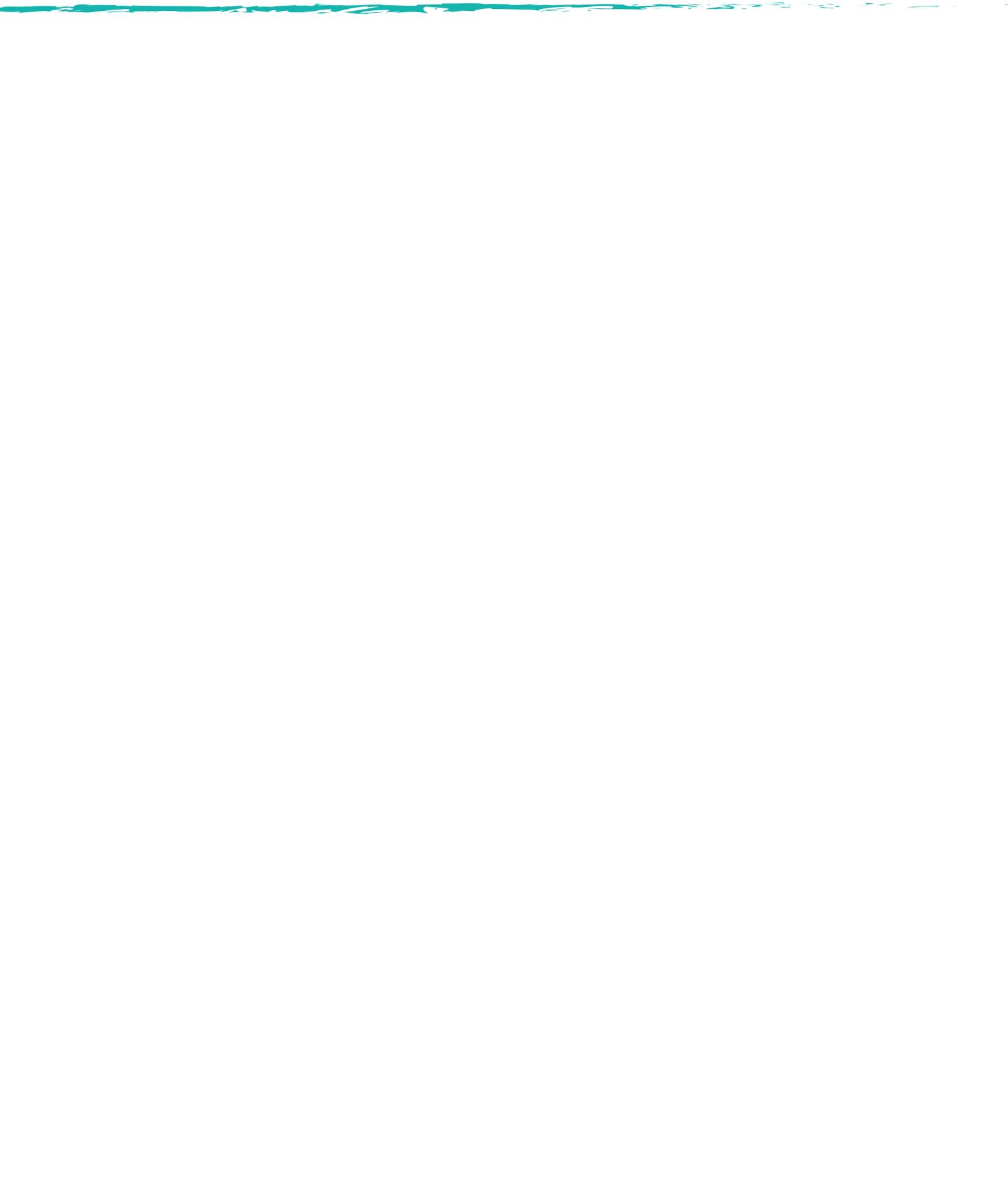
Opportunity for more apartments (+)

Complete Tower Terrace interchange with I-380 (+)

Location along I-380 (+)

Need to add parks to north as city develops that way (+)

Lack of affordable housing/apartments (-)



B.2 Community Survey Results

A community survey was available digitally using Survey Monkey and was advertised on the City Website, the Plan Website and at various locations throughout the community in high traffic areas. Approximately 21 citizens responded to the survey. The following pages contain the results of that survey.

HIAWATHA COMPREHENSIVE PLAN

PUBLIC SURVEY & MAPPING TOOL

Hiawatha 2036

The Hiawatha Comprehensive Plan Survey is available now until June 1st!

The survey can be taken at:
<https://www.surveymonkey.com/r/HiawathaPlan2036>

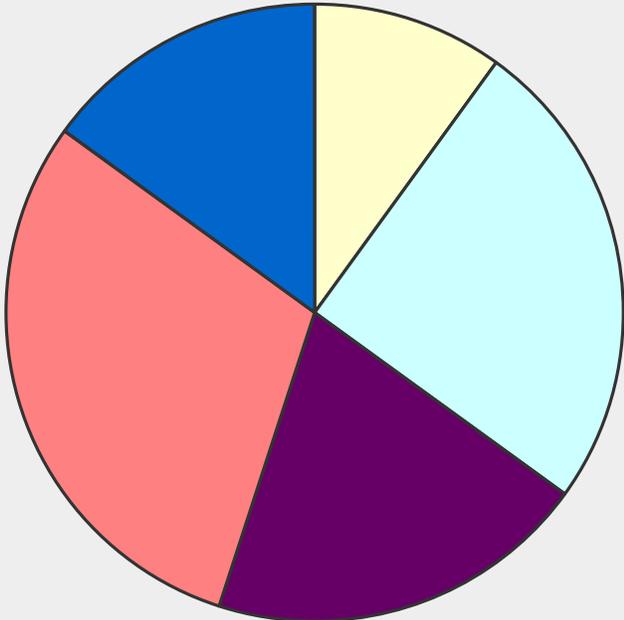
The mapping tool link can be found at www.hiawathaplan.com
or on the Hiawatha City Website at www.hiawatha-iowa.com

For more information on this process, project updates and a link to this survey or mapping tool please visit the Hiawatha Comprehensive Plan Website at:
www.hiawathaplan.com

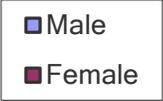
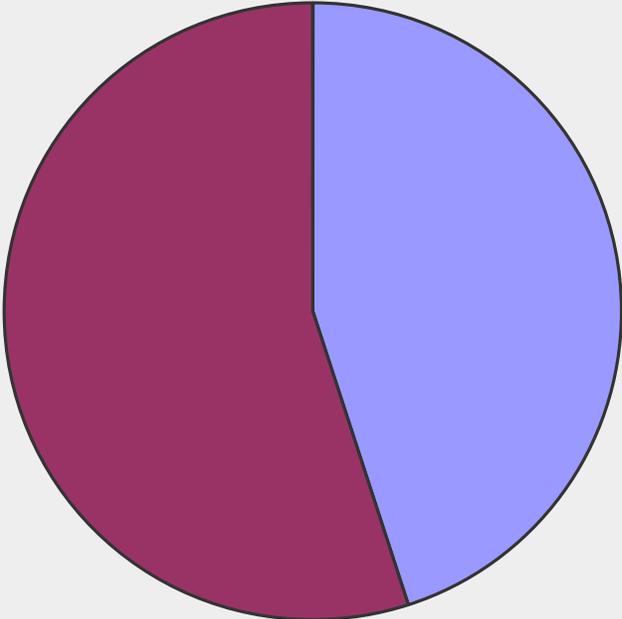
MSA
PROFESSIONAL SERVICES

Hiawatha!
Say hello to a great place to live, work and play!

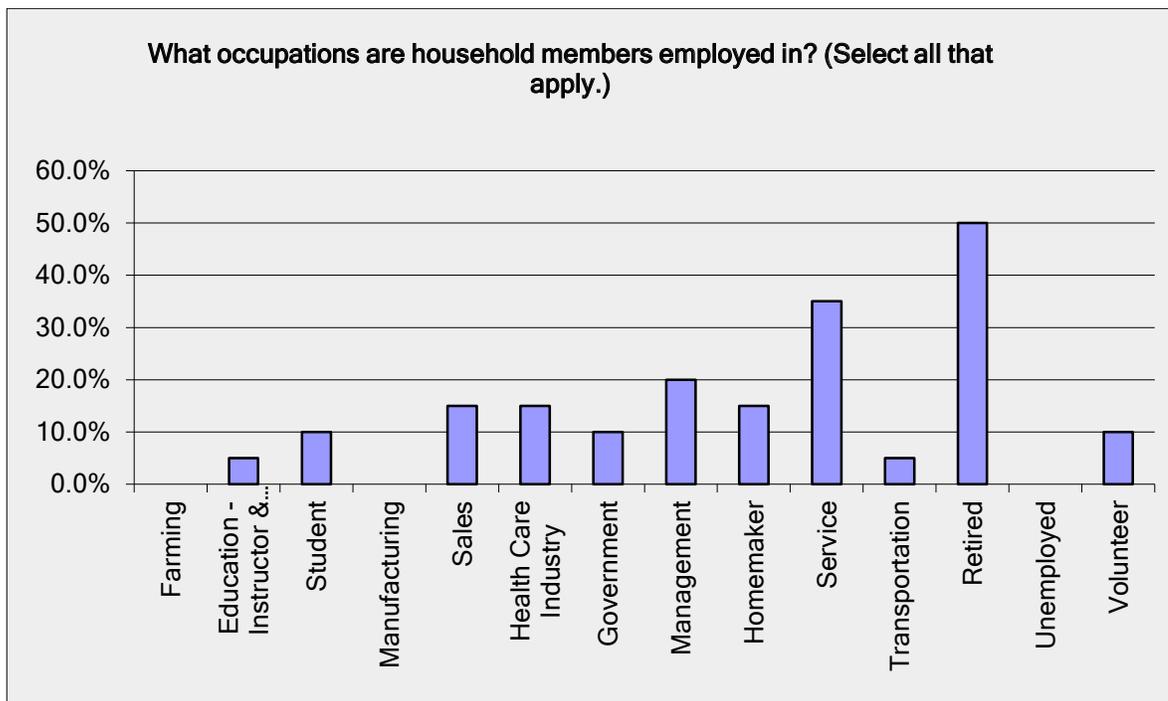
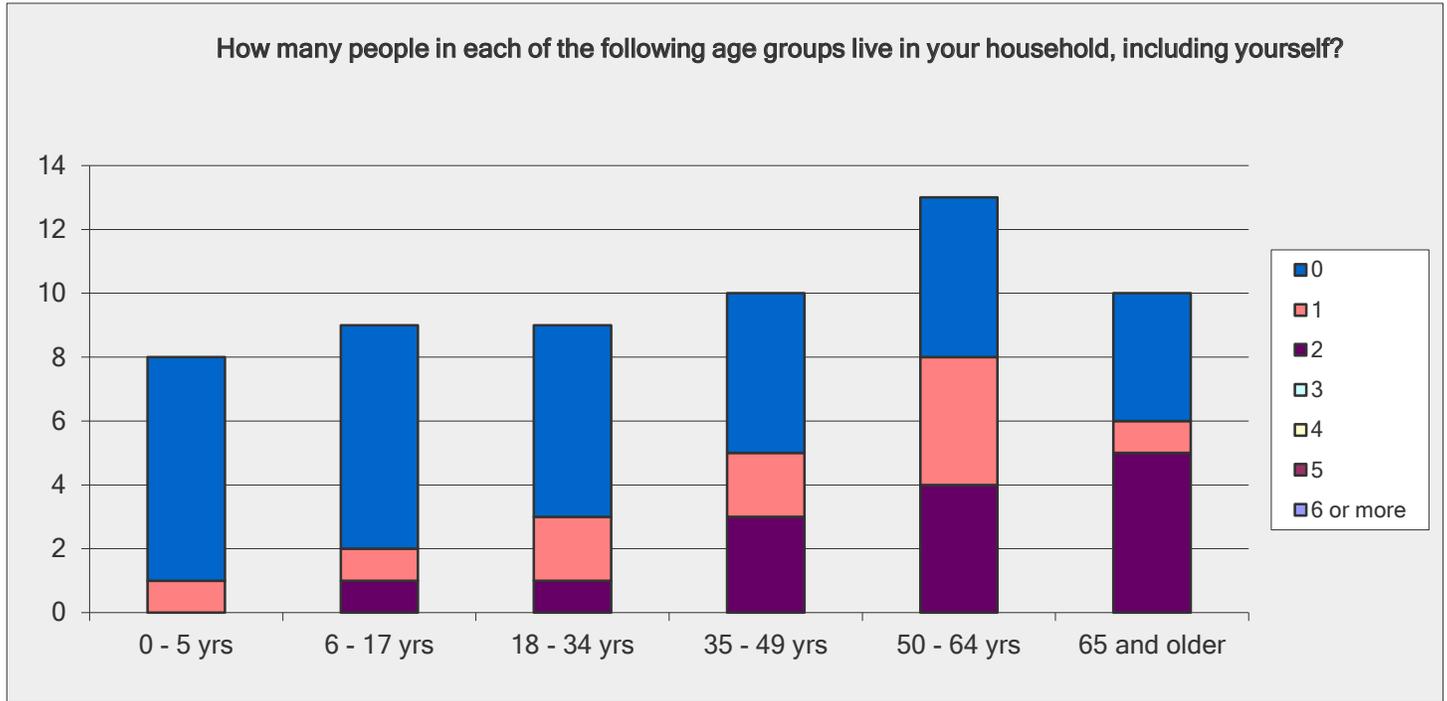
What is your age?



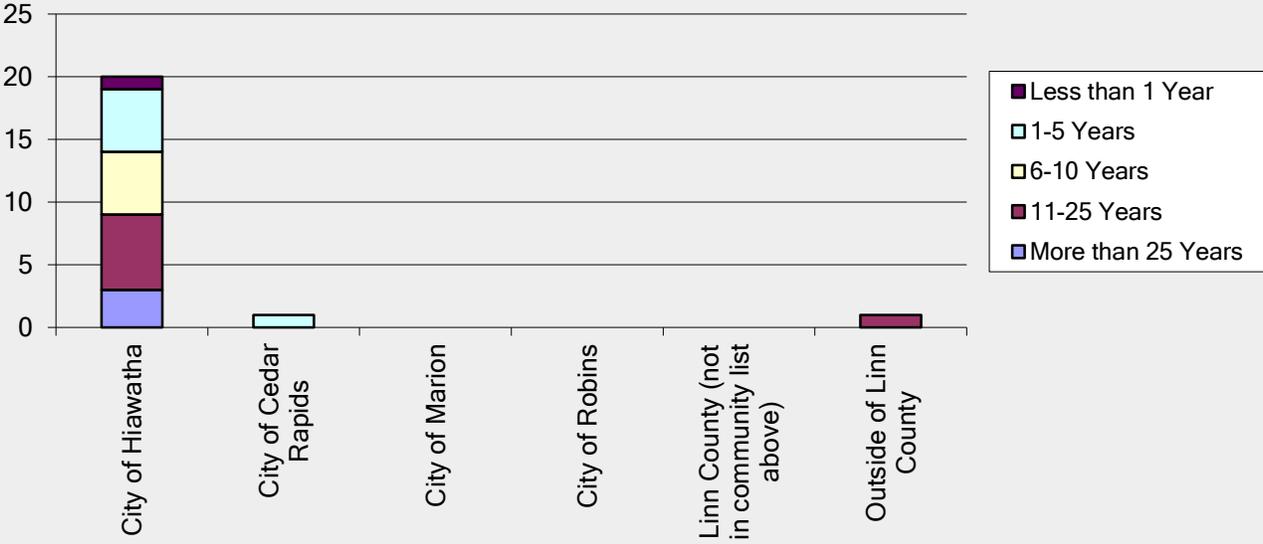
What is your gender?



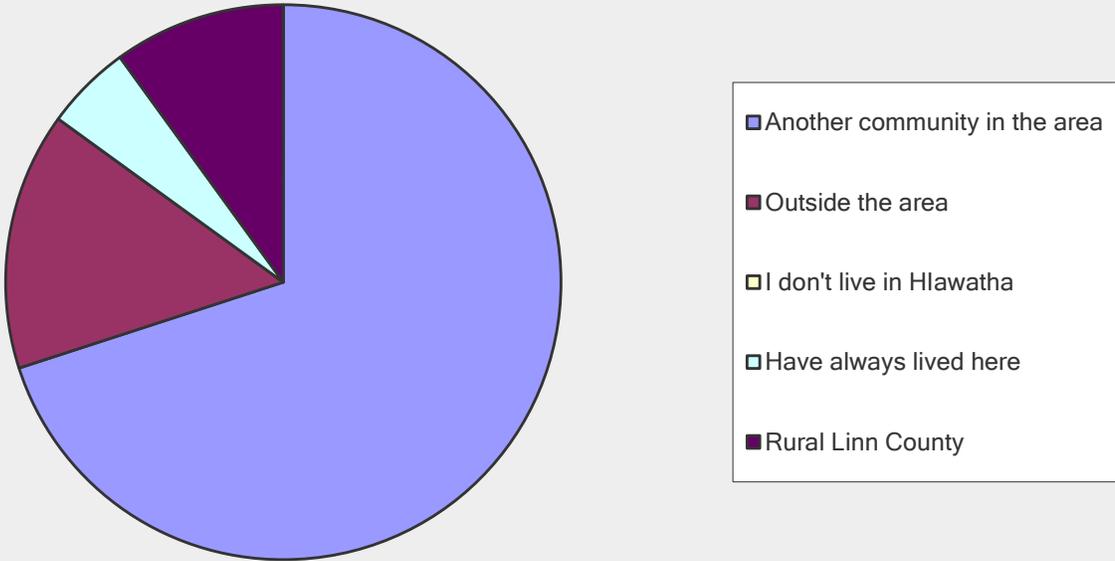
B.2



In what community do you currently live, and how long have you lived there? (Check one)

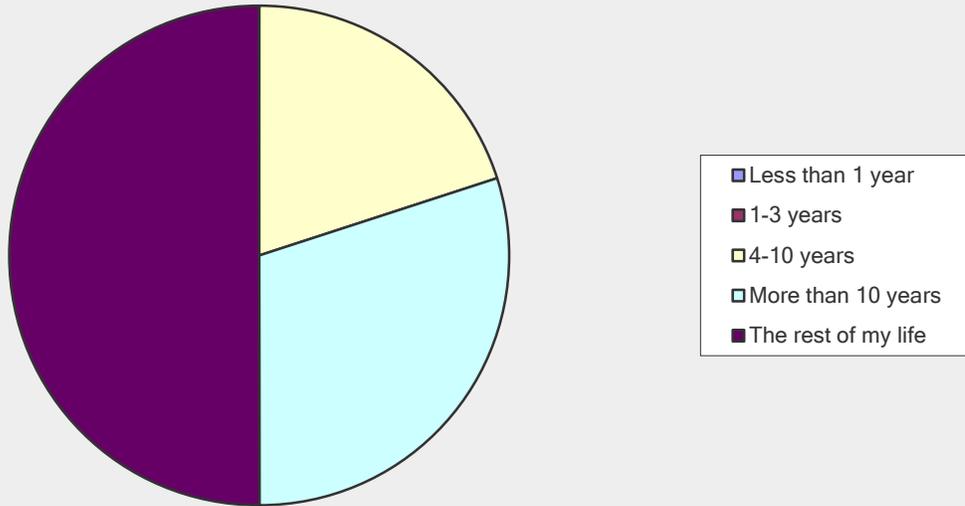


Where did you live prior to living in Hiawatha?

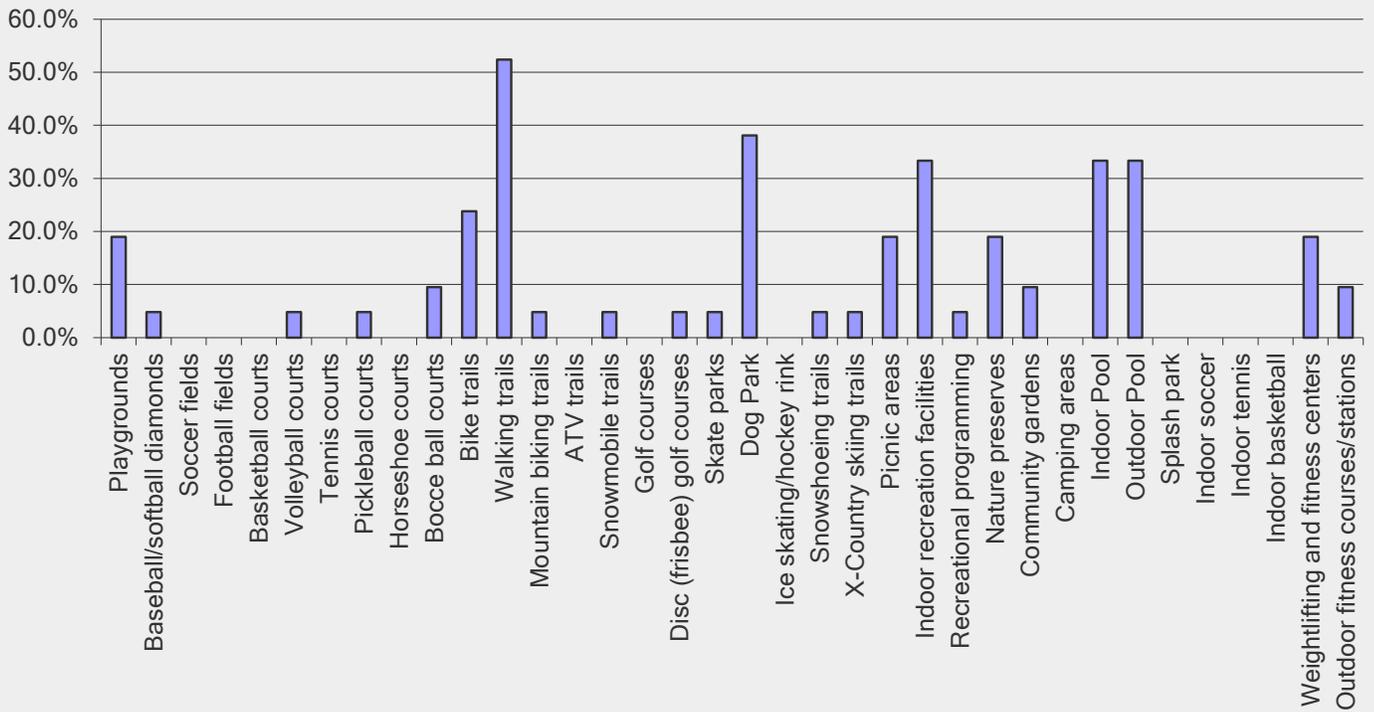


B.2

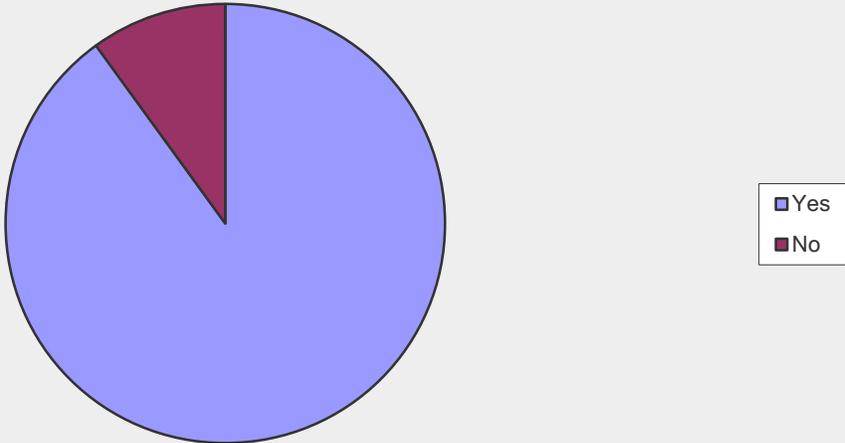
How long do you expect to continue living in Hiawatha?



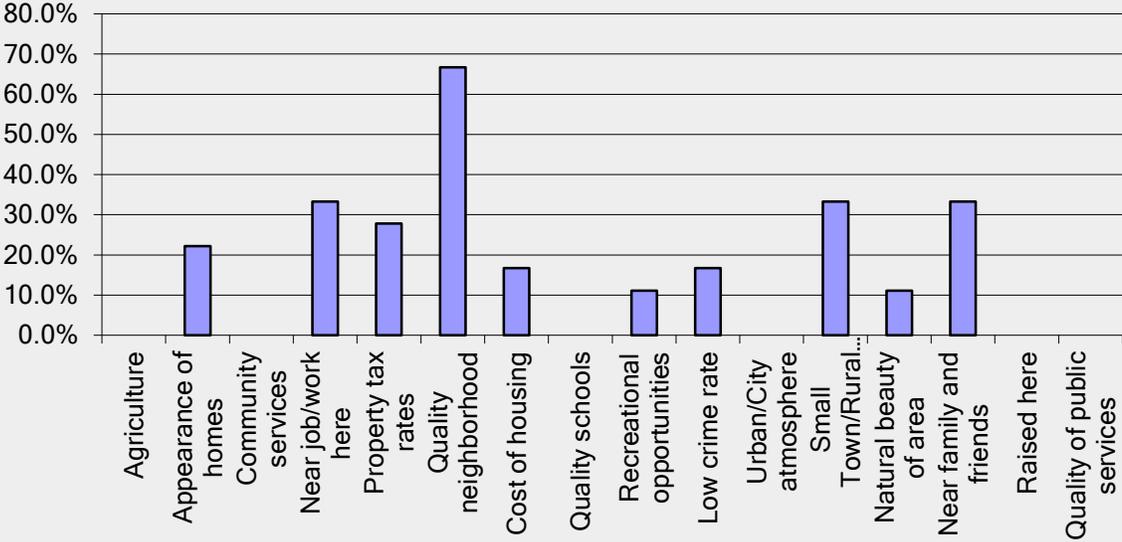
Please indicate up to five types of recreation amenities that you would like to see expanded or improved in Hiawatha, either by the city or by the private sector.



Would you like to answer additional survey questions on quality of life, housing, city facilities and services, transportation, economic and land use development before exiting this survey?

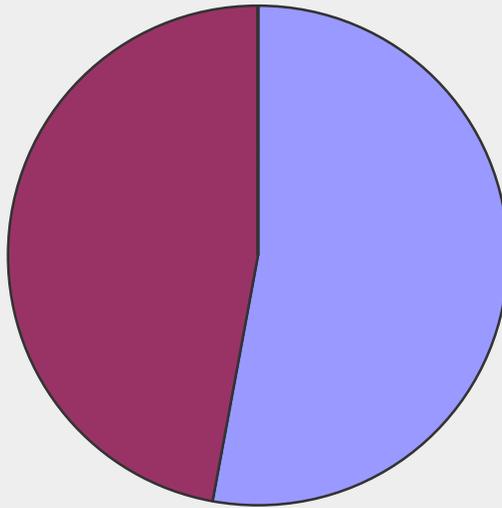


What are the three most important reasons you and your family choose to live in the Hiawatha area?

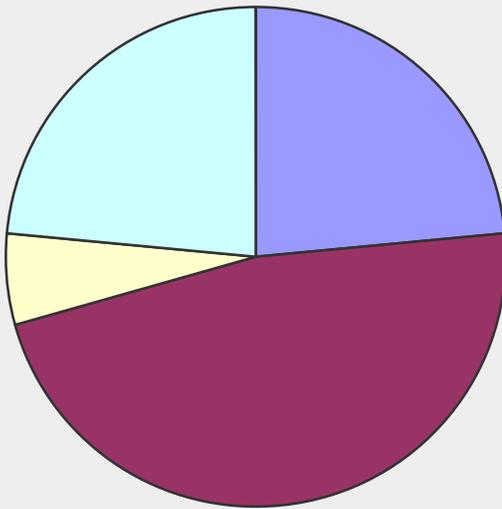


B.2

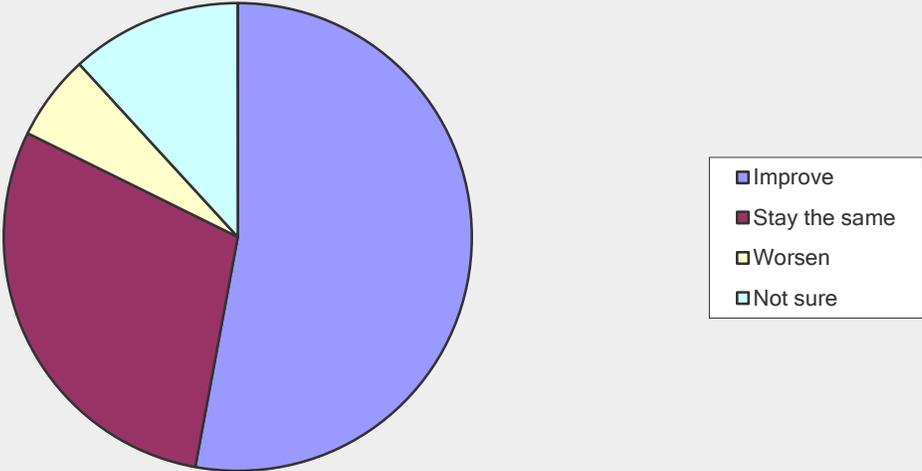
Overall, how would you rate the quality of life in the Hiawatha area?



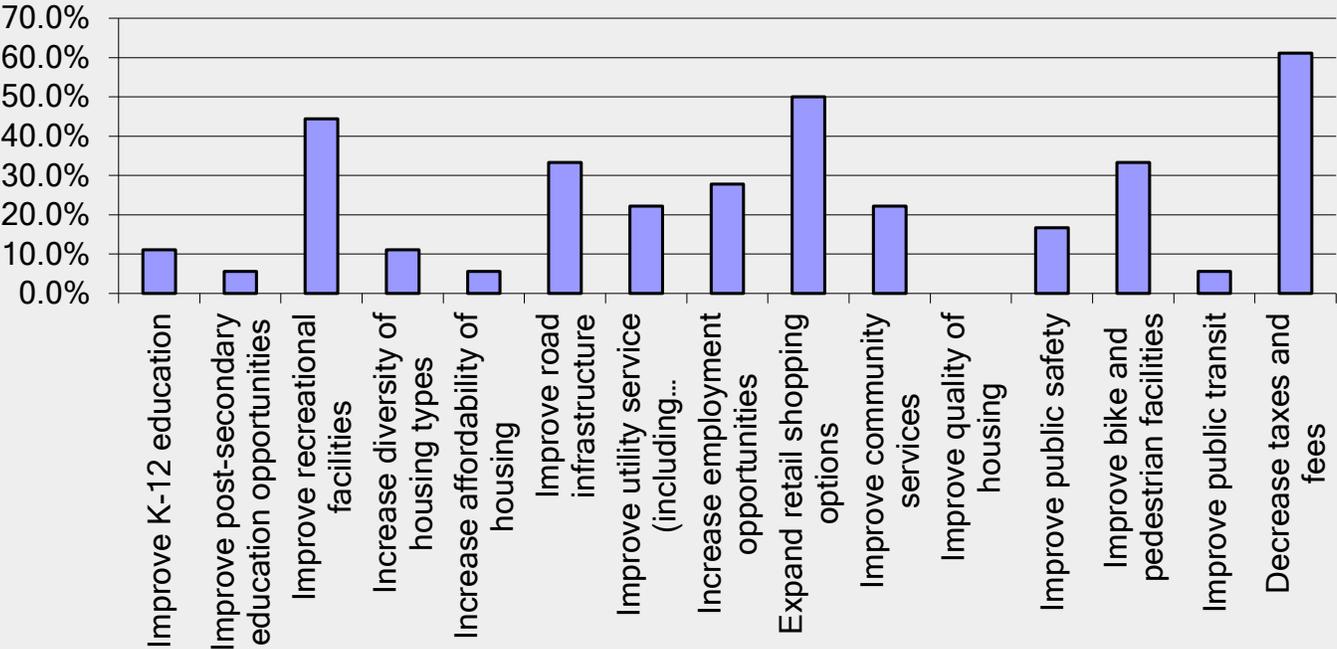
Over the past 10 years has the quality of life in Hiawatha:



Over the next 10 to 20 years do you expect the overall quality of life in Hiawatha will?

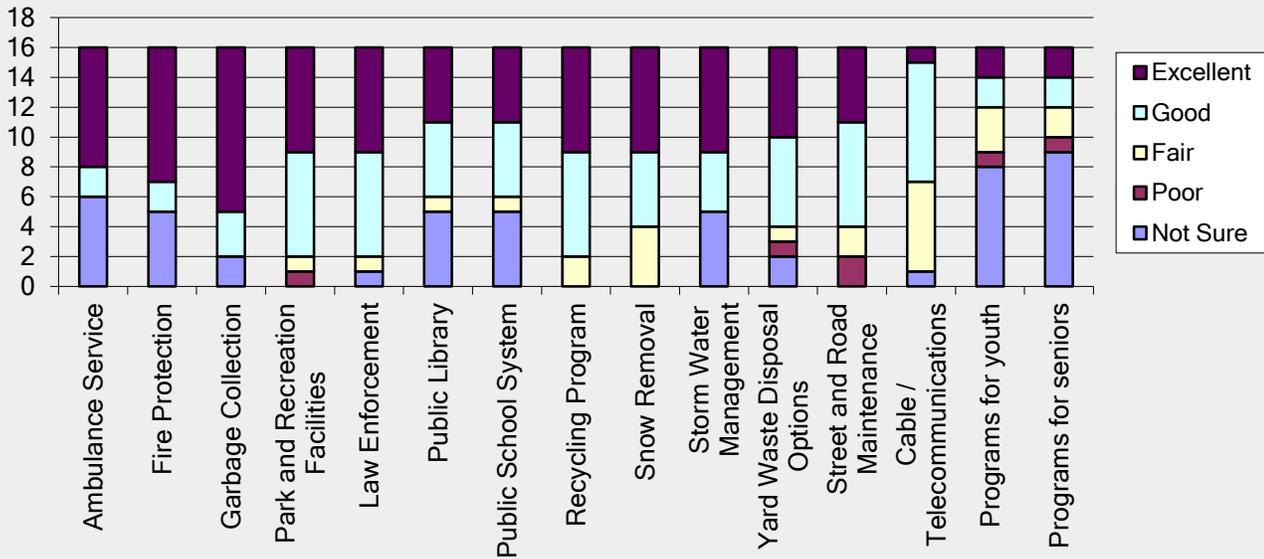


Please indicate your top four changes you think would improve the quality of life in the Hiawatha area.

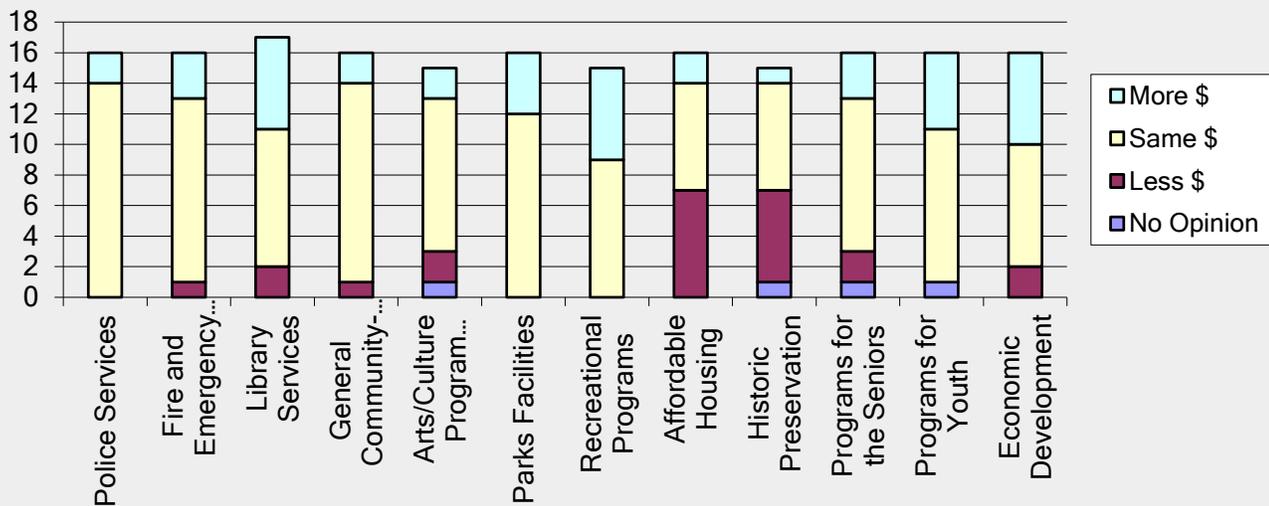


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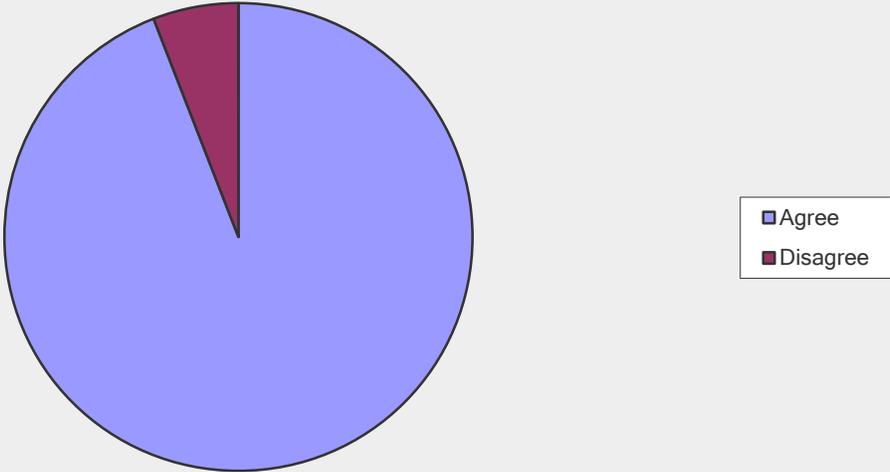
From your experience, please rate the following services in Hiawatha.



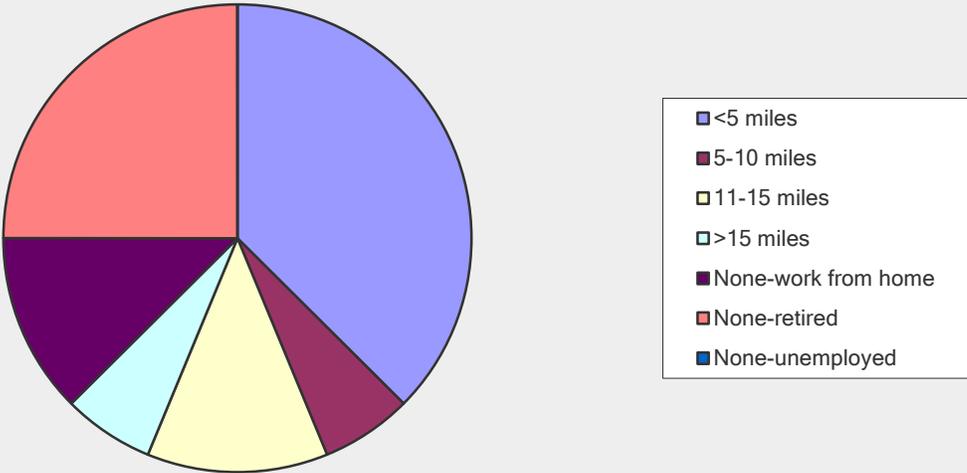
The City of Hiawatha supports many public services with a limited budget. How would you like the city to prioritize spending on these services? Please indicate your spending preferences based on your satisfaction with these public services.



Developers should be required to provide neighborhood park or other recreational facilities as part of subdivision approval.

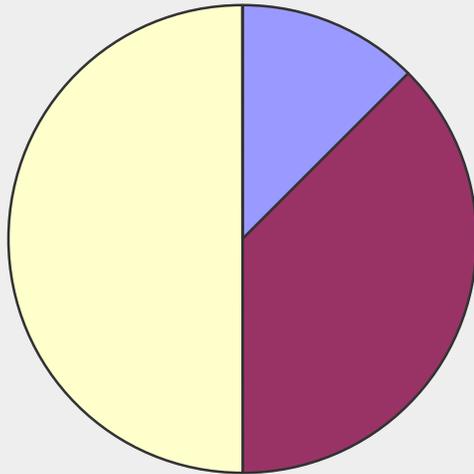


What is the approximate distance of your commute to work (each way)?



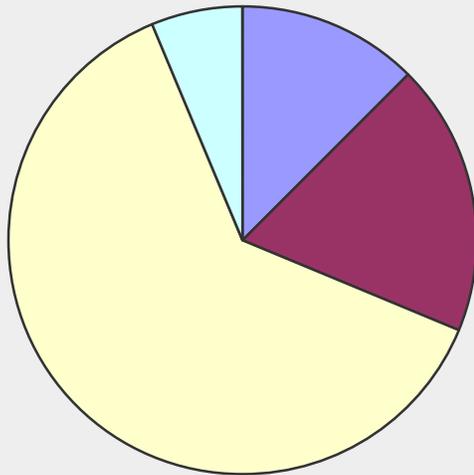
B.2

Assuming a safe route, what do you consider a reasonable distance to walk to a park?

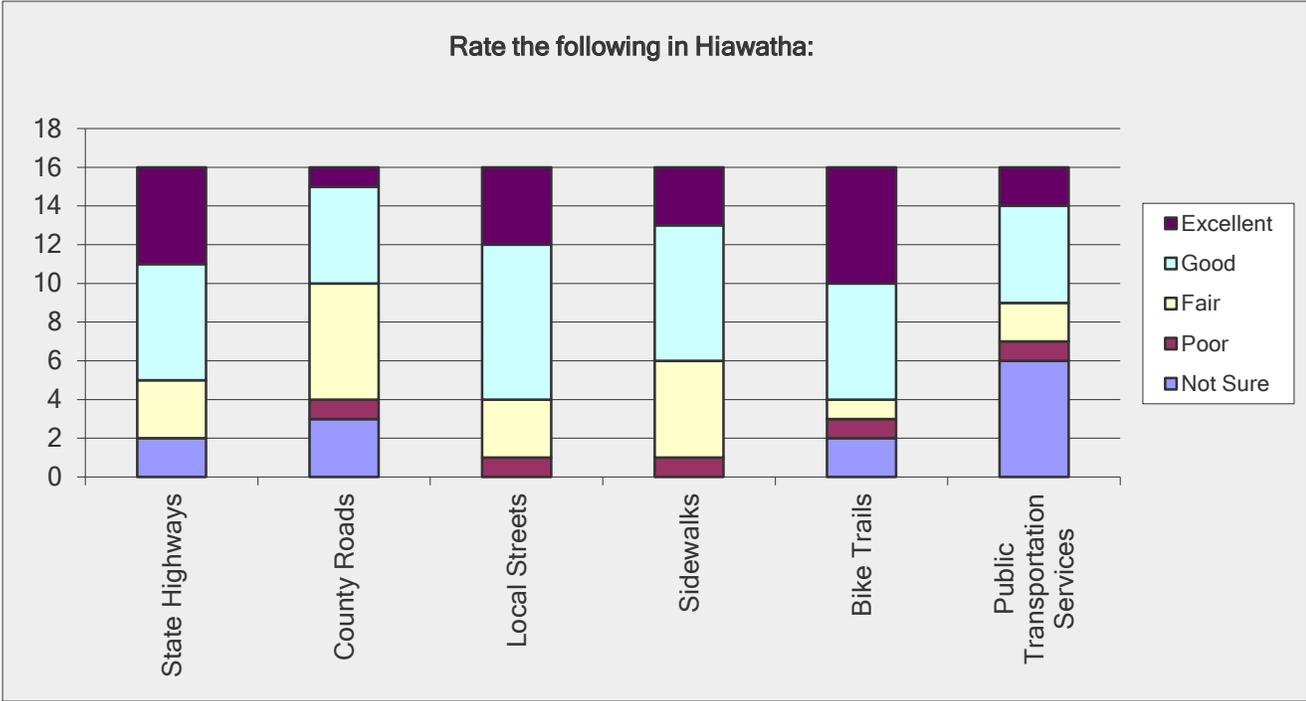


- 1/4 mile or less
- 1/2 mile or less
- 1 mile or less
- Not sure

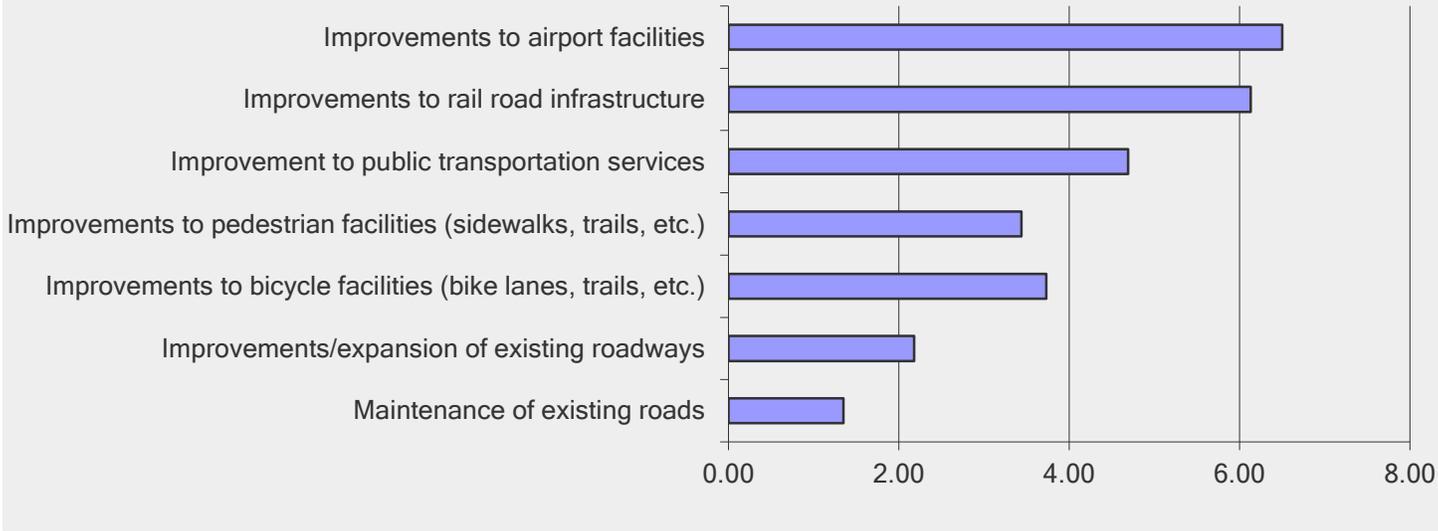
Assuming a safe route, what do you consider a reasonable distance to walk to daily retail needs businesses?



- 1/4 mile or less
- 1/2 mile or less
- 1 mile or less
- Not sure

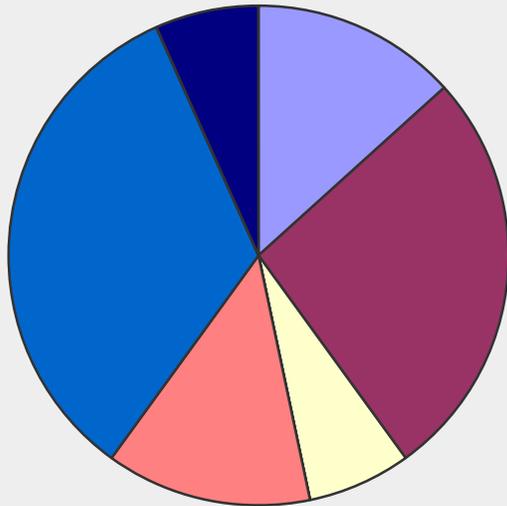


Please indicate the importance to you of the following transportation investments in the next 10 years. Please rank the investment most important to you FIRST, and the investment least important to you LAST.



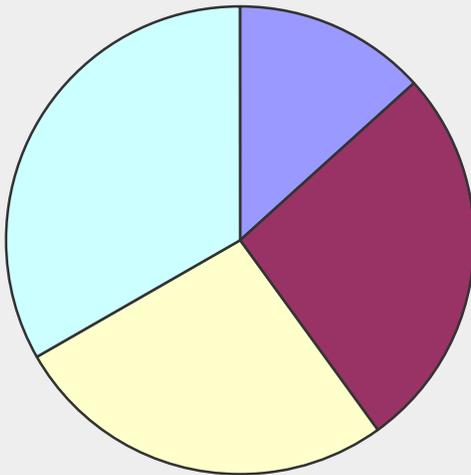
B.2

Where is your place of employment?



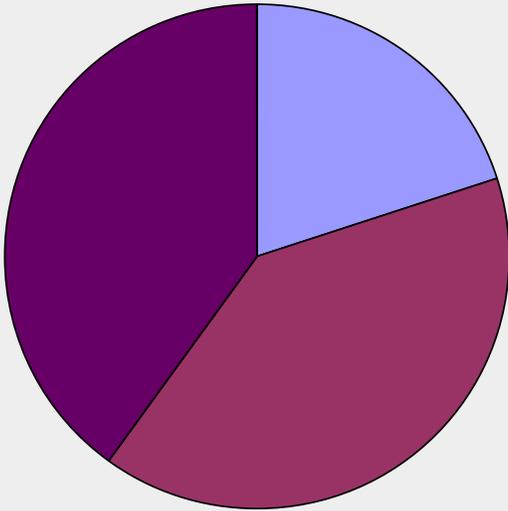
- City of Hiawatha
- City of Cedar Rapids
- City of Marion
- City of Robins
- Linn County (not in prior listed communities)
- I work at/from Home
- I'm Retired
- I'm Unemployed
- Other

In your opinion, how would you describe the availability of employment opportunities in Hiawatha?



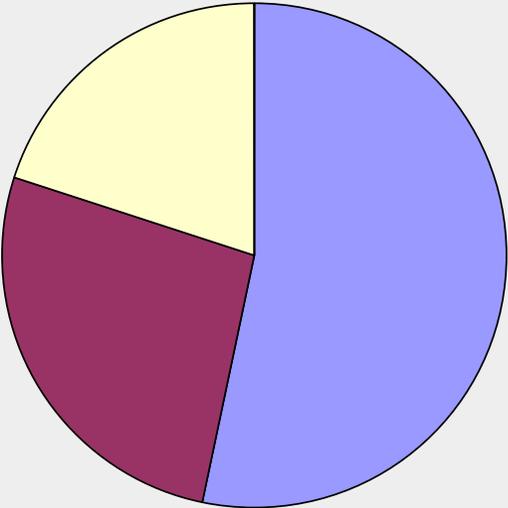
- Plentiful
- Adequate
- Lacking
- Not Sure

How secure do you believe your employment opportunities to be over the next 3-5 years?



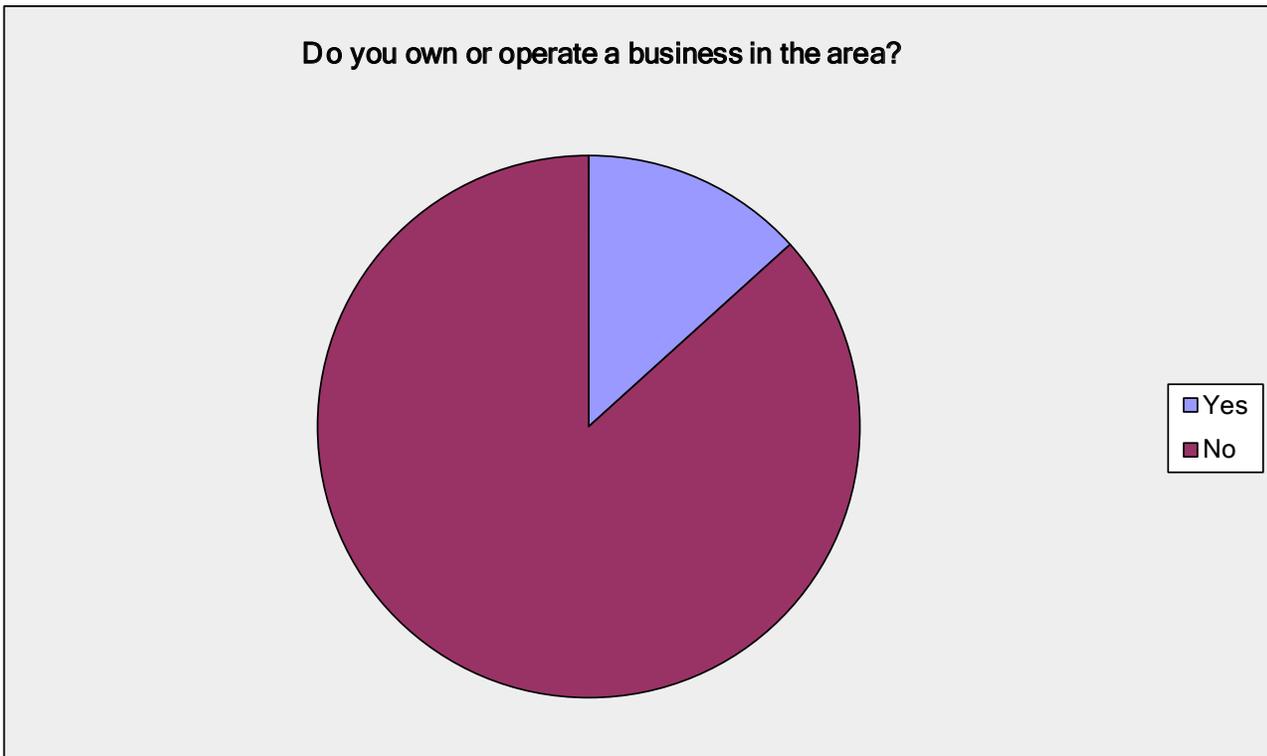
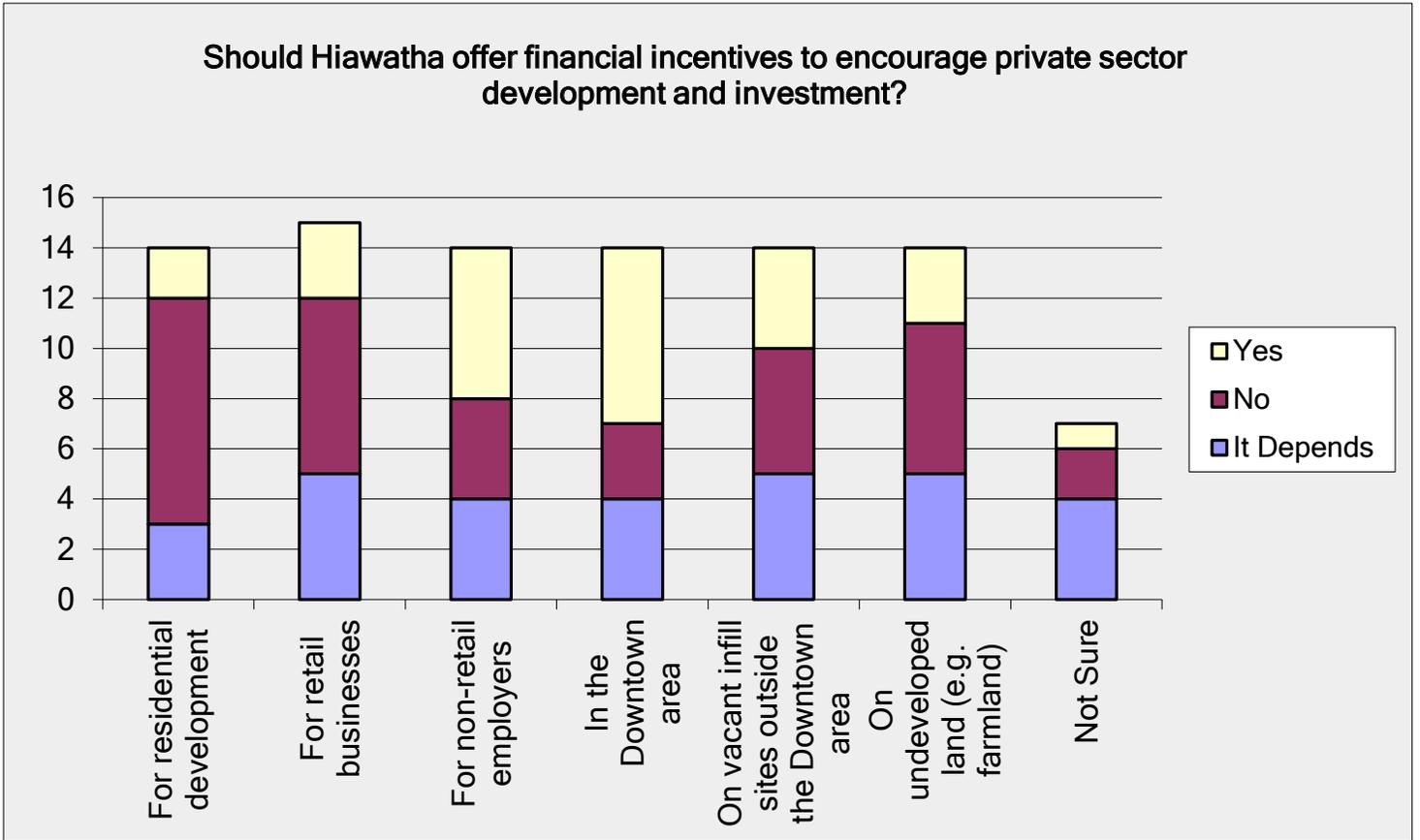
- Secure
- Somewhat secure
- Insecure
- Not sure
- I'm retired

Do you believe Hiawatha should commit funding to retain, attract or grow private sector businesses and jobs in the community?

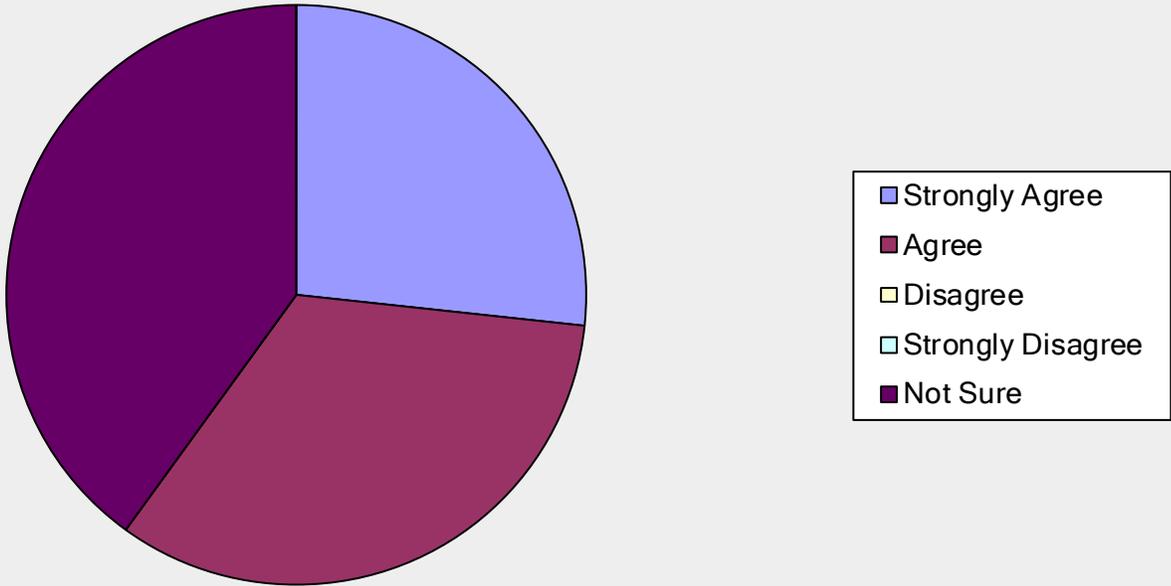


- Yes
- No
- Not sure
- No opinion

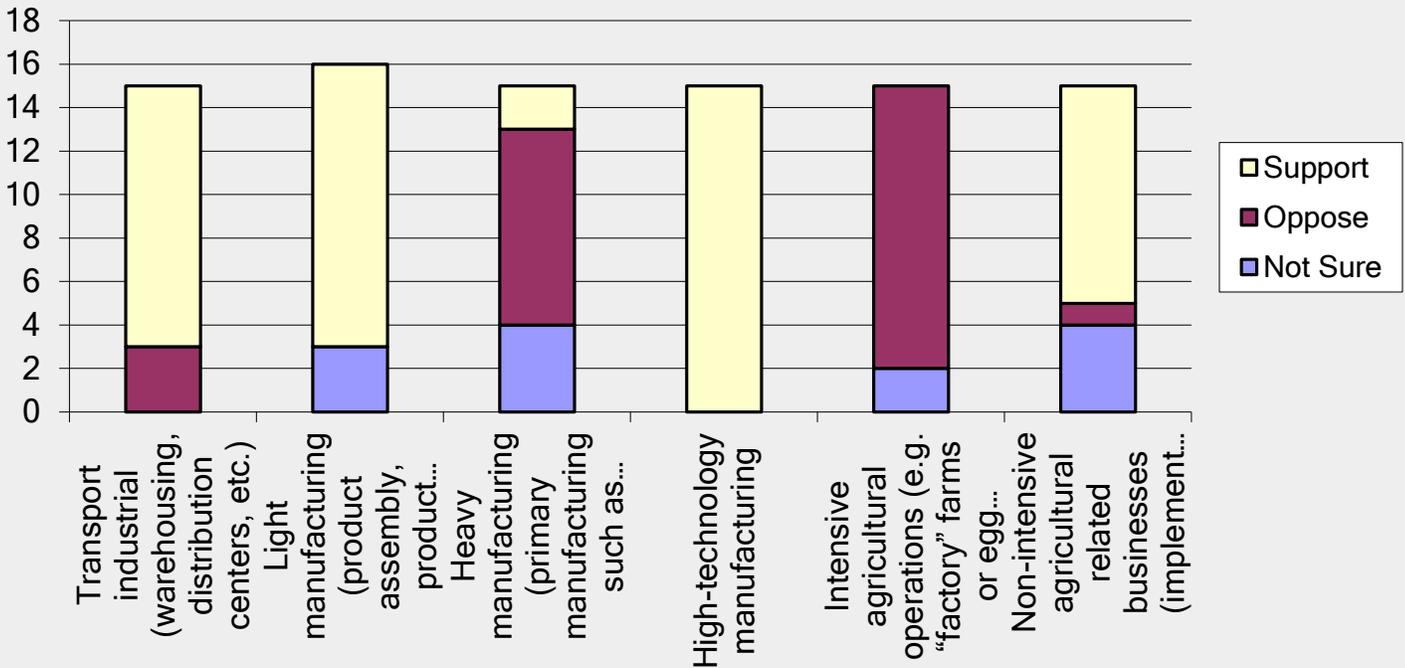
B.2



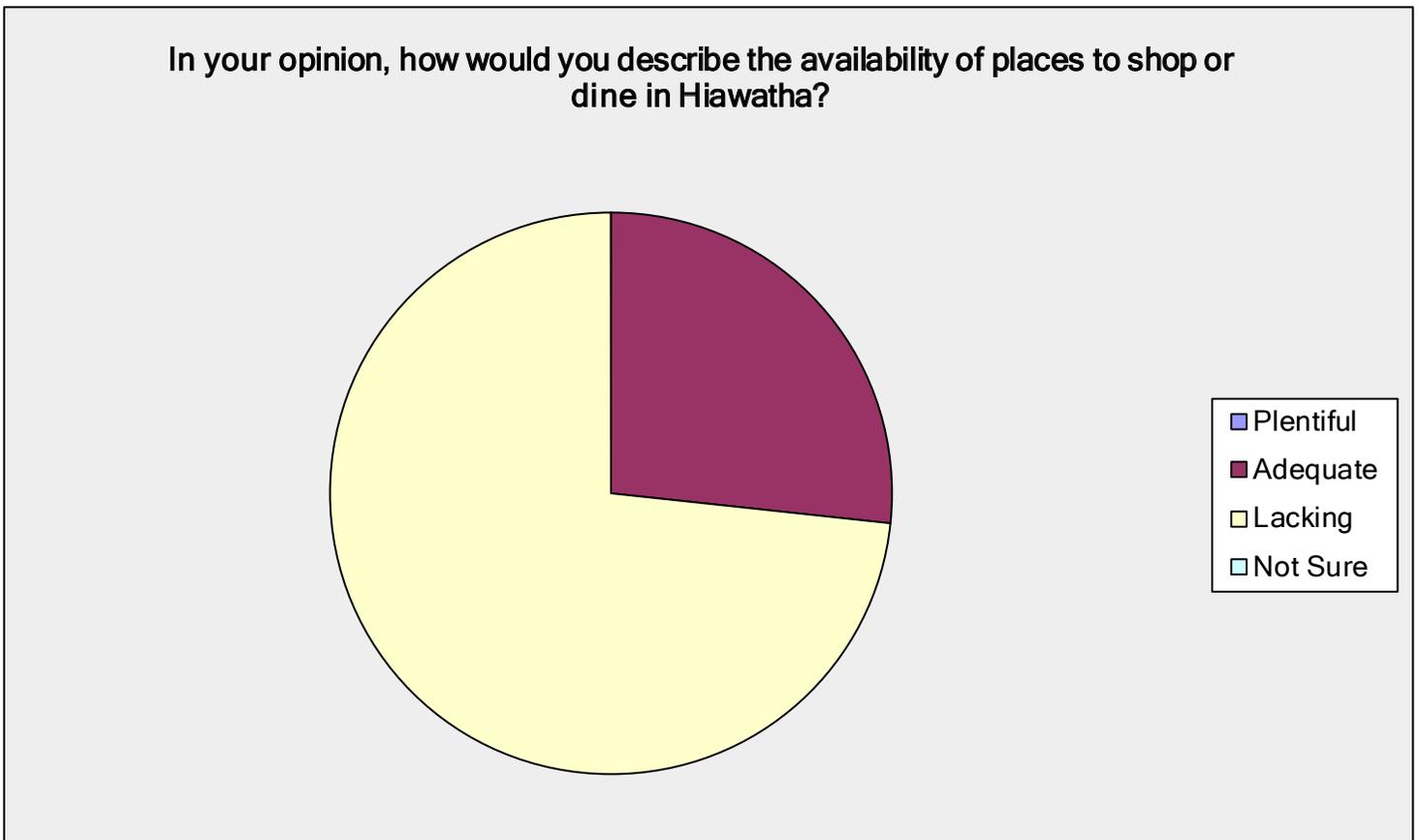
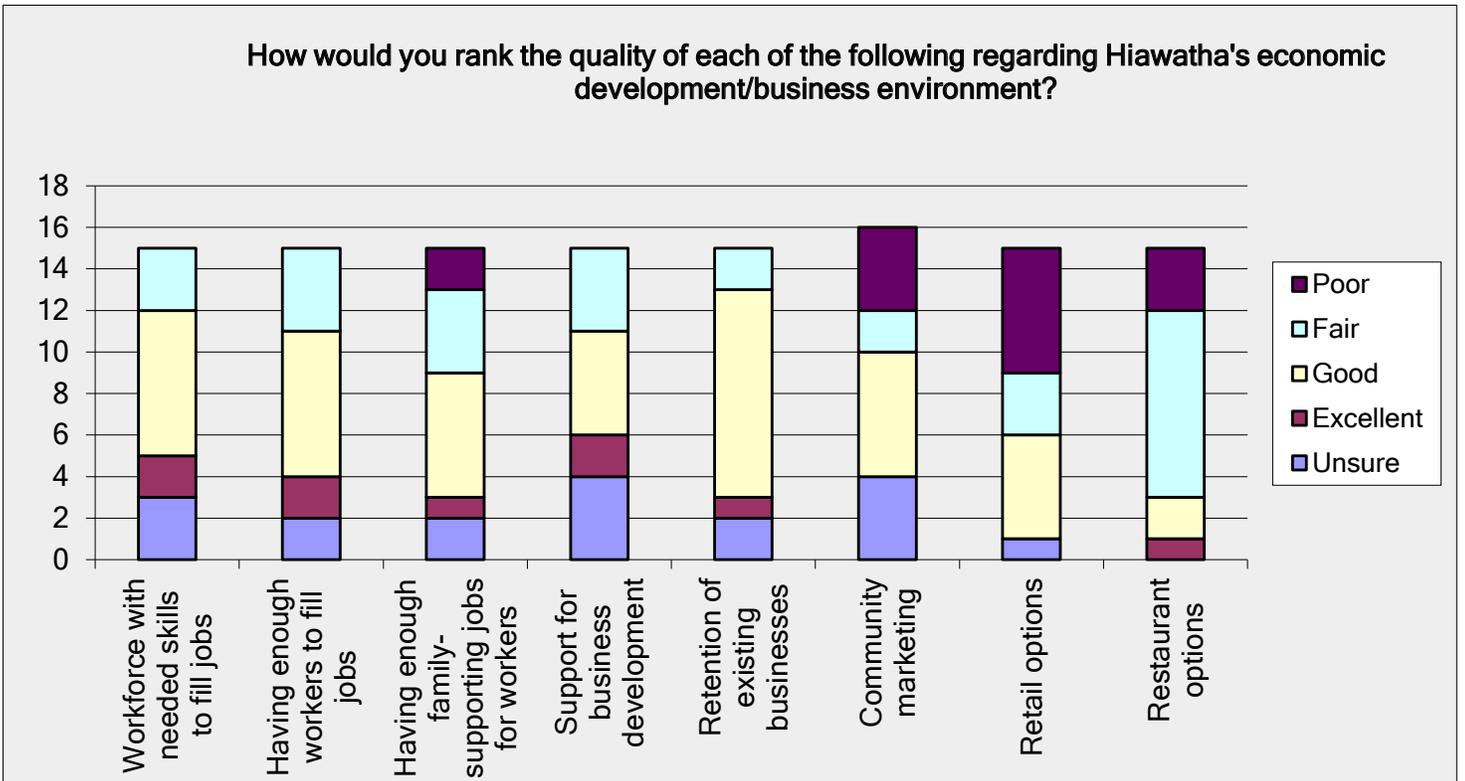
Please indicate your level of agreement with the following statement:
 Hiawatha is a good place to start a business."



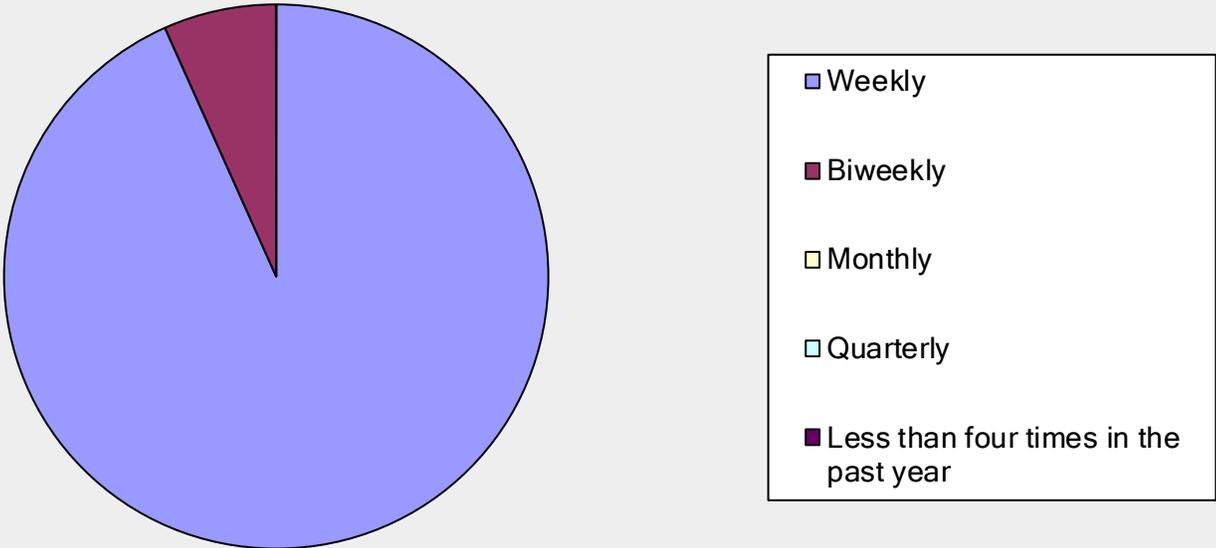
Do you support or oppose the development of the following types of industrial establishments in Hiawatha?



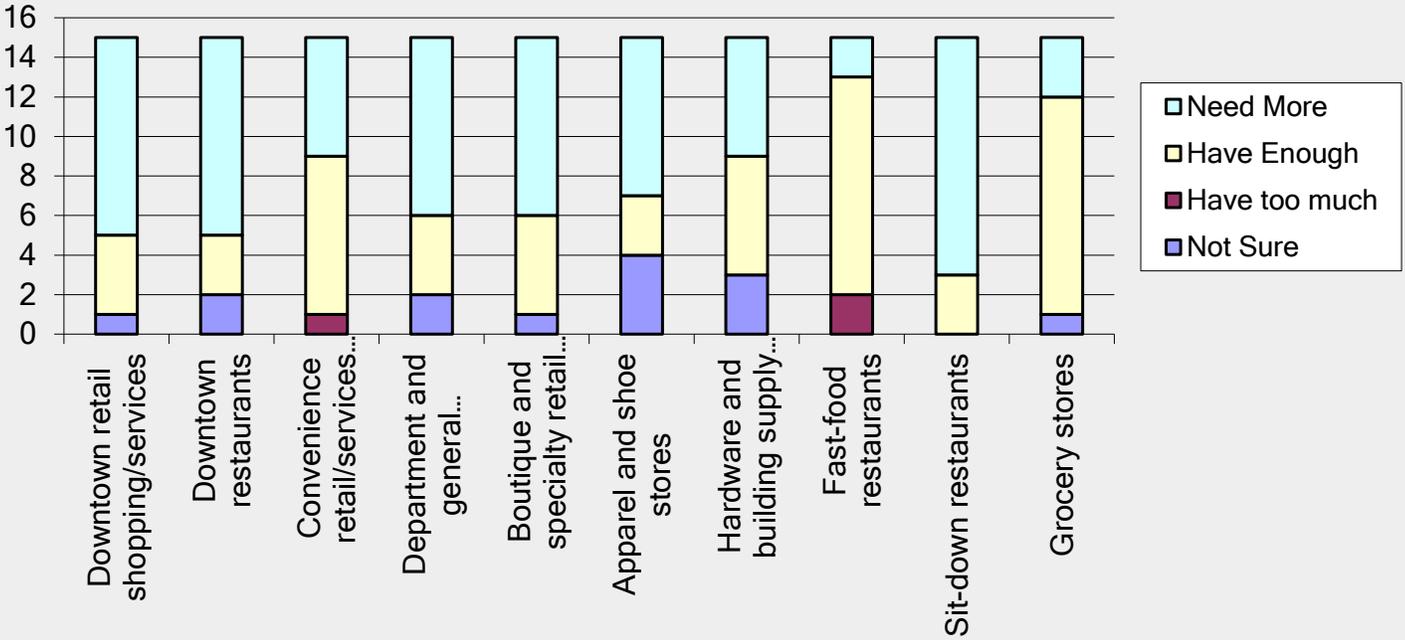
B.2



On average during the past year, how often did you leave the Hiawatha area to intentionally shop or visit specific stores or restaurants?

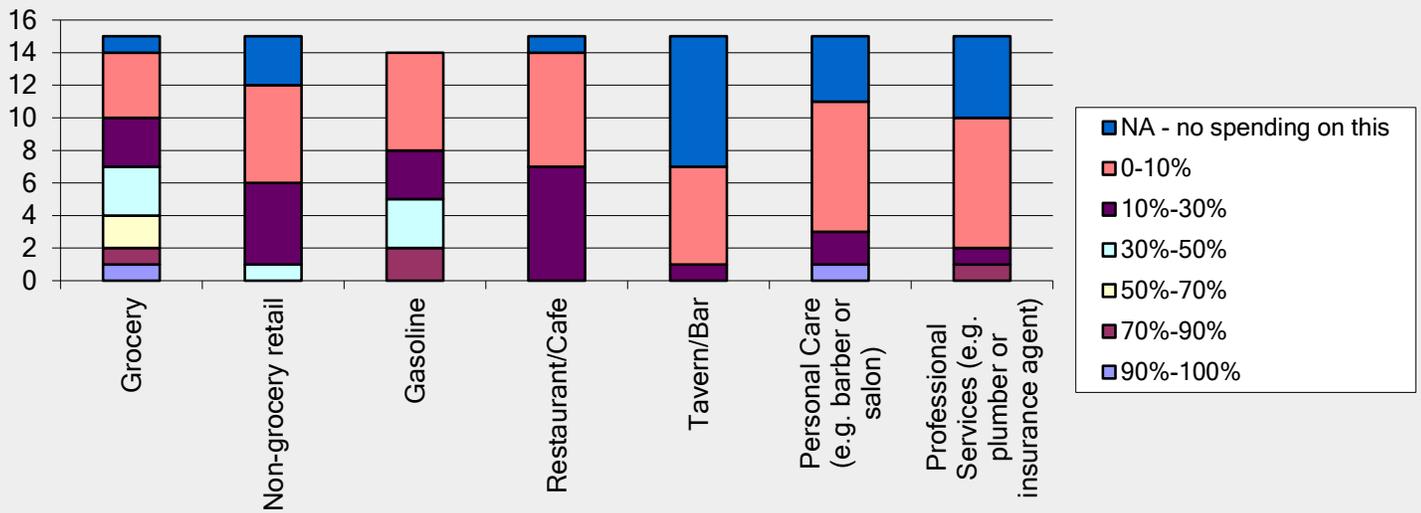


Please share your opinions about the supply of various retail and service businesses in the Hiawatha area.

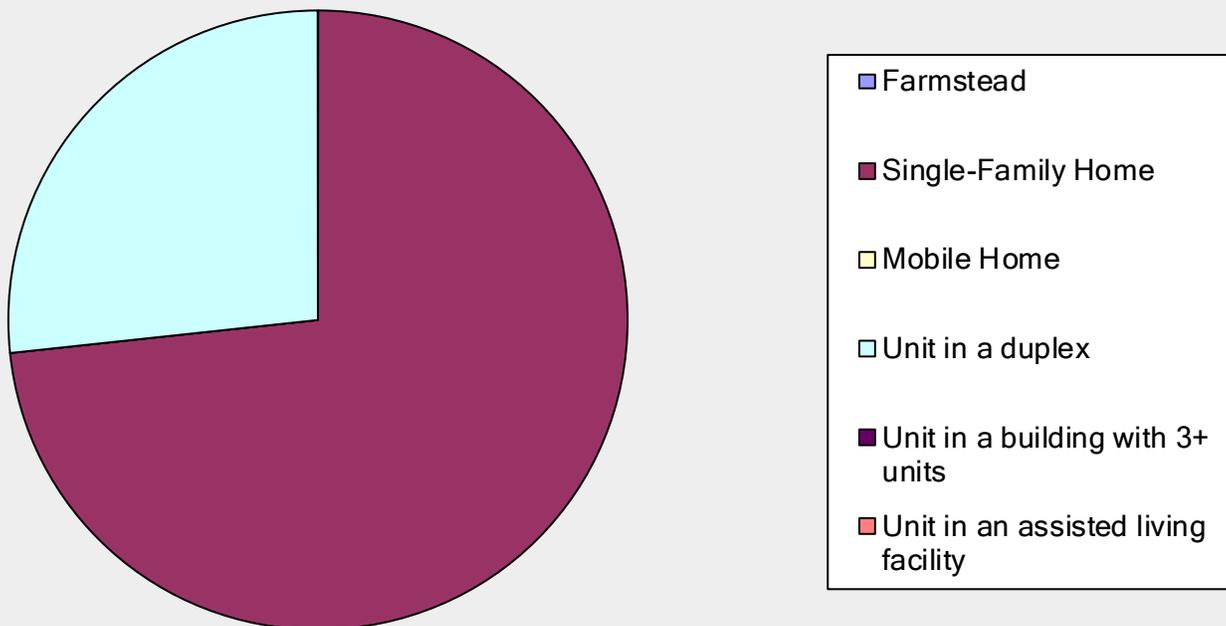


B.2

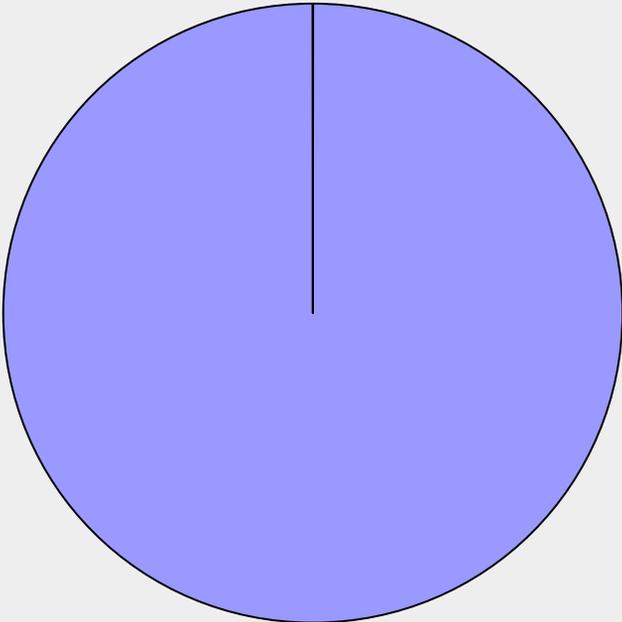
Please consider your use of the following business types and estimate the percentage of your total annual spending in each category that is spent with Hiawatha businesses.



What type of dwelling do you live in?

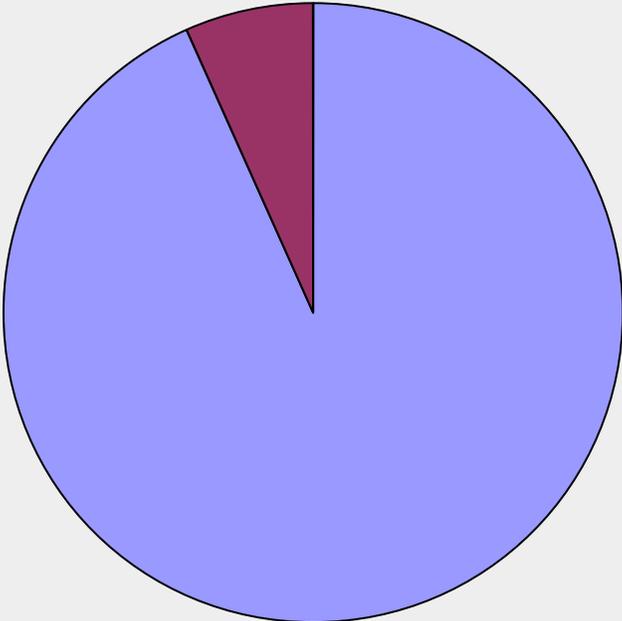


Do you rent or own your dwelling?



- I own my home
- I rent or lease my home

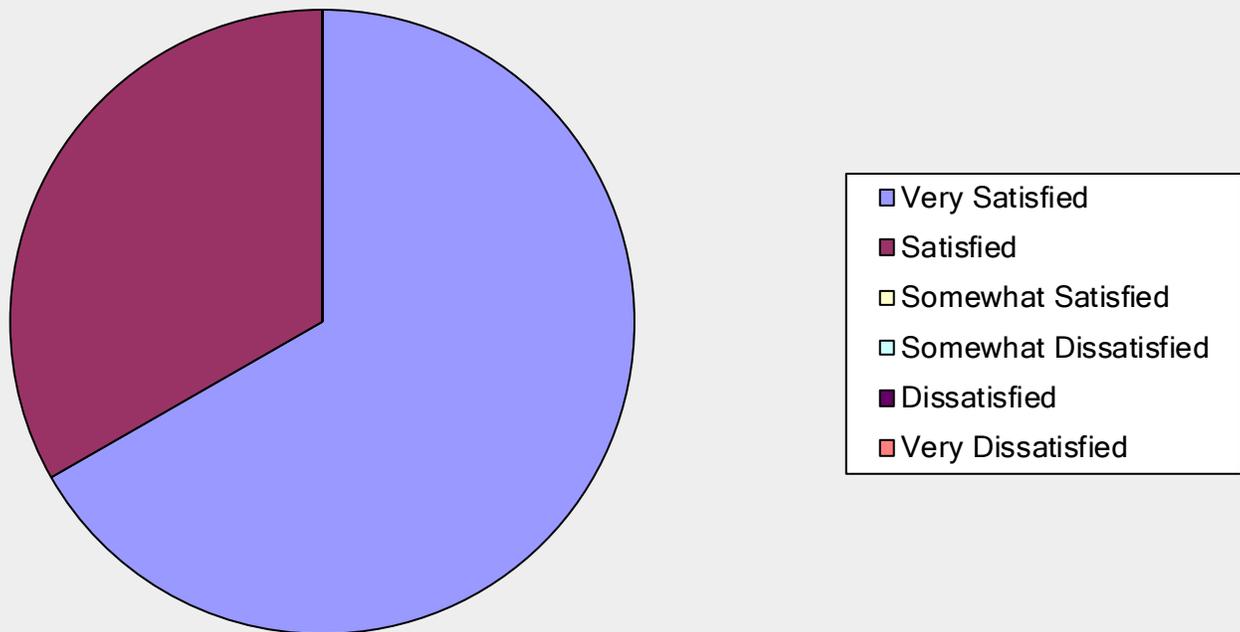
What condition is your dwelling in?



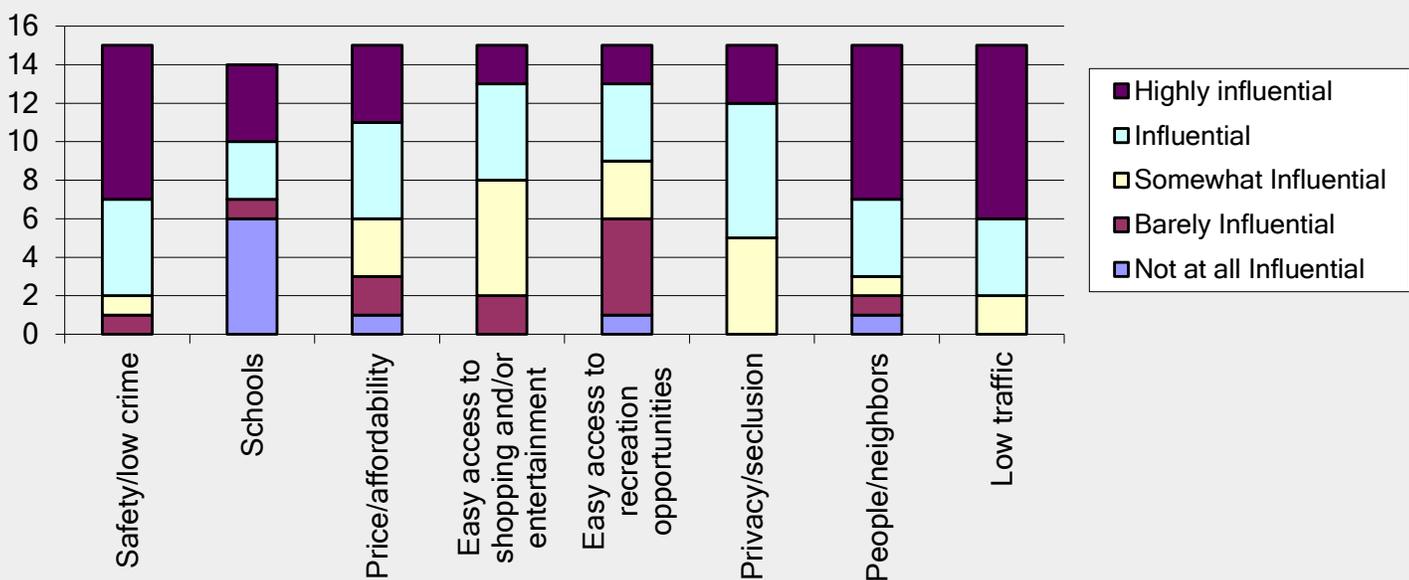
- Excellent
- Good
- Fair / Needs a few repairs
- Poor / Needs many and/or major repairs

B.2

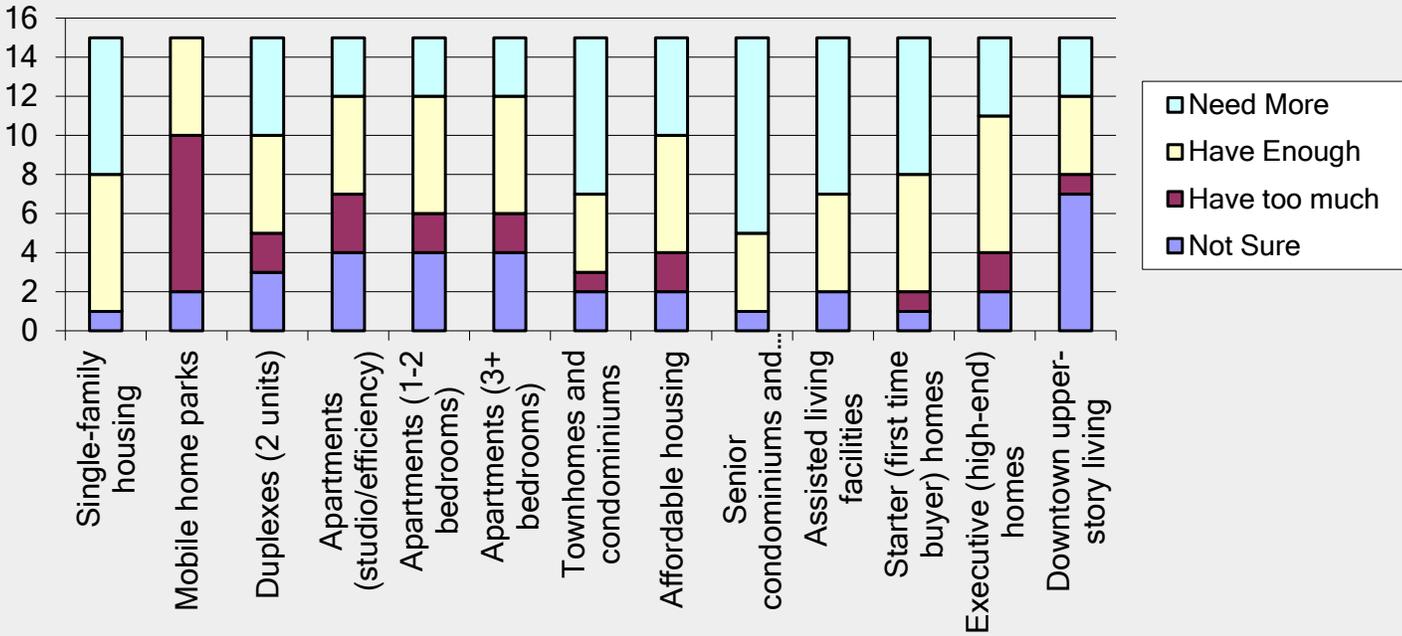
How satisfied are you with your current home and property?



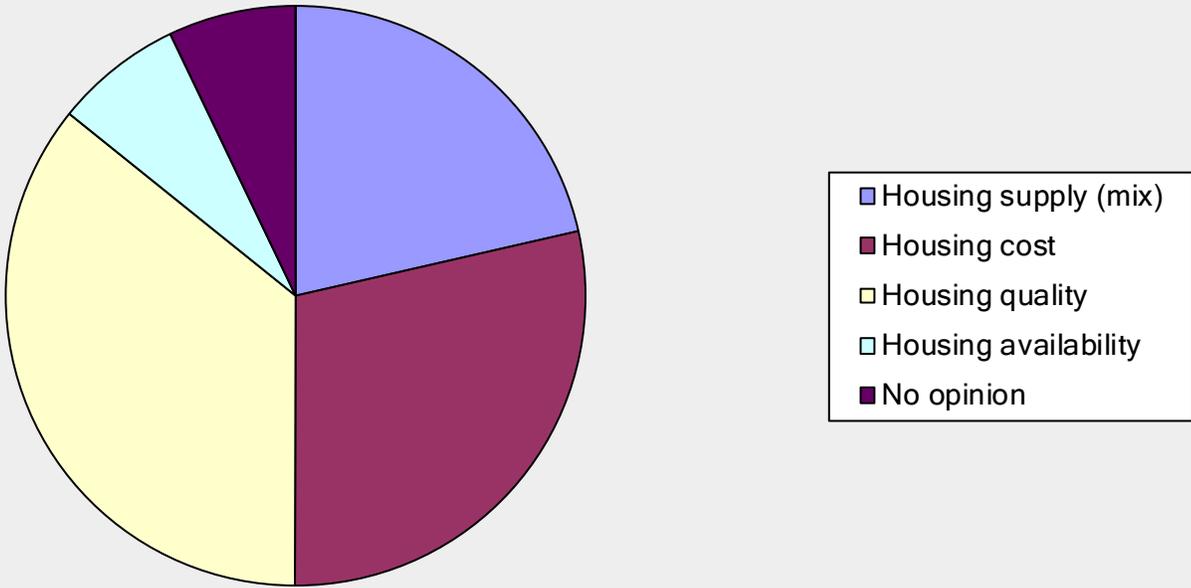
Please rate the influence of the following factors in your decision to live where you live right now



Please share your opinions about the supply of various housing types in the Hiawatha area.

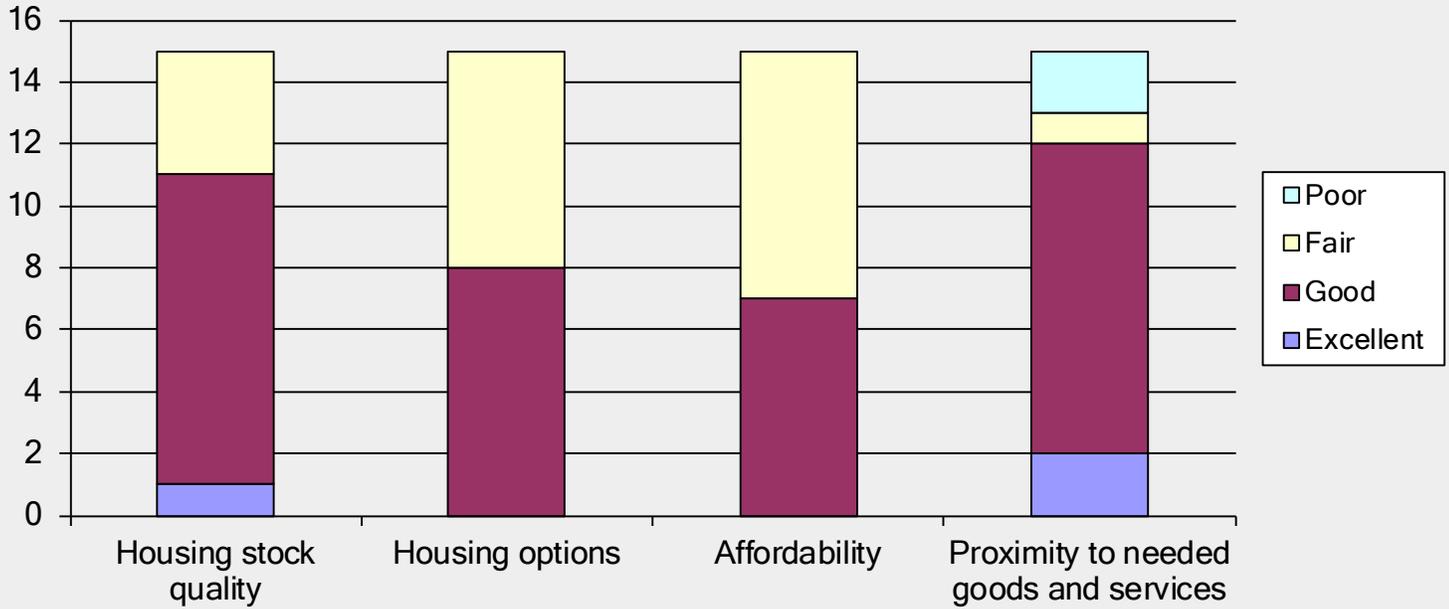


Which of the following aspects of housing is most important to improve in the Hiawatha area?

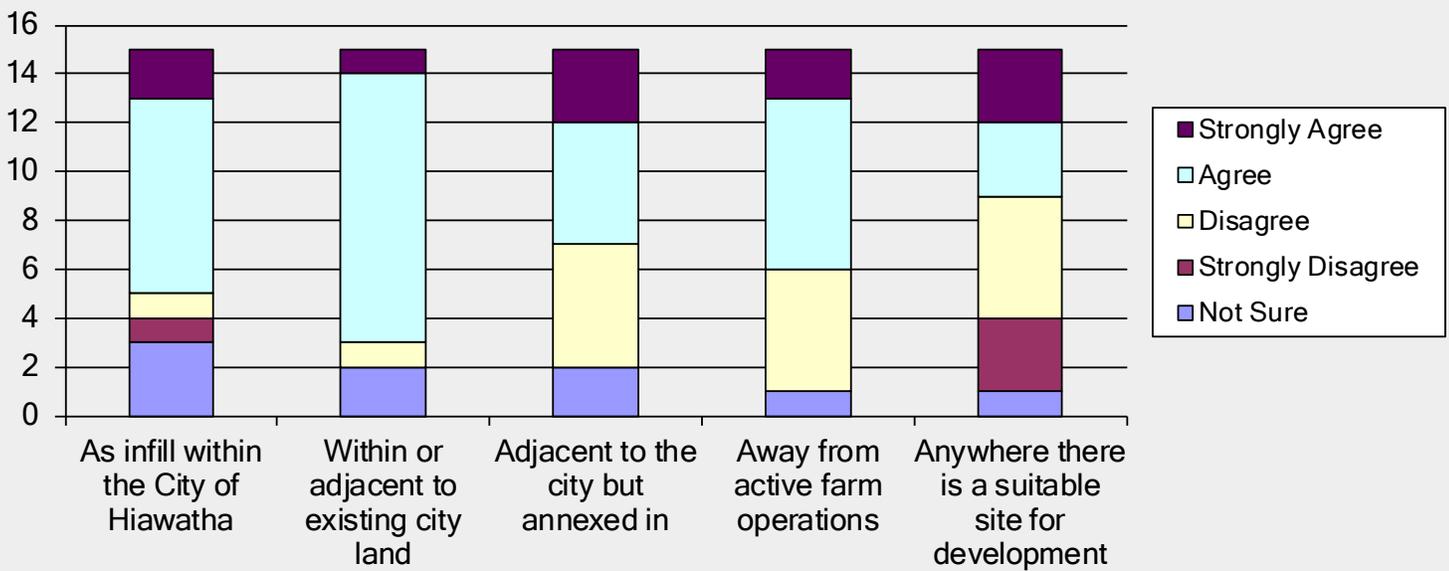


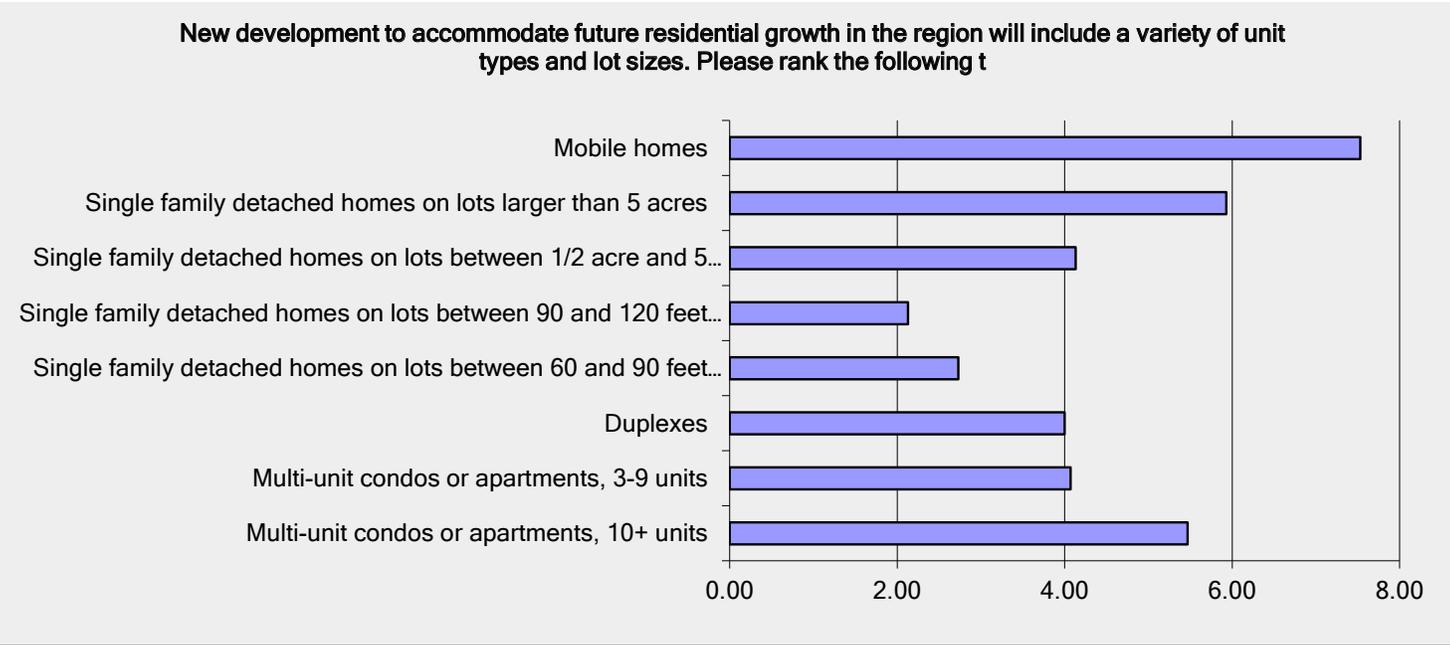
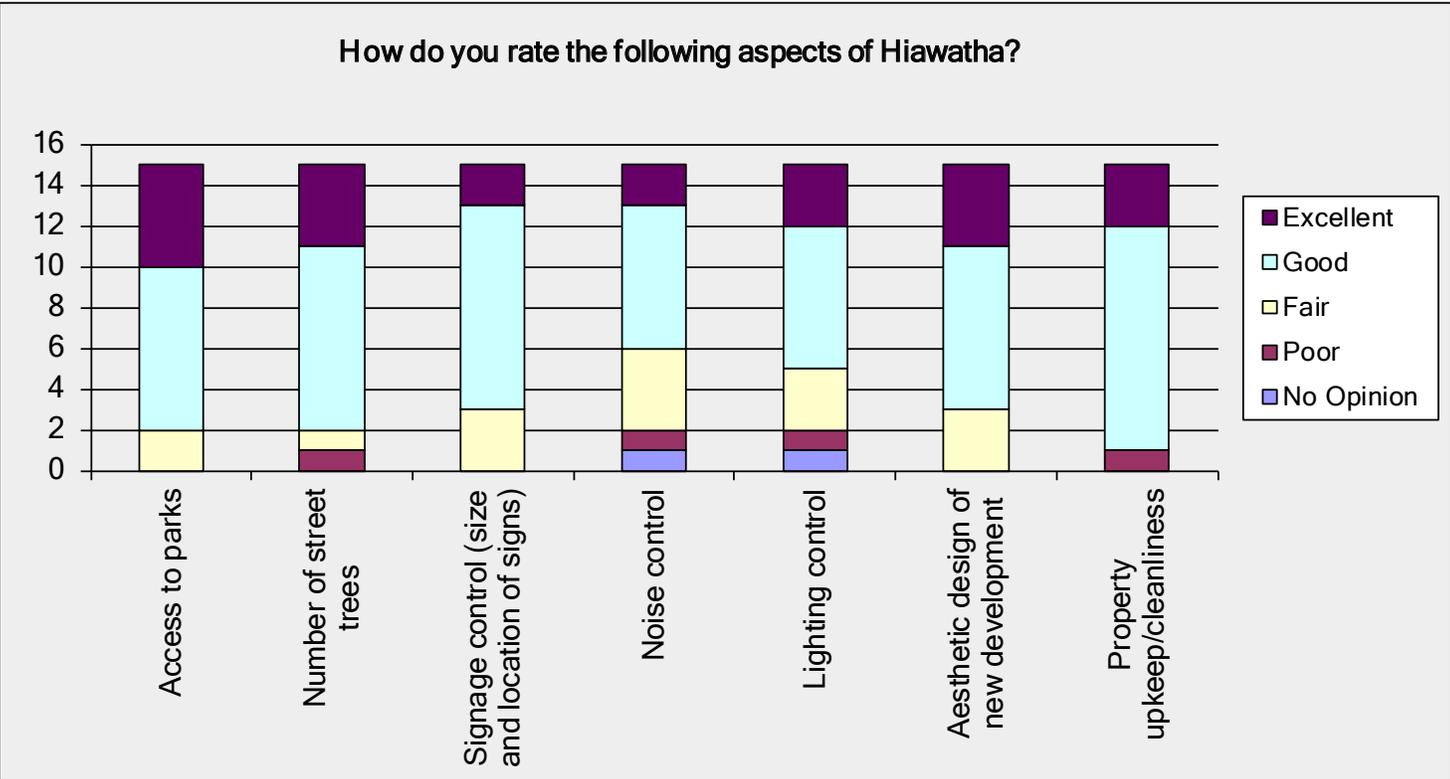
B.2

How would you rank the quality of each of the following?

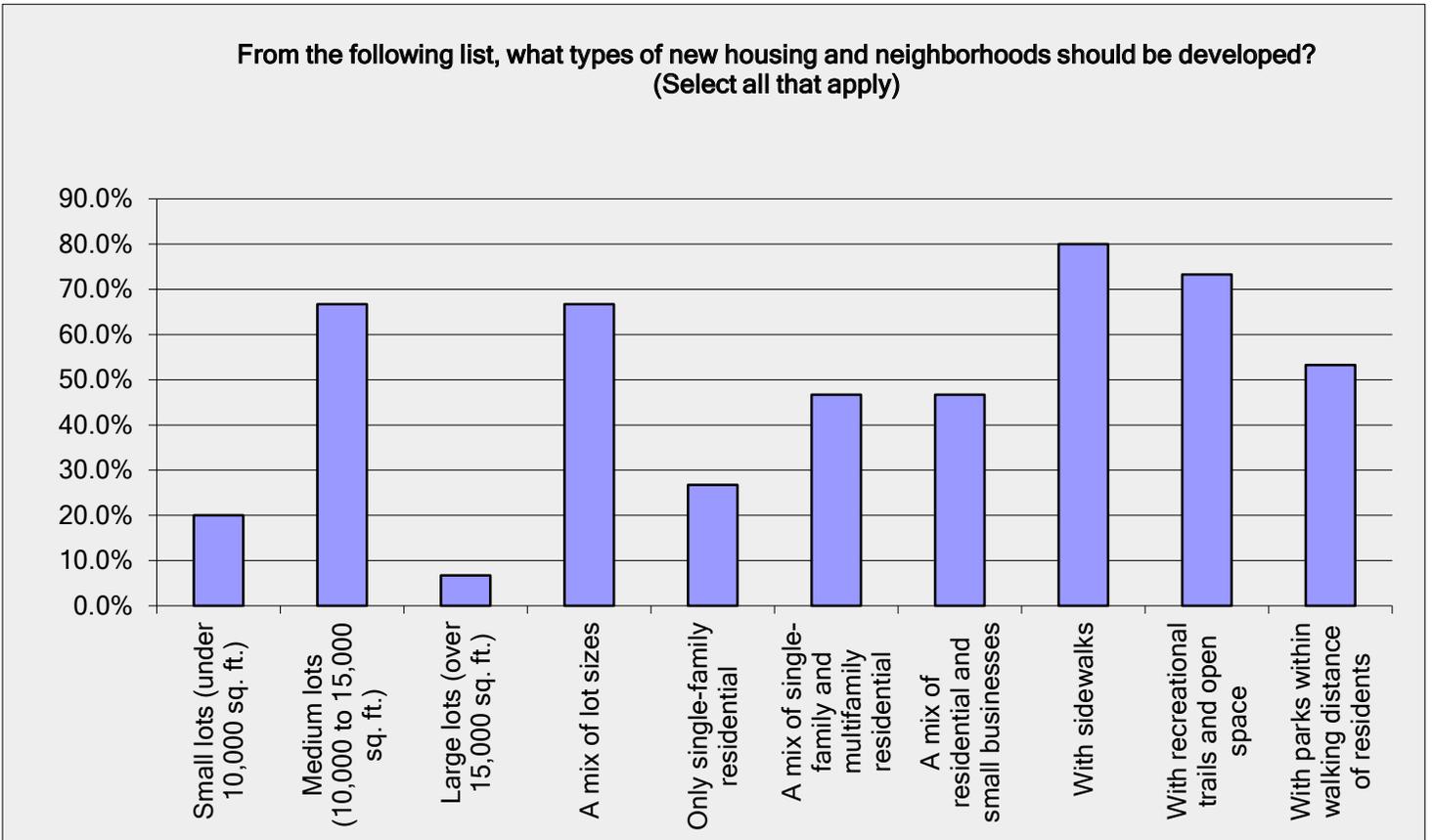
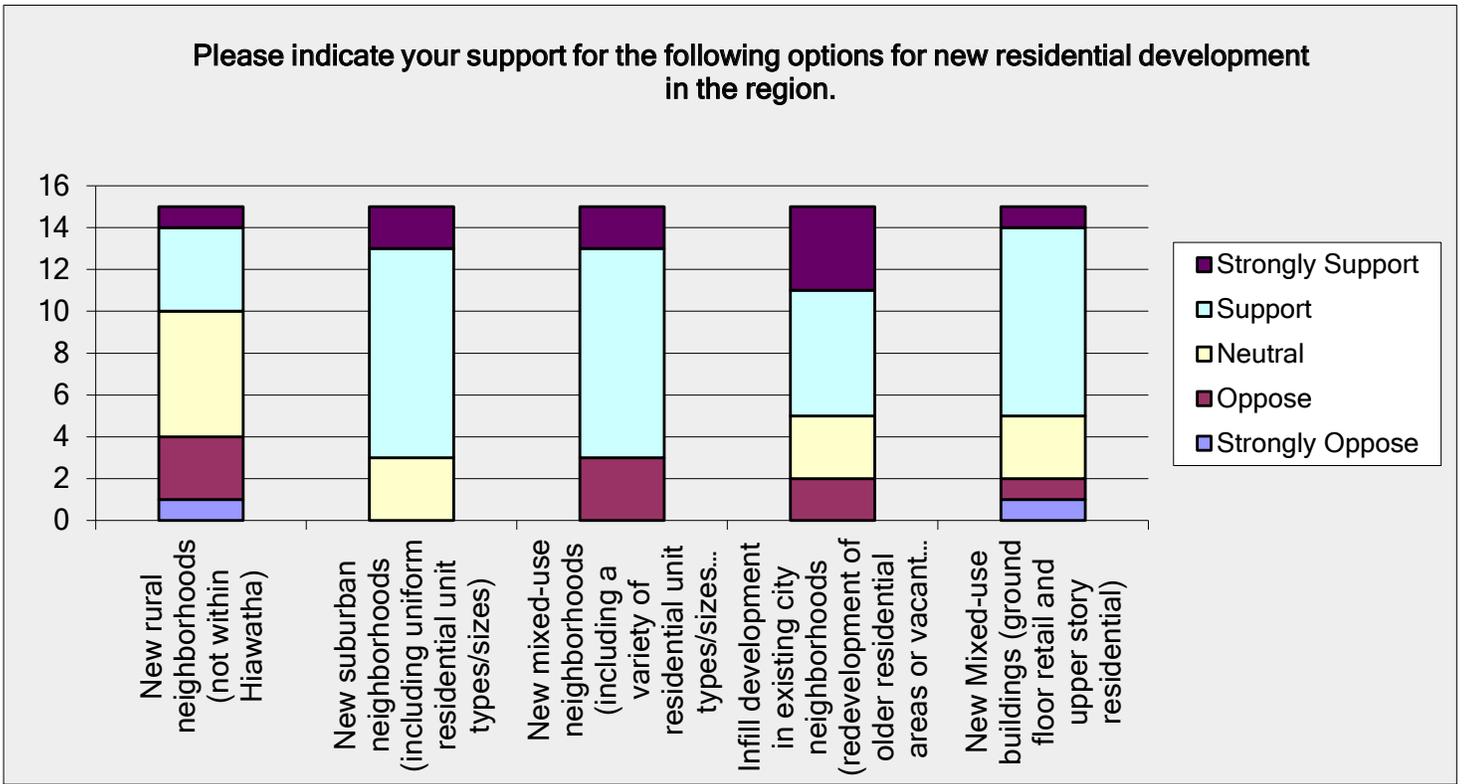


In Hiawatha, new residential development should be located:

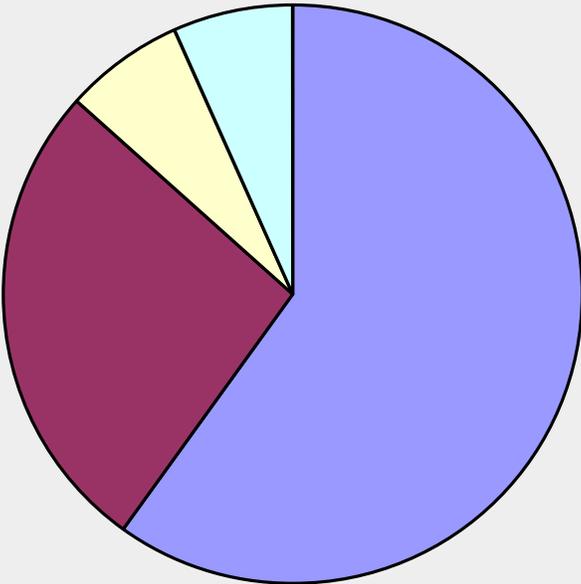




B.2

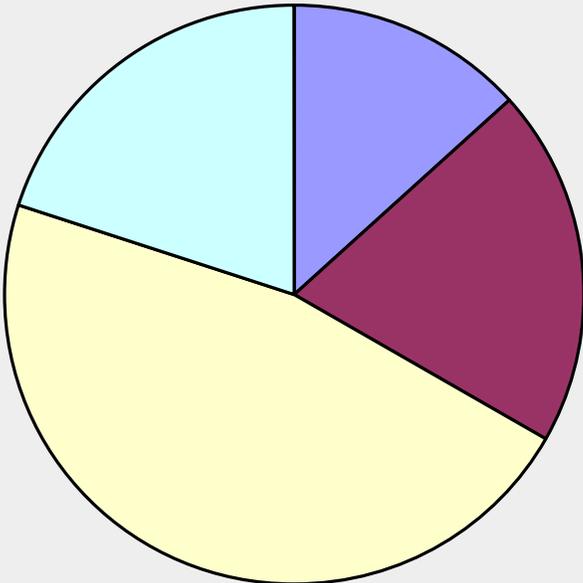


Over the past five years, how much growth do you think Hiawatha has experienced?



- A great deal of growth
- Some growth, but not a lot
- Almost no growth at all
- Not sure

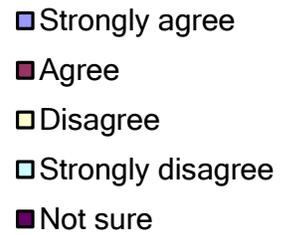
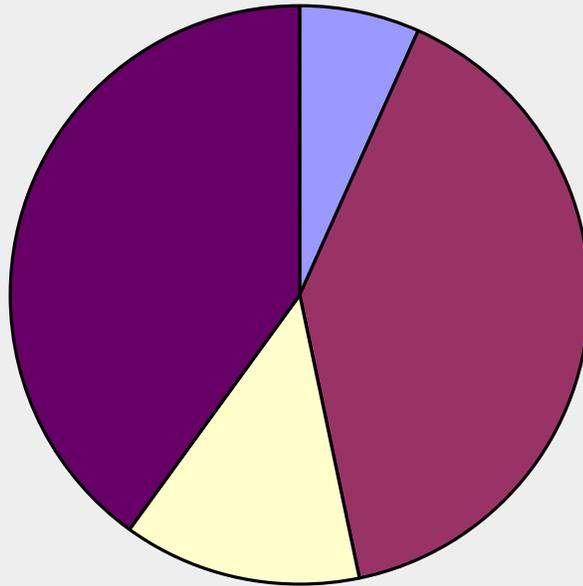
How would you direct your city leaders and planners with regard to land use policies and regulations?



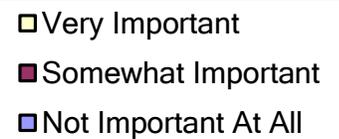
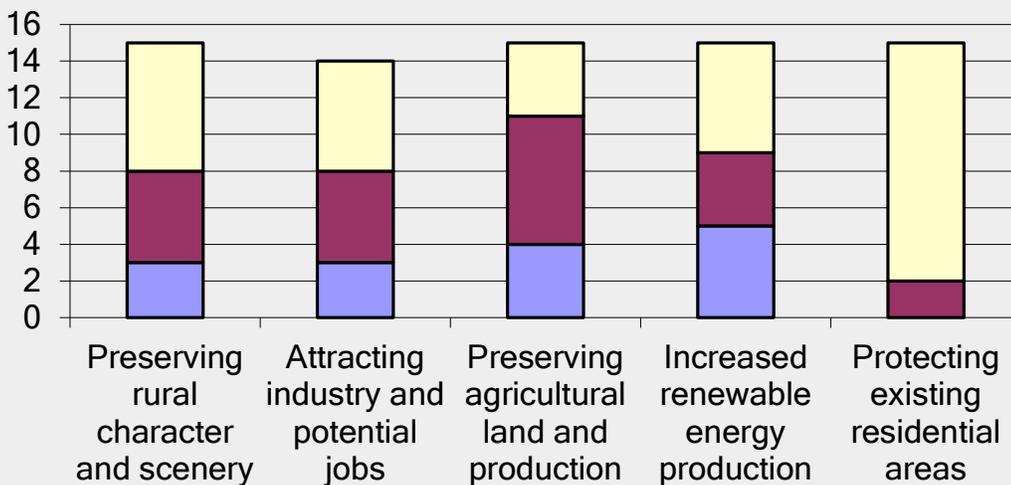
- Be LESS restrictive; allow MORE flexibility for where and how land may be used and developed
- Be MORE restrictive; allow LESS flexibility for where and how land may be used and developed
- Current policies are okay
- Not Sure

B.2

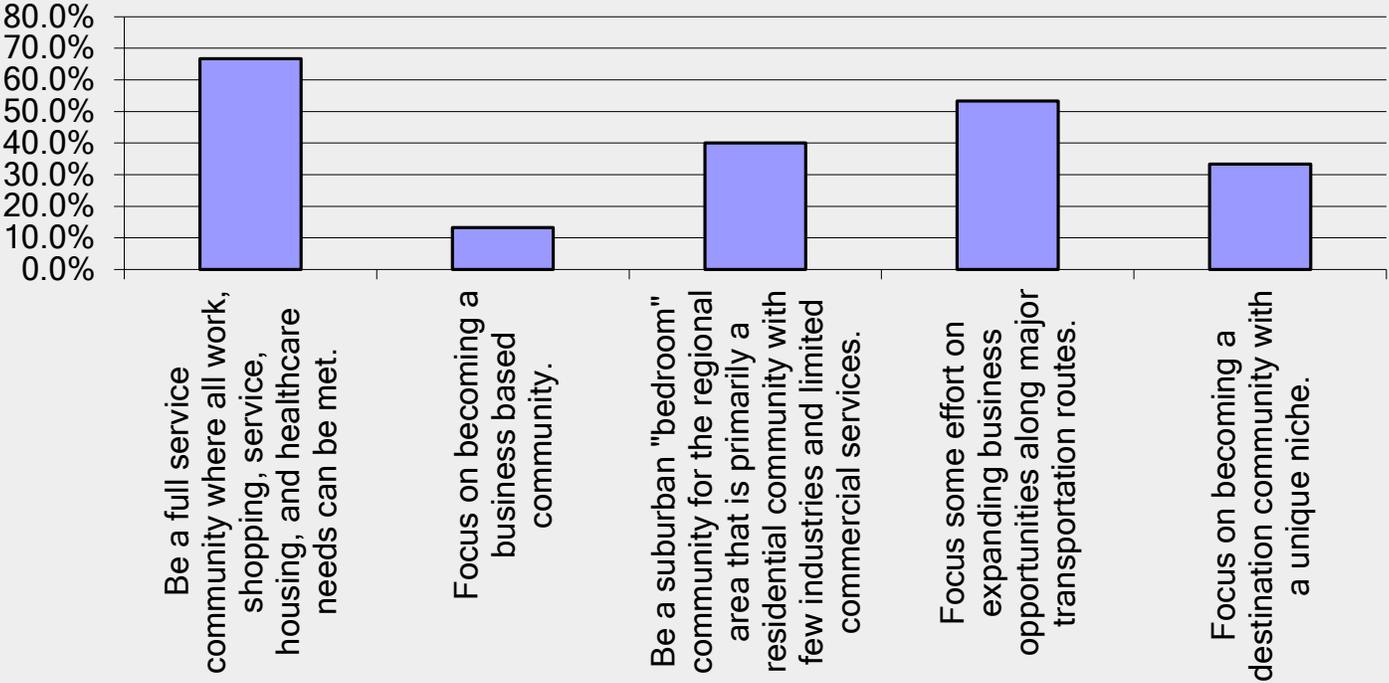
Current land use regulations have done an effective job in minimizing land use conflicts in Hiawatha.



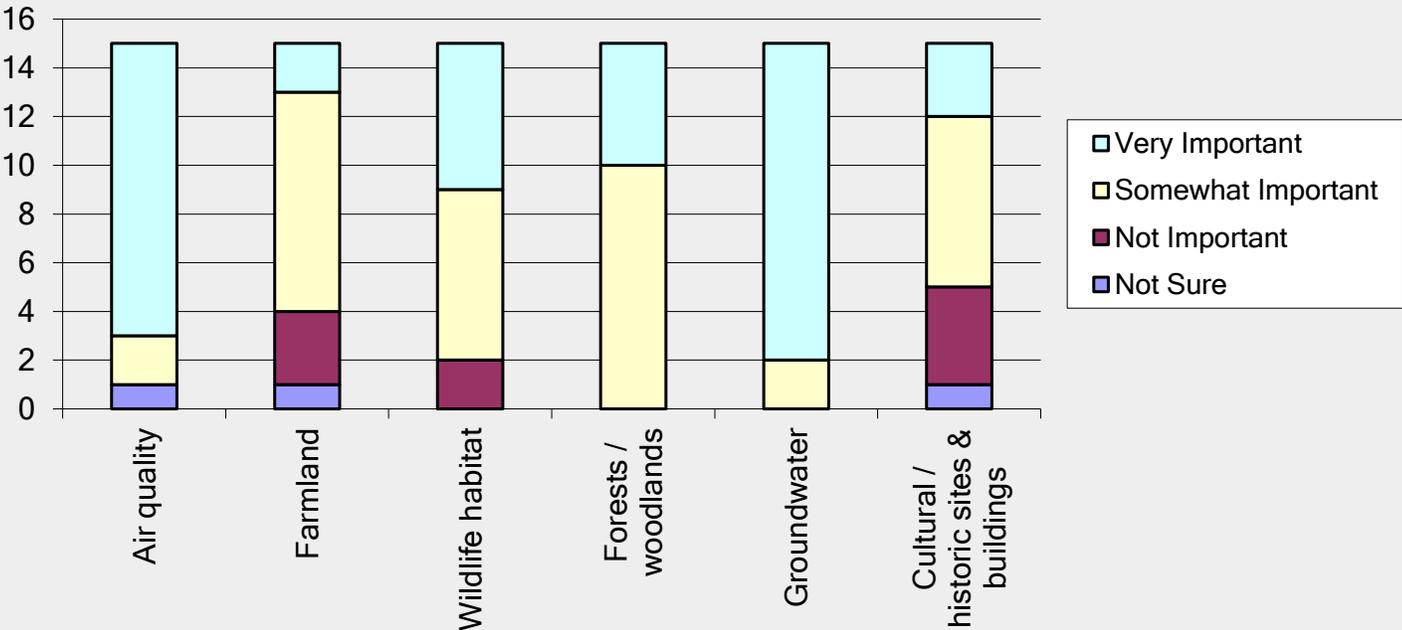
Whenever a development project is proposed, be it new homes, new commercial or manufacturing uses, or mining or energy uses, city leaders must balance competing interests. Please indicate the importance of each of the following to you:



From the following list, what type of development would you support and want Hiawatha to focus upon? (Select all that apply)

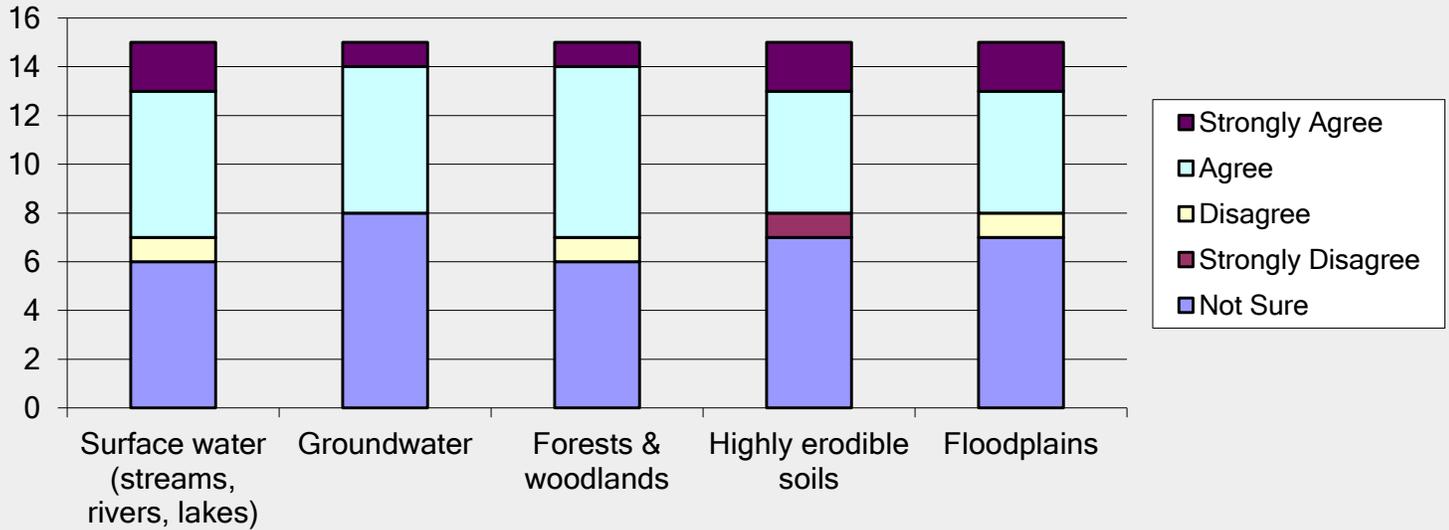


Please share your opinion on how important it is to protect each of the following resources in Hiawatha.

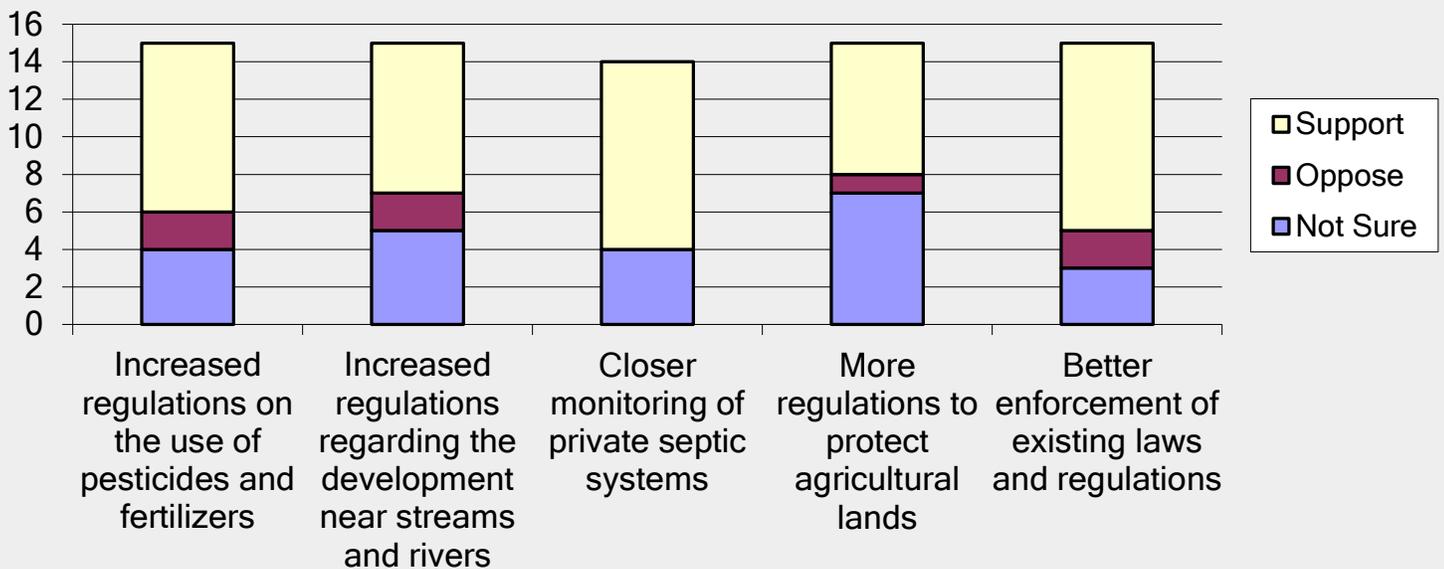


B.2

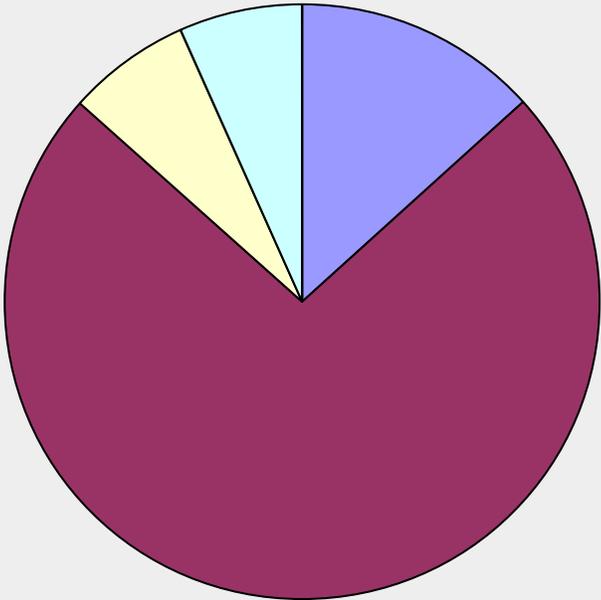
In your opinion, current environmental policies and regulations in Hiawatha adequately protect the following environmental areas from damage or disruption:



Initiatives to protect and improve the natural environment sometimes include increased monitoring and regulation efforts. Would you support or oppose the following efforts?



Current park and outdoor recreational facilities around Hiawatha currently meet your needs:



- Strongly Agree
- Agree
- Disagree
- Strongly Disagree
- Not Sure

