GUIDING DESIGN IN
CZECH VILLAGE AND NEW BOHEMIA,
CEDAR RAPIDS, IOWA
A CREATIVE PROJECT
SUBMITTED TO THE GRADUATE SCHOOL
IN PARTIAL FULFILLMENTS OF THE REQUIREMENTS
FOR THE DEGREE
MASTER OF SCIENCE IN HISTORIC PRESERVATION
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PART I

- Introduction and Description of Project
- History and Development of Czech Village and New Bohemia
INTRODUCTION AND DESCRIPTION OF PROJECT

The initial intent of this creative project was to produce a set of design guidelines that would fulfill the needs of the Design Committee for the Czech Village and New Bohemia Urban Neighborhood District in Cedar Rapids, Iowa, a new Main Street Iowa initiative targeting historic urban commercial districts. The new district follows the same four-part organizational structure of other Main Street communities – Business Improvement, Design, Organization, and Promotion. The project was initially conceived solely as architectural guidelines to assist the newly-formed Design Committee in hopes that they would be the basis of the design review process. However, it evolved from singular architectural guidelines into a multifaceted academic exercise. After discussions with local members of the Design Committee, it was apparent that the changing goals of this project and the goals of the Design Committee were not aligned and the project abandoned its original hopes of collaboration with the committee. Working independently allowed for greater flexibility in the pursuit of the project's goals without the constraints of the Design Committee's agenda.

The district has a unique position in that it is ethnically identified with its Bohemian and Czech heritage. After discussions with advisory committee members, the project evolved from producing a single set of design guidelines for the district to creating two distinct sets of guidelines. The first set of guidelines would be based on the architectural character prevalent throughout the district – called Contemporary Guidelines. The second set of guidelines, however, would be based on characteristic Czech architectural elements that would manifest the ethnic heritage of the district in its architectural identity – called Cultural Guidelines. Not unlike the contrived "Swiss villages" and "colonial settlements," the Cultural Guidelines would create a false "Czech Village" based on traditional Czech architecture.
The two sets of architectural guidelines demonstrate the difference between *descriptive* and *prescriptive* guidelines. The Contemporary Guidelines are descriptive in nature, in that they offer examples of suitable treatments. These guidelines use language such as "encouraged", "discouraged", "preferred", and "inappropriate" to describe treatment options. Descriptive guidelines allow for more creativity and flexibility based on the form and context of surrounding buildings. On the other hand, the Cultural Guidelines are prescriptive in nature – they use words such as "must" when describing what is and what is not allowed for architectural treatments. Rather than basing design on the surrounding context, the prescriptive Cultural Guidelines mandate specific architectural elements and features that must be included in order to adhere to a desired Czech architectural aesthetic.

The architectural guidelines are supplemented with streetscape guidelines in order to foster a pedestrian-friendly environment. These are descriptive guidelines offering treatments of streetscape elements such as signage, landscaping, street furnishings, sidewalks, public art, and parking. As descriptive guidelines, they offer recommended examples and discouraged examples that illustrate what business owners and residents should consider when promoting their district. Many cities, including Cedar Rapids, are realizing the importance of these elements in promoting pedestrian activity and implementing design standards to mitigate the effect of negligent and shoddy construction that mars the city's appearance.

Redevelopment proposals were then developed for each set of guidelines to illustrate how both the Contemporary Guidelines and the Cultural Guidelines would physically manifest themselves in the built environment. The proposals are based on goals outlined by the City of Cedar Rapids as it faces its own redevelopment pressure as a result of catastrophic flooding in 2008. The flooding damaged the physical fabric of the district and the redevelopment proposals are an effort at framing redevelopment goals for the neighborhoods in order to create a distinct urban cultural district, a goal identified by the City and its residents. While the redevelopments proposed were guided by the City's goals, they are a product of the author's own design process and are not identical to City's vision for redevelopment. Furthermore, the redevelopment proposals are not shovel-ready projects – they are simply proposals and suggestions for redevelopment.
The Contemporary Redevelopment Proposal considers the historic architecture presently in the Czech Village/New Bohemia district and offers suggestions for historically-sensitive infill construction based on this existing surrounding context. Building new compatible infill developments in historic districts – such as those presented in the Contemporary Redevelopment Proposal – is encouraged by preservation and design professionals alike. Such infill developments complement their surroundings without imposing a false historical appearance. Such developments use complementing building materials, color palettes, and forms in order to fit with the surrounding aesthetic, all considerations addressed in the Contemporary Design Guidelines section.

On the other hand, the Cultural Redevelopment Proposal imposes a false historical architectural identity that is based off of the area's ethnic heritage and settlement patterns. Whereas the Contemporary Redevelopment Proposal considers the architectural character of the district, the Cultural Redevelopment Proposal considers the ethnic and cultural heritage of the district. By creating an architectural environment based on this cultural heritage rather than the architectural character, it creates an imagined "Czech Village" that never existed in Cedar Rapids, but is reminiscent of the Czech villages and towns from where many settlers emigrated. Though less widely accepted, many cities and towns have adopted this kind of cultural preservation model to capitalize on their diverse ethnic heritages. For example, Pella, Iowa, was settled by Dutch immigrants in the 19th century and has maintained a traditional Dutch architectural identity, even for modern developments. Similarly, German Village in Columbus, Ohio, upholds its traditional German identity amidst the urban character of downtown Columbus. Both Pella and German Village use stringent design guidelines to mandate their traditional ethnic architectural character and served as models for this project.
HISTORY AND DEVELOPMENT OF CZECH VILLAGE AND NEW BOHEMIA

HISTORY OF CZECH SETTLEMENT IN CEDAR RAPIDS

Cedar Rapids was settled throughout the 1840s as homesteaders were attracted by the government’s promise of cheap and abundant land on the western frontier. The Cedar River provided fertile soil and water access, making Cedar Rapids a natural location for settlement. Not only was Cedar Rapids an agrarian settlement, but early entrepreneurs could harness the river’s water power to establish small grist and saw mills, thus beginning Cedar Rapids’ industrial identity. From the city’s onset, it has capitalized on milling and agricultural processing, as farmers grew corn and wheat, which could be sold to mills along the river.\(^1\) Small frame houses, milling operations, schools, and early civic buildings marked substantial growth throughout the 1840s.\(^2\) This growth in Cedar Rapids reflected the growth of Iowa, which officially became a state in 1846. The original state capital was Iowa City, only thirty miles south of Cedar Rapids.

Railroads arrived at Cedar Rapids in 1859, bringing greater transportation accessibility and prosperity. They were the industrial driving force throughout the late-nineteenth century. Mills and processing plants boomed since they could export their goods to distant markets. North Star Oatmeal, Cooper’s Mill, Nicholas Brown’s Mill, Anchor Mill, among many others, established mills along the Cedar River, taking advantage of natural water power and nearby railroads.\(^3\) By 1900, the mills consolidated into a larger conglomeration called the American Cereal Company, which became Quaker Oats in 1905.\(^4\)

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\(^3\) Ibid., 9.

\(^4\) Edwoldt, 22, 23.
Packing plants grew as Cedar Rapids continued its industrialization. Two immigrant Irish brothers, John and Thomas M. Sinclair chose a 16-acre site at the end of 3rd Street SE to build the T.M. Sinclair and Company meat packing plant. The brothers chose this site, which was southeast of Cedar Rapids' central business district and beyond the city's boundaries at the time, because of its proximity to the Cedar River and the Burlington, Cedar Rapids and Northern Railroad.\(^5\) Established in 1871, the Sinclair plant soon began slaughtering 2,500 hogs each day and employed over 500 men.\(^6\) It became the fourth largest packing house in the nation by the 1880s.\(^7\)

Milling and meat packing were not the only industries in Cedar Rapids concentrated on agricultural processing. In 1880, J.G. Cherry patented a new "jacketed cream can designed to withstand both heat and cold temperatures."\(^8\) His invention established a new manufacturing industry in Cedar Rapids—that of diary processing machinery. The company specialized "in the manufacture of cream cans, dairy machinery, butter churns, and ice cream freezers. By the 1930s it had become the largest exclusive manufacturer of equipment for the handling of milk and milk products in the world."\(^9\) The J.G. Cherry Company Building at 320 11th Avenue SE was constructed in 1919 to house its expanding industry.

Other manufacturing plants also grew up in the vicinity. The Star Wagon Company located its factory on 12th Avenue between 4th and 5th Streets SE. The G.M. Olmstead Soap Factory located on 14th Avenue at the foot of a 610-foot iron bowstring bridge spanning the Cedar River.\(^10\) The soap factory was located logically only blocks away from the Sinclair packing house so it could capitalize on the use of the packing plant’s by-products.

\(^5\)National Register of Historic Places, Bohemian Commercial Historic District, Cedar Rapids, Linn County, Iowa, National Register #02001539, available from Elizabeth Foster Hill, National Register Coordinator, State Historical Society of Iowa, 11.
\(^6\)Ibid.
\(^7\)Ewoldt, 23.
\(^8\)National Register of Historic Places, 18.
\(^9\)Ibid., 18.
Bohemian immigrants started settling in Cedar Rapids by the late 1860s. They were prompted to leave their European homeland “in the wake of revolutionary activities in central Europe. Even greater numbers arrived after the Civil War and the end of the Prussian War in Austria in 1880.” By 1885, Bohemians in Iowa totaled 10,423. Though this number represents the state-wide figure, the majority of Bohemian immigrants settled in or around Cedar Rapids, as it became the epicenter of Bohemian culture in Iowa. They were also attracted by the growing industrial base and agricultural opportunities Cedar Rapids provided. The successful Sinclair packing plant was crucial in attracting Bohemian immigrants, many of whom built homes and businesses in the areas surrounding the plant. The J.G. Cherry dairy machinery manufacturing facility also employed hundreds of Bohemian residents in the surrounding neighborhoods until the company transferred its operation to a new nine-acre site in southwest Cedar Rapids in 1945.

With their growing presence throughout the late-19th century and early-20th century, Bohemian community members built stores, schools, and churches alongside their cottage dwellings. According to Marlys Svendsen, author of the Bohemian Commercial Historic District nomination to the National Register of Historic Places:

It is important to understand how this Central European ethnic description changed with shifting political boundaries and regimes. The countries we recognize today as the Czech Republic and Slovakia were both once part of the Austro-Hungarian Empire. Czech lands, consisting of Bohemia in the north and Moravia in the south, were under Hapsburg rule from Vienna while Slovak lands were under control of the King of Hungary in Budapest. Early immigrants referred to themselves as Bohemians because the majority of them came from the northern regions of Czech lands. Though Czechs and Slovaks were close linguistically, they were never politically united until 1918 at the end of World War I and the disintegration of Austria-Hungary. The newly formed Czechoslovakia forged its cultural and political identity throughout the 1920s, 1930s and 1940s until World War II when Nazi Germany annexed part of Bohemia. Following World War II, Czechoslovakia fell under Communist rule and was called Czechoslovak Socialist Republic, which lasted until 1989. After the fall of Communism, the two countries remained united under the title Czech and Slovak Federal Republic. They divided their political identities in 1993 adopting the separate names Czech Republic and Slovakia. Because of this political identity fragmentation, we now refer to people from these lands as Czechs and Slovaks, whereas they were historically identified as Bohemians. Early immigrants to Cedar Rapids referred to themselves as "Bohemians" because they largely came from the Bohemia region within the Austro-Hungarian Empire.
The city’s first Bohemians populated a multi-block area that extended south of the downtown from 5th Avenue SE to the city limits where the T.M. Sinclair and Company meat packing plant located. Beginning with the blocks closest to the river, the neighborhood eventually extended east several blocks beyond the 4th Street Railroad corridor. These level blocks were easily developed and hundreds of homes were built and occupied by Bohemian families here beginning in the 1870s and 1880s and continuing through the 1920s.¹⁷

According to 1884 insurance maps from the Sanborn Fire Insurance Company, one of the cores of the Bohemian neighborhood was at the intersection of 14th Avenue SE and 3rd Street, where the Lesinger Block and the Petrovitsky Block were located – see map below. The Lesinger Block contained a small grocery and saloon, while the Petrovitsky Block housed another grocery shop, a pharmacy, and a meat shop. Other businesses at the intersection included a bakery, a dress-making shop, and a cigar factory. Small, framed cottages grew along both 3rd Street and 14th Avenue SE as well as along subsidiary streets. The neighborhood was truly an organic mixture of uses, as locally-owned businesses developed alongside residential dwellings.¹⁸ A streetcar line running along 3rd Street stretched from downtown to 14th Avenue and connected this south side Bohemian neighborhood to the rest of the city.¹⁹

¹⁷Ibid., 12.
¹⁸Insurance Map of Cedar Rapids, Iowa, 1884.
¹⁹National Register of Historic Places, 13.
1884 Sanborn Map showing intersection of 14th Avenue SE and 3rd Street SE, highlighted by author.
Throughout the early 1880s, neighborhood developments were relegated solely to the eastern bank of the Cedar River, which became known as New Bohemia. However, by 1889 residential settlement expanded to the western bank as into what would become known as Czech Village.\(^{20}\) This district across the river grew more rapidly after the construction of a new bridge to replace the iron bowstring bridge in 1910, opening the west side for further residential and commercial expansion.\(^{21}\)

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\(^{21}\)National Register of Historic Places, 18.
The area continued to grow, as did the need for civic and cultural institutions for the Bohemian residents. The Monroe School, built as early as 1884 at the corner of 3rd Street and 10th Avenue, served many of the local children. In 1901, a new building was constructed to house the Czech language school that had been in operation elsewhere in the district since the 1880s. The school was located at the northwest corner of 2nd Street SE and 10th Avenue SE. The school operated here until 1950, when its classes were relocated to other city schools. After the school closed, the building was converted to the Polehna sausage factory and later the Mitvalsky Fur Company. The building still stands, though storefront and garage additions were built after the school was converted in 1950.

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This 1907 birds-eye-view of Cedar Rapids shows the historic industrial character of the city. This photo looks south from downtown near 1st Avenue E. Four and five-story warehouses line railroad tracks winding through Cedar Rapids at the left.


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22 Insurance Map of Cedar Rapids, Iowa, 1884.
23 Insurance Map of Cedar Rapids, Iowa, 1889.
24 George Henry and Mark Hunter, Cedar Rapids: Then & Now (Charleston, SC: Arcadia, 2003), 68.
In 1891, a significant Bohemian cultural institution was built in Cedar Rapids – the Cesko-Slovanska Podporijici Spolku Hall. Commonly known as the C.S.P.S. Hall, the national fraternal society built its local headquarters at the southwest corner of 11th Avenue and 3rd Street SE. The monumental three-story building housed a general store, reception hall, and theater for fraternal members. “The substantial scale and monumental design of the building was testimony to the coming of age of the commercial as well as social institutions of the Bohemian community.” The immigrant society also offered insurance programs and services to its fraternal members and supported social and cultural activities such as bazaars, dances, and festivals for the Bohemian community. Though the building still stands today, it has become a headquarters for a local art association - Legion Arts - and retains the original theater and hall spaces.

Another fraternal organization was organized in the community in response to discontent within C.S.P.S. Members of C.S.P.S. grew dissatisfied with the organization’s provisions to fraternal members, especially concerning life insurance. The Zapadni Cesko Bratrske Jednoty, roughly meaning Western Bohemian Fraternal Association, was founded in Omaha, Nebraska, in 1897 and quickly opened a lodge in Cedar Rapids. The greatest difference from C.S.P.S. was the inclusion of women into the society. “By 1900, the Z.C.B.J. [nationally] counted 3,450 members including 865 women. The organization continued to grow at a good pace and within a decade of its founding had in excess of 10,000 members.” In 1907, three local lodges joined forces to construct a new hall to serve as the Z.C.B.J. national headquarters.

The new three-story Z.C.B.J. hall was completed in October of 1908, only one block away from the earlier C.S.P.S. hall. The building contained several retail spaces on the first floor, which were rented to local Bohemian merchants and businessmen. The most prominent retail tenant was the Severa Clothing Company, which remained in business in its corner space until the mid-

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26 Ibid., 14.
28 National Register of Historic Places, 16.
1930s. The second floor was used for the operations of the Z.C.B.J. national headquarters, while the third floor was reserved as the fraternal society's lodge hall. 29

Many local Bohemian churches were built throughout New Bohemia - most notably St. Wenceslaus Catholic Church on South 5th Street. The church also had a Catholic school for local children. Though the school is no longer there, St. Wenceslaus maintains its presence as the only remaining Bohemian church within the district. 30 Other churches included a Bohemian Presbyterian Church and a Bohemian Methodist Episcopal Church, both of which are no longer standing. 31

Financial institutions also grew to meet the growing needs of the expanding number of Bohemian residents. According to Svendsen:

By 1910 two important buildings tied to growth and change in the Bohemian South Side were completed at the intersection of 3rd Street and 12th Avenue. Four years earlier the Iowa State Savings Bank was founded by a group of Bohemian-American business and civic leaders. They included Frank Mitvalsky (a furrier and realtor), Joseph Simon, Edward Hach (a saloon/bottling works manager), Anton Tomec, V.O. Hasek (a dentist), J.W. Lesinger (cashier), L.L. Blahnik (a building contractor), F.J. Dvorak (assistant cashier), John C. Petrovitsky (a physician), and J.W. Pichner. Within a year of its founding, the bank advertised capital of $50,000. Tomec was the bank’s first president and Hasek served as vice-president. In 1906 the bank selected a 3rd Street location at 1127 3rd Street SE midway between the C.S.P.S. Hall and the earliest center of commercial activity along 14th Avenue SE to build its first building. The Iowa State Savings Bank likely organized as a savings bank structure in order to have the capacity to transact nearly all of the banking services required in the growing Bohemian-American business community with the least amount of capital. 32

By the end of the 1920s, the number of native Bohemian speakers was declining as immigration to the United States dwindled and generations were becoming acculturated to life in the Midwest. 33 Many of the Bohemian institutions, especially banks, dwindled as a result of the

29Ibid., 16.
30Insurance Map of Cedar Rapids, Iowa, 1884.
31Insurance Map of Cedar Rapids, Iowa, 1895.
32National Register of Historic Places, 15.
33Ibid., 16.
Great Depression and the collective measures both state and national governments undertook to stabilize banking operations.34

Historic postcard of Iowa State Savings Bank at the corner of 3rd Street SE and 12th Avenue SE. The building now houses the Parlor City Pub and Eatery.
Image taken from Parlor City Pub and Eatery's website.

Cedar Rapids continued to grow, bringing new industries to the city throughout the rest of the 20th century, though few directly affected Bohemian residents as did early meatpacking and machinery industries. Bohemian families retained their identity throughout Cedar Rapids, but many relocated from the early neighborhoods along the banks of the Cedar River as they could afford to buy bigger properties. Advances in transportation, such as the personal automobile, also aided the dispersion of Bohemian residents throughout the rest of the city because they could live farther from their places of work.

34Ewoldt, 61; National Register of Historic Places, 17-18.
Establishment of the National Czech and Slovak Museum and Library

Cedar Rapids remains the epicenter of Czech and Slovak heritage in Iowa. To mark the importance of Czech heritage in the United States, in 1992 the Congressional Record officially recognized a local Czech and Slovak museum in Cedar Rapids as the National Czech and Slovak Museum and Library (NCSML), complete with an admirable collection of artifacts and documents. Having a national museum within the Cedar Rapids community underscores the Czech legacy and identity throughout the city. Gaining immense support and drawing nationwide attention, the museum expanded from its original 2,200-square-foot building to a 16,000-square-foot facility in 1995. The National Czech and Slovak Museum and Library welcomed United States President Bill Clinton, President Václav Havel of the Czech Republic, and President Michal Kovác of Slovakia to the building’s dedication "underscoring the international significance of the event and the NCSML."

As a national museum, NCSML exhibited collections highlighting Czech and Slovak heritage that drew visitors nationwide and internationally. A 1997 exhibit titled A Thousand Years of Czech Culture: Riches from the National Museum in Prague drew more than 30,000 visitors from across the country and around the world. It has continued its tradition of highlighting this Eastern European heritage by acquiring a Slavic language collection from Benedictine University, publishing its own history and cultural journal, Slovo, and hosting national conferences such as the Czech Glass Collectors Guild and the Czech-Slovak Genealogical Society International.

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35 Since the dissolution of Czechoslovakia as a singular political entity in 1993, peoples from these two now-distinct countries are referred to as Czechs and Slovaks.
37 Ibid.
38 Ibid.
In 2002, the Bohemian Commercial Historic District was designated to the National Register of Historic Places, a designation from the National Park Service that recognizes valuable historic properties throughout the United States. Such designation recognizes individual buildings, collective districts, sites, structures, and objects for their historic significance in at least one of four categories: association with significant historical events, association with significant historical persons, architectural significance, or the likelihood to yield information (as in archeological sites). Listing on the National Register of Historic Places distinguishes historic properties and can make them eligible for federal and state preservation grants and tax credits. Designation does not mandate certain restrictions on property owners and does not protect historic buildings from demolition – it merely commemorates properties for their historic significance.

The Bohemian Commercial Historic District is significant with regards to historical events and its architecture:

Under Criterion A, [association to historical events] it derives significance from its association with an important era of ethnic settlement and the development of businesses and social institutions by Bohemia-Americans in Cedar Rapids in the late 19th century and early 20th century. The district continues to have a strong association with Czecho-Slovaks at the turn of the 21st century.

Under Criterion C, [architectural significance] the Bohemian Commercial Historic District is significant as a representative collection of the commercial architectural styles and vernacular house forms that appeared in Cedar Rapids' neighborhoods from 1880 through the 1930s. The combination of visual qualities and historical associations gives the Bohemian Commercial Historic District its neighborhood identity and significance.39

The following sketch map is from the district’s nomination form to the National Register of Historic Places. It shows the boundaries of the Bohemian Commercial Historic District within the larger New Bohemia neighborhood. Contained within these boundaries are 75 resources – 48 contributing and 27 non-contributing resources. Contributing resources share in the district’s historic significance, whereas “non-contributing resources are those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), form, materials, or period of significance.”\textsuperscript{40} Two buildings within the district are individually designated to the National Register of Historic Places for their architectural and historical significance – the Lesinger Block at 1313-1317 3\textsuperscript{rd} Street SE and C.S.P.S. Hall at 1101-1107 3\textsuperscript{rd} Street SE (locations marked by author in map below).

\textsuperscript{40}Ibid., 21.
Formation of Local Business and Neighborhood Associations

Designation to the National Register of Historic Places is a testament to the area's historic significance. Local residents also recognized the importance of the area by forming individual neighborhood, business, and cultural associations. The New Bohemia Group was formed to help foster the creative endeavors pouring out of the local artist community forming throughout the New Bohemia neighborhood on the Cedar River's east bank. The group's mission is to create and promote "an environment that attracts, encourages, and rewards creativity, innovative works of art, and applied arts and sciences." New Bohemia is home to Legion Arts, a local non-profit agency "dedicated to the creation, presentation, understanding and impact of contemporary art." The agency is housed in the landmark C.S.P.S. Hall and sponsors events, exhibits, and performances for the community. The New Bohemia Group also sponsors community events such as New Bo Fest, a local art festival.

Across the Cedar River, the Czech Village Association is comprised of local businesses, including the long-standing Sykora Bakery, Bohemian Cafe and Bakery, and the Czech Cottage. The Czech Village district is home to annual festivals such as: Houby Days, which is in its 33rd year; St. Joseph's Day Parade; the Annual Czech Festival; and St. Mikulas Days (celebration of St. Nicholas).  

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As an additional testament to the Czech heritage on both sides of the Cedar River, the Iowa Department of Cultural Affairs and State Historical Society of Iowa named both districts to its list of Cultural and Entertainment Districts. The consolidated Czech Village/New Bohemia Cultural District highlights the districts' efforts in continuing their cultural legacy. According to the State Historical Society's website:

The Czech Village/New Bohemia Cultural District in Cedar Rapids includes a vibrant cultural community centered on the historic Czech Village on the west side of the Cedar River and the New Bohemia area on the east side of the river. The Cherry Building, in the center of the New Bohemia district, has been renovated and houses dozens of creative enterprises from photography studios to jewelers. The CSPS Hall on Third Street SE is one of the most innovative performance spaces in the Midwest, and Legion Arts has hosted nationally-known recording artists, and painting and sculpture exhibits. The African-American Museum & Cultural Center of Iowa is in the New Bohemian neighborhood, and the Bridge of Lions links New Bohemia and Czech Village, the original home of the city’s largest Czech population and current home of the National Czech & Slovak Museum & Library.44

The Department of Cultural Affairs and State Historical Society implemented the Certified Cultural District Program to recognize cultural facilities in community revitalization efforts. The cultural districts encourage city and county governments to partner with local community organizations to enhance the quality of life for local residents, arguing:

The arts and areas with historic structures attract residents and tourists who also support adjacent businesses. . . . The presence of the arts and cultural opportunities enhances property values, the profitability of surrounding businesses and the tax base of the region. These districts attract a diverse and well-educated workforce – a key incentive for new and relocating businesses. And these districts contribute to the creativity and innovation of a community.45

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Floods of 2008

In June of 2008, Cedar Rapids was struck by the largest natural disaster in its history. Flooding reached beyond the city's 500-year floodplain and the Cedar River crested at 19.12 feet above flood stage on Friday, June 13, 2008. Floodwaters devastated much of the downtown and surrounding areas, causing approximately $6 billion in damage in the 10-square-mile area. Nearly 7,800 properties suffered flood damage – approximately 4,800 of which were homes. \(^{46}\)

The following map illustrates the expansive flooding the city experienced.

In the above map, areas shaded in purple represent the 100-year flood plain boundary; the orange areas signify the 500-year flood plain. Lastly, the areas shaded in red illustrate the boundaries of the disastrous 2008 flood, reaching far beyond the 500-year flood plain boundary in some areas. \(^{47}\) The black circles mark Czech Village and New Bohemia areas.

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The National Czech and Slovak Museum and Library, situated on the western bank of the Cedar River in Czech Village, was inundated with over ten feet of water. Czech Village and the surrounding neighborhoods were similarly engulfed with flood water.

The following is an excerpt from NCSML Director of Marketing and Communications Leah Wilson's article that appeared in the summer 2009 issue of Slovo. Perhaps better than any second-hand narrative, her words describe the horrific aftermath from a disaster of such calamitous proportions. Bear in mind that this dreadful experience was not a singular one – it was an experience shared by thousands of Cedar Rapids residents as whole neighborhoods and downtown areas were overwhelmed with sweeping floodwaters.

**The aftermath.** Although the flood waters had receded by June 15, the National Guard and city officials erected checkpoints around Czech Village and no one was allowed to enter. It was Tuesday, June 17, when we were granted a few hours of access to the museum campus. As staff approached ground zero, the once familiar cityscape slipped from memory and was supplanted by a scene that defied imagination. “I was stunned,” recalls Janet Stoffer, director of operations and education. “I just couldn’t believe the magnitude of the devastation. It looked like a war zone.”

A heavy layer of silty sediment covered the ground and the air rising up from it produced an acrid, almost corrosive odor, resulting from a toxic swill of innumerable organic and inorganic substances. To this day, flood survivors talk about the unforgivable and unforgettable stench that stung the eyes, nose and throat.

As we approached the museum, we saw our previously manicured grounds littered with an assortment of well-traveled debris. Plastic bottles, broken glass, beer cans and odd, wooden furniture parts were all mixed with mounds of dirty sand. Water filled the spaces in between the glass panes in the front doors so that one half expected to find tiny fish swimming inside. To the right of those doors, one of the large entry windows had been shattered by a solid wood kiosk that had been uplifted by the churning water and tossed violently against it. Peering through the jagged frame, one could see our chandelier -- all 401 pounds and 600 Bohemian crystals -- miraculously intact. It was the only thing of beauty remaining in an otherwise defiled landscape and it provided us a moment of relief amidst overwhelming loss.

As we walked inside, the flood water had stained every wall to a staggering height of eight feet. Wreckage lay in every direction. In the library, thousands of books had been plucked from their shelves leaving every page bloated with water and coated with a gooey film. Not long before, library director Dave
Muhlena had posed for a photo celebrating the 10,000th item that was added to the library’s online catalog. Our entire collection of over 30,000 items, amassed with great care and persistence over 34 years, had been dealt a sickening blow.

The exhibits were demolished. By assessing the aftermath, one could visualize how cases rose with the water and dashed each other like mad little boats. Temporary walls built inside the exhibition to separate one section from another had capsized. The artifacts that staff could not remove before the flood had succumbed.

In the Petrik Gallery, where our award-winning exhibit, *1968: Twelve Volatile Months that Changed the World* was housed, Curator Stefanie Kohn stood taking pictures, tears streaming down her face. “It looks like a tornado went through here,” she said, shaking her head.

What was left after the melee was a mud-soaked mountain of hard work. Staff retrieved what items they could carry as the scale of the disaster and the immensity of the impending clean-up effort pressed down on them.

**Mucking out.** Two days later, on Thursday, June 19, full-scale recovery efforts commenced. A team of volunteers joined museum staff to remove undamaged artifacts and arrange them for clean storage. Flood-damaged artifacts and library items were cleaned, sorted and prepared for conservation. A professional cleanup crew was also at work removing debris from the interior of the building and preparing for sanitization.

By Friday, hundreds of items had been cleaned and sorted. The Chicago ConservationCenter team was on-site managing flood damaged textiles. Wash tubs, drying racks and clotheslines filled the parking lot and muddy linens began to reveal their original colors, thanks to painstaking efforts. University of Iowa library conservation professionals assisted with assessment and triage of library items.

As work continued that day, we reached a turning point where bright spots of optimism began proliferating despite dark circumstances. In the Homelands exhibit, much of the glassware and Royal Dux porcelain were found intact in their upended cases, safely cushioned by water. Library Director, Dave Muhlena recovered an original letter written by Reverend Francis Kun, an ordained minister from Bohemia who became the first Protestant preacher in Ely, Iowa. He held it up with a triumphant smile and said, “It’s soaked but salvageable.” Slowly, the inventory of safe and reclaimable items grew. We determined that about 80% of our collections had been spared by the flood. The other 20% were now beginning the process of conservation and we were hopeful that many items would be successfully treated.
The recovery work was grueling, and museum board members provided staff and volunteers with hearty lunches to keep energy levels up. “It’s hard to be glum when you find something brown that you can eat,” joked Director of Operations and Education, Janet Stoffer, referring to the “mud brownies” provided for dessert. Spirits lightened as smiles and laughter rose above the muck.

By Monday, June 23, progress toward flood recovery was manifesting itself as enormous heaps of trash, and they sprawled from one end of our building to the other. Dump trucks hauling ten tons of debris per load were constantly on the move, delivering the waste to the local landfill. It would take over 30 trips to remove it all. Put in perspective, the City of Cedar Rapids estimated that city-wide, the flood created one-year’s worth of trash—about 400,000 tons.48

The following are pictures of damage incurred at the local Sykora Bakery, a Czech Village icon since the 1930s, located at 73 16th Avenue SW. These images only begin to help visualize the level of damage sustained by the city overall. These photos are courtesy of John Rocarek, current owner of Sykora Bakery.49

Above, left: Exterior of Sykora Bakery on 16th Avenue SW. From water damage marks, you can see the water level reached above the second story.

Above, right and left: First floor dining area for the bakery.

The residential areas adjacent to Czech Village and throughout New Bohemia withstood severe damages as well. Residents were relocated to emergency housing – many have not returned. The City of Cedar Rapids issued a Voluntary Property Acquisition program to mitigate damages to property in the event of future disasters. Approximately 1,300 properties along the Cedar River were eligible for the buyout program. The following photos were taken in October of 2009, sixteen months after the flood.

These houses along 18th Avenue SW are one block away from Czech Village. Built in the late 19th century, many early residents in this neighborhood were Bohemian immigrants and their families. They remain vacant and are likely going to be demolished as part of the City's Voluntary Property Acquisition process.

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An article titled “Cedar Rapids Still Waits As a New Flood Season Arrives” in The Des Moines Register on March 7, 2010 underscored the imminent threat of springtime flooding in Cedar Rapids. Iowa received record levels of snowfall in the winter of 2009 and experienced a rapid spring thaw due to unusually high temperatures. Snow was melting at an alarming rate. With much of Cedar Rapids still rebuilding itself, city residents were alert to the prospect of flooding once again. According to the article, the river level on March 6, 2010, was already at 4.21 feet. The article indicated that if the persistent rainfall and melting continued at such an alarming rate, the Cedar River would reach its 12-foot flood level shortly, leaving Cedar Rapids vulnerable to flooding once more.51

The article enumerated properties affected by the flood. Out of these 2,326 flood-damaged properties registered with the Linn County Emergency Management Agency and the City of Cedar Rapids, 817 received rehabilitation money, approximately 1,394 have been turned over to the city as part of its Voluntary Property Acquisition Program – most of which will eventually be demolished – and lastly, 115 have already been demolished or are slated for demolition. The map on the following page is adapted from a map included in the article, specifically focusing on the Czech Village and New Bohemia neighborhoods.52

The map also identifies key facets affecting the redevelopment and revitalization of both Czech Village and New Bohemia:

- The proposed levee and floodwall system, as prepared by the City of Cedar Rapids and experts from the US Army Corps of Engineers, Iowa State Homeland Security and Emergency Management, and the Federal Emergency Management Agency53
- Properties with historic significance for both New Bohemia and Czech Village
- Industrial sites presently in use
- Areas available for potential redevelopment
- Relocation site for the National Czech and Slovak Museum54

51“Ibid.”
52“Ibid.”
53City of Cedar Rapids, “Voluntary Property Acquisition (Buyout) Process,” http://www.cedar-ropids.org/community/Buyout%20Program.asp#MapsAddress. The city’s official map can be accessed via this website.

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MAIN STREET IOWA'S URBAN NEIGHBORHOOD DISTRICT PROGRAM

In 2009, Main Street Iowa, part of the Iowa Department of Economic Development, launched a new program aimed at maintaining and preserving commercial districts in historic urban neighborhoods. Main Street Iowa selected Czech Village and New Bohemia to participate in its new Urban Neighborhood District Program. The two neighborhoods, which previously worked independently of one another, were unified after the flood of 2008 in the new neighborhood program. Terry Poe Buschkamp, a consultant for the Urban Neighborhood District Program, remarked that before 2008’s flood, the two respective neighborhoods had difficulties working with one another for their common goals – preservation and promotion of their shared Czech heritage. “When the waters subsided, the two districts realized the need for cooperation and are now united with shared goals, vision, governance and promotion.”55 The designation under Main Street Iowa’s program will qualify the consolidated district for state assistance to help revitalize and market the area.

The unified district – Czech Village/New Bohemia Main Street District – follows the same structure as Main Street communities and adheres to the four-point approach devised by the National Trust for Historic Preservation’s National Main Street Center. This four-point approach provides a successful model for “economic development within the context of historic preservation.”56 Main Street Iowa summarizes this model, which has been widely accepted in over 46 communities throughout Iowa:

Business Improvement: This element involved diversifying the commercial district economy by identifying potential market niches, finding new uses for vacant or underused spaces and improving business practices.

Design: Utilizing appropriate design concepts, the visual quality of the commercial district (buildings, signs, window displays, landscaping, and environment) is enhanced.


Organization: Each community has many groups of people who are interested in and are willing to work toward the goal of a revitalized commercial district. The organizational element brings together the public sector, private groups and individual citizens, with coordination by a paid program manager, to work more effectively in the commercial district.

Promotion: By promoting the downtown in a positive manner, a community can begin to focus the commercial district as a source of community pride, social activity and economic development potential.57

The district is overseen by a Main Street Manager, who is supported by a Board of Directors and four volunteer committees, each one in charge of one of the aforementioned points. Though still in its formative stages, the district has launched initial efforts such as a Main Street challenge grant and a Main Street logo contest. Robyn Rieckhoff, executive director of the Czech Village/New Bohemia Main Street District, said the Housing and Urban Development/Main Street Challenge Grant was a first for the newly-formed district. The federal grant provided $50,000 to restore the Suchy Building at 1006 Third Street SE.58 The Main Street organization also awarded local graphic artist Dan Shuster for his design for the new district's logo, seen to the right. These early efforts show great initiative and reflect the resilience of local residents and business owners. Jan Stoffer, a board member for the Main Street District, remarked about the determination of community members to rebuild their neighborhoods, saying "When the district was threatened with complete demolition, our community as a whole came forward and said 'no, this is too important to our history, to our identity, to who we are, and we need to save it,' and Main Street's going to help us do that."59

57Ibid.
59"Czech Village/New Bohemia to Participate in New Urban Neighborhood District Program."
April 17, 2010, was a ceremonious day in the Czech Village. The National Czech and Slovak Museum reopened in the rehabilitated Kosek Building at 87 16th Avenue SW. Since the 2008, the museum had been temporarily operating out of the Lindale Mall in Cedar Rapids before moving back into Czech Village. Hundreds gathered to celebrate this momentous occasion for the recovering neighborhood. The event drew Ambassador for the Consul General of the Czech Republic Marek Skolil as well as Iowa Governor Chet Culver. Skolil visited in the aftermath of the 2008 flood and commented on the transformation of Czech Village, saying "I remember the street and I was wondering if life would return. This is a celebration of life returning to the Czech Village."60

The exhibit at the museum highlights stories of the flood. "A day-by-day timeline of that week in June two years ago, when the water hit the highest mark, left its own mark on the people who walked through."61 The Kosek Building will serve as the museum’s home until the current facility is renovated and relocated to its new location within Czech Village. Museum officials hope to have the relocation project complete in 2012.

Governor Culver called the re-opening a great "cause for celebration for the Czech Village and for Cedar Rapids."62 A comment from an online subscriber couldn't agree more, saying "My Czech ancestors who were some of the first in Cedar Rapids and Iowa would be very proud of this opening."63

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61Ibid.
62Ibid.
63Ibid., online comment from Jan z Podivin.
PART II

- INTRODUCTION TO DESIGN GUIDELINES
- RESEARCH AND WRITING OF THE DESIGN GUIDELINES
- CONTEMPORARY GUIDELINES
- CULTURAL GUIDELINES
- SPECIAL CONSIDERATIONS FOR LARGE-SCALE DEVELOPMENTS
- STREETSCAPE GUIDELINES
Design guidelines are measures that state a desired design outcome for development. They provide minimum design standards to ensure quality and sustainable development. Many communities implement design guidelines to combat the effect of "big box" and large-scale developments constructed with minimal concern for aesthetics, accessibility, and sustainability. Communities also adopt design guidelines to preserve neighborhood character and protect property values by promoting appropriate building types and styles for new development.

As part of its Neighborhood Planning Process, Cedar Rapids residents have expressed an increasing need for higher quality development throughout the city since many chain retailers build their lowest quality stores because of lacking design standards.¹ The Neighborhood Action Plan has identified adopting urban design principles as priorities for business and housing reinvestment. The City is currently in the initial planning phase for adopting citywide urban design principles and has presented a series of open houses to collect input from Cedar Rapids residents.

In the preliminary open house, the City identified the following reasons for wanting to adopt urban design principles:

- Encourage quality development that is compatible with existing neighborhoods and achieves a community vision.
- Promote sustainability by ensuring long-term vitality and maximizing the value of investment.

¹Cedar Rapids Urban Design Principles Open House Presentation Boards, "Why is Cedar Rapids Considering Urban Design Principles Now?," December 8 – 9, 2009. On this presentation board, the City presented a timeline showing growing interest and need for urban design principles. It states the following: "2008 – Spurred by the knowledge that the "big box retail" builds its lowest quality of stores in Cedar Rapids due to a lack of policy on design, the City Council directs staff to develop options for increased attention to city development."
• Ensure an efficient, transparent and consistent project review process.\(^2\)

In adopting urban design principles, the City will encourage investors, developers, and designers to create safe and attractive public spaces, enrich existing spaces, and ensure that new developments physically and visually complement their surroundings. The urban design principles will also consider providing a range of amenities and mixed uses to sustain economically viable and well-maintained developments. Lastly, having cohesive urban design principles will help streamline the review and permitting process to speed up the development and construction process.\(^3\)

While this is part of a city-wide initiative, the Design Guidelines presented in the subsequent sections pertain only to the Czech Village/New Bohemia Urban Main Street District. They are presented for the following purposes:

• To aid rehabilitation and redevelopment efforts preserve the historic character of the district and promote compatible architecture for new developments
• To protect and enhance major public investments in the district
• To encourage both small and large-scale investment in the district
• To create walkable, human-scaled streets and high-quality public spaces
• To encourage development and improvements that maintain the district’s urban quality
• To promote revitalization of residential neighborhoods in and surrounding the district

The guidelines are presented for use by designers, developers, city commissions, planning staff, business owners, residents, and the general public to maintain the historic character of both Czech Village and New Bohemia and to promote the district as an urban cultural and entertainment district. The guidelines are only applicable when undertaking projects within the district’s boundaries, which are illustrated in the map on the following page. The area within the district’s boundaries will be considered the “redevelopment area” for the purposes of this project. The redevelopment area is shaded in yellow on the subsequent map.

\(^2\)Ibid., "Why Do Communities Have Urban Design Principles?," December 8 – 9, 2009.
\(^3\)Ibid.
With the creation of a Design Committee as part of the organizational structure of the Czech Village/New Bohemia Urban Main Street program, there is opportunity for creating a design review process in which plans must be submitted to the Design Committee for evaluation. The design review process will ensure new projects will maintain a high standard of design and be compatible with the historic surroundings.

This is not the sole source of information available for designers, developers, and private owners. All projects are subject to the provisions of the Cedar Rapids Zoning Ordinance. Some sections of the Zoning Ordinance have been presented throughout the following chapters as they pertain to individual sections, but the Zoning Ordinance should be consulted for further investigation. Copies of the Zoning Ordinance are available from the City of Cedar Rapids, or online at http://www.municode.com/Library/Library.aspx.
The Design Guidelines presented in Part II are broken into four categories: Contemporary Guidelines, Cultural Guidelines, Special Considerations for Large-scale Developments, and Streetscape Guidelines. The Contemporary Guidelines will draw on the existing architectural character prevalent throughout the district, most of which dates to the late 19th century and early 20th century. The Contemporary Guidelines present common architectural patterns and building types for both commercial and residential construction, which will be used to fuse of historic and contemporary architectural character within the district. The Cultural Guidelines are based off of traditional Czech architecture, as identified by the author through studies of Czech history and architecture and travels throughout the Czech Republic in the summer of 2007. They are meant to manifest the Czech heritage of the district through the built environment and reflect a true Czech building archetype. The Cultural Guidelines present common features and materials that compose a distinct Czech architectural palette, which will be used to create a Czech architectural identity within the district. Following the Contemporary and Cultural Guidelines is a section outlining the development standards mandated by the Cedar Rapids zoning ordinance relating to large-scale commercial and residential developments. This section is a supplement for both Contemporary and Cultural Guidelines. Lastly, the Streetscape Guidelines provide standards and considerations for visually aesthetic and human-scaled pedestrian environments.
Before writing the design guidelines for the Czech Village and New Bohemia Urban Neighborhood District, site visits were conducted in Cedar Rapids, Iowa to survey the existing conditions and architectural character throughout Czech Village and New Bohemia. Site visits also included evaluation of adjacent downtown Cedar Rapids and nearby neighborhoods to provide an overall context in which the Czech Village and New Bohemia district lies. Research was then conducted assessing design guideline publications for other cities and towns. The assessed design guidelines included guidelines for overall downtown redevelopment, architectural guidelines for historic districts, architectural guidelines for Main Street districts, and development guidelines for towns or districts that have been identified for their ethnic heritage and identity.

Each set of guidelines had different goals – preserving historic character, encouraging appropriate contemporary infill based on a surrounding historic context, imposing an ethnically-identified architectural character on new developments – that complemented the research and development of this project. Evansville, Indiana's Downtown Development and Design Guidelines provided the most comprehensive set of design standards for preserving historic character, encouraging compatible new architecture, and fostering pedestrian-friendly streetscapes. Because Evansville and Cedar Rapids are comparable in size, and because Czech Village and New Bohemia are adjacent to downtown Cedar Rapids, Evansville's Downtown Development and Design Guidelines provided a suitable model for this project's Contemporary Guidelines.

An assessment of design guidelines and development standards for communities that identify with a specific ethnic heritage facilitated a framework for identifying specific architectural features and establishing a hierarchy of such architectural features for new construction. The
Design Review District Design Manual for the city of Pella, Iowa, provided a rationale and organizational model for the Cultural Guidelines. Pella, Iowa, is known for its Dutch heritage, an identity rigidly maintained through the establishment and promulgation of Dutch architecture in commercial corridors. The design review manual identifies typical Dutch architectural features and breaks them into categories such as major architectural elements, major materials, minor architectural elements, color, and material. The design manual also stipulates a specific number of elements from each category when constructing new buildings in order to maintain the city's desired "old style" aesthetic.

Commonalities were discovered by assessing design guidelines from multiple cities and districts. The basic organization was consistent throughout each set – an identification of existing architectural styles, identification of key architectural elements, a breakdown of building composition, followed by the architectural guidelines themselves. This project follows a similar model. First it identifies both commercial and residential architectural styles prevalent throughout the district and identifies key architectural elements and building compositions for each. After the architectural guide, the project delineates the architectural guidelines and breaks them into the two categories – Contemporary and Cultural. Both commercial and residential architecture are addressed within the Contemporary and Cultural Guidelines.

Lastly, the design guidelines offer suggestions for streetscape developments that will enhance the visual aesthetic of the district. These guidelines are based on research into urban design principles. Project for Public Spaces, Inc., is a national non-profit organization aimed at promoting and designing public places to build stronger communities. Their publication How to Turn a Place Around: A Handbook for Creating Successful Public Spaces was an invaluable resource that guided development of the streetscape guidelines. The book described the characteristics of great public spaces and distinguished elements within successful public spaces that foster activity. Equally important, the book identified elements within unsuccessful public spaces that did not help foster activity. The book devised a framework for evaluating public spaces by creating four categories for measuring success – Sociability, Uses and Activities, Access and Linkage, and Comfort and Image. Within these categories, it proposed visible signs of problems and ways of improving the space. For instance, for the Comfort and Image category, some of the visible signs of problems are "The space is unattractive or feels unsafe,"
and "Litter and other sign of poor maintenance are evident."¹ To combat these issues, one of the suggestions Project for Public Spaces offers is to "Add amenities—seating, telephones, waste receptacles, information booths, food vendors, community-oriented public art, flowers, fountains—in carefully considered locations."² The book's considerations and suggestions helped frame both the streetscape guidelines and redevelopment proposals by providing insight into what makes a public space flourish.

Research for the guidelines also included looking at the Cedar Rapids Municipal Code. While the guidelines are merely suggestions for business owners and developers, the Zoning Ordinance outlines the standards and regulations that are enforceable by law. Failure to comply can result in penalties and fines until the violation is rectified. Not all sections within the architectural guidelines have similar mandates within the Zoning Ordinance. However, for sections that have correlating stipulations within the Zoning Ordinance, the official city regulations have been included and should be referenced. The Cedar Rapids Zoning Ordinance should be consulted before any development project commences to ensure the project is not in violation of the Code.

²Ibid.
Buildings within the Czech Village and New Bohemia boundaries were developed to meet the various needs of the local community – industrial factories located close to the river; small, frame cottages housed workers and their families; one-, two-, and three-story commercial blocks provided the neighborhood with goods and services; fraternal organizations built lodges and hall to serve the cultural needs of the community. The community's character changed throughout the twentieth century, as did its architecture. Factories closed – some were completely leveled to make way for changing industries; others were simply cleared and now stand as empty, open fields. Urban renewal efforts transformed houses, schools, and commercial blocks in the mid-twentieth century. Some of these were demolished in the name of progress to make surface parking lots for growing car dependency. The urban density which characterized these commercial districts and neighborhoods was lost by the leveling power of the bulldozer and steamroller.

Most recently, floodwaters in 2008 inundated city blocks, devastating homes and businesses. Commercial nodes within Czech Village and New Bohemia were left in the wake, struggling to retain their remaining businesses and historic charm. Similarly, residents have not returned to the dilapidated housing stock within and surrounding both districts. Czech Village and New Bohemia are ripe for redevelopment, which should concentrate on regaining its historic density and character.

The Contemporary Guidelines will first identify common architectural patterns and building forms prevalent throughout Czech Village and New Bohemia. After establishing an architectural context for the district, the Contemporary Guidelines will focus on infill development and preservation efforts within both Czech Village and New Bohemia. This chapter first focuses on endeavors within the commercial zones of the district. In New Bohemia, commercial
developments should focus on the 3rd Street and 2nd Street corridors extending from 8th Avenue SE to 14th Avenue SE. In Czech Village, the commercial district along 16th Avenue SW is fairly intact. Rather than concentrating on infill construction, efforts should focus on façade improvements to develop a cohesive aesthetic.

The guidelines will then shift focus to the district’s residential architecture. Because all of the residential dwellings within the district are slated for demolition as part of the City's Voluntary Property Acquisition Program, the guidelines only present suggestions for infill housing developments. Appropriate and affordable housing within the district is important to attract a variety of potential residents to the area. Housing is also important when trying to regain the historic mixed-use character of the neighborhood. A strong residential core can help sustain the cultural district both Czech Village and New Bohemia wish to achieve. The boundaries of Czech Village are such that they exclude residential uses, but the adjacent blocks from 17th to 22nd Avenues between C Street SW and the river bank provide a context for what appropriate housing styles can look like throughout the larger district. In New Bohemia, the former Sinclair Packing House site provides ample opportunity for housing redevelopment, as do the vacant fields on either side of 12th Avenue SE. The primary context for housing type is that of detached single-family dwellings. However, new housing opportunities such as double units, townhouses, and apartments should be encouraged, especially in areas of mixed-use commercial development. These types of housing options will help attract a diverse range of potential residents.

The guidelines encourage both preservation and infill development because the two, in conjunction with one another, can help re-establish an identifiable urban character throughout both Czech Village and New Bohemia. Many successful urban redevelopments are a hybrid of both infill and preservation techniques.
IDENTIFYING EXISTING ARCHITECTURAL CHARACTER

Many historic buildings within Czech Village and New Bohemia date from the late-19th century through circa-1940. Because Czech Village and New Bohemia contains a mixture of both high-style and vernacular architecture, buildings will be classified by typology based on facade composition and form rather than stylistic elements that categorize a building into a particular architectural style. The architectural guide provides examples of common building forms found throughout the Czech Village and New Bohemia Urban Main Street District. It will break both commercial and residential building forms into rudimentary shapes and masses as well as identify building components that are characteristic from the period in which they were built. This guide should be used as a basis on which to develop appropriate contemporary architecture, as proposed in the Contemporary Redevelopment found in Part III.

1 National Register of Historic Places, 23.
Commercial Architectural Character

In The Buildings of Main Street: A Guide to American Commercial Architecture, author Richard Longstreth iterates “No matter how intricate their details, facade compositions can be reduced to a simple diagram or pattern that reveals the major divisions or elements used.” As such, many of the buildings can be categorized by Longstreth’s identification of either “one-part commercial blocks” or “two-part commercial blocks.”

Two-part commercial blocks

“The two-part commercial block is the most common type of composition used for small and moderate-sized commercial buildings throughout the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones. These zones may be similar, while clearly separated from one another; they may be harmonious, but quite different in character; or they may have little visual relationship. The two-part division reflects differences in use inside. The single-story lower zone, at street level, indicates public spaces . . . The upper zone suggests more private spaces.”

\[^3\]Ibid., 24.
There are many examples of two-part commercial blocks within Czech Village and New Bohemia, such as those pictured below. Notice how the façade of each building can be divided into two distinct zones – ground level and upper stories.
ONE-PART COMMERCIAL BLOCKS

“The one-part commercial block has only a single story, which is treated in much the same variety of ways as the lower zone of the two-part commercial block. Essentially, it is a fragment of the larger type . . . the one-part commercial block is a simple box with a decorated façade and thoroughly urban in its overtones.”

One-part commercial blocks contain the same architectural features as do two-part commercial blocks. However, one-part commercial blocks lack the division between public and private spaces, as the storefront at ground level is the only floor.

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4Longstreth, 54.
Several examples of one-story commercial blocks exist within Czech Village and New Bohemia, such as those pictured below.

1123 3rd Street SE  Barta Building, 65 16th Avenue SW

Friendly Service Station, 227 14th Avenue SE  Deda & Babi’s Antiques, 74 16th Avenue SW
RESIDENTIAL ARCHITECTURAL CHARACTER

Dwellings built within the district also reflect the same vernacular values, as they were built to house workers of nearby factories and their families. The houses are composed of basic forms and can be broken into categories based on fundamental elements such as roof form and floor plan. Overall they lack elaborate decorative features that exemplify high-style architectural styles. However, some houses exhibit simplified stylistic attributes such as turned porch spindles, gable detailing, and wood shingles. These features should be encouraged in new residential infill developments to reflect the traditional character of existing housing stock.

GABLE-FRONT

One-, one-and-a-half, or two-story frame cottages with rectangular plans. Façade and entrance is at narrow end, though the placement of doors and windows varies according to the interior plan. Many times, gable-front houses will have an extension at the rear with a hipped or shed roof. Dormer windows are sometimes located on the second story. Porches are typical features.

Porch roof forms may take different shapes, as shown in the photos below. On the left, the porch roof is gabled, whereas on the right, the porch has a pent roof. Both are common throughout the district and either is acceptable for infill construction.

Gable-front is the most common house type within the district and surrounding residential neighborhoods and provides a good context for infill construction.
**SIDE-GABLE**

One-, one-and-a-half, or two-story frame cottages with rectangular plans. Façade and entrance are at broad end. Doors can be centrally located or to one side. One-and-a-half and two-story side-gable houses may have dormer windows in the upper floors. Porches are common features; they are typically gabled, as shown below. Though side-gable houses are less common throughout Czech Village and New Bohemia, they still provide a good context for infill construction.

1217 2nd Street SE

83 17th Avenue SW

Typical Plan
**CROSS-GABLE**

Typically one-and-a-half-story cottages. Roof ridgelines intersect to form a cross; each side of the house has a gable. Porches are typical features, usually located across the facade. Cross-gable houses are common throughout Czech Village and New Bohemia and provide appropriate context for infill construction. Both framed and brick cottages are encouraged.

1216 2nd Street SE

31 21st Avenue SW

72 21st Avenue SW

Cross-gables can extend beyond the walls of the house, as this plan pictured at the left.

Or the cross-gables can be contained within the boundaries of the walls, as this plan pictured at the right.

Typical Plans
**Lazy T Plan House**

Typically one to two-and-a-half stories in height. Two primary rectangular units are perpendicular to each other, forming a “T”. The unit forming the “stem” of the T is parallel to the street. Each end of the primary units has a gable. The entrance is usually located on the side of the stem. Porches are typical features along the stem unit. As evidenced by the photographs, there can be noticeable differences among Lazy-T-Plan Houses, but each retains its characteristic “T” shape turned on its side. Lazy-T Plan house forms are encouraged for infill construction.
Bungalows are typically one-and-a-half story cottages with low rooflines and prominent porches or galleries. They can generally be categorized into three types:

**California Bungalow**
Characterized by a gable front and a gable-front or hipped porch.

**Dormer-Front Bungalow**
Characterized by a side gable and a single central dormer above the porch.

**Western Bungalow**
Characterized by a hipped roof and a central dormer above the porch.

Bungalows in Czech Village and New Bohemia are of the Dormer-Front type, as shown below, and can be encouraged in infill construction.
COMMERCIAL ARCHITECTURAL GUIDELINES:
INFILL DEVELOPMENT AND NEW CONSTRUCTION

“Vacant properties amid city neighborhoods weaken communities. They bespeak physical, economic, and social deterioration and are susceptible to graffiti, arson, the accumulation of trash, and other problems that reduce the value of surrounding properties and affect the success of nearby businesses. . . . Development of infill parcels can also help rebuild the city fabric, eliminate existing and potential neighborhood eyesores, and fuel additional investment and economic activity within the community. Particularly when it involves rehabilitation of older buildings, infill development can help preserve the existing housing stock and historic structures and help retain the community’s character and cultural heritage.”

This statement from the Urban Land Institute is valuable when considering infill development. Gaps within urban contexts leave the community with eyesores that can inhibit visitors and pedestrians, as well as potential investors and residents within a community. Infill development and new construction should be encouraged in order to fill in missing gaps in the street wall. The designs of new façades should appear compatible with surrounding buildings. New facades should not mimic historic buildings, but rather draw upon characteristic elements of the surrounding historic buildings.

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The following considerations should be made to ensure compatible infill:

**Massing and Scale**

- Infill construction should respect the consistent building heights found in neighboring buildings.
- Infill construction should maintain the width of surrounding traditional buildings. For large commercial buildings, the façade can be broken into smaller bays to maintain storefront widths that are characteristic of surrounding historic buildings.
- Infill construction should maintain the proportion of width to height present in existing façades.

**Height & Width**

![Diagram showing appropriate and inappropriate heights and widths](image)

**Proportion**

![Diagram showing appropriate and inappropriate proportions](image)
**SETBACK**

- New facades should maintain a consistent setback with surrounding buildings.

**ROOFLINE**

- The roofline on new buildings should be similar to adjacent buildings.
BUILDING COMPOSITION & RHYTHM

- The organization of façade elements—upper-story windows, storefront windows, entrances, signboards—should be similar to surrounding facades.
- The rhythm of window openings and storefronts should reflect those of surrounding facades.

**COMPOSITION**

**RHYTHM**

- Consistent rhythm of openings
- Inconsistent rhythm
**Proportions of Openings and Design Features**

- Façade openings such as windows and doors should maintain proportions that are consistent with surrounding buildings.

**Building Materials**

- Infill facades should be composed of materials similar to adjacent buildings.
- Common building materials in Czech Village and New Bohemia are brick, stone, and wood. Infill and new construction should be sympathetic to this historic context. Though there are examples of wood siding on historic commercial buildings, wood siding should be avoided in new construction. Vinyl and aluminum siding should be avoided.
Color can add vibrancy to a community and create a unique identity. As such, no specific color palette is mandated. Colors on infill façades should complement the colors of neighboring buildings.
The reuse of existing historic buildings within the redevelopment area should be encouraged, especially in the Bohemian Commercial Historic District, which is listed on the National Register of Historic Places. Listing in the National Register of Historic Places does not mandate what property owners can and cannot do to their properties. However, historic designation can make properties eligible for state and federal incentives such as grants and tax credits. The type of treatment should be considered when undergoing a project using historic properties. The Secretary of the Interior’s Standards for the Treatment of Historic Properties identifies four methods of building conservation: Preservation, Rehabilitation, Restoration, and Reconstruction. Each construction project should be considered on an individual basis to determine which type of treatment is appropriate. Copies of the standards are available from the National Park Service.

**Preservation**

The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.6

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**REHABILITATION**

The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.\(^7\)

**RESTORATION**

The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.\(^8\)

**RECONSTRUCTION**

The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.\(^9\)

Many projects using historic properties within the redevelopment area will follow the standards for rehabilitation, which are more applicable to historic commercial buildings through adaptive re-use measures. As such, the Secretary of Interior’s Standards for Rehabilitation are listed on the following page.

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\(^7\)Ibid., 61.  
\(^8\)Ibid., 117.  
\(^9\)Ibid., 165.
STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.  

10 Ibid., 62.
RESIDENTIAL ARCHITECTURAL GUIDELINES:
INFILL DEVELOPMENT AND NEW CONSTRUCTION

Nearly all of the historic dwelling units within the boundaries of the Czech Village and New Bohemia Urban Main Street District are slated for demolition as part of Cedar Rapids' Voluntary Property Acquisition Program. Because of this, stringent preservation guidelines are not feasible. Development should instead focus on creating appropriate new housing units that are reminiscent of historic housing styles within the district. In no case should large-lot, estate houses replace historic housing stock. Such housing is typical of suburban developments and is inappropriate for the urban setting of Czech Village and New Bohemia.

The following considerations should be made to ensure compatible new construction:

SETBACK AND LOCATION

☐ The setback from the street should remain consistent with existing neighborhood fabric.
☐ The distance between houses should remain consistent with existing neighborhood fabric.
☐ Additions should be placed to the rear of a house.

MASSING AND SCALE

☐ New construction should respect the building heights found in neighboring houses. Additions should not visually overpower the existing house.
☐ New construction should maintain the width of adjacent houses.
☐ New construction should maintain the proportion of width to height present in existing houses.
**Roofline**

- The roofline on new houses should be similar to adjacent buildings. Refer to appropriate roof forms in the architectural guide.
- The additions of skylights, antennas, solar panels, or any other alteration in view from the front of the house. Such alterations should be placed at the rear.

**Composition and Rhythm**

- The organization of design features such as upper-story windows, dormers, and porches should be similar to surrounding houses.
- The rhythm of design features such as window openings, porch railings, and gable features should be similar to surrounding houses.

**Proportions of Openings and Design Features**

- Openings such as windows and doors should maintain proportions that are consistent with surrounding houses.
- Design features – decorative window details, gable features, spindlework, etc. – should maintain proportions that are consistent with historic housing styles.

**Building Materials**

- Common building materials for residential units throughout the district were wood and brick. Infill and new construction should be sympathetic to this historic context. Vinyl and aluminum siding should be avoided in new construction because the width of typical synthetic siding generally does not reflect the narrower width of wooden clapboard siding.
DOORS

A house's door can complement or detract from its character. Wood-paneled doors with glass inserts are recommended to reflect the historic character of the district.

☐ Glass storm dorms should be framed with wood.

☐ The following are NOT recommended concerning doors:
  - Flat, smooth, or flush doors.
  - Aluminum storm door or screen door.
  - Decorative frosted glass-paneled doors.

RECOMMENDED

NOT RECOMMENDED
**COLOR**

Color can add vibrancy to a community and create a unique identity. As such, no specific color palette is mandated. Colors on new façades should complement the colors of neighboring buildings.

☐ A two- or three-color paint scheme is appropriate. In a two-color paint scheme, choose one main color for the walls of the house and one main accent color for trim. In a three-color paint scheme, a different color may be used on the sash and door, which is typically darker and more subdued than the main accent color.

☐ The following are NOT recommended concerning paint and color:
  - Bright, non-complementing colors that can jar the eye.
  - Painting decorative trim the same color as the house. Houses should not appear all one color.
  - High-pressure sand or water, open flames, and other destructive methods of paint removal.

**PORCHES**

Porches were historically places where families would meet and greet neighbors and visitors. They can help foster a friendly atmosphere and should be maintained in their original manner.

☐ Maintain porches in an appropriate historic style and location. Refer to architectural guide for appropriate porch styles.

☐ Porch railings were typically square posts, though some houses displayed more decoratively turned spindles.

☐ Front porches should not be enclosed. Rear or side porches are more suitable for enclosure than front porches.
Gutters and downspouts are imperative for proper rainwater drainage. They should be well maintained to ensure proper drainage and to prevent damage to the house.

- Gutters and downspouts should blend in with the rest of the house. They should be placed in line with corners to not detract from the house. Gutters should not cut diagonally across the side of a house.
- Some pre-finished aluminum gutters come in color options that can match the trim of the house. If such options are not available, gutters should be a neutral color to not detract from the house.
  - Ensure that downspout extensions reach the ground to dispel water away from foundation walls.

Outbuildings

Outbuildings, such as garages, were common throughout Czech Village and New Bohemia. They are typically located to the rear of lots, either accessed by rear alleys or long driveways. This is an important characteristic to consider when building garages and outbuildings in new construction. Their addition to the streetscape will radically change the character of a residential street and should be avoided.

- Maintain the location at the rear of a lot, accessed by a rear alley or long driveway.
- Garages should be constructed of wooden clapboard or masonry. The use of synthetic siding materials is not recommended.
- If not used as a garage, consider other appropriate uses such as a tool or garden shed, playhouse, or personal workshop. Outbuildings should not be used for commercial purposes.
CULTURAL GUIDELINES

The Czech Republic has a rich architectural legacy. Its capital city, Prague, is one of the best-preserved cities in Europe, with architecture dating to the 11th century. The architecture runs a gamut of styles – from Romanesque and Gothic to Renaissance and Baroque to the Revival styles of the 19th century. Prague is also notable for its collection of Art Nouveau architecture as well as the unique and distinctive Czech Cubist architecture from the early decades of the 20th century.

The political struggles that ensued after Czech and Slovak lands were united in 1918 resulted in a cultural revolution that influenced art, literature, music, philosophy, and architecture. The country flourished with an outpouring of progressive and avant-garde Modernists who struggled to create a radically new Czechoslovak identity that broke from the country's former Austro-Hungarian cultural ties.

The cultural guidelines will identify key architectural elements preceding this cultural revolution, since these were the elements and building traditions with which immigrants to Cedar Rapids would have been familiar. Rather than identifying a single architectural style to replicate throughout the neighborhood redevelopment district, these guidelines identify elements that remain consistent throughout Czech architecture. Though some elements might differ stylistically, they are basic and fundamental building features that compose the Czech architectural identity.

This section will first offer visual examples of both Czech commercial corridors and residential districts to establish the architectural character of each. It will then identify architectural

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elements that create an identifiable Czech character and provide illustrative examples of each. The section will conclude with the architectural guidelines of both commercial and residential districts.

The intent of these guidelines is to create a unique aesthetic that is identifiably Czech through the use of characteristic features, high-quality craftsmanship, and attention to details. Special consideration should be taken concerning the placement and orientation of individual buildings to provide greater compatibility with surrounding uses. In this regard, these guidelines encourage that each elevation be treated with the same level of architectural detail and aesthetic as the primary façade to ensure a finished and consistent appearance.

Many of the following photos are taken from the author’s travels throughout the Czech Republic studying its history, architecture, and politics during the summer of 2007. Some of the photos are part of Ball State Architecture Library’s Visual Resource Collection and were obtained through the Digital Media Repository. Photos from the Visual Resource Collection will be identified as such.
COMMERCIAL ARCHITECTURAL CHARACTER

The following photographs show typical historic commercial buildings throughout the Czech Republic and can help inform decisions about the desired aesthetic for such buildings in Czech Village and New Bohemia.

These renovated houses on Nerudova Street in Mala Strana – The Lesser Quarter at the foot of the castle hill in Prague – now house small shops, restaurants, hotels, and apartments. Many houses were originally built for merchants, craftsmen, and artisans who worked in shops on the ground level.
These two photos illustrate town squares in smaller Czech villages – Litomerice in northern Czech Republic (above), and Cesky Krumlov in the southern reaches of the country (left). Similar to the houses on Nerudova in Mala Strana, these buildings once served as houses for merchants, craftsmen, and artisans who maintained shops or offices on the ground level. Much like in the United States, town squares were the economic and commercial hub of the community.
When considering the character of Czech domestic architecture, one must regard it the same as commercial architecture, as they both exhibit the same characteristics and trends. Many buildings that were used for commercial purposes at the ground level had apartments, or flats, in their upper stories. These mixed-use buildings could house single families in their upper floors as easily as they could accommodate multiple families.

The photo below illustrates Prague’s urban density. These red-roofed houses are characteristic of the Mala Strana neighborhood at the bottom of the Prague Castle hill. Many houses were built with five or six stories, accommodating multiple families and commercial spaces at the ground level. These tall apartment houses can be regarded in the same manner as tenement housing commonly found in historic American cities. However, some houses were built for single families. These larger palaces often contained courtyards on the interior, such as that in the bottom left. This palace, along with the palace in the bottom center, was likely for noble family in the royal court given its close proximity to Prague Castle.
Wealthy noblemen built large mansions or palaces, some of which took up entire city blocks. Because land was at a premium in city centers, few had external gardens. However, many had internal courtyards around which the palace was positioned. Here they could have luxurious private gardens kept secret from their urban surroundings, such as the gardens at Wallenstein Palace in Prague, pictured above.

Not all courtyards were used solely for elaborate gardens, however. Courtyards also provided residents with private open space, such as that in the left photo. The internal walls were lined with windows to capture daylight. Sometimes balconies were also used to expand living space outside. If maintained for residential uses, courtyards such as these could provide parking space for automobiles. However, many houses have been converted to commercial uses at the ground level and their courtyards provide amenities such as outdoor seating for restaurants, such as pictured here.
The pictures on the following pages are meant to acquaint readers with the tradition of both single-family dwellings and multiple-family housing. Though noticeably different in architectural style, the tradition of attached, single-family housing is prevalent throughout the country.

These two photos show the marked differences in single-family housing based on societal standing. The top photo shows palaces in Karlovy Vary, a mountain resort town in western Czech Republic. These can be regarded as "high-style" architecture, which are more common with wealthy residents. The bottom photo shows common houses in the city center of Terezin, in northern Czech Republic. These simpler housing forms can be likened to vernacular architecture, which is more common with middle- and lower-class residents.
These photos illustrate some of the multiple-family apartment houses that are dominant throughout Prague’s city center. In European cities, it is more customary for families to remain living in multiple-family dwellings such as these than it is in America.

The lower left photo shows housing complexes on the fringe of Prague’s city limit built in the 20th century. Architectural character in outer-lying areas such as this is typically simplified, whereas architectural character is highly ornate and decorative closer to the city center. The upper left and lower right photos show turn-of-the-century apartment houses that were typical in fashionable areas in the city center.
IDENTIFYING FEATURES

The elements listed below are representative of Czech architecture. These features should be included in order to create a Czech architectural identity within the neighborhood redevelopment area. Pictorial examples of each element follow in subsequent pages. Elements are categorized as follows:

**Major Architectural Features**

- Parapeted gables
- Gabled, hipped, or hipped-gable roof
- Stringcourses
- Casement windows
- Articulated window surrounds
- Rustication

**Decorative Architectural Features**

- Wooden doors
- Dormers
- Decorative surface treatments
- Transom windows
- Window molding
- Window hoods
- Window box planters
- Bay windows
- Balconies
- Cupolas or spires

**Building Materials**

- Stucco
- Terra cotta roofing tiles
- Slate shingles
- Metal roofs, especially cooper
KEY ARCHITECTURAL ELEMENTS

PARAPETED GABLE

Gable that extends beyond the roofline

These photos show some different styles of parapeted gables found throughout Czech architecture. Stepped parapets, such as those in the three photos to the right, were common during the Renaissance. Parapets were also commonly found on dormers, such as those in the middle and bottom right photos.
Below are some common shapes for parapeted gables:
ROOF FORM

Common roof forms: Gabled, Hipped, Hipped-gable
These photos illustrate stylistic differences between Czech buildings, yet they all exhibit common dormer features. Though each displays different stylistic elements, the top two photos are both gabled dormers. The bottom left features stepped parapet dormers (as well as a stepped parapet on the left), while the right photo displays arched top dormers. Other common dormer types are round, pedimented, hipped, or shed dormers.
Common decorative surface treatments were sgraffito, a technique in which designs were scratched or carved into layers of colored plaster and commonly used during the Renaissance (lower right); sculptural forms and bas relief, which was common in Art Nouveau architecture (upper and lower left). Painting colorful geometric patterns was customary as well. The photos show the wide range of decorative surface ornamentation associated with Czech architecture. Some demonstrate the use of a greater color palette, such as the lower left, while the upper left photo demonstrates a neutral monochromatic color palette.
**STRINGCOURSES**

A horizontal band of masonry, usually separating different stories.

The stringcourses can be very simple and serve to visually separate the stories of houses, such as these at the right. Many times, the stringcourses line up in adjacent buildings to give a greater effect of horizontality. Stringcourses can also be more ornate from decorative molding, such as in the photo below. These stringcourses are not flat, but rather wrap around projecting elements on the façade of the building such as the balconies. Some are doubled to give a greater effect.
Entrances typically feature double doors, such as these shown here. Wooden doors usually have a decorative pattern achieved either by painting, carvings, or the use of moldings or furnished hardware. Doors from the 19th and early 20th centuries were typically constructed with wood and glass, as seen in the above right photo. Lastly, doors are usually contained within decorative entrance portals or archways such as those shown here.
Casement windows are the principal window type in Czech architecture – window sash swings on hinges that are fixed to the sides of the window opening. Windows are typically dual casement windows, though single casement windows can also be found. Windows contain a variety of lights (panes). Single-light dual casement windows and triple-light dual casement windows are most common, though two-light and four-light are also used.
TRANSOM WINDOWS

In larger buildings, transom windows are typically found above dual casement windows. They can either be fixed in place or operational for ventilation. They can also be found in both rectangular and arched shapes. Some, like those at the top left photo, have decorative tracery in the transom. Others have multiple panes of glass in the transom light, like those in the top center and bottom photos above.
ARTICULATED WINDOW SUROUNDS

Windows are usually surrounded with decorative molding or painted a different color to differentiate the window surround from the wall. These photos illustrate the articulated window surrounds. Some are simplified moldings, such as the lower left and upper right, while some surrounds are more decorative, with window hoods and relief details above the lintels and below the sills.
Window boxes are often times used for decorative plantings. They are usually attached to the wall surface under the window sash, but many times window boxes are also positioned on balcony banisters, as in the upper right photo. Window box planters help liven up otherwise ordinary walls.
Bay windows are common, especially in apartment houses such as these pictured in the top left photo above. Ornate bay windows were also common in houses for prominent citizens such as the house in Prague’s Stare Mesto – Old Town – where affluent residents built grand houses (left). Simpler bay windows were also seen in smaller villages, such as the projecting bay window on a house on the town square in Cesky Krumlov in southern Czech Republic (top right).

Left photo by Jason Klinker, Architecture Images Collection, Visual Resource Library, as accessed by the Digital Media Repository, Architecture Library, Ball State University, Muncie, Indiana.
Whether they run the length of a building like in the top left photo, or simply project from a single opening, balconies can be used to expand living space beyond the walls of a building. Many, like the bottom two photos, are made of wrought iron and can be highly decorative. The top right photo shows projecting balconies with stone columns and balusters. Others, such as the older vernacular building in the top left photo, are constructed out of hewn logs.
Rustication refers to the exaggerated appearance of cut stone “having strongly emphasized recessed joints and smooth or roughly textured block faces”. Many times, to give the appearance of cut stone, brick is stuccoed in layers of plaster and then carved with a beveled edge. This technique was used to exhibit rustication at the ground level. Occasionally rustication will continue to upper stories, but it was typically limited to the ground level or around doorways. The upper stories were typically finished with smooth stucco. Quoins refer to stones located at the corner of buildings. These features were sometimes emphasized through a similar stucco process, giving a comparable rusticated appearance. The following picture illustrates how brick is manipulated to appear as cut stone.

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Both of these photos show various levels of texture and styles of rustication. In the left photo, the leftmost building features rusticated quoins, while the center and right buildings have varying degrees of texture. In the yellow building in the above photo, rustication appears on both stories as smooth horizontal lines, whereas in the center light pink building, a more-textured rustication is limited to the ground level only. In the darker pink building on the right, the quoins are more noticeable due to their lighter yellow color.
**TOWERS WITH CUPOLAS AND SPIRES**

Prague is nicknamed “City of a Thousand Spires” and the photos below give a mere glimpse to the myriad spires atop onion-domed cupolas and towers throughout the city. Perhaps nothing better typifies Czech architecture than these towering spokes with globes at the end. Not only are these features found throughout Prague, but they are also prominent features in cities and towns throughout the rest of the country. The most iconic towers are those dating to medieval times, with a pyramidal top and four smaller conical spires, one at each corner of the rectangular base. Other common forms are bulbous onion-domed cupolas with spires on top, which were prominently used in Baroque architecture. One can easily see the inspiration for the Clock Tower at the National Czech and Slovak Museum in Czech Village, Cedar Rapids, Iowa (lower left).
The buildings shown below also feature towers with spires. In the upper left photo, the simplified tower at the left resembles more ornate towers while the stepped tower in the background features a typical bulbous cupola. In the upper right photo, a tower and spire are placed at a prominent corner of this apartment house. The two towers in this Art Nouveau building in the lower left photo are deemphasized by heavy surface ornamentation, but they are reminiscent of earlier medieval towers with their pyramidal forms. Onion-dome cupolas are typical features of Baroque churches, such as those at the Church of St. Lawrence in Prague in the lower right photo.
COMONLY USED MATERIALS

STUCCO

“An exterior finish, usually textured; composed of portland cement, lime, and sand, which are mixed with water.”

As mentioned earlier in the rustication section, bricks were typically stuccoed over with this plaster material to achieve a thick surface in which builders could carve joints to make the material resemble cut stone. The stucco could be in a variety of finishes ranging from smooth to coarse textures.

This photo is repeated from the rustication section because it best illustrates the stucco technique. With the deteriorating stucco, the underlying brick is exposed, revealing the various layers of the wall. The close-up photo reveals the thick layers of stucco necessary to facilitate the stone appearance.

Illustrated Dictionary of Historic Architecture, 511.
TERRA COTTA TILES

Many buildings throughout Prague are known for their red clay tile roofs, which were common throughout much of the city’s historic core. Roofing tiles had a variety of profiles, ranging from round to flat. The top photo illustrates the use of flat terra cotta roofing tile. The center building was being re-roofed at the time the photograph was taken. The bottom photo shows the depth of rounded terra cotta tile, which creates a deeper texture than do the flat tiles above.
Slate shingles were sometimes used for prominent buildings and houses for wealthy residents. Its use was not as common as were terra cotta tiles. In the photo above, slate shingles provide roofing materials for a mint facility in Kutna Hora. Because of the town’s silver mining capabilities, Kutna Hora became a royal town and a thriving economic center in Central Bohemia. Because of the town’s great wealth, builders were able to afford slate shingles for roofing materials. The house at the right, built near Prague Castle, shows slate roofing shingles. Given its close proximity to the castle, the house was likely built by a wealthy nobleman who could afford such luxurious materials.
METAL ROOFS

Metal roofs were primarily relegated to larger buildings such as churches and civic institutions. Though used in early periods, metal roofs were particularly common during the late 19th century and early 20th century and associated with Neo-Renaissance and Art Nouveau buildings. Copper was a common material for church domes, like those of St. Nicholas (lower left) and St. Francis (lower center). The apartment house in the photo at the right also uses copper for its roof, as does Prague’s Art Nouveau gem, Obecni Dum – Municipal House – in the lower right photo.

Obecni Dum photo by Jason Klinker, Architecture Images Collection, Visual Resource Library, as accessed by the Digital Media Repository, Architecture Library, Ball State University, Muncie, Indiana.
COLOR PALETTE

Buildings throughout the Czech Republic's historic city centers are composed of various color schemes. Many contain pastel color palettes with one main color for exterior walls and a variant of the same color or a neutral color for trim work. Neutral wall colors with a single accent color are common, as are monochromatic paint schemes that use only a single color on exterior walls.
COLOR PALETTE, CONTINUED

The photos on these pages are meant to help familiarize readers with color patterns and schemes characteristic to Czech architecture. As evident in the photo above, trim and details can be painted a vibrant color to add bold contrast to architectural features such as window molding, window hoods, and brick corbelling. The bottom photo shows how bold single colors can add character to otherwise ordinary vernacular buildings. The use of various materials such as roofing tiles and shingle can help add texture and variety to plain surfaces.
These photos also illustrate the colorful qualities of Czech architecture. The central building in the left photo uses yellow as a base color while using darker colors to call attention to decorative patterns and details on the wall surfaces. The adjacent mint green building uses a single color to accent trim. The building on the far right uses a dark shade of red as its primary color, a stark contrast to the pastel buildings next to it.

Bottom photo by Jason Klinker, Architecture Images Collection, Visual Resource Library, as accessed by the Digital Media Repository, Architecture Library, Ball State University, Muncie, Indiana.
Despite having a distinct Czech cultural and historical heritage, the Czech Village and New Bohemia neighborhoods lack a Czech architectural character overall. There are few exceptions, however, where property owners attempted to achieve the architectural character identified in this chapter. Even with these attempts, the district lacks a cohesive and identifiable Czech character. Some of the buildings that tried to achieve the Czech aesthetic either didn’t take their efforts to a proper level of craftsmanship or didn’t use enough Czech architectural elements in their efforts, leaving the building feeling unfinished. The buildings in the photographs below will illustrate this point.

This building at 92 16th Avenue SW has attempted to achieve a Czech architectural character through the use of stucco, a red roof, red window surrounds, dormers, casement windows, and transom windows. However, the red roof is a veneer with a wooden shingle pattern. Because there is no depth, as actual wooden shingles would have, the roof leaves the building feeling flat and contrived. Though stucco is the dominant building material in Czech architecture, it normally has a smooth finish, rather than the textured finish pictured above. Additionally, the dormer windows lack the detail and craftsmanship of dormers typically found in Czech architecture. Additionally, replacement windows and doors detract from the character the building is trying to achieve.
Similarly, this building at 97 16th Avenue SW (top photo) tries to use stucco and a monochromatic color scheme to achieve a Czech aesthetic. However, the textured stucco finish and replacement windows and doors diminish the appearance it is attempting to achieve. The building also lacks the decorative architectural elements that help characterize Czech architecture, such as a horizontal stringcourse, dormer windows, window box planters, or decorative window hoods. The combination of architectural elements such as these will contribute to the desired Czech aesthetic.

The tavern at 69 16th Avenue SW (bottom photo) has gone through a series of cosmetic alterations that have failed to achieve an authentic Czech character. Most noticeably, the third-floor addition on half of the building and the alteration of the roof display poor craftsmanship, which gives a sense of irregularity and inconsistency. Additionally, original window openings in the second story have been inappropriately covered in stucco. Replacement storefront window panels do not span the original storefront opening, leaving a stuccoed gap between the windows and the original openings. As with the preceding examples, the stucco should have a smooth finish rather than a textured finish.
Perhaps the most successful attempt at achieving a Czech aesthetic is the Czech Cottage located at 100 16th Avenue SW. The building uses a monochromatic color scheme with a light green main color and darker green accent color. Furthermore, it uses an appropriate smooth stucco finish rather than the textured variant pictured earlier. The smooth finish doesn't detract from the building's appearance as does the textured stucco finish. Furthermore, the Czech Cottage features a wooden balcony that spans the north and east sides, an appropriate architectural element to augment the Czech aesthetic. A wooden door gives greater cohesion with the rest of the building than would a metal replacement door. Window box planters add another level of architectural detail. A few alterations that lessen the Czech character are the double-hung replacement windows on the second floor and the stone veneer at the foundation.
There are few additional examples where the Czech architectural character has been attempted. The most distinct example is the Clock Tower at the National Czech and Slovak Museum and Library, pictured in the left photo below. It draws its inspiration from the towers found throughout the Czech Republic and retains the characteristic spires at each corner. In a similar manner, the belfry of St. Wenceslaus Church at also has spires at each corner, pictured in the right photo below.

Beyond these six examples, Czech Village and New Bohemia are devoid of characteristically Czech architecture. The following guidelines will help create historically inspired Czech architecture in future commercial and residential developments, such as those proposed in the Cultural Redevelopment Proposal section in Part III.
COMMERCIAL ARCHITECTURAL GUIDELINES

To promote a Czech architectural identity, the following guidelines should be used on all new buildings or additions to existing buildings:

- The façade must contain at least three (3) Major Architectural Features and three (3) Decorative Architectural Features from the list provided on page 71.
- The building must have a stucco appearance. This can be achieved through traditional methods of stuccoing or through use of synthetic stucco finishes such as EIFS – Exterior Insulation Finishing System.
- The roof must be composed of one (1) of the roofing materials listed on page 71.
- When visible, the remaining elevations must maintain consistent architectural features as the façade. For example, if casement windows are used on the façade, they must be used on the other elevations as well; when decorative window molding is used on the façade, it must be used on the other elevations as well; a decorative surface treatment on the façade must be carried through to the other elevations as well, etc. Cupolas, spires, dormers, bay windows, and balconies are exempted from this rule, as their over-use can impede the desired aesthetic.
- Paint color should follow the examples given in the color palette section:
  - Pastel palette with one main color and one accent color,
  - Neutral palette with one accent color, or
  - Monochromatic with no accent color.
- Adjacent buildings must not be painted with the same color scheme.
RESIDENTIAL ARCHITECTURAL GUIDELINES

To promote a Czech architectural identity, the following guidelines should be used on all new houses, additions to existing houses, or multiple-family units:

- The façade must contain at least three (3) Major Architectural Features and three (3) Decorative Architectural Features from the list provided on page 71.
- The building must have a stucco finish. This can be achieved through traditional methods of stuccoing or through use of synthetic stucco finishes such as EIFS – Exterior Insulation Finishing System.
- The roof must be composed of one (1) of the roofing materials listed on page 71.
- When visible, the remaining elevations should maintain consistent architectural features as the façade. For example, if casement windows are used on the façade, they should be used on the other elevations as well; when decorative window molding is used on the façade, it should be used on the other elevations as well; a decorative surface treatment on the façade should be carried through to the other elevations as well, etc. Cupolas, spires, dormers, bay windows, and balconies are exempted from this rule, as their over-use can impede the desired aesthetic.
- Paint color should follow the examples given in the color palette section:
  - Pastel palette with one main color and one accent color,
  - Neutral palette with one accent color, or
  - Monochromatic with no accent color.
- Adjacent units must not be painted in the same color scheme.
- To promote urban density, single-family residences must conform to the Czech tradition of attached housing units.
- In large complexes, the facade should be broken into smaller individual bays to distinguish one unit from the adjacent units.
- Parking accommodations will be relegated to the rear or on the street to not disrupt the continuity of units with driveways.
Both Contemporary and Cultural Guidelines recognize that large-scale commercial and multi-family residential developments are built as singular contiguous buildings. This section specifically addresses such projects and presents the Development Standards from the Cedar Rapids Zoning Ordinance concerning these large-scale developments. Unlike the Contemporary and Cultural Guidelines in the preceding sections, the stipulations presented in this section are mandated by the City of Cedar Rapids as part of its Zoning Ordinance, which should be consulted for further information. Copies are available online at the City of Cedar Rapids website and print copies are also available.
The Cedar Rapids Zoning Ordinance has specific development standards concerning the mitigation of the "big-box" appearance of large-scale commercial developments, which are outlined in Section 32.05.030.C. This section presents these development standards, which are enforceable by law. Failure to comply can result in penalties and fines until the violation is rectified.

These standards are applicable in the following cases:

- New construction in the C-2, C-3, and C-4 commercial districts having a total floor area of 60,000 square feet or more
- Expansion of existing commercial buildings in the C-2, C-3, C-4 commercial districts that result in a commercial structure having a total floor area of 60,000 square feet or more
- Redevelopment of existing commercial buildings in the C-2, C-3, C-4 commercial districts having a total floor area of 60,000 square feet or more, where the redevelopment will involve significant modifications to exterior facades.¹

The design standards are not applicable to individual commercial buildings having less than 60,000 square feet. Because this project has rezoned the commercial districts to the C-3 Regional Commercial designation, the following standards will apply to structures of 60,000 square feet throughout the redevelopment area.

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¹ Cedar Rapids Zoning Ordinance, Section 32.05.030.C.2.a-c: Large-scale Commercial Development Applicability.
**Articulation**

Building facades greater than 150 feet in length shall include elements to break up the mass of the building including variations in façade materials, colors, or building wall offsets of at least 3 feet. These elements may be used individually or in combination to mitigate the building mass appearance of the structure. The predominant exterior building material should include high-quality materials such as brick, wood, and/or stone/masonry block.²

**Four-Sided Design**

Architectural features and treatments shall not be restricted to a single façade of any primary structure. All sides of a building open to view by the public, whether views from public or private property, shall display a similar level of quality and architectural interest, and shall include similar varieties of materials, trim, and horizontal and vertical articulation.³

**Materials**

"Exterior wall materials should be brick masonry, stone masonry, split-face block masonry, wood clapboards, or cementitious siding."⁴

**Building Entrances**

Building entrances should provide orientation and character to the building through the use of design elements such as special wall treatments, directional signing, special sidewalk treatments, highlighted colors, arbors, and/or decorative overhead structures.⁵

²Ibid., Section 32.05.030.C.3.a.i.
³Ibid., Section 32.05.030.C.3.a.ii.
⁴Ibid., Section 32.05.030.C.3.a.iii.
⁵Ibid., Section 32.05.030.C.3.e.
**Public Space**

Each site shall include a public space of at least 3,000 square feet in a highly visible location near a primary entrance to the principal building, or near trails or open spaces on or adjacent to the property. Such public space shall include at least one of the following features:

- Distinctive paving patterns or materials
- Chairs and/or table for customer use
- A piece of freestanding public art that does not include advertising materials\(^6\)

**Rooftop Screening**

Rooftop mechanical equipment, including air conditioning or HVAC equipment and utility equipment, shall be screened from view from public rights-of-way. Screening shall be accomplished through the use of parapet walls or an opaque enclosure around the equipment constructed of one of the materials used on the primary facades of the structure. Any parapet wall shall have an elevation of no more than 4 feet. In the event such parapet wall does not fully screen all rooftop equipment from view from public rights-of-way then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary façade of the building so as to achieve complete screening from the property line. The top surfaces of rooftop mechanical equipment do not need to be screened, regardless of whether it is visible from adjacent properties.\(^7\)

**Pedestrian Circulation**

"Site design shall include provision for convenient pedestrian circulation and access to public streets and/or public transportation."\(^8\)

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\(^6\)Ibid., Section 32.05.030.C.3.c.

\(^7\)Ibid., Section 32.05.030.C.3.b.

\(^8\)Ibid., Section 32.05.030.C.3.d.
MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

These Multi-Family Residential Development Standards are stipulated in Section 32.05.030.D.2 of the Cedar Rapids Zoning Ordinance. The Zoning Ordinance states “The purpose of this Section is to help ensure that multiple family development provides for a functional, safe, and quality living environment for its residents, and to enhance the acceptability of new multi-family residential development projects within existing developed areas.” These development standards are applicable to new residential developments within the R-3D, RMF-1, and RMF-2 districts as well as multi-family residential developments within Commercial and Industrial districts.

Because this project has zoning districts of RMF-2 Multi-Family Residential, R-3D Two-Family Residential, and C-3 Regional Commercial, the following standards will apply to new multi-family residential developments in these zones.

FAÇADE LENGTH AND ARTICULATION

Total length of any multi-family structure facade shall not exceed two hundred (200) feet, and no facade wall shall extend more than eighty (80) horizontal feet without projections or recesses. Use of lengthy continuous building facades along public street frontages and adjoining residential areas is discouraged. Building orientation and openings should be provided to soften visual impacts within such areas. Each facade greater than one hundred (100) horizontal feet in length should incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade.

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9 Ibid., Section 32.05.030.D.2: Multi-Family Residential Dwelling Units.
10 Sections are included only as pertinent to the redevelopment area. Section 32.05.030.D.2.v regarding open space requirements for developments outside the Core Area has been excluded as the redevelopment area falls inside the Core Area, making Section 32.05.030.D.2.v impertinent to these guidelines.
11 Ibid., Section 32.05.030.D.2.c.i.
**Roof Design**

Rooflines longer than one hundred (100) horizontal feet shall include at least one vertical elevation change of at least two (2) feet. All sloped roofs shall have overhanging eaves of at least one foot, and roofs with a pitch of less than 2:12 shall be screened by a parapet wall. Roofs of clay or concrete tiles, slate, Masonite, or heavy duty/hail resistant dimensional composition are preferred to conventional asphalt (3-tab) roofs. All composition shingle roofing should be constructed using high profile, textured shingles. Rooftop mechanical equipment and appurtenances should be screened so that they are not visible from any location within two hundred (200) feet of the building when viewed from five (5) feet above grade level. Screening enclosures should be composed of one or more predominant materials used in the facades of the primary structure and one of the predominant colors used in the primary structure.12

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**Four-Sided Design**

A primary building’s special architectural features and treatments should not be limited to a single facade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.13

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**Natural Topography**

To the extent possible, natural topography, waterways, and existing mature vegetation should be preserved and incorporated into the project design. It is recognized that this objective may require higher intensity of development on portions of a site.14

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12Ibid., Section 32.05.030.D.2.c.ii.
13Ibid., Section 32.05.030.D.2.c.iii.
14Ibid., Section 32.05.030.D.2.c.vi.
**Parking Garages and Carports**

To the maximum extent feasible, parking garages and carports should not be located between the front or primary facade of a multi-family building and the street frontage adjacent to the front lot line, but should instead be internalized within building groups so as not to be directly visible from the street frontage. Where parking garages and carports must be located between such building facade and street frontage, they should meet the following standards:

- Parking garages and carports should be compatible with the architectural form and material of the principal building(s) served, incorporating similar forms, proportions, materials, colors, and details.
- Detached garages and carports shall have pitched roofs with a minimum slope of 4:12.
- No more than six (6) garage doors may appear on any multi-family principal building elevation containing entry doors. No more than four (4) garage doors may be grouped together without an intervening wall surface of at least twenty (20) linear feet (measured horizontally).  

**Safety and Security**

"Site design should include consideration of visibility within the site and relationships to enhance security and safety for residents."  

**Height and Bulk**

The height, bulk, and mass of multi-family structures should be compatible with the site and in scale with the surrounding neighborhood. Structures may be significantly higher and larger than adjoining residential areas so long as there is adequate buffering.  

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15Ibid., Section 32.05.030.D.2.c.iv.
16Ibid., Section 32.05.030.D.2.c.vii.
17Ibid., Section 32.05.030.D.2.c.viii.
DESIGN FEATURES

At least three (3) of the following design features should be provided for visual relief along all facades of each primary multi-family building: roof dormers; gables; recessed entries; covered porches; cupolas; pillars, pilasters or posts; bay windows (minimum 12-inch projection); eaves (minimum 6-inch projection) or a parapet wall with an articulated design (decorative cornice, etc.); multiple windows with minimum 4-inch trim; or recesses/shadow lines.  

INNOVATIVE DESIGN

Innovative and imaginative site design and architecture is encouraged. Building setbacks and relationships should be treated as site amenities to avoid straight line building arrangement. Variations in building details, form, and siting should be included to create visual interest.

PEDESTRIAN ACCESS/CIRCULATION

The location and design for driveways and internal circulation shall include convenient pedestrian accessibility and shall include provision for internal sidewalk access to public streets, parking areas, and units.

BICYCLE CONNECTIONS

In developments containing multi-unit dwelling uses, bicycle access routes shall be provided between public bikeways and on-site bicycle parking areas. Sites should be designed to avoid or minimize all conflicting bicycle/motor vehicle and bicycle/pedestrian movements.

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18 Ibid., Section 32.05.030.D.2.c.ix.
19 Ibid., Section 32.05.030.D.2.c.x.
20 Ibid., Section 32.05.030.D.2.d.
21 Ibid., Section 32.05.030.D.2.e.
The improvement of streetscapes and sidewalks throughout Cedar Rapids has been identified by the city and local residents as a goal for redevelopment. Visually aesthetic and inviting streetscapes enhance the pedestrian experience and entice visitors to stop at local retail and commercial establishments. Streetscape guidelines are intended to help foster social places that promote pedestrian activity within the neighborhood redevelopment area. These guidelines should be used when considering features such as parks, open plazas, street-level spaces, and transit stops. The Czech Village/New Bohemia Main Street District is devoid of many street-level urban features that enhance the pedestrian experience. Streets through the district act as thoroughfares for vehicular traffic to bypass commercial corridors rather than slow traffic to attract customers and pedestrian activity. Drive-through vehicular traffic dominates the streets, making few accommodations for strolling passersby. “As driving has become the main way for people to get around, walking has become a lost art.”¹ People should not just move through streets, they should be encouraged to “stroll, linger, and socialize.”²

Revitalizing streets for walking, gathering, and shopping is perhaps the most direct example of how placemaking can benefit a city or town economically. Too many towns suffer from streets dedicated to moving high volumes of traffic quickly – a goal that effectively eliminates foot traffic, parking, and other features necessary for healthy street life and economic activity.³

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¹ How to Turn a Place Around, 13.
² Ibid., 13.
³ Ibid., 15.
The Streetscape Guidelines are broken into seven categories: Public Open Spaces, Street Furnishings, Public Art, Signage, Landscaping, Sidewalks, and Parking. These sections make recommendations that will help encourage a human-scaled pedestrian realm. They are primarily aimed at fostering an active street life throughout the commercial zones within the district. However, some considerations – such as those for landscaping and sidewalks – can be applied within residential zones as well to promote walkability throughout the district.

The images below are examples public spaces that have taken urban design principles into consideration to make attractive and interesting spaces within their cities. Clockwise from upper left: Denver Convention Center; sidewalk park in Bergamo, Italy; pedestrian mall in Austria, Vienna; Canal Walk in Indianapolis.
Project for Public Spaces identifies four key characteristics and considerations for successful public spaces:

**USES AND ACTIVITIES**

“Successful places have a program established for them that ensures there is a reason to go there, and a reason to come back.”\(^4\)

- There should be a variety of activities to participate in, including walking, jogging, riding bikes, relaxing, active recreation, playing games, and eating.
- There should be reasons to go to a public space, and moreover, reasons to return. Successful public spaces are typically places where community events are held that attract a wide variety of people.
- The space should be occupied consistently throughout the day and throughout all seasons.
- The space should be accommodating and inviting to people of all age groups and cultures to use the space. A variety of people using a public space is a good indicator of success.

**WAYS TO IMPROVE ACTIVITIES AND USAGE:**

- Provide amenities that will support desired activities.
- Create focal points where people will gather.
- Develop a series of community oriented programs with local talent from institutions to attract people in the short term and to demonstrate that someone is in charge.
- Change the types of events that are held or modify the space, if necessary, to better accommodate events.\(^5\)

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\(^5\)How to Turn a Place Around, 87.
SOCIABILITY

“Successful places are designed to foster interaction between people.”

- Seating should be arranged in a way that fosters conversation between visitors.
- Design of public spaces should provide for an active street life.
- Public spaces should accommodate a mix of ages and ethnic groups to reflect the community’s demographics.

WAYS TO IMPROVE SOCIABILITY:

- Develop focal points—public gathering places that accommodate a variety of activities.
- Arrange amenities to encourage social interaction—such as grouping benches and moveable seating
- Stage special events and activities to draw people.
- Encourage community volunteers to assist with improvements or maintenance of a place.
- Provide a variety of uses in adjacent buildings to attract a diversity of people.

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“Great places are easily accessible – on foot and visually. It should be a destination in and of itself, or along a heavily used pedestrian path.”7

- The public space should be visible from a distance and have a distinct presence within the community.
- The space should be easy to walk to, with sidewalks leading to and from surrounding areas.
- The site is accessible by many types of transportation options – car, bike, public transit, on foot.
- Roads and sidewalks through the space match where people want to go.

WAYS OF IMPROVING THE ACCESSIBILITY OF THE SPACE:

- Widen sidewalks or provide sidewalk extensions at crosswalks, better balancing pedestrian uses with other uses, such as vehicles, transit vehicles, and bicycles.
- Construct more clearly marked or more conveniently located crosswalks.
- Make accommodations for bicycle users – bike lanes, lockers, storage racks, etc.
- Infill vacant lots with structures and uses to create continuity of pedestrian experience.
- Balance on-street parking with other uses.
- Change traffic signal timing to improve pedestrian access.
- Improve use of parking through changes in enforcement or regulation.

7Ibid., 32.
COMFORT AND IMAGE

“Users must perceive that a place is safe. It should be clean and it should be obvious that it is managed and being cared for.”8

- The public space should make a good impression on users.
- There should be a variety of comfortable seating options.
- The space should be well managed and maintained to ensure litter and debris is removed regularly. This can be achieved through either the public sector or community volunteers.

WAYS OF IMPROVING THE COMFORT AND IMAGE OF A SPACE:

- Add amenities such as waste receptacles, food and information kiosks, public art installations, plantings, and water features in carefully considered locations.

WHY PUBLIC SPACES Fail

In addition to characteristics that make a public space successful, Project for Public Spaces also identified nine reasons why public spaces fail:

- Lack of good places to sit
- Lack of gathering points
- Poor entrances and visually inaccessible spaces
- Dysfunctional features
- Paths that don’t go where people want to go
- Domination of a place by vehicles
- Blank walls or dead zones around the edges of a place
- Inconveniently located transit stops
- Nothing going on

8Ibid.
9How to Turn a Place Around, 21-29.
Street Furnishings

High-quality and well-designed street furnishings can make a considerable impression in a community. Thoughtful street furnishings indicate a strong interest in enhancing the visual environment. When furnishings are arranged carelessly or are of poor quality, it can imply a lack of concern for the street-level environment and pedestrian activity. This section aims to encourage consideration of the types and locations of street furnishings and amenities at the street level, such as benches, tables and chairs, trash receptacles, transit shelters, planters, and light fixtures. While it does not mandate a particular style, it indicates various characteristics to consider.
Sidewalk cafes and restaurants are an effective way to bring life to the street in commercial districts. Within the City of Cedar Rapids, special permits and lease agreements are required for sidewalk cafes. Refer to Section 9.28 of the Cedar Rapids Zoning Ordinance for further information.

- Sidewalk cafes should be placed so that they do not impede pedestrian activity; they should allow a minimum of 5 feet for pedestrian circulation.
- The enclosure of sidewalk cafes can make patrons feel more at ease when dining on the sidewalk. When enclosing a sidewalk dining area, consider the following:
  - The enclosure may be fastened to the sidewalk or attached to a base that allows for movement. However, temporary weights, concrete blocks, or sand-filled containers should not be used to secure bases of an enclosure.
  - Planters can help beautify sidewalk cafes while providing additional privacy for restaurant patrons.
EXAMPLES OF ENCOURAGED SIDEWALK CAFE ENCLOSURES

These sidewalk cafe enclosures are attractive and clearly separate restaurant patrons from pedestrians on the sidewalk. The comfort of their customers is a priority – many of the restaurants have provided canopies or umbrellas for shading tables. Many also incorporate plantings to provide additional privacy for patrons.
These sidewalk cafe enclosures lack the desired aesthetic of the redevelopment area. At left, the posts are weighted by pails full of water giving the enclosure a temporary appearance, which is strongly discouraged in the redevelopment area. Below, the posts have a false historic pattern. Enclosure posts should strive for a classic, timeless appearance.
Tables and chairs are encouraged in areas where sidewalk cafes are present or in public plaza and picnic areas. One particular style of tables and chairs for all vendors and spaces is not mandated to avoid appearing like a mall food court. However, restaurants with sidewalk amenities should encourage a cohesive variety of styles so that the neighborhood redevelopment area will appear organized and cohesive.

- Tables and chairs should be lightweight and easily moveable.
- Moveable seating is preferred in order to accommodate various sizes of social groups and activities.
  - Theft of tables and chairs can be avoided by securing furnishings with a cable and lock or moving them to the interior of the restaurant when not in use.
- Painted aluminum and plastic are preferred materials, as they handle the elements well.
- Chairs clearly suited for only indoor use are discouraged in outdoor settings.
- Picnic tables are discouraged for use at sidewalk cafes.
- Tables with attached seating in fixed arrangements should be discouraged for use at sidewalk cafes. They can be encouraged in public plazas and picnic areas, but thoughtful consideration should be made to their appearance.
EXAMPLES OF ENCOURAGED TABLES AND CHAIRS

Tables such as these are lightweight, durable, and moveable. They have an appealing contemporary aesthetic and should be encouraged throughout the redevelopment area.

EXAMPLES OF DISCOURAGED TABLES AND CHAIRS

Tables such as these are in fixed positions that are unsuitable for use in sidewalk cafes. However, a table such as the one shown at right could be appropriate in a park setting.
Benches

Benches are preferred for resting and street-viewing activities rather than individual chairs. They typically provide a greater level of comfort to attract passersby to stop and sit.

- Benches should be of a timeless character, rather than reproductions of historic styles.
- Benches should be safely secured to the ground.
  - Avoid chains, weights, or other temporary fasteners. Pedestrians should not be able to see the fastening mechanism if possible.
- Benches should have armrests for comfort and for accessibility for persons with disabilities who rely on armrests for support.
- Backs are encouraged on benches, as they are more comfortable when sitting.
- Metal and wood materials are encouraged.
  - Avoid stone, concrete, or plastic benches, as they can appear industrial and uninviting.
- Placement of benches should be thoughtfully considered:
  - Benches should not impede pedestrian movement—there should be at least a 5-foot sidewalk clearance for pedestrians.
  - Those sitting should have 2-3 feet of clearance to extend their legs without inhibiting pedestrian movement on the sidewalk.
  - Benches should provide a clear view up and down the street.
  - If arranging benches in a grouping, consider arrangements that foster conversation:
    - An “L” configuration allows users to converse while facing one another.
    - Benches should not be more than 6 feet apart from one another.
EXAMPLES OF ENCOURAGED BENCHES

These benches exhibit a classic aesthetic and contemporary look and should be used throughout the Czech Village and New Bohemia redevelopment area.

EXAMPLES OF DISCOURAGED BENCHES

The benches shown above do not look inviting for pedestrians and passersby. The bench shown at the left exhibits a false historic aesthetic that is discouraged from use in the redevelopment area.
Trash receptacles are encouraged in order to reduce litter along sidewalks and streets. Offering trash receptacles will foster a cleaner and well maintained streetscape.

- Should be conveniently placed near corners and adjacent to seating.
- Should be manufactured specifically for outdoor use.
- Metal receptacles are preferred, as they withstand outdoor elements better.
  - Wooden, plastic, and pre-cast concrete receptacles are discouraged because they often lack the design aesthetic that is desired throughout the district.
- Black or dark green receptacles are preferred, as they reveal less wear and can blend better into the streetscape.

**Examples of Encouraged Receptacles**

The visual aesthetic of these receptacles helps enhance the aesthetic of the streetscape.

**Examples of Discouraged Receptacles**

These receptacles lack the visual qualities desired throughout the Czech Village and New Bohemia redevelopment area.
LIGHT FIXTURES

Lighting creates an environment of safety, as people are likely to avoid poorly lit areas. Lighting can also establish a cohesive identity along a streetscape. It can also serve wayfinding purposes by illuminating signage for local businesses and buildings. Though these guidelines do not mandate a specific style of light fixture, special considerations should be made concerning the fixture's appearance. A fixture with a faux-historical style can unintentionally date a community.

- Period-style lighting is discouraged to avoid a false historical theme. Rather, consider the desirable qualities of period-style lighting and select poles and fixtures that reflect those same qualities in a contemporary fixture.
- Lighting for sidewalks and public spaces should range in height from 12 to 15 feet.
- Poles and luminaries should be durable and made specifically for use in public places.
- Globe fixtures can throw light in all directions. Fixtures that throw light downward are more efficient and desirable along sidewalks.
EXAMPLES OF ENCOURAGED LIGHT FIXTURES

These fixtures have clean, simple designs that give a classic and timeless appearance.

EXAMPLES OF DISCOURAGED LIGHT FIXTURES

Fixtures with false historical designs are discouraged for contemporary redevelopments throughout Czech Village and New Bohemia.
**Transit Shelters**

The Cedar Rapids transit system’s bus routes currently converge at a hub in a surface parking lot at 12th Avenue SE and 2nd Street SE in New Bohemia. As the transit system expands, the system will need to respond with additional stops and shelters. Transit stops should include: an enclosed shelter, benches, a trash receptacle, and route signage. The transit shelter should be paved and adequately lit for safety. Currently, transit shelters are only located in the park-and-ride lot, shown below.

Consult the Cedar Rapids Transit Department and the Iowa Department of Transportation for further regulations and considerations.

The current transportation hub in Cedar Rapids at the corner of 12th Avenue SE and 2nd Street SE. Desolate landscaping is unwelcoming for public transit users. Passenger loading and unloading areas are not designated, nor are route maps and wayfinding signage. Lack of adequate signage decreases accessibility and can indicate a poorly maintained transit system, which can discourage use.
The environment surrounding transit shelters can encourage use. The photo to the right shows an example of the transit shelters used in the park-and-ride lot in Cedar Rapids. Effective landscape design and placement can invite users. This transit shelter lacks landscaping and is located on a median in the middle of the parking lot. A lack of adequate signage can also indicate a poorly maintained transit system.

The transit shelter below provides a more inviting and comfortable environment for users. The shelter is located to provide adequate space inside the shelter as well as on the sidewalk outside. A map helps indicate routes and simple landscaping make the space more attractive.
The Iowa Arts Council promotes public art initiatives as part of community enhancement programs. From the Public Art and Design Program website:

Public art often involves a process that builds relationships, solves problems, interacts with the public, and builds consensus. It is a special type of engagement, often affecting a very broad and diverse spectrum of people. It has the potential to reach new audiences and engage the public in ways that traditional art forms simply cannot, and also “adds value” to civic and private development and infrastructure projects, increasing their value to the public and the community. Public art can also include “place-specific” activities or installations responding to elements or characteristics found in a particular location, such as its history, physical environment, audiences, or current social concerns.10

The Public Art and Design Program identifies examples of public art:

- Temporary or permanently placed work
- Aesthetic objects
- An artplace (a space designed as a place of unified aesthetic)
- Suspended or kinetic work
- Commemorative memorials and statues
- Traditional or folk-inspired art
- Functional work (doors, gates, fences, street or park furniture)
- Ornamental work
- Landmarks
- Environmental work
- Lighted work
- Literary treatments
- Sound and video installations

PUBLIC ART, CONTINUED

- Murals and trompe l’oeil
- Performance art
- Surface treatments (wall, floor, ceiling, sidewalk, plaza)
- Water features and fountains

Public art installations should be encouraged. They provide aesthetic and visual enhancements for the community. Consult the Public Art and Design staff and the Iowa Arts Council for more information and assistance in finding funding to develop a public art initiative for the community. For more information, visit http://www.iowaartscouncil.org/programs/public-art-and-design/purpose.shtml

Furthermore, Cedar Rapids Department of Community Development has a Visual Arts Commission, which advises the Mayor and City Council on the selection and promotion of public art throughout the community. “The Commission seeks to incorporate visual art into various dimensions of city planning, encourages the efforts of local artists, and provides advice and assistance in the fielding of public arts competitions. By enhancing the vitality and identity of the community, the Commission strives to enhance the quality of life of those who live in or visit the city of Cedar Rapids.”11 The Commission consists of seven to nine members who are appointed by the Mayor of Cedar Rapids. They hold monthly meetings and should be consulted when undergoing a public art installation. For further information, visit the Commission’s website at http://www.cedar-rapids.org/development/vac_index.asp.

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Public art takes a variety of forms, but should draw on the unique characteristics and qualities of Cedar Rapids. Larger sculptures can create local landmarks and identifiable public places.
**STREETSCAPE GUIDELINES: SIGNAGE**

Signage can play an important role in establishing a distinct urban aesthetic. Depending on its design, signage can display the preferred characteristics of a unique and thriving urbanity or the discouraged visually ubiquitous suburban streetscape. The goal of this section is to encourage the use of specific sign forms and materials that can help enhance the visual quality of the Czech Village and New Bohemia redevelopment area. The section also includes examples of discouraged signs that identify undesirable qualities as typically found in suburban signage.

Because signage can have a radical impact on the visual aesthetic of an area, and because the Cedar Rapids Zoning Ordinance mandates stringent regulations regarding signage, the following section includes specific references to the Zoning Ordinance where necessary. The Zoning Ordinance should be referenced for further information.

**DEFINITION OF SIGN, AS PER SECTION 32.09 OF THE CEDAR RAPIDS ZONING ORDINANCE**

*Sign:* Any medium, including its component parts, that is used or intended to be used to direct attention to a business, product, service, subject, idea, premises, person, or thing.

In short, signs serve four main functions, which should be evaluated when considering effective signage design:

- Identifying a business or organization
- Promoting merchandise or services
- Attracting customers
- Wayfinding
**Definition of Sign Types, as per Section 32.09 of the Cedar Rapids Zoning Ordinance**

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awning Sign:</td>
<td>Any sign attached to an awning that includes trademark or copyright material.</td>
</tr>
<tr>
<td>Banner Sign:</td>
<td>Any sign in which the characters, letters, illustrations, or ornamentations are applied to cloth, paper, fabric, or other similar material, with or without a frame.</td>
</tr>
<tr>
<td>Bracket Sign:</td>
<td>A free-standing sign structure supported by posts or columns at the ends.</td>
</tr>
<tr>
<td>Information Sign:</td>
<td>A sign displayed strictly for the direction, safety, or convenience of the public such as signs that identify addresses, locations of parking areas and drives, restrooms, telephones, exits and entrances, no trespassing areas, danger areas, and similar information.</td>
</tr>
<tr>
<td>Illuminated Sign:</td>
<td>Any sign with electrical equipment installed for illumination at night or in early morning darkness, either illuminated through its face by a light source contained inside the sign or externally illuminated by reflection of a light source aimed at its surface.</td>
</tr>
<tr>
<td>Marquee Sign:</td>
<td>A sign mounted on a marquee.</td>
</tr>
<tr>
<td>Monument Sign:</td>
<td>A free-standing sign with low overall height and a decorative base.</td>
</tr>
<tr>
<td>Pole Sign:</td>
<td>A free-standing sign with an elevated surface supported by one or more vertical poles or columns placed in the ground.</td>
</tr>
<tr>
<td>Portable Sign:</td>
<td>A sign designed to be transported, and not permanently attached to the ground, a structure, or to other signs.</td>
</tr>
</tbody>
</table>
DEFINITION OF SIGN TYPES, CONTINUED

**Projecting Sign:** A building-mounted sign with the faces of the sign projecting from and not parallel with the building fascia.

**Roof Sign:** A sign situated upon the roof of any building.

**Wall Sign:** A sign that is attached directly to or painted on a wall and with the exposed face of the sign in a plane parallel to the building wall.

In addition to the aforementioned sign types, these guidelines would suggest the additional type of sign that would be appropriate and encouraged throughout the Czech Village and New Bohemia district:

**Window Sign:** A sign that is painted directly onto storefront display windows.
EXAMPLES OF ENCOURAGED SIGNAGE

The following types of signs are recommended for redevelopment efforts within the Czech Village and New Bohemia, as they are more urban in character and appropriately scaled:

- Awning sign
- Bracket sign
- Externally illuminated sign (refer to lighting section below)
- Information signs
- Marquee sign
- Projecting sign
- Wall sign
- Window sign
EXAMPLES OF ENCOURAGED SIGNAGE, CONTINUED

- Marquee Sign
- Projecting Sign
- Information Signs
- Externally Illuminated Sign
EXAMPLES OF DISCOURAGED SIGNAGE

The following types of signs are not recommended for use within the Czech Village and New Bohemia, as they do not fit the character of the district and are inappropriately scaled:

☐ Banner sign
☐ Internally illuminated sign (refer to lighting section below)
☐ Monument sign
☐ Pole sign
☐ Roof sign

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Monument Sign

Pole Signs

Internally Illuminated Sign

Roof Sign

Banner Sign
PLACEMENT

Signs should be designed to enhance the building façade. The size and placement should be carefully considered in order to not detract from the building. Consider the pattern of existing architectural elements on the façade in order to determine an appropriate location.

Historically, signs were located in the following places on buildings:

- On the building’s side board beneath the storefront cornice
- Painted on storefront display windows
- Projecting from the building at ground level
- On an awning or canopy
- On a non-primary facade, especially for corner locations

A building’s façade should be the primary feature and inappropriately placed signs can dominate the façade. In general, signs should not be placed in the following locations because they detract from the building itself:

- On the roof
- Mounted over architectural elements such as the cornice and window openings
- Above the storefront

SIZE

The Cedar Rapids Zoning Ordinance should be consulted for specific size requirements for particular sign types. These guidelines encourage business owners to create human-scaled signage that are suited for pedestrians rather than vehicles.

Consider the following when addressing signage issues:

- The overall character of the streetscape can be affected by inappropriate sign designs.
- An attractive building can be equally effective for advertising as a sign itself.
- As a general guideline, the total surface area of all signs on a building should occupy no more than 15% of the building façade.
- Painted window signs should take up no more than 20% of the storefront windows to maintain a high level of visibility of window displays.
In general, there are two ways of illuminating signs: internally and externally. Internally illuminated signs contain an interior light source. They are often composed of fluorescent tubes housed within a metal panel and covered by a signage panel. These are not preferred signage types and should be discouraged in the redevelopment area because they do not reflect the unique and urban character that businesses within the district should encourage. Externally illuminated signs are lit from exterior lighting fixtures and are preferred within the redevelopment area.

Consider the following:

- The scale and form of internally illuminated signs are generally derived by the size and space requirements of the electrical components, structural framework, and panel of the sign. These features restrict the shape and form of a sign, whereas the business logo and identity should be driving forces when considering the design and shape of a sign.
- External light fixtures are more easily accessible and easier to replace than internal fluorescent tubes.
- External lighting suggests a more human scale.
- Specific design features can be highlighted through the use of spot lighting.
- Creative sign forms can be better achieved when internal lighting systems do not pose limitations on form.
Streetscape Guidelines: Landscaping

Landscaping should be encouraged for streetscape and park enhancements in order to improve the visual appearance of public space. Well maintained planters with a variety of plantings can add color and have a considerable effect on the aesthetic of the street. Street trees can provide visual interest while maintaining a barrier between pedestrian and vehicular realms. Wherever landscaping efforts are in place, a planting and maintenance program should be established to ensure regular upkeep.

Street Trees and Ground Cover

As per Section 32.05.030.A.4.c of the Cedar Rapids Zoning Ordinance, "All public street rights-of-way bordering a property shall be planted with trees and living groundcover." In conjunction with the Cedar Rapids Department of Forestry, the following parameters regarding the placement of street trees in the public rights-of-way in Multi-Family and Non-Residential Use Districts should be followed:

- 40 feet between trees
- 20 feet from intersections
- 10 feet from driveways and alleys
- 8 feet minimum height
- 4 feet minimum distance between street and sidewalk
- Trees should have a minimum size of 2-inch DBH (diameter at breast height – standard measurement for tree trunks)
- In Single and Two-Family Residential Use Districts, street trees should be planted a rate of one tree per lot.

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12Cedar Rapids Zoning Ordinance, Section 32.05.030.A.4.c: Street Trees/Groundcover in Public Rights-of-Way.
Additionally, Section 32.05.030.A.4.c mandates living ground cover, such as grass, within right-of-way areas in all districts. The use of non-living material, such as mulch or ornamental rock, is allowed in up to 25% of the right-of-way. However, grass is encouraged rather than non-living ground cover, as mulch and small rocks are easily moveable and can give an unsightly appearance.

The following diagram illustrates the parameters outlined by Section 32.05.030 in the Zoning Ordinance regarding tree placement.
The Department of Forestry has also created the following recommendations and regulations regarding acceptable tree species throughout the city:

**RECOMMENDED TREES**

**Large Trees (40 feet or greater)**
- Oaks – (Swamp White, Chinkapin)
- Sugar Maple – (Includes acceptable Sugar Maple cultivars)
- Thornless Honey Locust – (Skyline, Trueshade, Shademaster, etc.)
- Hackberry
- Ginkgo - (Male cultivars only: Autumn Gold, Magyar, etc.)
- London Plane Tree – (‘Bloodgood’, etc.)
- European Hornbeam – (*Carpinus betulus* and acceptable cultivars)
- Kentucky Coffeetree

**Small Trees**
- Maples – (Amur, Hedge)
- Crabapples
- Eastern Redbud
- Hawthorn - *Crataegus* species
- Serviceberry
- Japanese Tree Lilac

When selecting either a large tree or small tree, consider the size of the fully grown species. Larger trees may block the viewshed along the street and impede views of storefronts in commercial districts. Tree branches should be trimmed so as not to impede view of storefronts.
PROHIBITED TREES

As per the Cedar Rapids Forestry Department, the following trees are not allowed to be planted along city streets or city right-of-ways:

- Ash - (All species and cultivars)
- Ornamental (Callery) Pear - (Pyrus species and cultivars: Bradford, Cleveland Select, Redspire, Capital, etc.)
- Red Maple Species and Cultivars - (Autumn Blaze, Red Sunset, etc.)
- Conifers
- Pin Oak
- Poplar - (Populus species)
- Silver Maple
- Siberian Elm - (Ulmus pumila)
- Tree of Heaven - (Ailanthus altissima)
- Willow - (Salix species)
- Boxelder - (Acer negundo)
- Catalpa - (Catalpa speciosa)
- Mulberry
- Fruit and Nut trees over 1" (walnut, apple, etc.)
- Austree (Salix alba x matsudana)
- Birch species (River Birch, White or Paper Birch, etc.)
- Paulownia tomentosa (Empress Tree, Princess Tree)
- Linden (All species and cultivars)

A permit is required when planting trees along city streets and public right-of-ways. The permit is free of charge and can be obtained from the Forestry Department. For right-of-way dimensions and more information regarding urban street plantings, consult the Cedar Rapids Department of Forestry.
Attractive planters and planting strips can also enhance the aesthetics of a streetscape. An assortment of plants in a variety of color and texture improve the pedestrian atmosphere. Consider the following when choosing appropriate planters:

- Specific materials are not mandated, though concrete, fiberglass, and stone are preferable for urban streetscapes. Planters should be specifically manufactured for outdoor use to withstand the elements.
- Hanging planters and window box planters can give a unique aesthetic variety, but great care should be taken to ensure regular maintenance.
- Planters should be placed with consideration for pedestrian movement on the sidewalks.
- Plantings should be watered and groomed regularly.
EXAMPLES OF ENCOURAGED PLANTERS

Above are attractive examples of landscaping planters that enhance the streetscape. Landscaping can reflect each season, as shown in the winter planter in the lower right photo. Simple planting boxes such as those in the lower left photo contribute to the charming appearance of these urban row houses.
EXAMPLES OF DISCOURAGED PLANTERS

Though the above left photo is an attractive sidewalk, it is encouraged to cover trees with living ground cover rather than metal grates. The stone planters in the right photo appear as an afterthought to contain plantings. Deliberate thought and execution should be taken to ensure a high-quality design and aesthetic for planters.
“The condition of a community’s sidewalks can say a lot about how much value the city places on walkability and accessibility.”\textsuperscript{13} When sidewalks are absent along the streetscape, it suggests that walkability is low on the city’s priorities. Furthermore, existing sidewalks in poor condition also give the impression that pedestrian activity is not important to the community. Good sidewalk design can help foster pedestrian activity throughout the community while showing visitors that pedestrian circulation and accessibility is a priority to the city and its residents.

\textbf{DIMENSIONS}

Section 9.17(a) of the Cedar Rapids Zoning Ordinance mandates a minimum sidewalk width of 4 feet. However, wider surfaces typically feel safer, especially when adjacent to a road. Sidewalks should be wide enough to accommodate as many users as possible and special consideration should be taken for users with wheelchairs and other assistance devices.

The overall dimension of a sidewalk should also take into consideration peoples’ walking tendencies. Pedestrians typically walk in the center of a sidewalk where there is less obstruction from things such as parking meters, landscaping, street furniture, light poles, etc. Pedestrians also tend to walk in the center of a sidewalk to separate themselves from street traffic and other pedestrians entering or exiting buildings. The following diagrams illustrate the pedestrian capacity of a variety of sidewalk widths:

\begin{center}
\includegraphics[width=\textwidth]{sidewalk_widths.png}
\end{center}

\textsuperscript{13}\textit{City of Evansville, Indiana, Downtown Development and Design Guidelines, 77.}
With these considerations in mind, an effective sidewalk can be divided into three different areas: the frontage zone, the pedestrian zone, and the shy distance. The frontage zone is the area affronting buildings between the property line and the pedestrian walkway. The frontage zone can accommodate door openings and store entrances, landscaping planters, sidewalk cafes, and street furniture. The pedestrian zone is the walkway intended for major pedestrian use. The effective width of the pedestrian zone should be designed to accommodate the efficient flow of users. Street furniture, plantings, and other fixed items should not be located within the pedestrian zone, as they can prohibit pedestrian movement. Lastly, the shy distance is the distance between the pedestrian zone and the road, where pedestrians are less likely to walk. This zone can act as a barrier between the pedestrian and the road, offering an acceptable location for street trees, landscaping planters, and street utilities such as parking meters, fire hydrants, and light posts. Transit stops, where suitable, should be located within the shy distance.
A clearly distinguished boundary between a sidewalk and the road will help the streetscape feel more pedestrian-friendly. The following are a few simple suggestions to improve separation:

- Using a straight curb or a straight curb and gutter rather than a rolled curb treatment. Rolled curbs are discouraged because they do not give a sharp separation between street and sidewalk.
- On-street parking can also help provide distinction between places for walking and places for driving. The parking lane acts as a barrier to moving vehicular traffic.
- Place street trees, planters, and light posts along the curb to clearly separate the pedestrian realm from vehicles.

Compare the two photos above. On the left, there is adequate separation between the street and sidewalk, which creates a safer pedestrian environment and encourages walking. Additionally, large shade trees foster the pedestrian environment. The photo on the right lacks an adequate separation from this busy street, creating an unsafe feeling for pedestrians, which discourages walking along the street. The Cedar Rapids Zoning Ordinance mandates a minimum 4-foot separation between street and sidewalk.
The sidewalks pictured above allow adequate space for comfortable pedestrian movement. A parking lane and planters effectively separate the pedestrian realm from the vehicular realm, providing a sense of comfort and safety for passersby. Lastly, the use of a straight curb gives a sharp distinction between the sidewalk and street. The photo below illustrates a rolled curb, which is discouraged because it lacks the well-defined separation between sidewalk and street.
Every effort should be made to accommodate persons with disabilities. The Americans With Disabilities Act Accessibility Guidelines (ADAAG) gives a minimum dimension of 36" for an accessible route. Additionally, the guidelines mandate a cross slope of no greater than 1/4" of vertical rise per foot of run. To illustrate, consider the cross slope of a sidewalk 12 feet wide: the vertical rise from the top of the curb to the property line cannot exceed 3 inches.

The Americans With Disabilities Act Guidelines also stipulate that street curb ramps in sidewalks be made accessible and requires detectable warnings place in the full width and depth of curb ramp surfaces. A detectable warning is a "distinctive surface pattern of domes detectable by cane or underfoot." Furthermore, the guidelines specify:

Detectable warnings shall consist of raised truncated domes with a diameter of nominal 10.9 in (23 mm), a height of nominal 0.2 in (5 mm) and a center-to-center spacing of nominal 2.35 in (60 mm) and shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light.14

There are several varieties of pre-fabricated paving units available for use as detectable warnings in sidewalk ramps. Pre-fabricated paving units in darker colors are preferred to create visual contrast against lighter colored concreted.

Be sure to review the online ADA Accessibility Guidelines for Buildings and Facilities at http://www.access-board.gov/adaag/html/adaag.htm for more information regarding accessibility.

Materials

The material used for sidewalks should be consistent throughout the redevelopment to create a cohesive appearance. Uncolored, cast-in-place concrete is preferred for use throughout the district. Sidewalk treatments should be simple and well maintained to not detract from the architectural character of surrounding buildings.

Specific sidewalk treatments that are discouraged throughout the district include:

- Clay brick pavers
- Asphalt
- Stone pavements such as granite, slate, and limestone
- Colored concrete
- Stamped concrete that gives the appearance of another material. Many times, patterns stamped in concrete can give an unintentional artificial appearance.

Decorative paving treatments such as clay brick and stone can be reserved for special uses, such as in a public plaza, where the desired aesthetic demands a specific paving treatment.

Scoring the concrete helps avoid uncontrolled cracking. The concrete should be scored in squares at uniform intervals. Avoid scoring the concrete in rectangular panels in a running bond pattern, as this will likely result in uncontrolled cracking.

![Diagram showing control joints and curb with uncontrolled cracking example]
A large portion of Czech Village and New Bohemia is dedicated to surface parking. The diagram below highlights surface parking lots in red. A city lot at the northwest corner of the district spans four city blocks and serves the adjacent downtown area. Surface parking has a detrimental effect on the visual quality of a district and can make an area feel desolate. While adequate parking is necessary to accommodate vehicular travel, this section aims at mitigating the unsightly appearance of surface lots and provides suggestions for landscaping and shared parking.

The Cedar Rapids Zoning Ordinance should be referenced for specific parking lot design requirements. Section 32.05.020 outlines the Parking Standards for both commercial and residential zones, including off-street parking requirements, shared parking exemptions, design and layout considerations, and material requirements.
**Parking Lot Landscaping**

Though parking is necessary to facilitate vehicular travel, unsightly surface lots detract from the intended streetscape within a city. Breaks in continuity can adversely affect the image a city wishes to portray and can weaken the desired sense of order, structure, and form. Barren surface lots create breaks in streetscape continuity and scale while creating unsightly views from surrounding buildings. Furthermore, in the presence of vast surface parking lots, public open spaces lose their intended impact.

Many surface parking lots exist throughout the district, most noticeably along the river between 8th Avenue SE and 12th Avenue SE in New Bohemia. These lots are visual eyesores and landscaping efforts can mitigate their negative visual impact.

Landscaping throughout surface parking lots can mitigate such adverse effects by:

- **Enhancing the visual environment**
  - Makes surface lots more hospitable and create attractive assets by transforming barren seas of asphalt into attractive, tree-covered lots.
  - Screens unsightly surface lots from adjacent views and surrounding buildings.

- **Promoting public safety**
  - Helps guide the circulation of cars and pedestrians and control access to parking lots and direct flow of traffic.
  - If necessary, can provide an effective crash barrier.

- **Moderating the microclimate**
  - Moderates overall heat gain on the surface lot. Water released from plants can help reduce high daytime temperatures. Leaves can help absorb or reflect solar radiation.
  - Improves air quality by absorbing pollutants, reducing odors, filtering impurities, and releasing oxygen.
  - Helps control wind.
Minimizing noise and glare nuisances

- Absorbs sunlight and provides shade, thereby reducing glare from the sun, street lights, or off of automobile reflections.
- Dense landscaping can help lessen the effect of atmospheric noises.

According to Section 32.05.030.A.6 of the Cedar Rapids Zoning Ordinance, "All parking lots shall include landscaping and trees located with the parking area." The Zoning Ordinance also mandates the following requirements regarding parking lot landscaping:

- Trees should be planted a rate of 1 tree per 12 parking spaces.
- Trees will be of the large shade tree variety, as identified by the Cedar Rapids Department of Forestry and listed on page 144.
- Trees shall have a minimum of 2-inch DBH at the time of planting.
- In parking lots with 40 or more parking spaces, trees shall be located in protected landscape areas within the parking lot. Up to 15% of the required trees may be located within 10 feet of the parking lot perimeter.
- In parking lots with 40 or more parking spaces, a continuous planter shall be provided for every fourth parking bay. The continuous planter shall include large shade trees planted no closer than 20 feet on center. The continuous planter shall be a minimum of 6 feet wide, measure from inside of the protective curbing.

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15 Cedar Rapids Zoning Ordinance, Section 32.05.030.A.6: Parking Lot Landscaping.
Consider the following general guidelines:

- *Parking Lot Landscape Development* makes the following considerations when selecting appropriate trees:

  **Hardiness:** Trees must be able to withstand the climate, as well as withstand the adverse city conditions such as air pollution, salt, and water and air deficiency caused by paving.

  **Rate of Growth:** Rate of growth is a key factor, especially in lots which are not considered permanent. The use of inexpensive, very rapid growing trees is necessary to achieve the desired effect in the shortest time period. For permanent parking areas, the slower growing but longer lived varieties may be used.

  **Foliage and Branching Characteristics:** Since the primary reasons for planting trees in parking lots are to provide a shady canopy and to act as a screen from above, trees with fairly dense foliage should be used. It is also advisable to select those trees which do not have low branching tendencies so as to eliminate conflicts with cars and pedestrians.

  **Maintenance:** Trees that are relatively resistant to disease and insect damage should be chosen to eliminate excessive maintenance operations such as pruning, spraying and feeding.\(^{16}\)

- A variety of larger and smaller trees can better help moderate temperatures than do small ornamental plantings because of the multiple canopy levels.

- Thicker plants with denser branches are typically better at deflecting winds. Dense plantings are better at redirecting airflow than sparse plantings. Furthermore, a double or triple row of plantings is generally better than a single row.

- Avoid trees that drip sap on vehicles.

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Attractive landscaping can lessen the appearance of surface parking lots. Vegetation and landscaping also helps absorb excess water runoff. Landscape planters can also help give direction to parking lots by providing separation. A variety of trees and shrubbery is encouraged. These photos show various sizes and types of landscaping ranging from small and large shade trees to medium and small shrubs.
Surface parking lots dominate the east river bank in Cedar Rapids. Sparse surface lots such as these pictured above span four blocks along the Cedar River. A lack of variety in trees and the use of small stones as ground cover contribute to their barren appearance.
Parking Lot Edge Condition

How the edge of a parking lot is treated can have a great impact on both the aesthetic and feel of a place, especially when it abuts a sidewalk. Defined barriers at the edge of a parking lot can help protect the pedestrian realm and provide a well-defined street wall. Having a vertical plane – small hedge plantings or other landscaping, fencing – can help lessen the appearance of surface lots from the streetscape.

The lack of separation between pedestrians and cars can make a sidewalk very uninviting to walk down, discouraging walkability throughout a place. Additionally, the lack of a clear partition between a sidewalk and parking lot suggests the city lacks concern for pedestrians' comfort and safety, also discouraging walkability.

The parking lot at left directly abuts a public sidewalk on a busy street. Pedestrians can hardly feel comfortable walking along this narrow sidewalk with cars passing on one side and pulling into parking spaces on the other. Such a sidewalk condition suggests the city is negligent to promoting walkability and pedestrian comfort.
Here are examples of how the use of landscaping and fencing can effectively separate parking and pedestrian realms. These sidewalks look more inviting and encourage pedestrian activity by protecting pedestrians from vehicular traffic. These types of treatments are encouraged throughout Czech Village and New Bohemia to buffer sidewalks from surface parking lots and promote walkability throughout the district.
**Shared Parking**

As redevelopment occurs, there will be ample opportunity to explore shared parking options in order to consolidate surface parking lots. The Cedar Rapids Zoning Ordinance permits off-site parking serving commercial or multi-family buildings to be located within 300 feet of the building. This allows for flexibility in selecting a location for such uses. Additionally, options should be explored to conceal parking to the rear of buildings and in between clusters of buildings. The following diagrams illustrate ways in which parking can be concealed. Black blocks represent building placement while grey blocks signify parking areas. These options preserve the building/sidewalk relationship on principal streets.

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17 Cedar Rapids Zoning Ordinance, Section 32.05.020.B.5.a.i.(B): Location requirements for Off-Street Parking.
PARKING GARAGES

The use of parking garages in lieu of surface parking is also encouraged to promote density. The design of such parking garages will be held to the same standard as new construction throughout the district. Incorporating parking garages into the design of new commercial developments is encouraged to mask the appearance of the parking garages and lessen the need for additional surface parking lots.

Below are examples of successful mixed-use and residential buildings that incorporate deck garages into their construction. The two left photos show multiple entrances to the same parking garage behind an office-retail complex. The right photo shows the ramp to an internal parking garage at an apartment complex.
PART III

- RESEARCH AND DEVELOPMENT OF THE REDEVELOPMENT PROPOSALS
- SUMMARY OF GOALS FOR REDEVELOPMENT PROPOSALS
- REDEVELOPMENT PROPOSALS
Research and Development of Redevelopment Proposals

Research conducted before developing the redevelopment proposals included an investigation in the Cedar Rapids comprehensive plan, the *River Corridor Redevelopment Plan*, the Cedar Rapids *Neighborhood Reinvestment Action Plans*, and the Cedar Rapids Zoning Ordinance. The Cedar Rapids Comprehensive Plan identifies issues the City would like to see addressed in its overall development and growth. The River Corridor Redevelopment Plan establishes a vision and overall goals for redevelopment opportunities. The goals of the River Corridor Redevelopment Plan are based on a series of public open houses in which residents were invited to share their desires and concerns as redevelopment of the river corridor gets underway. Lastly, the Neighborhood Reinvestment Action Plans are based on the goals and public feedback ascertained as part of the River Corridor Redevelopment Plan. The Action Plans mark tangible action items to be completed by various national, state, and local agencies. And lastly, the Zoning Ordinance designates zoning districts and provides a basis for acceptable redevelopment options and uses.

Assessment of these documents identified the collective goals and objectives for the redevelopment proposals. It established an impression of what residents and city officials alike sought for redevelopment of their neighborhoods. Each of these documents addressed the city overall, but the River Corridor Redevelopment Plan and Neighborhood Reinvestment Action Plans were further broken down to target the areas specifically addressed by this project.
COMPONENTS OF THE CEDAR RAPIDS COMPREHENSIVE PLAN

The following sections are reproduced from the Comprehensive Plan for Cedar Rapids, which was developed in 1999. Each chapter identifies issues the City would like to see addressed in its overall development and growth strategies. The selected chapters within the plan were included because of their pertinence to the scope of this creative project. This is not the complete comprehensive plan for the City of Cedar Rapids, but rather selective highlights as they are applicable to redevelopment goals and proposals for Czech Village and New Bohemia. The comprehensive plan in its entirety is available from the City of Cedar Rapids Department of Community Development and should be used for further reference.1

CHAPTER TWO – COMMUNITY VISION

Priorities for the City of Cedar Rapids:

1. Quality neighborhoods

   Cedar Rapids has been a city of neighborhoods. There is increasing concern that the newest neighborhoods are lacking in character and amenities, as evidenced by the following observations:

   a. **Lack of residential variety.** Housing types are segregated, providing for little diversity within neighborhoods. Apartment developments tend to be self-contained with little attention to pedestrian movement, design or vehicular connections to surrounding areas.

   b. **Lack of amenities and services in single-family neighborhoods.** Segregation and clustering of commercial and office development makes automobile use mandatory for even the shortest trip.

   c. **Auto-oriented design.** Garages dominate the streetscape of single-family and multiple-family developments. Apartment developments are poorly laid out and are often constructed of materials which lack durability. Subdivision designs often limit residents’ ability to walk or bike to work or to commercial services.

d. Lack of open space. New developments frequently lack open space for passive or active recreation. As a result, adequate recreational opportunities are not readily accessible to new neighborhoods.

2. Adequate/efficient infrastructure and services

Public spending for infrastructure and services in the developed portion of the City is dominated by repair and maintenance, while most spending in the outlying, newly developing areas is focused almost exclusively on new infrastructure and amenities. Most research indicates that taxes collected on new residential development do not fully pay for construction, maintenance and operation of the infrastructure, facilities and services demanded by that development. Therefore, issues include:

   a. Finding ways to budget and fund needed improvements to older infrastructure and to provide additional amenities in developed areas.

   b. Extending new infrastructure, facilities and services strategically to efficiently meet new demands without diverting vital funding for maintenance of existing facilities and services.

3. Long-term sustainable growth

“Sustainability” means different things to different people, but in general means living and conducting business now in ways that will leave this “place” better for those who will come after us. The planning field is dominated by discussions of sustainability, but issues specifically mentioned by the Committee include:

   a. Planning and paying for parks and open spaces.

   b. Planning and paying for infrastructure maintenance and extensions.

   c. Managing environmental impacts of urbanization, especially on watersheds and on open space lands and natural resources.

   d. Ensuring that all parts of the city receive attention and remain healthy, viable and attractive.

4. Public spaces

Many in the community feel that there are not enough significant public spaces such as large parks and special opportunity areas such as ice skating facilities, recreation centers, and swimming pools.
5. **Strong education system**
   A well-educated citizenry is vital for Cedar Rapids’ future. Ongoing educational opportunities enrich the lives of residents and attract businesses that rely on and reward an educated public. The key educational issues in Cedar Rapids are:
   a. Planning and paying for the continued health of the school systems.
   b. Expanding educational opportunities to prepare young children for school and adults for employment in rewarding jobs.

6. **Community image**
   There is growing concern that newer developments are not well designed, leaving some areas of the City looking like every other city and providing no sense of place or pride for citizens. Issues include:
   a. The quality of development along major corridors which now tend toward low-cost “strip” development.
   b. Inadequate maintenance and upkeep of public lands and properties such as sidewalks, street medians, and street rights-of-way which create a negative image.
   c. Developments of all types designed to minimum standards.
   d. Large manufactured home developments dominating community gateways.

7. **Employment choices**
   The City’s robust economy has resulted from coordinated public and private efforts to retain and attract quality, high paying jobs which are resistant to economic downturns and attractive to locally educated residents. The City must continue to build on its successes.

8. **Recreational choices**
   Similar to priority number four above, a frequent lament in the Metro Area is that recreational choices are too limited. Recreational programs should address active and passive demands for all ages.

9. **Healthy downtown**
   Most large urban areas are now realizing that the success of the entire metropolitan area is directly tied to the health and vitality of the downtown. This plan seeks to
expand the role of downtown to include residential and entertainment uses that keep people in the downtown beyond normal business hours.

10. Intergovernmental cooperation
It is well recognized that no government exists in a vacuum. To be able to implement new and exciting measures addressing the City’s vision, there must be cooperation with other jurisdictions, most notably Linn County. These local governments must share and respect each others’ visions and actively work together to achieve them.

11. Cultural opportunities
There is a desire to increase the availability of cultural opportunities and to reinforce Cedar Rapids’ rich cultural heritage through events and public places.

12. Historic preservation
Cedar Rapids has many historically significant structures and neighborhoods. Joint public and private efforts to preserve significant historic areas of the City promote healthier neighborhoods and an increased awareness of our cultural heritage.

CHAPTER FOUR – FUTURE LAND USE

Goal: To maintain Cedar Rapids as a city with diverse and healthy neighborhoods that:
- Are closely integrated with each other and the businesses that serve them
- Conserve open spaces and environmentally sensitive lands
- Have easy access to employment opportunities, as well as cultural, recreational and educational facilities; and
- Enable public services to be provided in an efficient manner.

Objectives
1.1 To maintain or enhance the quality and stability of existing neighborhoods
1.2 To increase downtown residential and entertainment uses
1.3 To compatibly integrate residential and non-residential uses
1.4 To preserve sufficient land for long-term industrial growth
1.5 To reserve sufficient land to protect identified environmental resources and provide for public services
1.6 To provide sufficient land to accommodate projected residential and non-residential development in areas which have or can readily be provided with adequate services

CHAPTER SIX – HOUSING

Goal: To provide for an ample supply of housing so that safe housing is attainable for rent or purchase by all residents.

Objectives

3.1 To maintain or enhance the condition and efficiency of the existing housing stock
3.2 To provide residents with a choice of housing types and price ranges in neighborhoods throughout the City
3.3 To monitor and provide an adequate supply of dwellings for moderate, low and very low income households

CHAPTER EIGHT – PARKS, RECREATION, AND OPEN SPACE

Goal: To provide all residents with diverse, accessible recreational opportunities and facilities throughout the City.

Objectives

5.1 To develop and maintain a system of parks that provide a choice of passive and active recreational opportunities within walking distance of all urban residential development in the City by the year 2030
5.2 To capitalize on effective partnerships in the provision of parks and recreation facilities and services
5.3 To provide recreational opportunities for residents and visitors to the Community throughout the year
CHAPTER NINE – COMMUNITY DESIGN AND IDENTIFICATION

Goal 6: To continually enhance the desirability of Cedar Rapids as a place for all seasons through public and private investment in better design of public and private spaces.

Objectives

6.1 To enhance community entryways and high visibility corridors
6.2 To create attractive living environments for existing and future residents of Cedar Rapids
6.3 To make employment centers and commercial/retail areas attractive for employers, employees, shoppers, and tourists
6.4 To preserve and enhance existing community historic resources

CHAPTER TEN – TRANSPORTATION AND CIRCULATION

Goal: To provide for a transportation system that meets the diverse needs of residents, businesses and visitors to Cedar Rapids and fosters:

- Economic health
- Preservation of environmental and historical resources
- Efficient use of land; and
- Protection of neighborhoods

Objectives

7.1 To develop an integrated, efficient and cost-effective transportation system that provides for the safe and convenient movement of goods and people
7.2 To decrease reliance on single-occupancy automobiles for all types of trips in Cedar Rapids
7.3 To maintain an adequate level of service on all public roadways to accommodate the safe and efficient flow of traffic
7.4 To maintain the existing street system to ensure long-term safety and convenience, while minimizing long-term maintenance costs
7.5 To establish a continuous network of safe and convenient pedestrian ways, bicycle trails, and bike lanes throughout the City

7.6 To maintain a transit system that provides an effective alternative to automotive transportation for urban residents

7.7 To increase accessibility to Cedar Rapids through growth in air passenger and air freight traffic
By the time the flood hit, Cedar Rapids had already begun formulating its revitalization through its River Corridor Redevelopment Plan. The city considered the flood an opportunity to transform itself through its recovery and revitalization. Though the River Corridor Redevelopment Plan was initiated in 2006, the 2008 flood changed the scope of the undertaking. This plan was introduced to the public in a series of three open houses after the flood. The public was welcome to comment and offer feedback after each open house.

Through these public open houses, the City identified its River Corridor Redevelopment Plan Goals based on community members' feedback.

**River Corridor Redevelopment Plan Goals:**

- Rebuild high-quality and affordable workforce housing and neighborhoods.
- Improve flood protection to better protect homes and businesses.
- Restore full business vitality.
- Preserve our arts and cultural assets.
- Maintain our historic heritage
- Assure that we can retain and attract the next generation workforce.
- Help our community become more sustainable.

This four-month study and public open house process marked Phase I of the redevelopment plan. The City, in conjunction with consulting agencies, developed the Framework for Reinvestment and Redevelopment based on the public's feedback. This Framework for Reinvestment and Redevelopment integrated the seven goals listed above into three components for future development as part of the city's vision: Flood Management Plan; Connectivity; and Sustainable Neighborhoods. The City's Framework for Reinvestment and Redevelopment was adopted by the City Council on November 12, 2008.²

The Flood Management Plan component is aimed at providing greater protection against future floods and leveraging the flood management strategy to create a system of riverfront parks for

Cedar Rapids. The Connectivity component's goal is to connect Cedar Rapids and its neighborhoods through improvements to public transportation, trail systems, street systems, and rail operations throughout the city. Lastly, the Sustainable Neighborhoods component targets three areas within Cedar Rapids for reinvestment and redevelopment to restore business opportunity and provide housing, diverse neighborhoods, and cultural amenities to enhance Cedar Rapids' quality of life for its residents. The Sustainable Neighborhoods component is broken into three distinct neighborhoods: North River Area, which includes the Time Check and Ellis Harbor neighborhoods; Downtown Area, which includes Downtown and Taylor area; and South River Area, which includes Czech Village, Sinclair, New Bohemia, and Oak Hill-Jackson neighborhoods.

Though this creative project solely targets Czech Village and New Bohemia for redevelopment and revitalization, it is important to understand how each element within the River Corridor Redevelopment Plan affects these areas within Cedar Rapids' overall redevelopment goals. As such, presentation boards from the October 16, 2008, River Corridor Redevelopment Plan Open House have been copied below. Each presentation, including public feedback and comments, is available on the City of Cedar Rapids website at http://www.cedar-rapids.org/development/hot_topics_rcrp.asp. Additionally, consult the Cedar Rapids Corridor Recovery website at http://www.corridorrecovery.org/RCRP/.

The following presentation boards are displayed in a landscape orientation to facilitate easier reading.
Framework for Reinvestment and Redevelopment

Cedar Rapids must not only recover from the flood and be better, but greater. We must move towards our vision - "Cedar Rapids, a vibrant urban hometown - a beacon for people and businesses invested in building a greater community for the next generation."

The Framework for Reinvestment and Redevelopment integrates the seven plan elements into three main themes for the future of the City to accomplish the Vision.

1. A Flood Management Plan
   Provide increased protection against future floods and leverage the flood management strategy to create a great Riverfront Park for Cedar Rapids.

2. Connectivity
   Knitting together the City and its neighborhoods via transportation improvements to public transit, trail systems, the street grid system, rail operations, and specific streetscapes.

3. Sustainable Neighborhoods
   Targeted areas within the City serve as opportunities to reinvest and redevelop to provide housing, strengthen neighborhoods, enhance the downtown business and arts communities, and improve public facilities.
Flood Management Strategy

In the wake of the unprecedented 2008 Flood, the City initiated a planning process to provide improved flood management to better protect the homes and businesses of Cedar Rapids.

A flood management strategy is critical to the success of the revitalization and redevelopment of Cedar Rapids. Developing this strategy required the participation of City representatives, Federal Agencies such as the U.S. Army Corps of Engineers, and the community of Cedar Rapids at Open Houses over the past few months.

Flood Management Priorities from Public Feedback

- Uses levees (as shown in Options 2 and 3 previously) more often than vertical floodwalls (as shown in Option 1).
- Maximizes open space (as shown in Options 2 and 3 previously) while preserving existing neighborhoods (as shown in Option 2) as much as possible.
- Reserve critical cultural and economic assets, including Czech Village/New Bohemia, Downtown, Quaker, Cargill, and Penford
- Address non-structural issues such as flood warning systems, watershed management, and land use/zoning practices.
- Prioritize maintaining evacuation capability via bridge(s) in case of floods.
Flood Management Strategy Tactics

The flood management strategy balances the priorities of the community - to provide better protection, preserve neighborhoods and assets, and maximize open space - by combining the following tactics:

A. Removable Floodwall at Downtown and Czech Village

B. Permanent Floodwall at Penford

C. Wall Openings for Neighborhood Connections

D. Levee Park / Greenway

Size: 380 acres of land
Estimated Cost: $700 Million - 1 Billion
Flood Management Strategy: A Great Riverfront Park

The flood management strategy creates better protection while also creating a Great Riverfront Park for the City.

Open Space Priorities from Public Feedback

- Leverage flood management measures to maximize open space
- Keep the riverfront open to the public
- Develop pedestrian and bike trails along greenway corridor connecting downtown to the neighborhoods
- Use the riverfront for parks, high-quality mixed-use development, or public uses
- Implement desired greenway program including an expanded farmer's market, trails, a dog park, gardens, an amphitheater, wetlands and interpretive flood education.
- Maintain views to the river
Flood Management Strategy: A Great Riverfront Park

A City Terrace and May’s Island Plaza

B Riverfront Amphitheater

C River Level Control for Water Activities Downtown

D Community Gathering Spaces at River
Flood Management Strategy: A Great Riverfront Park

1. Continuous Trail System
2. Restored River Edge and River Recreation
3. Sports Recreation

Typical Section at Greenway
Connectivity Priorities

Knitting together the City and its neighborhoods via transportation improvements to public transit, trail systems, the street grid, rail operations, and specific streetscapes.

Priorities from Public Feedback

- Develop better connectivity and sense of community via community centers, mixed housing and sidewalks
- Bus or light rail commuter connection to nearby cities
- Encourage non-vehicular modes to/from and through downtown
- Expand/extend bus and connect to bicycle and parking facilities
- Improve pedestrian environments
  - Convert 4th street rail to pedestrian or transit corridor
  - Support development of inter-modal transfer station and transit infrastructure improvements
  - Connect to and complement adjacent areas with the Sinclair area development
Connectivity Strategy

Strengthen connections at multiple levels to re-establish regional identity, create strong north-south & east-west corridors, and support neighborhoods.

Opportunities to Improve Connectivity

1. Improve highway interchanges to reconnect with regional neighbors.
2. North-south corridors, create a stronger sense of community connection to Cedar Rapids for far-north and far-south neighborhoods.
3. East-west corridors, create vibrant downtown character inclusive of both river banks.
4. “Neighborhood connector” streets provide focus for improvements and strengthen neighborhood identities.
5. Explore reuse of Fourth Street Rail Corridor as a pedestrian and/or transit corridor.
6. First Avenue Signature Street with strong retail and pedestrian activity.
7. Pursue phased opportunities to establish transit infrastructure
8. Develop street hierarchy consistent with adjacent land uses
9. Resolve conflict zones between rail, vehicle, and pedestrians.
Sustainable Neighborhoods

Targeted areas within the City serve as opportunities to reinvest and redevelop to provide housing, strengthen neighborhoods, enhance the downtown business and arts communities, and improve public facilities.

Priorities from Public Feedback

- Encourage sustainable, walkable, mixed-use communities
- Build the necessary mix of market and affordable housing units
- Improve downtown utility service
- Explore more sustainable energy supply and storm water management
- Protect larger industrial community partners
- Restore historic buildings wherever possible
- Save and/or build on current artistic and cultural facilities within neighborhoods and downtown where possible, including support for churches and other religious communities
- Relocate if necessary important cultural resources to protected areas, memorialize their original location where appropriate
- Appropriately locate public/shared facilities
Sustainable Neighborhoods
What makes a sustainable neighborhood?

North River Area
Time Check and Ellis Harbor Neighborhoods
- Reinstill a sense of neighborhood pride by celebrating community assets and identity.
- Build vibrant public spaces that welcome neighborhood visitors and promote interaction for neighborhood residents.
- Provide transportation options by connecting to city-wide walking, biking, and transit routes.
- Leverage aesthetic and ecological value of open spaces by providing connections to the neighborhood.

Downtown Area
Downtown and Taylor Area
- Promote compact and walkable pedestrian environments that foster interaction and health.
- Diversify commercial profile with a mixture of office, shopping, eating, and entertainment.
- Provide for a variety of transportation options including walking, biking, and public transit.
- Provide housing options in the downtown area to create 24/7 activity.
- Use existing infrastructure and avoid sprawl by supporting development in existing urban centers.

South River Area
Czech Village, Sinclair, New Bohemia and Oak Hill Jackson Neighborhoods
- Foster a strong "sense of place" by celebrating the unique neighborhood identity.
- Build vibrant public spaces that welcome neighborhood visitors and promote interaction for neighborhood residents.
- Balance nature and development by adapting development to the natural topographic and hydrologic conditions.
- Create vibrant communities by promoting diverse land use, and mixed-use development.
Sustainable Neighborhoods: North River Area

Revitalize this historic neighborhood by celebrating cultural and community assets, improving connectivity, and working with residents to strengthen neighborhood character by re-establishing traditional workforce housing stock.

Priorities from Public Feedback

- Diversify Ellis Park area profile with small-scale business and entertainment in addition to existing housing
- Balance the desire for acquisition with the need to preserve neighborhoods such as Time Check
- Maintain neighborhood character and identity in redeveloping impacted areas
- Provide incentives for homeowners to rebuild, rehab, or relocate in or near existing neighborhoods
Sustainable Neighborhoods: North River Area

Neighborhood Development Opportunities

1. Incentivize and encourage returning residents to re-establishing neighborhood housing stock

2. Work with neighborhood organizations to catalyze investment in the local business community

3. Link to downtown by reconnecting the urban fabric in southeast Time Check and strengthening the Ellis Boulevard NW corridor, and F & E Avenues

4. Explore refurbishment of existing or siting of new community resource/recreation facilities

5. Connect riverfront greenway to residential areas
Sustainable Neighborhoods: Downtown Area

Create a vibrant cohesive downtown character that diversifies the urban fabric, reconnects east and west, and accommodates key civic, business, and cultural resources.

Priorities from Public Feedback

- Diversify downtown commercial profile
- Densely medical district
- Improve pedestrian connections
- Convert 4th street to pedestrian or transit corridor
  - Invest in a "signature street" along 1st Avenue
  - Support farmers market expansion
  - Reinvest in library as an important civic resource
- Support local businesses to rebuild and reinvest
- Replace relocated civic facilities downtown within a vibrant dynamic commercial environment
  - Invest in cultural/arts corridor along 3rd Street
Sustainable Neighborhoods: Downtown Area

**Downtown Development Opportunities**

1. Locate and develop multi-modal transit hub in conjunction with phased development of transit infrastructure.
2. Activate riverfront park with vibrant local market place for regular farmer’s market, as well as periodic artisan and cultural fairs and festivals.
3. Develop a vibrant mixed-use district around a new civic center that consolidates civic services.
4. Create a “Downtown U” that fosters community gathering and learning.
5. Diversify retail-commercial profile of the business district to activate street edges and create a vibrant “destination downtown”.
6. Create signature street along 1st Avenue.
7. Maintain and support existing cultural facilities on 3rd Avenue and connect to cultural arts corridor along 3rd Street.
8. Develop street hierarchy consistent with adjacent land uses to locate appropriate parking resources, improve streetscape, and create a more walkable downtown.
9. Improve pedestrian infrastructure and streetscapes.
10. Add urban housing options to promote 24/7 activity.
11. Densify medical district to create vibrancy.
Sustainable Neighborhoods: South River Area
Czech Village, Sinclair, New Bohemia and Oak Hill Jackson Neighborhoods

Knit together the New Bohemia, Sinclair, Czech Village and Oak Hill Jackson neighborhoods in a way that leverages community assets and investment for mutual benefit, supports diversity, and celebrates individual character.

Priorities from Public Feedback

- Diversify Czech Village with mixed use retail/commercial with residential on upper floors.
- Connect to and complement adjacent areas with the Sinclair area development.
  - Maintain neighborhood character and identity in redeveloping impacted areas.
- Provide incentives for homeowners to rebuild, rehab or relocate near existing neighborhood.
Sustainable Neighborhoods: South River Area

Czech Village, Sinclair, New Bohemia and Oak Hill Jackson Neighborhoods

Neighborhood Development Opportunities

1. Reestablish neighborhood cultural institutions like National Czech and Slovak Museum and African American Historical Museum
2. Celebrate significant neighborhood landmarks, like Saint Wenceslaus Church and the clocktower
4. Create new neighborhood assets to catalyze development, like a community/recreation center or civic open space/plaza.
5. Connect riverfront greenway to residential areas
After Phase I of the River Corridor Redevelopment Plan concluded, Phase II was initiated in the winter of 2008. As part of the River Corridor Redevelopment Plan, the Neighborhood Planning Process was held between January and May of 2009. The Neighborhood Planning Process "built on the Reinvestment and Revitalization Plan by developing Area Plans and Action Plans for each of the flood-impacted neighborhoods." Over 1,200 Cedar Rapids residents participated in the forum, providing input and feedback for how they saw Cedar Rapids' transformation and what they hoped to see for their individual neighborhoods.

Over the course of these four months, city-wide workshops and area meetings were held to bring residents together with city officials and consulting agencies. Residents from the ten flood-impacted neighborhoods were grouped into three geographical areas: North, Central, and South. Community members were introduced to the neighborhood-based planning process through a series of exercises in which they identified assets and opportunities for improvements in each area. Additionally, they evaluated scenarios based on best practices in order to frame Area Plans for each respective neighborhood.

"Collectively, the three Area Plans – North, Central and South – embody a compelling vision for reinvestment and recovery in Cedar Rapids over the next fifteen years. They envision a sustainable Cedar Rapids characterized by strong pedestrian, transit and vehicular connections between downtown, the neighborhoods and the Cedar River, with a network of diverse open spaces in between. The Plans also envision reconstructed neighborhoods that promote diversity and vibrancy, and provide a variety of housing types for a range of ages. Finally, they envision a City that provides a wide range of economic opportunity for its residents, as well as thriving arts, culture and entertainment destinations."
Community members and city officials developed goals to guide the long-term vision for Cedar Rapids. These were consolidated under five Area Plan Elements, which will be used to support the community's goals:

- Transportation and Connectivity
- Open Space and Recreation
- Arts and Culture
- Neighborhood Reinvestment
- Business Reinvestment

The following pages are taken from the *Cedar Rapids Neighborhood Planning Process Executive Summary*, available online at [http://www.cedar-rapids.org/development/hot_topics_npp.asp](http://www.cedar-rapids.org/development/hot_topics_npp.asp).

Each Area Plan Element identifies its goals as they were developed by community members as part of the community-based planning process. Each Area Plan element also identifies initiatives for achieving those goals as part of the city's redevelopment efforts.

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7Ibid.
Transportation and Connectivity

Goals
1. Create accessible transportation options

Initiatives
Enhance the pedestrian environment through active and pleasant building storefronts as well as streetscape improvements such as complete street standards and street amenities such as trees, signage and lighting.

Increase use of public transit by making bus service more accessible and comfortable—particularly by improving bus routes, schedules and amenities—and by creating an Intermodal Transportation Facility (ITF) downtown. Change the public mindset through education about transit and study other future mass transit options such as commuter rail.

Relieve circulation challenges and congestion through improved street connections. Among others, this will include reconnecting Ellis Boulevard and Sixth Street, converting some downtown one-way streets to allow two-way traffic, and extending Fifth Street across the river toward C Street. Further study of traffic flows is needed.

Conduct a comprehensive downtown parking management plan to manage the parking supply, address concerns about parking needs for all users and the poor condition of the parkades, and to assess the amount of land dedicated to surface parking.
Open Space and Recreation

Goals
1. Promote green space as a central amenity for all residents
2. Construct sustainable infrastructure

Initiatives
Design the greenway and start implementation by acquiring property and constructing the levee and floodwall.

Prioritize a continuous trail system to stitch together neighborhoods and green spaces. Conduct detailed studies to plan for trails and bike lanes, and define relevant design standards. Raise funding for trail implementation and the purchase of amenities such as lighting and benches.

Develop new parks and community facilities to serve the City residents and the regional population, including new community centers, major regional indoor and outdoor recreation facilities, an amphitheater, as well as continued support for new neighborhood parks and playgrounds.

Develop a long term comprehensive park strategy by updating the Parks and Recreation Master Plan and by implementing park projects. Engage the public through collaboration, communication and community volunteer events.

Strategically maintain and improve existing parks with landscaping, restrooms, picnic facilities and parking.

Celebrate the Cedar Rapids community by hosting riverfront and neighborhood outdoor events throughout the year.
Arts and Culture

Goals
1. Support arts, culture, and entertainment opportunities
2. Maintain vibrant neighborhoods
3. Create exciting downtown destinations

Initiatives
Strengthen Third Avenue as a civic arts corridor capitalizing on the existing Museum of Art, rehabilitation of the Paramount Theater, and use the expanded Greene Square Park for a variety of civic events.

Complement the Third Avenue corridor by devoting Third Street to the community arts and connecting downtown assets to New Bohemia by building on existing arts programs and encouraging a more grassroots feel of unique galleries, studio spaces, and eclectic shops.

Expand Greene Square Park between Third Avenue and Fifth Avenue with a complementary civic focus and new development opportunities on the South and Southeast sides.

Enhance the New Bohemia historic district and nearby Czech Village by strengthening bridge connections across the river and implementing plans for improvements.

Protect the City’s existing community assets through public awareness campaigns, signage and restoration of existing facilities.

Plan for new art and cultural events and additional event space venues for all generations.
Neighborhood Reinvestment

Goals
1. Maintain vibrant neighborhoods
2. Meet multi-generational needs
3. Provide affordable housing

Initiatives
Preserve the existing character of each neighborhood through housing reinvestment, protection of historic buildings, use of traditional materials and creation of affordable housing.

Focus housing reinvestment near neighborhood centers including along Ellis Boulevard, Sixth Street in Taylor, Czech Village, New Bohemia and Sinclair, Third Street and the West Bank.

Leverage the inherent potential and widespread community support for infill housing on underutilized land to achieve a significant residential increase in the Downtown.

Develop a multi-pronged strategy for implementation that is transparent and communicative, encourages reinvestment and prioritizes public safety and well being.

Create urban design principles that support a diversity of uses, multi-generational neighborhoods and appropriate character as new development occurs.

Provide incentives for reinvestment that have a demonstrated public purpose by minimizing risk to developers, identifying funding sources, streamlining the permitting process and balancing neighborhood and developers’ desires.
Business Reinvestment

Goals
1. Maintain vibrant neighborhoods
2. Encourage economic vitality

Initiatives
Strengthen neighborhood centers by promoting a diverse array of local businesses that would be accessible to all modes of transportation, and where possible, housed in “live-work” mixed-use buildings.

Enrich the Downtown core by introducing active uses along the Downtown Riverfront and by diversifying the West Bank with a mix of business uses that complement its residential character.

Create a cohesive vision for the Medical District by focusing on the synergies between the existing uses and by encouraging new development to be pedestrian friendly.

Target the development of new specialty venues that draw in a regional population.

Determine necessary zoning and land use changes and adopt urban design principles that clarify standards for new and existing businesses, improve the public realm and integrate green infrastructure.

Provide incentives for reinvestment by minimizing risk to developers, identifying funding sources, streamlining the permitting process, keeping lines of communication open and balancing neighborhood and developers’ desires.
Neighborhood Reinvestment Action Plans

In order to implement the River Corridor Redevelopment Plan, the City developed a Neighborhood Reinvestment Action Plan for each geographic area – North, Central, and South. It established seven distinct initiatives based on the aforementioned Area Plans and the goals of the River Corridor Redevelopment Plan:

- Arts and Cultural Opportunities
- Business Reinvestment
- Community Services
- Housing and Neighborhood Character
- Open Space and Recreation
- Preferred Flood Management Strategy
- Transportation and Connectivity

Each initiative is broken into a series of tangible steps necessary to accomplish each initiative – called action items. The Neighborhood Reinvestment Action Plan outlines a timetable for each separate action item, and assigns roles for accomplishing each action item, and communicates the status of each action item. The City will continually refine the Neighborhood Reinvestment Action Plan as implementation and progress continues. Cedar Rapids is currently implementing many of the action items in the Neighborhood Reinvestment Action Plan, though some action items are on-going and will not be complete for many years.

Details from the Neighborhood Reinvestment Action Plan are displayed in the following pages. Only action items relating to the South geographic region are listed, as these action items directly affect the Czech Village and New Bohemia areas. For an in-depth overview of the Neighborhood Reinvestment Action Plans, visit the Corridor Recovery website at http://corridorrecovery.org/neighborhoods/actionplans/plans.asp.
Action items marked with the symbol ♦ are addressed within this project’s redevelopment proposals. Those that are marked are associated with physical repairs, improvements, and developments that will affect the redevelopment of both Czech Village and New Bohemia. While other elements, such as the Preferred Flood Management Strategy, have a large affect on the successful outcome of redevelopment goals, their adoption and implementation are beyond the scope of this project. Additionally, the establishment of master plans and community programming to implement these master plans are also beyond the scope of this project, as they reflect the city’s adoption of new policies and procedures.

### Arts and Cultural Opportunities

<table>
<thead>
<tr>
<th>Initiative: Civic Arts</th>
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</thead>
<tbody>
<tr>
<td><strong>Action Items:</strong></td>
</tr>
<tr>
<td>- Establish and promote an arts and cultural district</td>
</tr>
<tr>
<td>- Promote civic arts ♦</td>
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</table>

<table>
<thead>
<tr>
<th>Initiative: Historic Preservation</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action Items:</strong></td>
</tr>
<tr>
<td>- Complete a comprehensive inventory of historic properties</td>
</tr>
<tr>
<td>- Create and adopt an adaptive reuse code</td>
</tr>
<tr>
<td>- Implement a demolition delay of historic properties</td>
</tr>
<tr>
<td>- Restore historic homes affected by the 2008 flood (Historic homes within the boundaries of the Czech Village/New Bohemia Urban Main Street District are slated for eventual demolition as part of the city’s Voluntary Property Acquisition Program. As such, redevelopment proposals do not address the restoration of historic homes within the district, but rather encourage development of infill housing.)</td>
</tr>
<tr>
<td>- Support Czech Village/New Bohemia Main Street program ♦</td>
</tr>
<tr>
<td>Business Reinvestment</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
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<table>
<thead>
<tr>
<th>Housing and Neighborhood Character</th>
<th>Code Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action Items:</strong></td>
<td>Continually review and update current codes</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Create and adopt sustainable building codes</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Establish landlord licensing program</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Utilize proactive code enforcement</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Complete cleanup of the Iowa Iron brownfield site</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Complete cleanup of the Iowa Steel brownfield site</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Complete cleanup of the Quality Chef Facilities brownfield site</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Complete cleanup of the RESCAR brownfield site</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Complete cleanup of the Sinclair brownfield site ♦</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Continue to encourage Oak Hill Jackson housing reinvestment projects</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Create and adopt urban design principles for housing ♦</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Encourage mixed-income and infill development ♦</td>
</tr>
<tr>
<td><strong>Action Items:</strong></td>
<td>Update current Cedar Rapids housing market study</td>
</tr>
<tr>
<td>Preferred Flood Management Strategy</td>
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<td>------------------------------------</td>
<td></td>
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<tr>
<td>Initiative: Flood Management System Construction</td>
<td></td>
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<tr>
<td>Action Items:</td>
<td></td>
</tr>
<tr>
<td>▪ Award construction contract</td>
<td></td>
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<tr>
<td>▪ Begin construction on flood protection levees</td>
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<tr>
<td>▪ Complete engineering and design for the preferred flood protection strategy</td>
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<tr>
<td>▪ Pending congressional authorization – receive construction funds</td>
<td></td>
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<tr>
<td>Initiative: Interim Flood Management Strategy</td>
<td></td>
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<tr>
<td>Action Items:</td>
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</tr>
<tr>
<td>▪ Implement voluntary acquisition programs</td>
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<tr>
<td>▪ Install flood valves at various locations</td>
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<tr>
<td>Initiative: U.S. Army Corps of Engineers’ Cedar River Feasibility Study</td>
<td></td>
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<tr>
<td>Action Items:</td>
<td></td>
</tr>
<tr>
<td>▪ Evaluate and compare flood protection plan alternatives</td>
<td></td>
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<tr>
<td>▪ Finalize flood protection feasibility report and submit to Corps of Engineers headquarters</td>
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<tr>
<td>▪ Inventory and forecast the City's conditions and formulate flood protection plan alternatives</td>
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<tr>
<td>▪ Receive Congressional authorization or denial for the preferred flood protection strategy</td>
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<tr>
<td>▪ Select recommended flood protection plan and draft a feasibility report</td>
<td></td>
</tr>
<tr>
<td>▪ Submit flood protection feasibility report to Congress</td>
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</tbody>
</table>
## Community Services

### Initiative: Community Flood Recovery Efforts

<table>
<thead>
<tr>
<th>Action Items:</th>
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</thead>
<tbody>
<tr>
<td>▪ Coordinate volunteer opportunities throughout the flood-affected areas</td>
</tr>
<tr>
<td>▪ Finish mucking and gutting of flood-affected houses</td>
</tr>
</tbody>
</table>

### Initiative: Facilities Master Plan

<table>
<thead>
<tr>
<th>Action Items:</th>
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</thead>
<tbody>
<tr>
<td>▪ Build new central library</td>
</tr>
<tr>
<td>▪ Conduct a public participation process regarding community facilities</td>
</tr>
<tr>
<td>▪ Open new Central Fire Station</td>
</tr>
<tr>
<td>▪ Repair city-owned parking ramps</td>
</tr>
<tr>
<td>▪ Restore Police Station</td>
</tr>
<tr>
<td>▪ Restore Public Works Building</td>
</tr>
</tbody>
</table>

### Initiative: Neighborhood Safety

<table>
<thead>
<tr>
<th>Action Items:</th>
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</thead>
<tbody>
<tr>
<td>▪ Establish neighborhood Resource Center</td>
</tr>
<tr>
<td>▪ Implement and refine new/existing Enhance Our Neighborhood programs</td>
</tr>
<tr>
<td>▪ Increase neighborhood safety</td>
</tr>
<tr>
<td>▪ Increase participation in crime-free housing programs</td>
</tr>
<tr>
<td>▪ Increase participation in neighborhood associations</td>
</tr>
</tbody>
</table>

### Initiative: Repair flood-damaged utilities

<table>
<thead>
<tr>
<th>Action Items:</th>
</tr>
</thead>
<tbody>
<tr>
<td>▪ Repair sanitary sewer lining in several locations</td>
</tr>
<tr>
<td>Initiative:</td>
</tr>
<tr>
<td>------------------------------------------------</td>
</tr>
<tr>
<td><strong>Open Space and Recreation</strong></td>
</tr>
</tbody>
</table>
| **Initiative: Flood-damaged Parks and Facilities** | ▪ Construct Hayes Park Splash Pad  
▪ Install new restrooms at Tait Cummins Sports Complex  
▪ Paint Skate Park  
▪ Re-open Tait Cummins Park  
▪ Reconfigure Cheyenne Park  
▪ Renovate and re-open Jones Golf Course clubhouse  
▪ Renovate Jones Park baseball diamond  
▪ Renovate Mohawk Pavilion  
▪ Renovate Tait Cummins outfield  
▪ Repair and re-open Jones Golf Course  
▪ Repair Czech Village Park restrooms |
| **Initiative: Greenway Programming and Design**  |                                                                                                       |
| **Action Items:**                               | ▪ Create a new outdoor performance venue ✦  
▪ Create and implement a Greenway Programming Master Plan  
▪ Re-program landfill for open space and recreation |
| **Initiative: Neighborhood Parks**              |                                                                                                       |
| **Action Items:**                               | ▪ Communicate and implement parks maintenance and cleanup  
▪ Determine feasibility of new waterpark  
▪ Establish Parks and Recreation Master Plan |
<p>| <strong>Initiative:</strong> Recreational Opportunities for all ages | ▪ Provide additional recreation programs ✦ |</p>
<table>
<thead>
<tr>
<th>Initiative:</th>
<th>Comprehensive Trail System</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action Items:</strong></td>
<td>• Create and adopt a master trails plan</td>
</tr>
<tr>
<td></td>
<td>• Make trail maps more accessible</td>
</tr>
<tr>
<td></td>
<td>• Repair Sac &amp; Fox and Cedar River trails</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Initiative:</th>
<th>Public Transportation Services</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action Items:</strong></td>
<td>• Build bus shelters ✦</td>
</tr>
<tr>
<td></td>
<td>• Construct Intermodal Transportation Facility</td>
</tr>
<tr>
<td></td>
<td>• Establish a public transportation plan</td>
</tr>
<tr>
<td></td>
<td>• Invest in more efficient buses</td>
</tr>
<tr>
<td></td>
<td>• Make bus schedules and routes more accessible ✦</td>
</tr>
<tr>
<td></td>
<td>• Place bike racks on all buses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Initiative:</th>
<th>Roadway Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Action Items:</strong></td>
<td>• Cleanup and re-grade damaged right-of-ways ✦</td>
</tr>
<tr>
<td></td>
<td>• Communicate and implement flood debris cleanup</td>
</tr>
<tr>
<td></td>
<td>• Communicate and implement roadway maintenance</td>
</tr>
<tr>
<td></td>
<td>• Connect C Street to 2nd Street SE extension at the Sinclair Site</td>
</tr>
<tr>
<td></td>
<td>• Create a comprehensive transportation plan</td>
</tr>
<tr>
<td></td>
<td>• Extend 14th Avenue SE to St. Wenceslaus ✦</td>
</tr>
<tr>
<td></td>
<td>• Extend 2nd Street SE from 14th Avenue SE to Otis Road</td>
</tr>
<tr>
<td></td>
<td>• Reconstruct 2nd Avenue SE from 3rd Street to 6th Street</td>
</tr>
<tr>
<td></td>
<td>• Repair flood-damaged bridges ✦</td>
</tr>
<tr>
<td></td>
<td>• Repair flood-damaged roads ✦</td>
</tr>
<tr>
<td></td>
<td>• Repair flood-damaged sidewalks ✦</td>
</tr>
<tr>
<td>Initiative: Streetscape Improvements</td>
<td>Action Items:</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Create and adopt urban design principles for roadways ♦</td>
<td></td>
</tr>
<tr>
<td>Establish and implement a bike-friendly community program</td>
<td></td>
</tr>
<tr>
<td>Improve wayfinding elements (signage) ♦</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 12th Avenue SE and SW</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 14th Avenue SE ♦</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 2nd Street SE ♦</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 3rd Street SE ♦</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 5th Street SE ♦</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 6th Street SW</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to 8th Avenue SE</td>
<td></td>
</tr>
<tr>
<td>Streetscape improvements to C Street SW</td>
<td></td>
</tr>
</tbody>
</table>
The Zoning Ordinance of Cedar Rapids was originally adopted in 1965 and has been updated regularly to meet its current needs. The Zoning Ordinance regulates the permitted uses in each of its designated zoning districts and provides a framework for permissible redevelopment options. The following map was created based off zoning maps available from the Linn County Assessor’s Office. It shows zoning districts throughout Czech Village and New Bohemia.

Current Zoning Districts

---


From the Zoning Ordinance, the intent of each zoning district present within Czech Village and New Bohemia and surrounding areas is as follows:

<table>
<thead>
<tr>
<th>District Use</th>
<th>Intent, as per Cedar Rapids Zoning Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public (PUB)</td>
<td>The PUB Public zone district is intended to designate lands owned by the City of Cedar Rapids, Linn County, Iowa, the State of Iowa, or other governmental entities in order to designate the approved uses and possible development of structures on such land. The PUB zone district should be used when the City desires to locate public facilities and to restrict the possible uses of publicly owned land to particular existing or proposed uses that do not impose adverse height, density, or traffic impacts on surrounding properties.</td>
</tr>
<tr>
<td>Regional Commercial (C-3)</td>
<td>The C-3 Regional Commercial zone district is intended to accommodate large-scale retail, service, and entertainment establishments that generate large volumes of traffic or serve a citywide or regional demand. It is intended to be used along major highways or in other areas (a) that are not immediately adjacent to residential zone districts or (b) that are adjacent to residential zone districts, as long as the C-3 zone district includes residential uses located along those edges adjacent to residential areas.</td>
</tr>
<tr>
<td>Central Business (C-4)</td>
<td>The C-4 Central Business zone district is intended to accommodate those retail, office, service, and residential uses that are characteristic of the “downtown” area of the City.</td>
</tr>
<tr>
<td>Light Industrial (I-1)</td>
<td>The I-1 Light Industrial zone district is intended to accommodate wholesale establishments, warehouses, and industrial activities that do not create appreciable nuisances or hazards, and that serve an area larger than a single neighborhood or area of the city. High intensity retail uses are incompatible with this district.</td>
</tr>
<tr>
<td>District Use</td>
<td>Intent, as per Cedar Rapids Zoning Ordinance</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>General Industrial (I-2)</strong></td>
<td>The I-2 General Industrial zone district is intended to accommodate those industrial activities that may produce moderate nuisances or hazards in areas that are relatively remote from residential and commercial development.</td>
</tr>
<tr>
<td><strong>Office/Service (O/S)</strong></td>
<td>The O-S Office/Service zone district is designed to accommodate office buildings, and other similar uses, in a mutually compatible environment. Although most types of office uses are permitted, the intent of this district is to accommodate those types of offices associated with service commercial uses that generally have fewer impacts than either light or general industrial uses. Many types of institutional and civic uses may also be accommodated.</td>
</tr>
<tr>
<td><strong>Single Family Residence (R-3)</strong></td>
<td>The R-3 Single Family Residence zone district is intended to provide and maintain residential areas characterized predominantly by single family dwelling units developed on lots of moderate size.</td>
</tr>
<tr>
<td><strong>Two-Family Residence (R-3D)</strong></td>
<td>The R-3D Two Family Residence zone district is intended to provide and maintain residential areas characterized predominantly by a mix of single family and two family dwelling units developed on lots of moderate size.</td>
</tr>
<tr>
<td><strong>Residential Multi-Family (R-MF2)</strong></td>
<td>The R-MF2 Multiple Family Residence zone district is intended to provide and maintain areas for higher density residential uses, particularly in the Core Area of the City, with certain compatible institutional housing types and limited non-dwelling uses.</td>
</tr>
<tr>
<td>District Use</td>
<td>Intent, as per Cedar Rapids Zoning Ordinance</td>
</tr>
<tr>
<td>------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Residential Traditional Neighborhood (R-TN)</td>
<td>The R-TN Traditional Neighborhood Residence zone district is intended to provide for redevelopment within areas characterized by a predominance of older residential neighborhood development, and to allow new areas to be developed in a similar pattern. Existing areas were substantially developed prior to 1950 with alley access to individual lots and lot sizes/dimensions smaller than typical post-1950 residential development. Most of these areas do not conform with standard suburban residential zoning districts so that redevelopment cannot be accomplished without significant processing and waivers to current development standards. This situation is a major disincentive for infill and redevelopment within these older areas, and the R-TN district is intended to remove or reduce those disincentives.</td>
</tr>
</tbody>
</table>
As redevelopment occurs to create the mixed-use cultural district the city desires, rezoning will be necessary to achieve its goals. The majority of rezoning issues pertain to the area’s historic use as an industrial center within Cedar Rapids. Much of the land is zoned either Light Industrial or General Industrial, as evidenced by the light pink and gray sections on the preceding map. The grounds of the former Sinclair Packing House will need to be remediated and rezoned to accommodate mixed residential and commercial uses.

Part of this project’s goal is to make recommendations for redevelopment. Recognizing zoning restrictions present within Czech Village and New Bohemia, the following map suggests options for rezoning that will help facilitate a diverse mix of retail, entertainment, cultural, and residential development.

![Proposed Rezoning](image)
The primary suggestions are rezoning the former Sinclair site, which had three different zoning districts: General Industrial (I-2), Office/Service (O-S), and Light Industrial (I-1), to Traditional Neighborhood Residential (R-TN). Rezoning the Sinclair site to Traditional Neighborhood Residential would allow new residential developments to retain the historic character achieved through smaller lot size requirements, shorter setback requirements, and access via rear alleys, all of which are characteristic of the historic housing development within the district's boundaries. Lastly, the project suggests rezoning the Central Business (C-4) and Light Industrial (I-1) districts to Regional Commercial (C-3) in order to remain consistent with the rest of the district. The industries in the former Light Industrial zone are still in use and would be permitted to remain in use as legal Nonconforming Uses. Development can be phased so that in future years as development pressure grows, nonconforming uses within the district can be relocated to facilitate the city's goals.

As per Section 32.07.030 Nonconforming Structures and Buildings Related to Use:

- Any nonconforming use may be extended throughout any existing parts of a building that were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside the building.
- If no expansion or enlargement is made, the nonconforming use may be changed to another nonconforming use of the same or of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restrictive use.
- Where nonconforming use status applies to a structure or building and land on the same lot or tract in combination, removal or destruction of such structure or building, or change of such structure or building to a conforming use shall eliminate the nonconforming status of the land, and thereafter the land shall be used only for a conforming use.10

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10Cedar Rapids Zoning Ordinance, Section 32.07.030: Nonconforming Structures and Buildings Related to Use.
Section 32.04.020 in the Cedar Rapids Zoning Ordinance outlines permitted uses in each zoning district. The "Permitted Use Table" is adapted below to illustrate the permissible uses within each zoning district as they relate to redevelopment goals as presented in Part III.

**PERMITTED BY-RIGHT USES**

"P" in a cell indicates that the use is permitted by right in that zone district.

**CONDITIONAL USES**

"C" in a cell indicates that, in the respective zoning district, the use is allowed only if reviewed approved as a special use in accordance with the procedures of Section 32.02.030D in the Cedar Rapids Zoning Ordinance.
<table>
<thead>
<tr>
<th>RESIDENTIAL USES</th>
<th>Residential Districts</th>
<th>Commercial and Industrial Districts</th>
<th>Special Purpose Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-3D</td>
<td>R-MF 2</td>
<td>R-TN</td>
</tr>
<tr>
<td>Single-family detached</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Single-family, attached, 2-unit maximum</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Two-family dwelling</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Dwelling units located on ground floor</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Dwelling or rooming units located above ground floor</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Multiple family dwelling</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Row house</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMERCIAL USES</th>
<th>Residential Districts</th>
<th>Commercial and Industrial Districts</th>
<th>Special Purpose Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-3D</td>
<td>R-MF 2</td>
<td>R-TN</td>
</tr>
<tr>
<td>Neighborhood retail, not listed separately – no drive-through facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>General retail, not listed separately</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Photography Studio</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>INSTITUTIONAL USES</th>
<th>Residential Districts</th>
<th>Commercial and Industrial Districts</th>
<th>Special Purpose Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-3D</td>
<td>R-MF 2</td>
<td>R-TN</td>
</tr>
<tr>
<td>Library, Museum, Gallery</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Convention or Exhibition</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Post Office or Postal Substation</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>BUSINESS/PROFESSIONAL USES</th>
<th>Residential Districts</th>
<th>Commercial and Industrial Districts</th>
<th>Special Purpose Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-3D</td>
<td>R-MF 2</td>
<td>R-TN</td>
</tr>
<tr>
<td>Medical, dental, or therapy clinic</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Office—business, professional, or governmental, not listed separately</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>
**EATING AND DRINKING ESTABLISHMENTS**

<table>
<thead>
<tr>
<th></th>
<th>Residential Districts</th>
<th>Commercial and Industrial Districts</th>
<th>Special Purpose Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>R-3D</td>
<td>R-MF 2</td>
<td>R-TN</td>
</tr>
<tr>
<td>Bar or brewpub</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor eating establishment</td>
<td></td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Restaurant, with alcohol</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant, without alcohol</td>
<td></td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**ACCESSORY USES**

<table>
<thead>
<tr>
<th></th>
<th>Residential Districts</th>
<th>Commercial and Industrial Districts</th>
<th>Special Purpose Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking lot or structure</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor activities, non-profit</td>
<td></td>
<td>P</td>
<td></td>
</tr>
</tbody>
</table>

**DIMENSIONAL STANDARDS**

Not only are the permitted uses within each zoning district important, but so are the dimensional requirements regulating building height, setback, open space allotted for yards, and lot coverage. Dimensional standards are outlined in Section 32.05 of the Cedar Rapids Zoning Ordinance. The following tables reproduce Table 32.05-1: Dimensional Standards for Residential Districts and Table 32.05-2: Dimensional Standards for Commercial and Industrial Districts. These tables have been simplified to include solely the districts present within the boundaries of the Czech Village/New Bohemia Urban Neighborhood District as proposed by this project.

The Dimensional Standards are available in full text at [http://library.municode.com/index.aspx?clientId=16256&statelId=15&stateName=Iowa](http://library.municode.com/index.aspx?clientId=16256&statelId=15&stateName=Iowa) and should be consulted for further review.

The Public (PUB) Zoning District within the Czech Village/New Bohemia Urban Neighborhood District has been excluded from the Dimensional Standards tables. As per Table 32.05-2: Dimensional Standards for Commercial and Industrial Districts, dimensional standards are "Established by City Council for specific use at time of development approval."\(^{11}\)

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\(^{11}\)Cedar Rapids Zoning Ordinance, Section 32.05.010.C.1: Dimensional Standards for Commercial and Industrial Districts Table.
<table>
<thead>
<tr>
<th>Minimum Lot Size</th>
<th>R-3D</th>
<th>R-MF 2</th>
<th>R-TN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Size</td>
<td>Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>Width at Setback Line</td>
<td>50 ft.</td>
<td>RH = 24 ft.</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>Frontage</td>
<td>25 ft.</td>
<td>0 ft.</td>
</tr>
<tr>
<td>Minimum Yard Size</td>
<td>Front</td>
<td>25 ft.</td>
<td></td>
</tr>
<tr>
<td>Minimum Yard Size</td>
<td>Interior Side (See Note 2)</td>
<td>SFD, 2F = 5 ft./14 ft.</td>
<td>5 ft./14 ft. for structures up to 3 stories; 15 ft for structures over 3 stories</td>
</tr>
<tr>
<td>Minimum Yard Size</td>
<td>Corner Side</td>
<td>15 ft.</td>
<td>15 ft for structures up to 3 stories; 30 ft. for structures over 3 stories</td>
</tr>
<tr>
<td>Minimum Yard Size</td>
<td>Rear</td>
<td>25 ft.</td>
<td>10 ft; For lots 35 ft. or less = 5 ft.</td>
</tr>
<tr>
<td>Other Standards</td>
<td>Maximum Height/Stories (See Note 3)</td>
<td>Greater of 35 ft. or 3 stories</td>
<td>150 ft.</td>
</tr>
<tr>
<td>Minimum Usable Open Space</td>
<td>Maximum Lot Coverage</td>
<td>50 %</td>
<td>50 %</td>
</tr>
<tr>
<td>Minimum Usable Open Space</td>
<td>Minimum Size of Single Family Dwelling</td>
<td>Minimum dimension of 22 ft. for the main body and minimum Floor Area of 660 s.f. (See Note 4)</td>
<td></td>
</tr>
</tbody>
</table>
### ABBREVIATIONS:

SFD = Detached Single Family Dwelling; ASF = Attached Single Family Dwelling; 2F = Two Family Dwelling; MF = Multi-Family Dwelling; RH = Row house; DU = Dwelling Unit; OTH = Other uses or structures; sf = square feet; ft = feet

### Notes:

1. Lot coverage for all structures, combined principal and accessory, shall not exceed 50% of total lot area.

2. When there are two numbers listed (i.e. x/y), the first number indicates the minimum for each interior side yard and the second number indicates the minimum combined side yard requirement.

3. Additional height limits from Sec.32.05.30.E. may apply, which states the following concerning height limits:

   No building or portion of a building within one hundred (100) feet of any residential zone district shall be more than thirty-five (35) feet in height. No building or portion of a building within two hundred (200) feet of any existing residence in a residential zone district shall be more than seventy-five (75) feet in height. (Sec.32.05.30.E.4)

4. May be reduced to minimum dimension of 16 feet for the main body and 500 sf floor area by the Board of Adjustment to allow infill development of small legal nonconforming lots of record with width of 40 ft or less or area of 4,000 sf or less pursuant to Sec. 32.05.030.D.1. The Board of Adjustment shall decide all such reductions according to the Variance procedures stated in Sec. 32.02.030.F.
### Table 32.05-2: Dimensional Standards for Commercial and Industrial Districts (See Note 1)

<table>
<thead>
<tr>
<th></th>
<th>O-S</th>
<th>C-3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Minimum Lot Size</strong></td>
<td><strong>Lot Area</strong></td>
<td>0 s.f.</td>
</tr>
<tr>
<td></td>
<td><strong>Lot Width</strong></td>
<td>50 ft.</td>
</tr>
<tr>
<td>**Minimum Yard</td>
<td><strong>Front</strong></td>
<td>25 ft. + 1 ft./3ft. if</td>
</tr>
<tr>
<td>Setback (See Note 2)</td>
<td></td>
<td>structure exceeds 35 ft. in height</td>
</tr>
<tr>
<td></td>
<td><strong>Interior Side</strong></td>
<td>5 ft. each/15 ft.</td>
</tr>
<tr>
<td></td>
<td><strong>Single/Combined</strong></td>
<td>combined; and at</td>
</tr>
<tr>
<td></td>
<td></td>
<td>least 1/3 of the building height + 1 ft./3ft. if structure exceeds 45 ft. in height</td>
</tr>
<tr>
<td></td>
<td><strong>Corner Side</strong></td>
<td>15 ft. + 1 ft./3 ft. if</td>
</tr>
<tr>
<td></td>
<td></td>
<td>structure exceeds 35 ft. in height</td>
</tr>
<tr>
<td></td>
<td><strong>Rear</strong></td>
<td>15 ft. + 1 ft./3 ft. if</td>
</tr>
<tr>
<td></td>
<td></td>
<td>structure exceeds 45 ft. in height</td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
<td>100 ft.</td>
<td>100 ft. (See Note 3)</td>
</tr>
<tr>
<td><strong>Floor Area Ratio</strong></td>
<td>---</td>
<td>---</td>
</tr>
</tbody>
</table>

**ABBREVIATIONS:**
s.f. = square feet; ft. = foot

**Notes:**

1. Properties located within the Core Area as defined in this Ordinance shall be exempt from the minimum lot size and setback requirements. See section on Core Area below for boundaries and more information.

2. Minimum Yard requirements and increased setbacks for structures over 45 feet in height shall not apply to any parcel located within the Core Area as defined in this Ordinance.

3. Additional height limits from Sec.32.05.30.E. may apply, which states the following concerning height limits:

   No building or portion of a building within one hundred (100) feet of any residential zone district shall be more than thirty-five (35) feet in height. No building or portion of a building within two hundred (200) feet of any existing residence in a residential zone district shall be more than seventy-five (75) feet in height. (Sec.32.05.30.E.4)
CORE AREA EXEMPTIONS FOR DIMENSIONAL STANDARDS

Section 32.01.70.F in the Cedar Rapids Zoning Ordinance exempts parcels within the boundaries of the Core Area of the city from dimensional requirements on development.

Because different areas of the City have developed at different times, and older lots tend to be smaller and less able to accommodate setbacks, landscaping, and parking requirements that would otherwise apply, alternative development standards have been developed for areas of the City containing older and more constrained lots. The alternative development standards are identified in Section 32.05 Dimensional, Parking, and Development Standards, and such standards shall apply in the "Core Area" of the City, as shown in Figure 32.01-1 [see figure on next page].

The majority of the parcels within the boundaries of Czech Village/New Bohemia Urban Neighborhood are contained within the Core Area Boundary. Per Sec.32.05.010.C.1 of the Cedar Rapids Zoning Ordinance, commercial developments within the Core Area are exempt from the minimum lot size and setback requirements. The area of the former Sinclair Packing House is on the outside perimeter of the core area boundary. Because this area will be redeveloped, the City should consider revising the boundaries to include this area within its core area consideration to offer protective provisions to maintain the characteristic older and smaller lots that surround this area.

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12Cedar Rapids Zoning Ordinance, Section 32.01.070.F: Map of Core Area.
Summary of Goals for Redevelopment Proposals

By making recommendations for zoning district modifications, this project will be better able to address the legal measures guiding redevelopment efforts. Through identification of the city's goals and initiatives as part of its comprehensive plan, this project will adequately propose redevelopment options that appropriately meet the City's vision for its recovery and revitalization. And by recognizing the importance of community members' desires and visions for their neighborhoods, this project will strive to meet the goals set forth by Cedar Rapids residents as part of the River Corridor Redevelopment Plan and Neighborhood Reinvestment Action Plans.

To summarize, the collective goals of the suggested zoning ordinance modifications, comprehensive plan components, the River Corridor Redevelopment Plan, and the Neighborhood Reinvestment Action Plans, as addressed by this project, are listed in the subsequent pages.
COMPREHENSIVE PLAN GOALS

- Maintain or enhance the quality and stability of existing neighborhoods
- Increase downtown residential and entertainment uses
- Compatibly integrate residential and non-residential uses
- Provide residents with a choice of housing types and prices ranges in neighborhoods throughout the City
- Monitor and provide an adequate supply of dwellings for moderate, low, and very-low income households.
- Develop and maintain a system of parks that provide a choice of passive and active recreational opportunities within walking distance of all urban residential development in the City
- Provide recreational opportunities for residents and visitors to the community throughout the year
- Enhance community entryways and high-visibility corridors
- Create attractive living environments for existing and future residents of Cedar Rapids
- Make employment centers and commercial/retail areas attractive for employers, employees, shoppers, and tourists
- Preserve and enhance existing community historic resources
- Establish a continuous network of safe and convenient pedestrian ways, bicycle trails, and bike lanes throughout the City
**RIVER CORRIDOR REDEVELOPMENT PLAN GOALS**

- Use levees to maximize open space and preserve existing neighborhoods
- Preserve critical cultural and economic assets such as Czech Village and New Bohemia
- Keep the riverfront open to the public
- Develop pedestrian and bike trails along greenway corridor connecting downtown to the neighborhoods
- Use the riverfront for parks, high-quality mixed-use development, or public uses
- Maintain views to the river
- Develop better connectivity and sense of community via community centers, mixed housing, and sidewalks
- Encourage non-vehicular modes to, from and through downtown
- Expand/extend bus and connect to bicycle and parking facilities
- Improve pedestrian environments
- Convert 4th street rail to pedestrian or transit corridor
- Connect to and complement adjacent areas with the Sinclair area development
- Encourage sustainable, walkable, mixed-use communities
- Encourage a mix of market-rate and affordable housing units
- Restore historic buildings whenever possible
- Save and/or build on current artistic and cultural facilities within neighborhoods where possible
- Relocate, if necessary, important cultural resources to protected areas, memorialize their original location where appropriate
- Foster a strong "sense of place" by celebrating the unique neighborhood identity
- Build vibrant public spaces that welcome neighborhood visitors and promote interaction for neighborhood residents
- Diversify Czech Village with mixed-use retail/commercial with residential on upper floors
- Connect to and complement adjacent areas with the Sinclair area development
- Maintain neighborhood character and identity in redeveloping impacted areas
RIVER CORRIDOR REDEVELOPMENT PLAN GOALS, CONTINUED

- Re-establish neighborhood cultural institutions such as National Czech and Slovak Museum and African American Historical Museum
- Celebrate significant neighborhood landmarks such as St. Wenceslaus Church and the Czech Village Clock Tower
- Streetscape improvement along neighborhood connectors
- Create new neighborhood assets to catalyze development, such as a community/recreation center or civic open space/plaza
- Connect riverfront greenway to residential areas

NEIGHBORHOOD REINVESTMENT ACTION PLAN GOALS

- Promote civic arts
- Support Czech Village/New Bohemia Main Street program
- Develop urban design principles for businesses
- Encourage Czech Village Reinvestment Projects
- Strengthen Taylor to Czech Village neighborhood center
- Complete cleanup of the Sinclair brownfield site
- Create and adopt urban design principles for housing
- Encourage mixed-income and infill development
- Create a new outdoor performance venue
- Provide additional recreation programs
- Build bus shelters
- Make bus schedules and routes more accessible
- Cleanup and re-grade damaged right-of-ways
- Extend 14th Avenue SE to St. Wenceslaus
- Repair flood-damaged bridges
- Repair flood-damaged roads
- Repair flood-damaged sidewalks
NEIGHBORHOOD REINVESTMENT ACTION PLAN GOALS, CONTINUED

- Create and adopt urban design principles for roadways
- Improve wayfinding elements (signage)
- Streetscape improvements to 14th Avenue SE
- Streetscape improvements to 2nd Street SE
- Streetscape improvements to 3rd Street SE
- Streetscape improvements to 5th Street SE

GOALS OF REZONING SUGGESTIONS WITHIN BOUNDARIES OF CZECH VILLAGE AND NEW BOHEMIA

- Rezone the former Sinclair industrial site (I-2, O-S, and I-1) to Traditional Neighborhood Residential (R-TN)
- Rezone Central Business district (C-4) to Regional Commercial (C-3)
- Rezone Light Industrial districts (I-1) to Regional Commercial (C-3); remaining industries are permitted to stay as nonconforming uses.
REDEVELOPMENT PROPOSAL

This section is the culmination of both the research into Cedar Rapids’ goals for post-flood recovery and redevelopment and the design guidelines presented in previous chapters. The section begins with an overall site map showing the proposed redevelopment. The redevelopment site plan remains the same for both contemporary and cultural redevelopment schemes. Each scheme will include the same uses, but the character of the buildings will follow each distinct set of architectural guidelines presented previously.

There are eight different categories of uses proposed within the redevelopment: Historic Building; Relocated Building; Mixed Use: Commercial/Residential; Mixed Use: Dining/Entertainment/Residential; Mixed Use: Commercial/Office; Multi-Family Residential; Single-Family Residential; and Parking. Those marked Historic Building are either currently in use or will be rehabilitated for new uses. Those marked Relocated Building are the National Czech and Slovak Museum and the African American Museum. The Czech Museum currently has plans underway to relocate its building to the site marked. This proposal is suggesting relocating the African American Museum to an alternative location because it is currently located in the proposed levee. To the author’s knowledge, the museum currently has no plans of moving -the proposed relocation is merely part of this project’s redevelopment proposal. Mixed-use buildings are distinguished by their respective proposed uses: Commercial/Residential; Dining/Entertainment/Residential; and Commercial/Office. Multi-Family Residential areas are located along the levee walk and riverfront along 2nd Street and the narrow arm of the lake along 4th Street. Single-Family Dwellings are located along 5th Street to reestablish a neighborhood center around St. Wenceslaus Church. Parking has been reconfigured throughout the district and tucked behind buildings along the 3rd Street corridor. This will reduce the sight of vast surface parking lots, which currently mars the riverfront area.
The section continues by discussing the components of the redevelopment proposal and providing visual examples of each element. It first discusses the shared components of both the contemporary and cultural schemes, as these aspects of the redevelopment proposal are independent of a certain architectural character: Street Improvements, Levee Recreational Area, and Lake Recreational Area. The section then moves on to specific building redevelopments: Matyk Block; CSPS Block; ZCBJ Block; 14th Avenue SE, 16th Avenue SW, Multi-Family Row Houses, and Single-Family Residences. Each redevelopment is given a brief explanation followed by the Contemporary Redevelopment Scheme and then the Cultural Redevelopment Scheme. Doing so allows readers to compare the different schemes side by side. Visual examples are meant to give an impression of what the proposed redevelopments could look like by following the architectural guidelines for each respective scheme.

The following pages are presented in landscape orientation to facilitate a better layout for presenting the redevelopment proposal.
Pedestrian Bridge

Historic Building

Relocated Building

Mixed Use: Commercial/Residential

Mixed Use: Dining/Entertainment

Mixed Use: Commercial/Office

Residential: Multi-Family Row Houses

Residential: Single-Family Dwellings

Parking Lot

District boundaries

Recreational Trails

Access to parking

Levee

Cedar River

Redeveloped Sinclair site into lake and recreation area

Passive recreation area in levee

Pedestrian bridges

Levee

Relocation site for National Czech and Slovak Museum
REDEVELOPMENT PROPOSAL KEY ELEMENTS

1. Enhancement of 3rd Street SE Corridor with streetscape improvements and mixed-use infill development.
2. Rehabilitation of key historic buildings along 3rd Street SE and 14th Avenue SE.
3. Infill development in vacant lots along 16th Avenue SW.
4. Facade improvements and streetscape enhancements along 16th Avenue SW corridor.
5. Relocation of African American Museum to 3rd Street SE between 12th and 13th Avenues. The museum must be relocated because its current location is within the proposed levee.
6. Relocation of National Czech and Slovak Museum to former Roundhouse site, as chosen by Museum officials.
7. Attached multi-family residential infill along 2nd Street Promenade and 4th Street lakefront.
8. Detached single-family residential dwellings along 5th Street SE and 16th Avenue SE.
9. Landscaped parking lots located behind structures to reduce view from streetscape.
10. Parking garages incorporated into large-scale, mixed-use buildings.
11. Redevelopment of former Sinclair site and other industrial sites along 4th Street SE into lake recreational area.
12. Levee and recreational area based on U.S. Army Corps of Engineer and City's proposal.
13. Enhanced trail system.
Street Improvements

- Expand streets to accommodate on-street parking and biking lanes.
- Enhance pedestrian environment with street furnishings, landscaping, and attractive storefronts.
- Improve public transportation with adequate bus shelters and signage.
- Expand 4th Street to connect 8th Avenue SE to 14th Avenue SE.
- Repair flood-damaged bridges and roadways

Street Cross-sections

1. Major arteries with heavy traffic:
   - 8th Avenue SE
   - 12th Avenue SE

2. Interior connectors with moderate traffic:
   - 2nd Street SE
   - 3rd Street SE
   - 4th Street SE
   - 9th Avenue SE
   - 10th Avenue SE
   - 11th Avenue SE
   - 13th Avenue SE
   - C Street SW
   - 14th Avenue SE/16th Avenue SW

3. Residential streets with local traffic:
   - 5th Street SE
   - 16th Avenue SE
**Levee Recreational Area**

- Redevelopment of surface parking lots along river into levee, landscaped with native plantings.
- Recreational trail at the peak of levee, sloping down to open fields for passive recreation along the river.
- Recreational trail along the restored riverfront.
- Tree-lined promenade along 2nd Street SE with intermittent stairs and plantings.
- Pedestrian bridge from converted railroad bridge to connect east and west banks of the river; located in southeast corner.

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**2nd Street Promenade**
CAKE RECREATIONAL AREA

- Cleanup of Sinclair industrial site to provide recreational lake and act as a catalyst for surrounding development.
- Trails surround lake and connect to levee and riverfront trails.
- Amphitheater will provide outdoor performance venue for concerts and events.
- Landscaped with native plantings and can act as an ecological learning center with addition of interpretive placards.
- Pedestrian bridges provide walkways over the narrow arm of the lake and connect to adjacent neighborhoods.
- Recreation facility to provide bike and watercraft rentals.
- Opportunity for wildlife recreational activities.
MATYK BLOCK REDEVELOPMENT AND INFILL

The Matyk Building, pictured below, is a key historic building along the 3rd Street SE corridor. Recent work done includes a rehabilitated storefront and new windows. The two-story building will be rehabilitated into a mixed-use commercial/office space. The remaining buildings on the block are slated for demolition, thereby leaving the block open for new development. It will be filled with new mixed-use commercial/residential units. Parking will be available on the street and behind the development units. Prominent features of the building are its central bay on the second floor, and its series of brick arches and corbelling. These features will be incorporated into the contemporary redevelopment scheme.
The contemporary redevelopment scheme incorporates the central block of the Matyk Building's second story as well as its prominent central window. It also picks up on the Matyk Building's round arches by echoing these details in the arched windows. Retail and commercial space is on the first floor and apartments are on the second. Recessed areas break up the building's mass and make it seem like smaller individual storefronts. Recessed areas on the second floor provide balcony spaces for residents. Parking is relegated to the rear of the building and on the street. The addition of landscaping and appropriate light fixtures defines a pedestrian realm and makes the streetscape more attractive.
The cultural redevelopment scheme uses common Czech architectural elements such as gables, bay windows, window box planters, and pastel color schemes with highlighted window surrounds. Each storefront has a unique color scheme to distinguish one from the next. This distinction breaks up the mass of the block without seeming like one massive building. The first story is available for commercial and retail units while the second story will be used as apartments. Parking is relegated to the rear of the building and on the street. The addition of landscaping and appropriate light fixtures defines a pedestrian realm and makes the streetscape more attractive.
CSPS Block Redevelopment and Infill

The CSPS Building, see top photo, is a Czech fraternal hall and is one of the most prominent buildings along the 3rd Street corridor. It currently houses performance spaces and art galleries for Legion Arts, a local non-profit art organization. The building has not had any recent work done to it, but shows its wear over time. Windows have been replaced by glass block, arched windows have been boarded up, and the storefront has been severely altered. Rehabilitation work will include restoration of the storefront and windows. A historic fire house sits next to the CSPS Building, and is currently vacant. Rehabilitation work will include opening the fire house's filled-in garage door to open onto outdoor patio space for a restaurant. A historic block of buildings sits at the opposite corner on the CSPS block, see bottom photo. The block now houses a local restaurant, offices, a salon, and retail. Vacant lots lie between this block of buildings and the fire house, which will be developed into mixed use commercial and retail.
The block currently has a vacant lot between in the center, which will be filled with new construction. Because the block has consistent brick architecture, brick will be the primary material for these two new buildings. The buildings will echo the storefront patterns of surrounding buildings with similar window openings and cornice lines. These buildings will provide commercial and retail space. Though not pictured, the addition of street trees, landscape planters, and street furnishings will help beautify the corridor and define a pedestrian realm.
To provide a characteristically Czech appearance, the two buildings have side gables and parapeted gables on the facade. Each unit of the building has a unique gable to break up the mass of the building. Additionally, each building has a unique color scheme to further differentiate the block. The addition of street trees, landscape planters, and street furnishing will help beautify the corridor and define a pedestrian realm.
Similar to the CSPS Building, the ZCBJ Building once housed a Czech fraternal organization. The three-story building is prominent along the 3rd Street corridor and currently houses a restaurant at the rear of the first floor. Because of the large scale of the ZCBJ Building, it provides opportunity for larger scaled infill buildings. The ZCBJ Block will be redeveloped into a series of mixed use buildings with ground-level commercial and upper-story residential spaces as well as an entertainment venue.
Because brick is the primary building material of the ZCBJ building, it will also be used for the infill buildings. Additionally, the widths of the infill buildings are based on the width of the ZCBJ Building – from left to right: 3 units, 2 units, and 3 units. In the middle two buildings, ground-level units provide space for commercial, retail, and offices, while the upper stories accommodate residential units. The rightmost building is a multi-level entertainment venue with restaurants and nightlife, called the New Bo Center. Large-scale buildings also provide opportunity for building deck parking behind. Unique signage and awnings help create a human-scaled pedestrian realm to foster activity on the street level.
Characteristically Czech buildings fill the block with commercial, residential, and entertainment spaces. The second building from the left is broken into a series of four mixed-use units to break up the mass of the building. Each unit has commercial/retail space at the ground level with apartments above. The upper stories of each unit are marked by a central bay window. The mixed-use building second from the right features an internal courtyard, through which the ground-level commercial spaces and upper-level residential spaces are accessed. Like the previous development scheme, rightmost building is an entertainment complex with restaurants and nightlife. Rather than providing deck parking like the previous scheme, parking is relegated to the rear of the buildings and on the street.
14th Avenue Redevelopment

Fourteenth Avenue is the gateway to New Bohemia from Czech Village. A series of derelict historic buildings will be restored to enhance the corridor. These buildings also have close proximity to the lake, an amenity upon which they can capitalize. An old gas station-turned tattoo parlor at the corner of 14th Avenue and 3rd Street will be restored as a recreation rental facility; a vacant two-story building will be redeveloped into a restaurant and banquet facility with outdoor seating overlooking the lake; and a historic movie theater will be restored as an art house cinema with a small gallery. An infill building at the southern end of the block will complete the street wall and house professional offices.
The 14th Avenue redevelopment features a mixture of diverse buildings. The old gas station has an eclectic Spanish style, which makes it unique from the rest of the architecture within the district. Its garage door openings will provide easy access to recreational rentals such as bikes and surreys while also providing an area for lakefront concessions. The infill building at the opposite end of the block is based on traditional 20th century architecture, similar to the restored theater next to it. Landscaping along the street and lakefront will make the area attractive for pedestrians and encourage recreational activity.
Because the center two buildings have been severely altered, there is opportunity to transform them with Czech architectural elements to fit with the cultural character of the redevelopment proposal. The buildings will retain their respective functions as a restaurant/banquet facility and art house cinema. The restaurant building will incorporate traditional Czech windows and window surround, dormer windows with gables, and rusticated corners while the cinema will incorporate a bell gable and rustication along the corners and under the arched opening. The infill building will be divided into two storefronts, each with its own gable. Rustication will separate the two units. The buildings will feature pastel and neutral color scheme with appropriate accent colors.
Sixteenth Avenue SW is the primary corridor through Czech Village on the Cedar River’s south bank. The two-block stretch is fairly intact with only few vacant lots between buildings. However, many buildings are in need of cosmetic facade work to improve their appearances, such as Maria’s Tea Room, pictured below. Storefront windows have been filled in, signage lacks a desirable character, and landscaping is sparse. By improving the pedestrian environment through restored storefronts, appropriate signage, and vibrant landscaping, the corridor will have a more consistent atmosphere and invite visitors. Because parking in the Czech Village is already located behind the buildings fronting 16th Avenue and along the street, no further parking reconfiguration is necessary. The following schemes consolidate the street wall by proposing a series of infill buildings. They also make recommendations for facade renovations for Ernie’s Tavern, pictured below.
A vacant lot between the first and fourth buildings above is redeveloped with a series of three one-story buildings. Each building has a parapet to complement the character of the surrounding buildings, which were built in the early 20th century. The storefront windows have been restored in the buildings that were boarded or filled in. Ernie's Tavern, on the far right, has been reconfigured to create a consistent two-story building mass. The corner tower on the right has been removed, but the corner entrance remains in place. Storefront windows are restored and second-story windows are installed in regular intervals. Lastly, the scheme proposes removing the stucco finish to reveal the underlying brick and painting a neutral color.
This scheme proposes a series of three one-and-a-half-story buildings with dormers and windows within the vacant lot. Each building has a unique color scheme and rustication to reinforce the Czech architectural identity. Ernie's Tavern on the far right has been reconfigured to better correspond with the Czech architectural character. The current tower on the building extends half the length of the facade. In this scheme, it has been trimmed to fit only within the corner. A characteristic Czech tower has been added with spires on each corner. Czech character is augmented by articulated window surrounds, casement windows, and rusticated pillars.
MULTI-FAMILY ROW HOUSES

There is great opportunity for bringing new housing near downtown. There are currently converted warehouse lofts within the district, and the redevelopment proposes several upper-story housing options. To add greater housing diversity to the neighborhood, the redevelopment introduces attached row houses, which provide great density as an urban housing model with the amenities of individual houses. They appeal to a variety of demographic groups who are looking to live in such dense and walkable neighborhoods like Czech Village and New Bohemia. The proposed row houses feature two full levels of living space above a ground-level garage that is accessed by a rear alley. The row houses are located along the 2nd Street promenade and levee walk and the narrow arm of the lake along 4th Street – the areas shaded in purple show row house locations. Fronting such locations gives the feeling of having an expansive yard within an urban environment. In the following schemes, the row houses are built in five-bay units. Each full block can accommodate two such units. Spaces between the units provide access around the buildings and break up the mass of each building. To further break up the building mass, the central bay is recessed.
The contemporary scheme draws on traditional gable-front houses, which are commonly found throughout the surrounding areas. This scheme also incorporates the front porch, which is a prominent feature on many houses in the area. The buildings are designed with clapboard siding on the upper stories with shingles in the gable and brick on the ground level. These are pictured with colors that were typical of craftsman style houses, which can be found throughout the area. Each unit has a small front yard, and the row houses are located to capitalize on outdoor features such as the tree-lined promenade on 2nd Street and lake along 4th Street.
CULTURAL REDEVELOPMENT SCHEME

The bays within the cultural scheme are defined by rustication and individual gables. The central bay is recessed to break up the mass of the building and each unit has its own color scheme that is typical to Czech architecture. Unlike the previous development scheme, each bay has its own stoop without a front porch. Unlike traditional American architecture, porches are not common in Czech architecture.
**Single Family Residences**

To further develop a variety of housing options within the district, a row of single family dwellings is proposed near St. Wenceslaus Church on 5th Street SE. There is currently a single row of small dwellings across from the church, but these are dilapidated and slated for demolition. Locating single family dwellings here will help emphasize St. Wenceslaus as a neighborhood center and will also incorporate the redevelopment area into the surrounding residential areas. Within the proposed rezoning options previously presented, recommendations suggested rezoning the area to Residential-Traditional Neighborhood, which will allow new housing developments to follow historic settlement and development patterns that included narrow lot sizes and shorter setback distances. Current zoning stipulations for new detached single-family dwellings typically require larger lot sizes than these historic patterns. The traditional zoning will allow the area to maintain its historic character.
The scheme above gives an impression of what new single family dwellings will look like. They are based off traditional housing types found in surrounding areas. They incorporate prominent features such as gables and front porches, which are common throughout the area. Close setback lines maintain the traditional urban residential atmosphere compared to the deep setbacks and typical of suburban neighborhoods. Furthermore, relegating garages to the rear of each lot lessens their visual impact on the neighborhood. Each house has a deep backyard and access to recreational trails and the lake.
Czech residential dwellings have a completely different character than American dwellings. In urban areas, dwellings – even those considered single family dwellings – are attached. Because the redevelopment site is within an urban setting, the single family dwellings are attached to maintain a Czech identity. Additionally, garages are not common features for residential units because there is not such a great dependency on personal vehicles for transportation. Those residents who have vehicles typically park on the street. However, to meet the needs of Cedar Rapids residents, garages can be located behind the dwelling units and accessed through rear alleys.
CONCLUSION
Czech Village and New Bohemia are uniquely positioned within the Cedar Rapids community as urban neighborhoods on the fringe of downtown. The two distinct areas are historically known for their concentration of Czech settlement in the late 19th and early 20th centuries. A large Czech presence remains within Cedar Rapids, though residents have moved beyond the Czech Village and New Bohemia neighborhoods. However, many businesses within the districts – especially in Czech Village – identify with the Czech heritage. Businesses with names such as Czech Cottage, Deba and Babi's Antiques, Sykora Bakery, and The Bohemian capitalize on this cultural identification. The National Czech and Slovak Museum and Library is also located in Czech Village, further augmenting the identification.

In 2008, Cedar Rapids received record flooding, damaging thousands of properties throughout the city. Czech Village and New Bohemia were among some of the hardest hit areas and have been slow to recover. The National Czech and Slovak Museum – an economic lifeline within the community – sustained heavy damages to its building and collections. It has only recently moved back into the Czech Village community in a rehabilitated two-story building, where it will remain until their plans of repairing and moving the damaged museum building to an alternative site within Czech Village. Other local businesses have been slow to recover as well. Others did not even reopen after the flood.

In the aftermath of the flood, neighborhood groups for both New Bohemia and Czech Village realized the need to consolidate and work together on their goals of recovery. The Czech Village-New Bohemia Urban Main Street District was formed under the Main Street Iowa Program. As an Urban Main Street District, it is recognized as having a unique historic commercial and residential character. The organizational structure of the district is the same as other recognized Main Street groups – a four-part structure with committees focusing on
Business Improvement, Promotion, Organization, and Design. This project was originally devised to aid the Design Committee in developing architectural guidelines for the district. However, after discussions with my advisors the project took a different route.

Many communities and neighborhoods identify with a particular ethnic heritage that trace to their periods of settlement. Czech Village and New Bohemia are no different. However, in many of these settlement areas, their ethnic identity is physically manifested in the built environment as settlers brought their unique building traditions with them. Consider the French settlements along the Mississippi River such as Sainte Genevieve, Missouri. The built environment reflects French building traditions. The same can be said of many other nationalities. German communities were typically centered on a characteristic two-tower church laden with exquisite detail and craftsmanship. Other places such as Holland, Michigan, or Pella, Iowa, were settled by Dutch immigrants and fill their town squares with traditional Dutch gables and windmills.

Through studying architecture on a study abroad experience in the Czech Republic, I became familiar with traditional Czech architectural norms. Czech Village and New Bohemia are not marked by a Czech architectural identity. Instead of building in their traditional methods and materials, Czech settlers built their community following American architectural trends of the time. New Bohemia, which was first settled in the 1880s, grew as a series of Italianate and Neoclassical commercial buildings and simple gabled workers' cottages. When Czech Village was settled in the early 20th century, its commercial buildings were traditional American one- and two-story broad front buildings with stepped parapets. Its residences were also simple gabled workers' cottages. Few buildings later attempted to achieve a Czech architectural identity through cosmetic alterations of the storefront but ended up looking contrived and haphazardly renovated. The renovations were likely due to resurgence in neighborhood affiliation and a ploy to boost business after Czech residents moved out of the neighborhood.

Therein lies the problem—how do these areas identify themselves as Czech and preserve their historic character when the people whose heritage the districts bear have left? The question of the project became a question of identity. In trying to preserve Czech Village and New Bohemia, do we try to preserve the physical architectural character, which is not characteristic of the ethnic group that built it? Or do we try to preserve the area's ethnic identity by creating
physical monuments that reflect the settlers' nationality, but not the architecture they
themselves built?

To be clear, there is still a large presence of Czechs within Cedar Rapids. However, many have
moved out of their historic epicenter within the city. They participate in annual heritage
festivals featuring traditional food, music, dancing, and dress. Furthermore, Czech Village
remains home to the National Czech and Slovak Museum and Library, which is committed to
staying in the neighborhood after the flood. The area maintains its identity as a center of Czech
culture in terms of food, art, crafts, music, and history, but not of architecture.

The other question at the heart of the project is how does Cedar Rapids more fully use the
historic neighborhoods of Czech Village and New Bohemia to its advantage? Many cities are
realizing the benefit of revitalizing their distraught urban historic urban neighborhoods. Recent
trends show people flocking back to urban areas where they can live, work, and take care of
their daily needs in close proximity to one another. Czech Village and New Bohemia have the
potential to do just that. Cedar Rapids can capitalize on these areas as true urban
neighborhoods, complete with commercial, dining, and entertainment opportunities to attract
people to the city and increase its quality of life for residents.

Fortunately, Cedar Rapids has recognized the need to preserve and revitalize Czech Village and
New Bohemia. City improvement projects were in their initial development stages when the
flood hit in 2008. The flood served as a catalyst for bringing residents together with the City in
its re-visioning process. Residents were able to voice their opinions in public workshops and
open houses. By taking public feedback into consideration and getting residents involved in this
ongoing envisioning process, Cedar Rapids is ensuring its city-wide vision remains consistent
with residents' desires. Sifting through public feedback forms, one thing became clear: the
residents' resolve to preserve the character of Czech Village and New Bohemia and transform
the area into a thriving cultural district and neighborhood once again. They recognized that a
neglected character would not attract visitors or entice business investment within the district.
It was also clear that they recognized the necessity of redeveloping abandoned industrial sites
and vacant parking lots as part of the district's revitalization efforts. These two factors inflict the
greatest casualties on the district's overall character. They mar the aesthetic of the district and
act as barriers for attracting visitors. After all, who wants to stroll along abandoned industrial warehouses and shoddy parking lots to reach their shopping and dining destinations?

This project investigated the City's and its residents' combined goals and presented options for the district's revitalization efforts. Both the contemporary and cultural models reflect distinct attitudes regarding preservation. The contemporary guidelines and redevelopment scheme help visualize a revitalized district based off of the current architectural character within the district, thereby maintaining its historic integrity in future developments. The cultural guidelines and redevelopment scheme, on the other hand, imprint a traditional Czech architectural identity on the area and reinforce the district's cultural heritage. Not only is the building aesthetic important to consider for redevelopment efforts, but so is the character of the street and the pedestrian realm to holistically beautify the district. The inclusion of streetscape guidelines addresses how the redeveloped district should enhance its architectural character and promote a human-scaled environment through the use of appropriate street furnishings, signage, and landscaping.

So which model is most suitable for the preservation of Czech Village and New Bohemia? The contemporary model provides more leeway and creativity in developing new architecture that reflects its historic character and has been adopted in many urban areas as standard practice. However, many places that are known for their ethnic identity abide by more stringent architectural standards to reinforce their cultural identity in the built environment. In cities such as Pella, Iowa, visitors are visually transported to Holland, where streets are lined with traditional gable-front buildings, tulips abound, and a Dutch windmill turns in the distance. Places like this are synonymous with their nationality.

The Cedar Rapids identity, however, is not synonymous with a Czech identity. When people consider Cedar Rapids, they think of Quaker Oats, Cargill, Rockwell Collins, and most recently, flooding. They don't picture quaint pastel buildings with unique gables and clock towers in the distance. Because this Czech architectural identity does not exist – even throughout its districts identified with Czech heritage – imposing such an architectural character in new developments would be detrimental to the progressing identity Cedar Rapids wishes to assume. Rather than bringing historic buildings into the 21st century, contrived historic Czech architecture would
freeze Czech Village and New Bohemia as an architectural museum. The district would become a backdrop like out of a storybook rather than a living, evolving urban atmosphere.

Certainly there are traditional Czech architectural elements that can be incorporated into contemporary designs. Consider the most famous contemporary building in Prague – the Dancing House by Frank Gehry, pictured at the right. Fred and Ginger, as it is known, was built alongside blocks of apartment houses bearing traditional architectural details. It successfully incorporates features such as the profile of transom and casement windows into its scheme. The building also clearly articulates each window from the wall surface and uses a traditional color scheme – a neutral base color with an accent color on window surrounds – to blend with its surrounding architecture. All of these elements are identified within the Cultural Guidelines as being characteristic of traditional Czech architecture. Of course, this is a world-renown building designed by a high-profile architect. By no means am I proposing any new architecture on this grand of a scale for the Czech Village and New Bohemia community, but rather I am highlighting how traditional Czech architectural elements can be incorporated into contemporary architecture without looking falsely historic.

As Czech Village and New Bohemia grow into their revitalized identities, they must do so by capitalizing on the qualities that make them unique – a riverfront location, historic building fabric, close proximity to downtown, commercial corridors, and cultural amenities. These are the factors that will distinguish them as a desirable place and make them attractive to a wider variety of people. An artificial Czech village transplanted into Cedar Rapids can lessen the success of redevelopment efforts by isolating the area from the rest of the city and appealing to a smaller demographic.
Without looking identifiably Czech, the district will remain the heart of Czech culture within the community without needing to impose a false architectural character because of the presence of Czech heritage organizations, annual festivals, the National Czech and Slovak Museum, and the formulating Czech Village/New Bohemia Urban Main Street District. It will preserve its cultural identity through the persistence of memory and passing down Czech traditions to new generations. Visitors will once again marvel at collections of Czech antiquities, costumes, and literature at the reopened museum. Local restaurants will continue serving traditional Czech goulash and pastries to cater to visitors desiring to prolong their Czech experience. A new Miss Czech-Slovak will be named at the annual Houby Days festival, where traditional music and dancing will explode onto the streets of Czech Village. These are the things that will tell the story of Czechs in Cedar Rapids and preserve their identity within the community.

Buildings, no matter what scheme they might take, serve only as a backdrop for these traditions. What’s more important in preserving the cultural identity of Czech Village and New Bohemia is that the district remains a viable location for these events to take place. If Cedar Rapids doesn't preserve the physical fabric of these neighborhoods, it risks losing its center of Czech tradition. The neighborhoods risk falling into anonymity with no sense of their cultural past as vacant lots and cookie-cutter buildings take the place of historic commercial corridors laden with architectural character. Anonymity is the antithesis of preservation. When character succumbs to anonymity, the preservation battle is lost. As long as Czech Village and New Bohemia retain those qualities that make them unique, their heritage will persist and their cultural identity will be preserved.
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