

Hiawatha Design Guidelines

Hiawatha, Iowa

Adopted: September 27, 2010

I-380
Corridor

North
Center Point Road

Robins
Road

Boyson
Road

Tower
Terrace
Road

Edgewood
Road
Extension



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Introduction

Section 1



The purpose of these guidelines are to give clarity to future growth areas of Hiawatha as clarified under “Applicable Areas” in this document. Pertinent to aesthetics of a community is the design of the site, landscaping, buildings and other components that are observed by the public.

The following GOALS form the basis for this document:

GOALS:

Guide future development and redevelopment of the I-380 Corridor, North Center Point Road, Boyson Road, Tower Terrace Road and future Edgewood Road Extension.

Attract new business and enhance property values.

Allow for diversity in design yet be harmonious in appearance.

Allow development and redevelopment to incrementally occur over time in a planned fashion.

Create a pedestrian friendly environment that encourages use from Hiawatha citizens and people visiting the community.

Establish a means to apply and enforce the guidelines included herein to achieve the project goals.

SUMMARY:

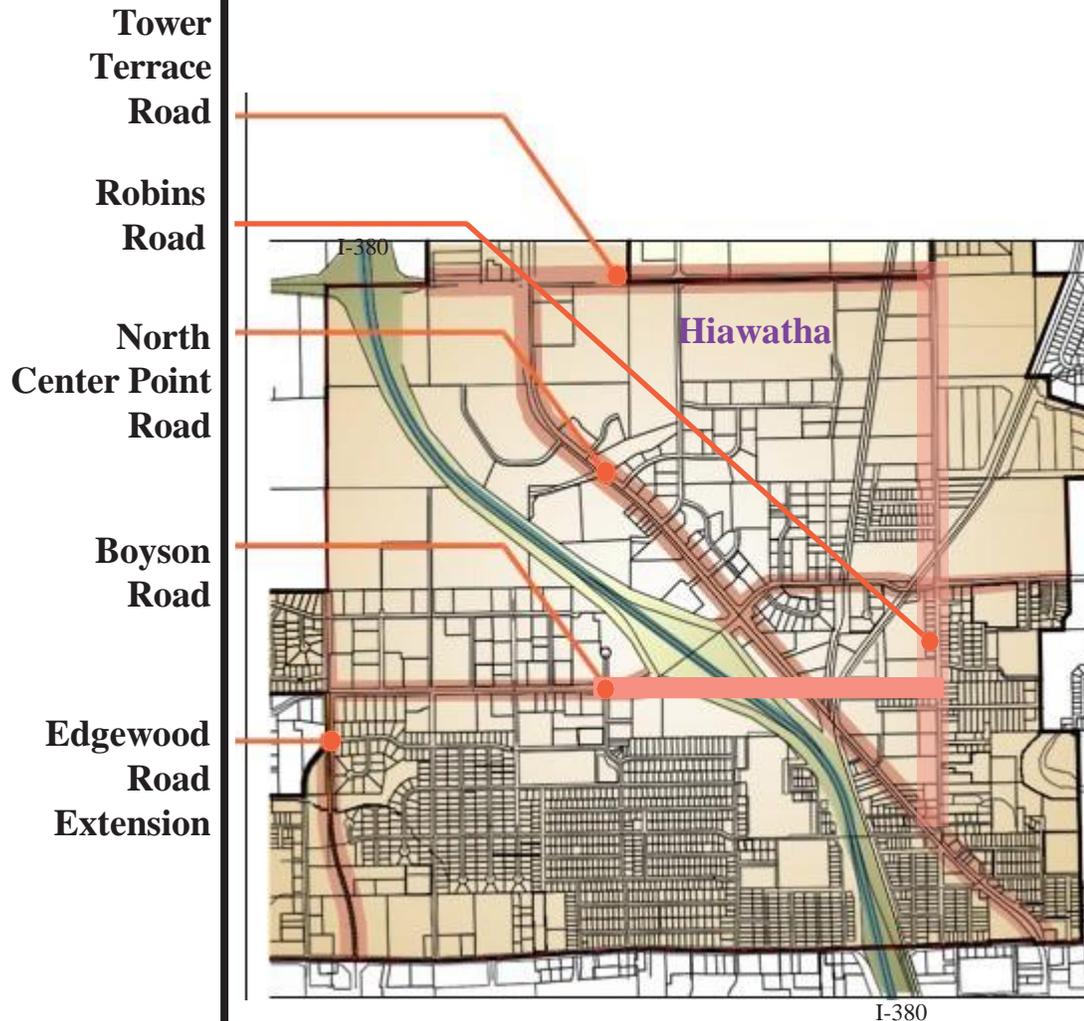
To maintain creativity and encourage a vibrant, unique mix of development and architecture, these guidelines establish minimum parameters to maintain a “planned look.” As a result, these guidelines are not all-inclusive, but instead establish the minimum for the development of the area. The City of Hiawatha Unified Development Code shall also apply.

Review decisions will have to be made and each new development will have to be reviewed independently, but in the context of the whole. A checklist of design guidelines shall be submitted with a site plan to be reviewed by staff and the Planning and Zoning Commission.

Applicable Areas

Section 2

These Design Guidelines will assist in ensuring continuity in long range planning and development. They will include the I-380 Corridor, North Center Point Road, Boyson Road, Tower Terrace Road (including City of Robins frontage), Robins Road (from Emmons to Tower Terrace) and Edgewood Road Extension as shown in the diagram below.



These Design Guidelines shall apply to:

New Construction

New uses/conversions of existing buildings

Additions to existing buildings:

When the addition exceeds 25% of the gross square footage of the existing building or when the cost of the addition exceeds 50% of the assessed value within five years the entire building and site will be required to conform.

Definitions

Section 3

Appearance	The outward state, condition and style that is visible to the public.
Appropriate	Sympathetic, or fitting, to the surrounding context and community.
Architectural concept	The basic aesthetic idea of a building, or a group of buildings or structures, including the site and landscape development, that produces the architectural character.
Architectural feature	A prominent or significant element of a building, structure, or site.
Architectural style	The characteristic form and detail, of a particular theme/style.
Attractive	Having qualities that create interest and pleasure in the observer.
Berm	A raised form of earth to provide screening or to improve the aesthetic character.
City	City of Hiawatha.
Code	The City of Hiawatha Unified Development Code.
Cohesiveness	Unity of composition between design elements of a building or a group of buildings and the landscape/site development.
Compatibility	Harmony in appearance and function.
Exterior building component	An essential and visible part of a building.
External design feature	The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color and texture of the materials of such portion and the types of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to public view from any street, place or way.
Graphic element	A letter, illustration, symbol, figure, insignia or other device employed to express and illustrate a message or part thereof.
Harmony	A quality that represents cohesive and congruent arrangement of parts, as in an arrangement of varied architectural and landscape elements.
Landscape	Plant materials, topography and other natural physical elements combined in relation to one another and to man-made structures.
Landscape buffer	Plant materials, topography and other natural physical elements used to help screen and visually soften building and site elements.
Mechanical equipment	Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes.

Definitions

Section 3

Miscellaneous structures	Structures, other than buildings, visible from public ways. Examples are: memorials, stagings, antennas, water tanks and towers, sheds, shelters, fences and walls, transformers, drive-up facilities.
Parking Area & Buffer	A three foot (3') high and a ten foot (10') wide parking area screen using landscaping and/or masonry wall (consistent with building materials) or berm. Screen should be continuous along the front (street side) of the parking area and surrounding each end of the parking area visible from the public R.O.W. for parking within 25 feet of the R.O.W.
Parking Bay	Parking Bay is defined as one row of parking.
Plant material	Trees, shrubs, vines, ground covers, grass, perennials, annuals and bulbs.
Pervious Area	The total horizontal area of site that is not covered by building, roofed or covered spaced, paved surfaces, walkways or any other site improvements.
Proportion	Balanced relationship of parts of a building, landscape, structures or buildings to each other and to the whole.
Scale	Proportional relationship of the size of parts to one another and to the human figure.
Screening	Structure or planting that conceals from public view.
Set back	A specified area that has additional requirements or restrictions.
Shrub	A multi-stemmed woody plant other than a tree.
Sign	A notice, name, symbol, direction, warning, advertisement, etc., that is visible to the public.
Street hardware	Man-made objects other than buildings that are part of the streetscape. Examples are: lamp posts, utility poles, traffic signs, benches, litter containers, planting containers, letter boxes, fire hydrants.
Streetscape	The scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, planting, street hardware and miscellaneous structures.
Utilitarian structure	A structure or enclosure relating to mechanical or electrical services to a building or development.
Utility hardware	Devices such as poles, crossarms, transformers and vaults, gas pressure regulating assemblies, hydrants and buffalo boxes that are used for water, gas, oil, sewer and electrical services to a building or a project.

R.O.W. General Guidelines:

Design intent would be to plant trees between the sidewalk and street, or within 50 feet from the center of the street. Utilities would be buried and the sidewalk located approximately 1' from the front property line. See following pages for R.O.W. Guidelines.

R.1 Maintain a continuous planting of street trees between the street and sidewalk. Each street will have similar grouping of trees (form and height) spaced at 40' on center.

R.2 New and existing utilities to be designed shall be placed underground.

R.3 Additional criteria regarding right-of-way design shall adhere to the guidelines defined by the City of Hiawatha and the Unified Development Code.

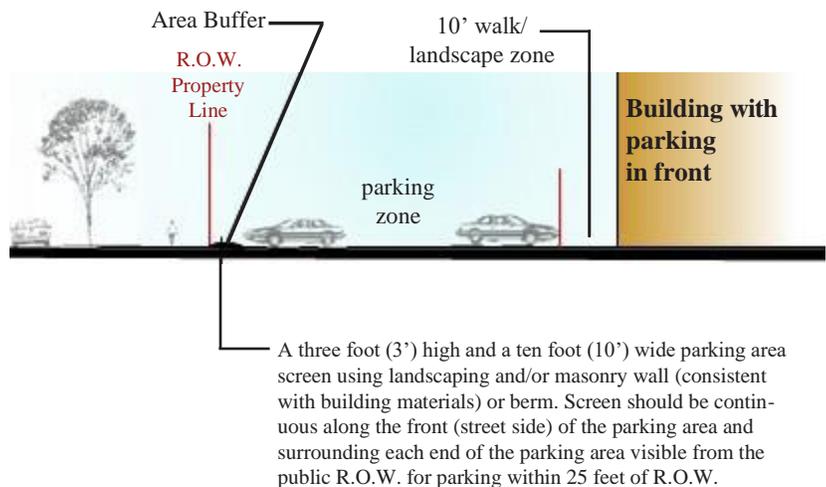
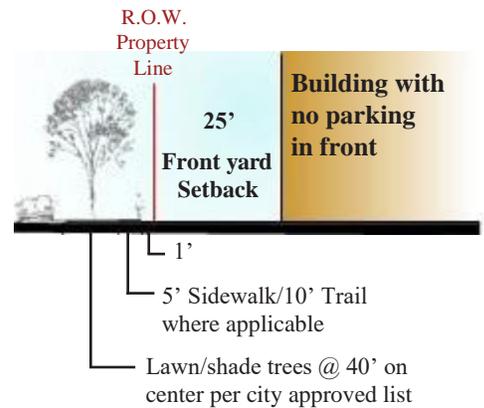


Photo showing no parking in front of building, shade trees in R.O.W. and utilities buried.



Photo showing no parking in front of buildings, but does not show a 3' tall continuous landscape screen or berm for parking area and utilities are not underground.

See following pages for right-of-way specifics



TREE GROUPINGS

Trees are approved for placement within Street rights-of-way in accordance with the prohibited and recommended tree lists in Hiawatha Ordinance Chapter 165, Appendix A. No other species will be allowed unless prior approval is granted by the City of Hiawatha.

Planting arrangements shall provide visual continuity while allowing for horticultural diversity. It is recommended that one group be selected for a continuous street corridor. If a corridor has a visual interruption, or change in direction, a different group may be used.

*Note: This Design Criteria is not designed to supersede any other code or ordinance that is more restrictive.

(TREE TABLES REMOVED)

Design Criteria

Section 4

(TREE TABLES REMOVED)

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*Note: This Design Criteria is not designed to supersede any other code or ordinance that is more restrictive.

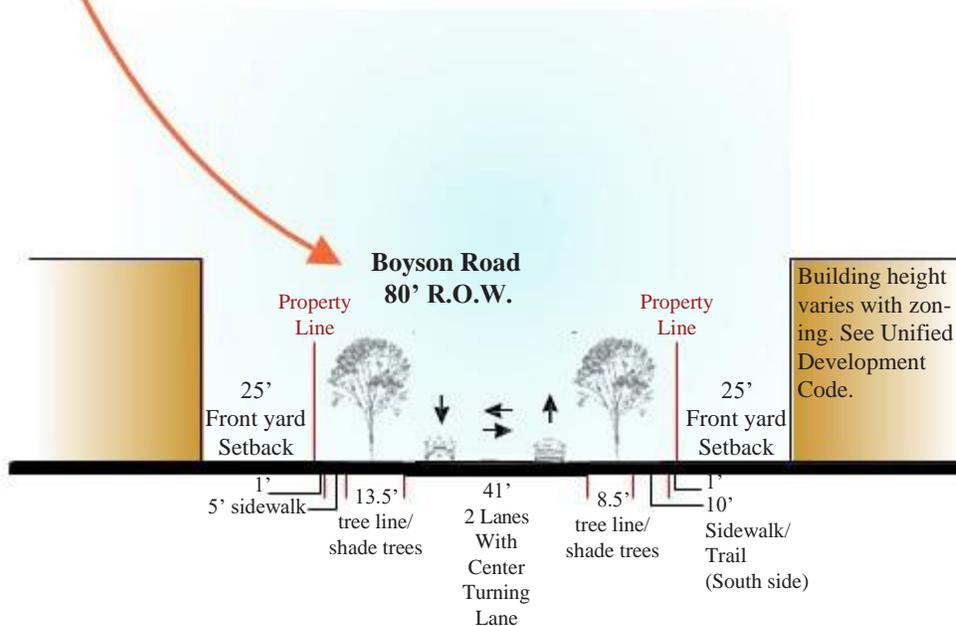
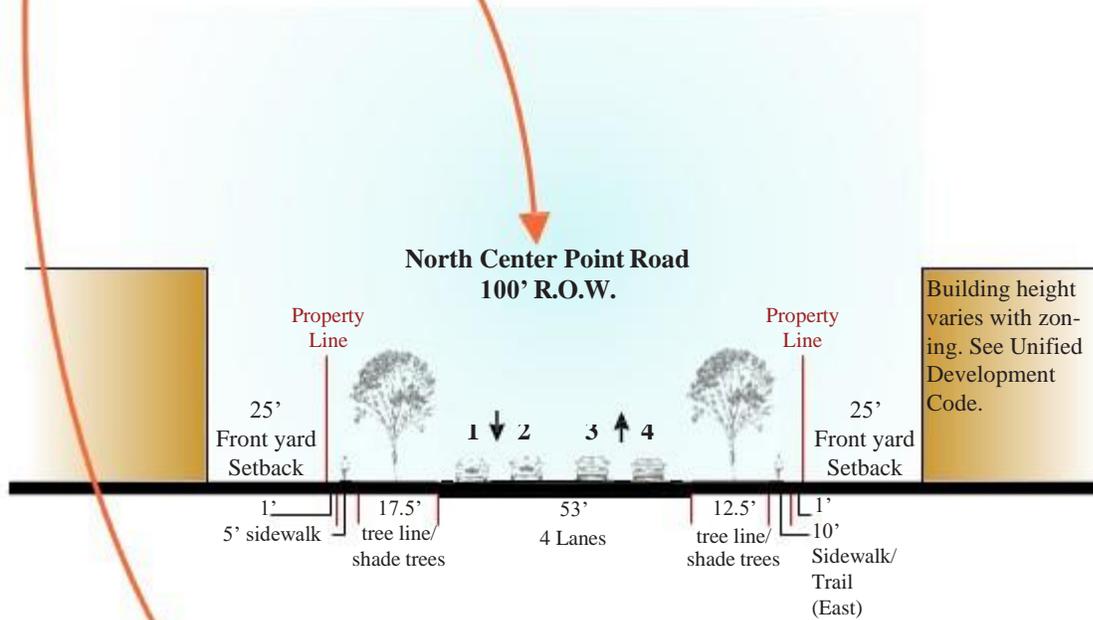
Design Criteria

Section 4



R.O.W. Specific Guidelines

R.O.W. Guidelines will include North Center Point Road (alternate setbacks and site designs are found in Hiawatha Unified Development Code, section 165.47 and “Appendix B”) and Boyson Road. Additional guidelines are found in the Hiawatha Unified Development Code, section 165.47 and “Appendix A.”



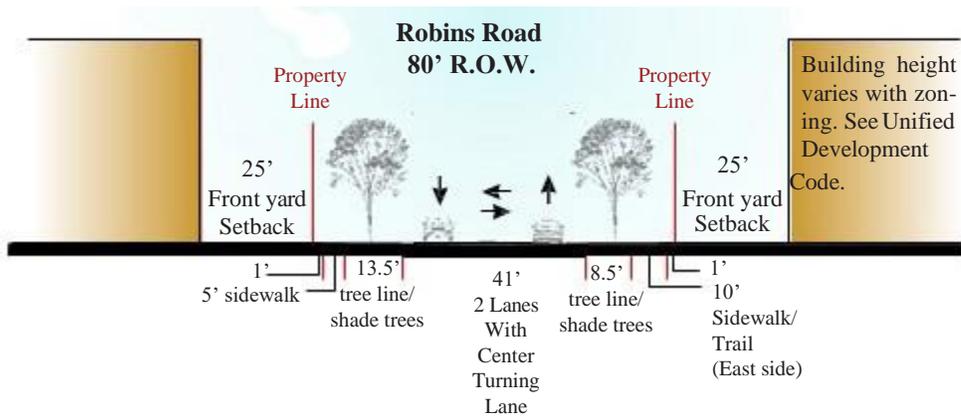
Design Criteria

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R.O.W. Specific Guidelines

R.O.W. Guidelines will include Robins Road (alternate setbacks and site designs are found in Hiawatha Unified Development Code, section 165.47 and “Appendix B”). Additional guidelines are found in the Hiawatha Unified Development Code, section 165.47 and “Appendix A.”



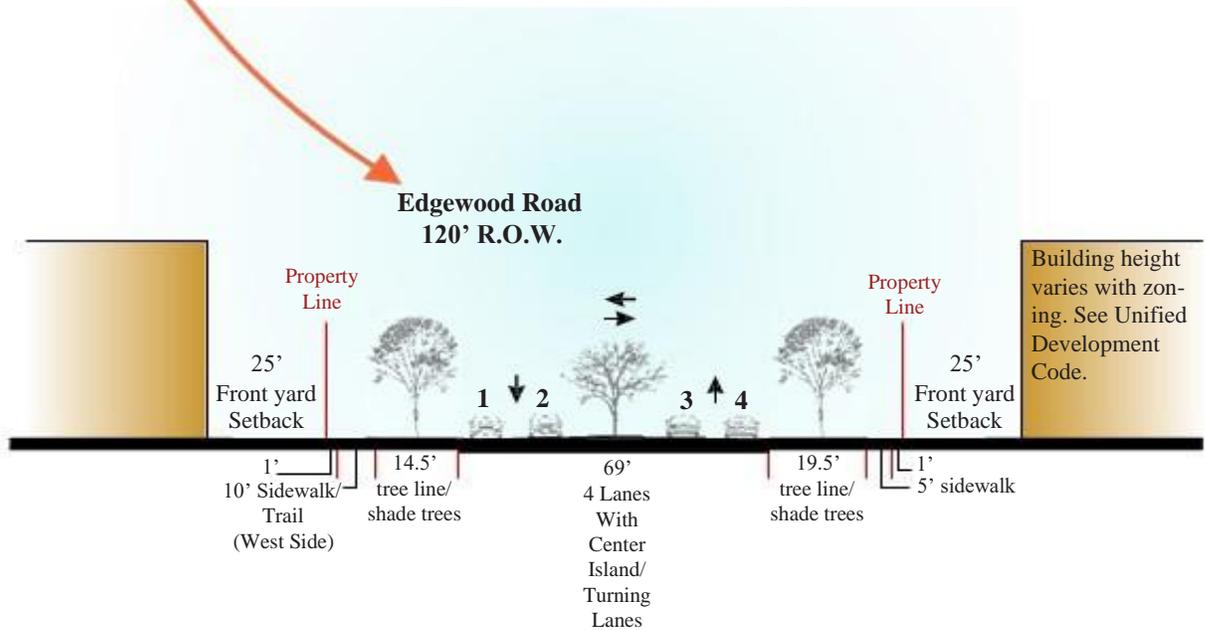
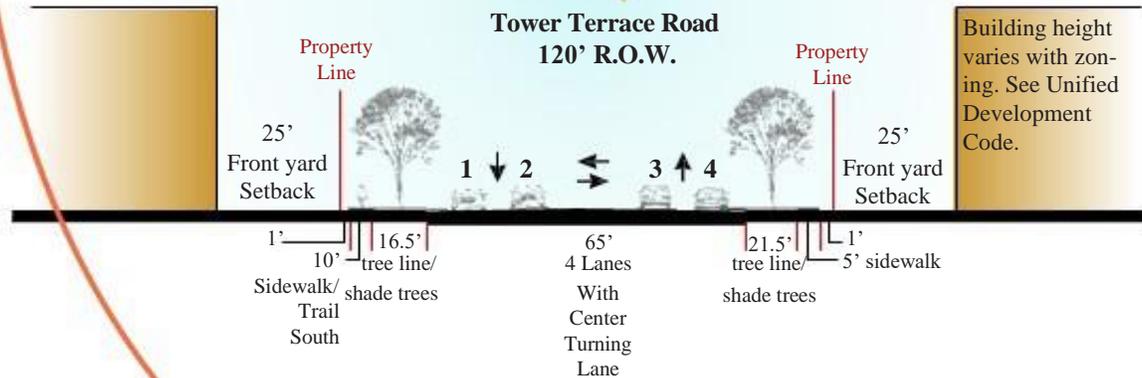
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R.O.W. Specific Guidelines

R.O.W. Guidelines will include Tower Terrace Road (including City of Robins frontage) and Edgewood Road Extension.



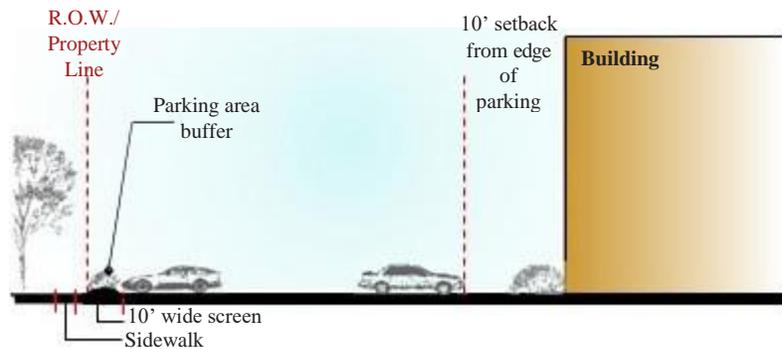


One Parking bay is allowed in front of building.

Site Development Guidelines:

S.1 When Commercial or Industrial Zoning abuts Residential Zoning, see Hiawatha Unified Development Code to determine set-backs and regulations.

S.2 Parking will be allowed in front of building with proper buffer or set-back (as required). All other parking must be to the side or rear.



S.3 Maintain a 3' high and 10' wide (minimum) parking area buffer between parking and public sidewalk (as required).

S.4 Parking area buffers shall be treated with low walls, natural stone arrangements, plantings, berms, other means so as to visually minimize parking areas from public view.

S.5 Screening of service yards and other areas that tend to be unsightly shall be accomplished by use of walls, fencing, planting or combinations of those. Screening shall be equally effective in winter and summer. Design and materials should be compatible with building.

S.6 Newly installed utility services and service revisions shall be underground. Electrical transformers and connection boxes/pedestals shall be screened in the public R.O.W.

S.7 A ratio one tree for every 12 parking stalls should be provided as interior landscaping in the parking area. Also, see Hiawatha Unified Development Code, section 165.47 and Appendix A.

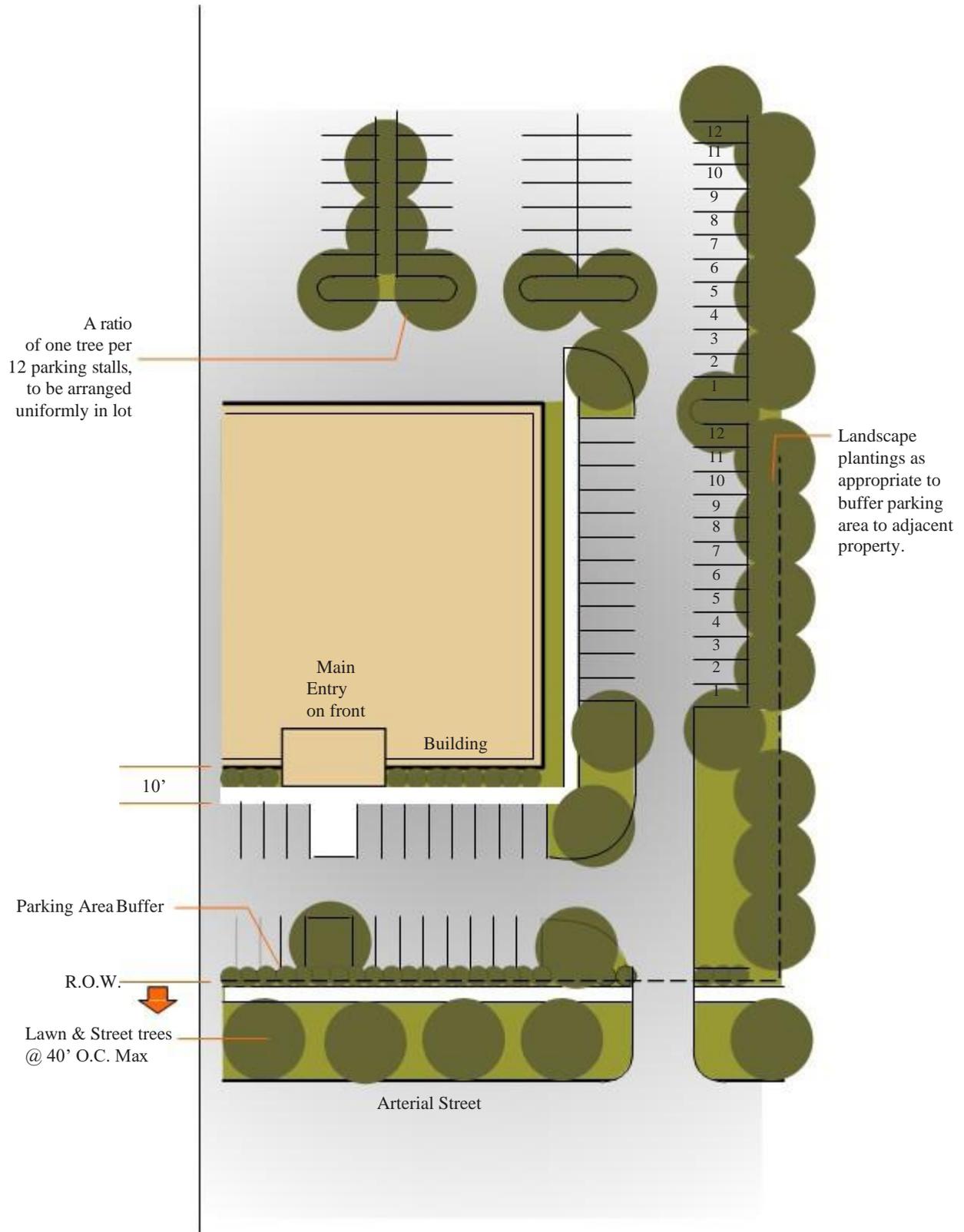
S.8 Provide a 10' minimum planting area between every four parking bays for parking areas of 40 stalls or more.

S.9 Unity of design shall be achieved by repetition of certain plant varieties and other materials in correlation with adjacent developments.

S.10 Lighting standards and fixtures for the parking areas and drives shall be similar in appearance. Fixtures shall be "sharp cut-off" to control light spillage from adjacent properties and promote "dark sky" concepts. (See Hiawatha Ordinance Chapter 168 Lighting Code)

Design Criteria

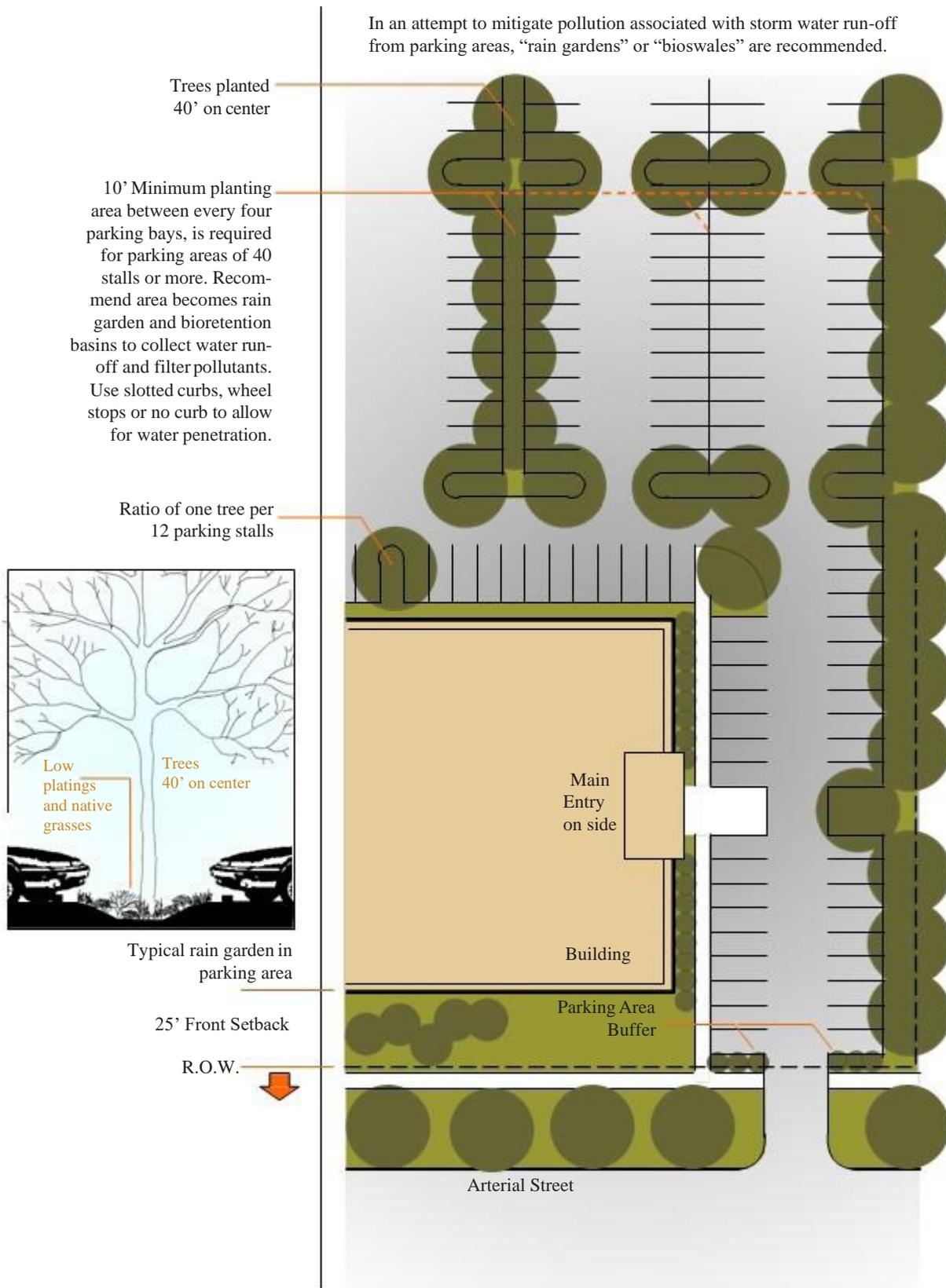
Section 4



“Green Parking Area” Design Criteria

Section 4

In an attempt to mitigate pollution associated with storm water run-off from parking areas, “rain gardens” or “bioswales” are recommended.



Design Criteria

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The following renderings illustrate the effect of these site and right-of-way recommendations to achieve a continuous and unified green corridor image.



**Existing Conditions
at Boyson Road**



Enhanced Images showing landscaping options.



**Existing Conditions
at Tower Terrace Road**



Images illustrate a continuous shrub row only. A berm, low walls, or landscape plantings are encouraged.

R.O.W. Site Triangle

Corner Visual Clearance Required: In all districts nothing shall be erected, placed, planted or allowed to grow on a corner lot in such a manner as to significantly impede vision between a height of two feet and ten feet above the center line street grades of the area described as follows: that triangular shaped area bounded by the street or road right-of-way lines, 30 feet from said corner.

Corner Visual Clearance: That area bounded by the street right-of-way lines of a corner lot and a straight line joining points on said right-of-way lines thirty (30) feet from the point of intersection of said right-of-way lines. (see figure 1)

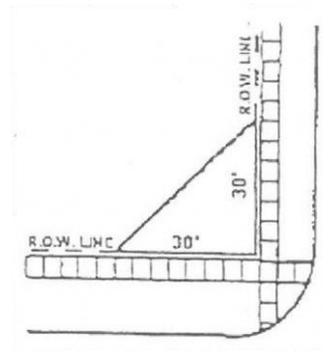


Figure 1 (Corner Visual Clearance)



Good use of exterior building materials, scale, landscaping, appropriate roof slope, etc.



Good use of exterior building materials, scale & landscaping. Reflective glass is designed as a secondary element (B.7)

Building & Material Guidelines:

- B.1 Buildings shall be designed to be compatible with pedestrians and neighboring context. Close attention is to be paid to volume, massing and roof lines and transitioning to adjacent properties, especially residential housing.
- B.2 Overhead doors shall not be located on the front facade of the building elevation.
- B.3 Materials and finishes shall be selected for their durability and wear as well as for their aesthetic value. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.
- B.4 All building elevations visible from any public right-of-way are encouraged to use similar building materials as used on the front facade.
- B.5 Buildings shall have a change in materials or a facade plan offset approximately every 50 feet. Multiple smaller offsets are encouraged if such offsets visually break the mass and scale of the building.
- B.6 Exterior building materials visible to the public will be, but not limited to, the following: brick, stucco (or stucco look), stone or cultured stone, precast, textured concrete block (“split face,” “rockface,” etc. smooth only used as accents, not primary building material) fiber cement siding and glass. (CPR-1 and CPR-2 shall be primarily architecturally masonry products).
- B.7 Renderings of all building elevations shall be submitted for review, including materials to be used and in what percentages said materials will be used.
- B.8 Select building materials that establish continuity with its context of surrounding buildings.
- B.9 Use color and materials to reduce scale of large buildings.
- B.10 Use of parapet walls are encouraged in order to screen rooftop mechanical units and lower pitched roofs.

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- B.11 Monotony of design in single or multiple building projects shall be avoided. Variation in detail, form and sitting shall be used to provide visual interest.
- B.12 Murals, sculptures, mosaics and other wall art for public view shall be reviewed by the City Council for approval prior to installation.
- B.13 Building construction shall adhere to the guidelines defined by the Hiawatha Unified Development Code.

Various materials and textures

