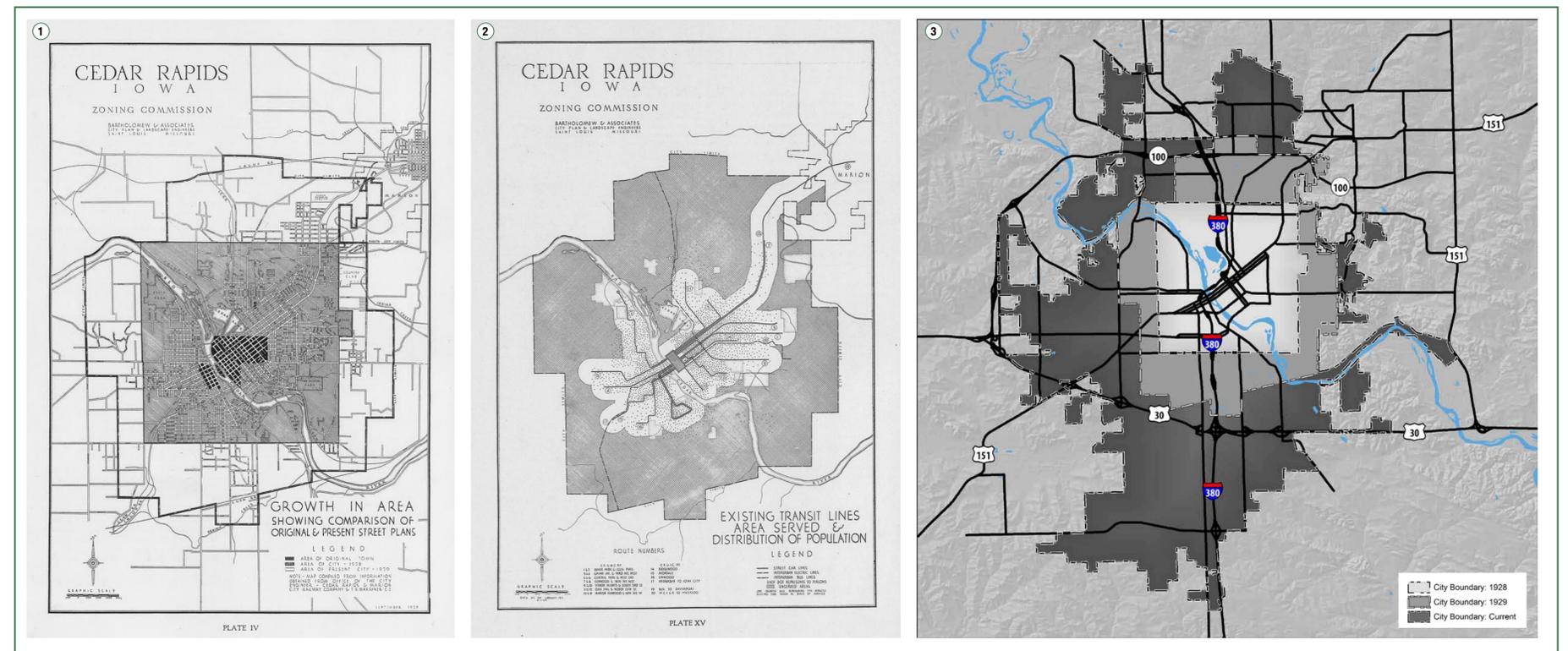


STRENGTHEN CR – Neighborhoods and Corridors

GOALS

1. We will improve the quality and identity of CR's neighborhoods and key corridors.
2. We will support the establishment of neighborhood groups.
3. We will work with neighborhood groups to develop neighborhood plans.
4. We will adopt policies that create choices in housing types and prices throughout the City.
5. We will create a city that is affordable and accessible to all members of the community.
6. We will support initiatives that stimulate a private-market response to public investments.

Patterns Pre-WWII Development Character



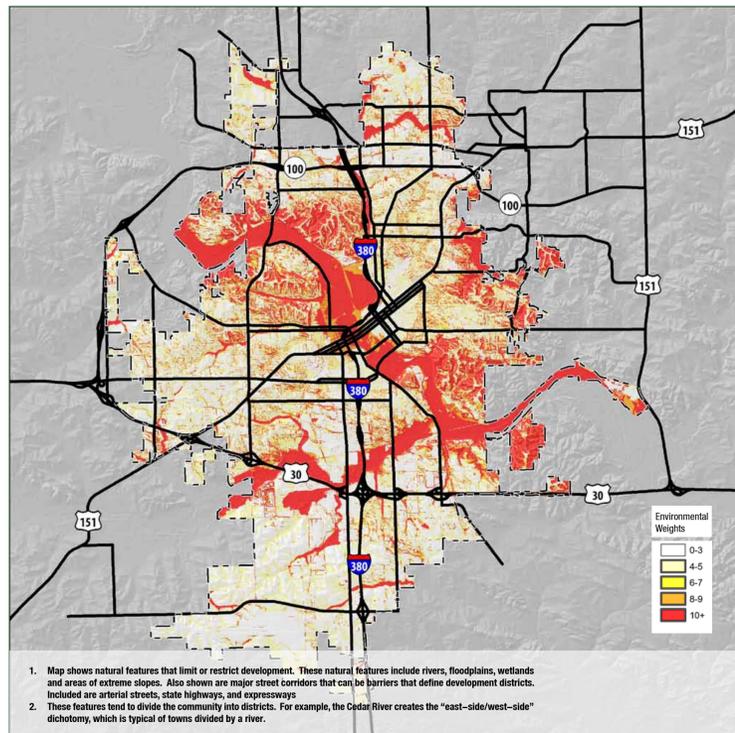
Development patterns and character changed with the rise of auto-dominant land development design after WWII. This phenomenon is important to the creation of zoning regulations that preserve the historical character of neighborhoods.

Impact of rail transit on pre-WWII development character
 - Before dominance of automobile in development: e.g. minimal off-street parking
 - Pedestrian-oriented commercial development along corridors and at transit stops
 - Note that inter-urban transit line extended northeast on 1st Ave. to north city limit

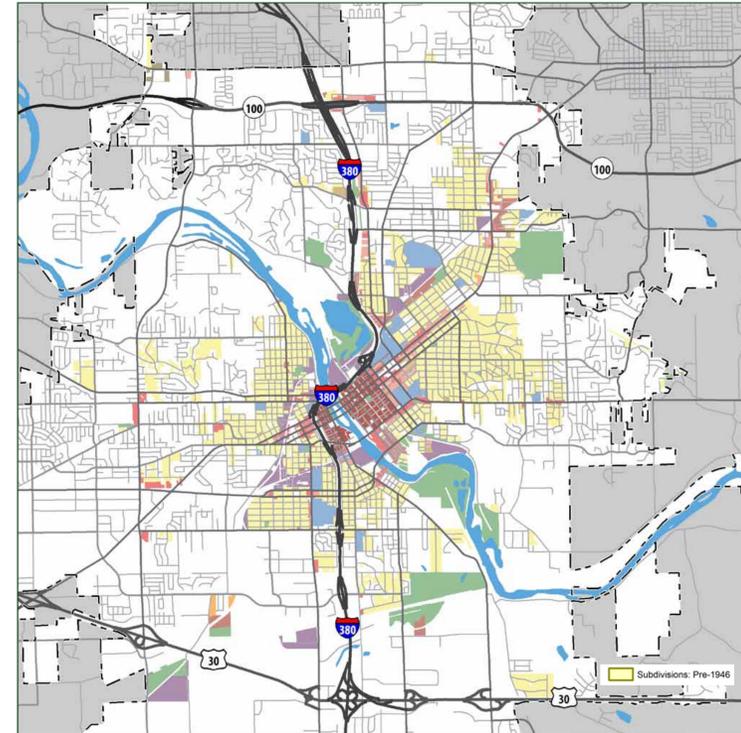
Extent of today's CR that embodies this pre-WWII character
 - Most of east/northeast part of City (Inter-urban transit line impact)
 - Less of area to west and south

1 Extent of CR development prior to WWII

Physical Features Impacting Development

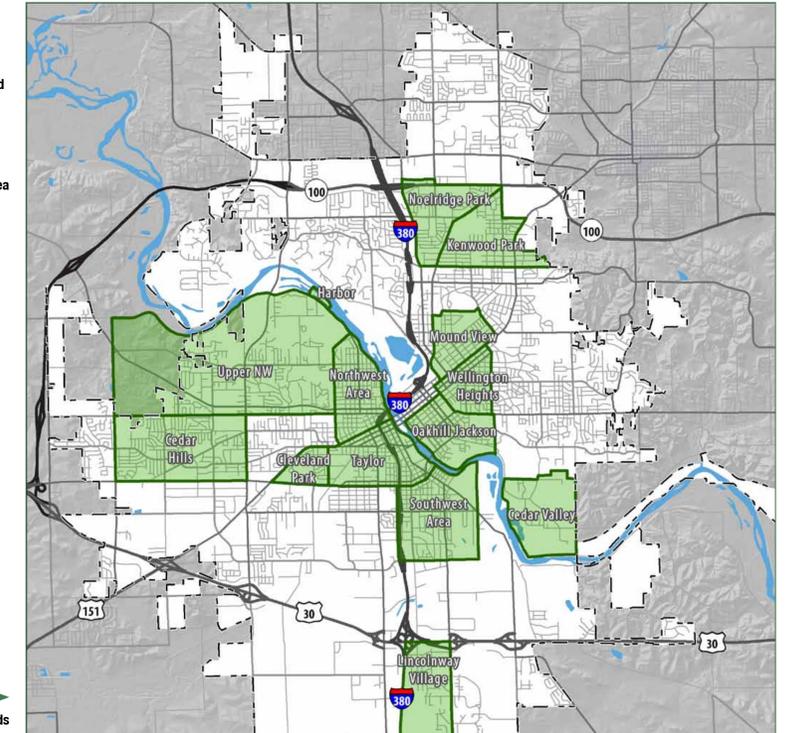


Subdivisions Pre-1946 Land Use



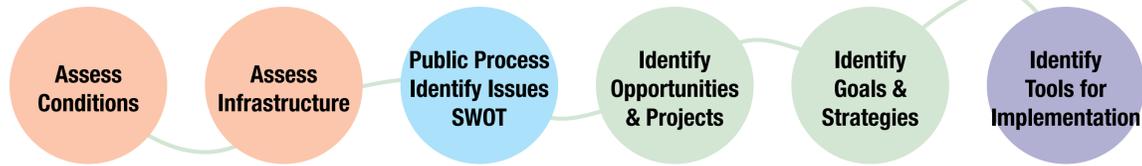
- Pre-WWII development characteristics
- a. "Traditional Development"
 - b. Integrated mixed land uses
 - c. Network of streets: typically rectangular grid
 - d. Pedestrian: major focus of city design
 - Commercial buildings frame streets
 - Clustered commercial at transit stops
 - Sidewalks throughout residential districts
 - e. Accommodation of transit
 - f. Garage/accessory relegated to back yard area
 - g. Front porches

Recognized Neighborhoods



STRENGTHEN CR - Neighborhoods

Prepare Neighborhood Plans



Complete a "Character Analysis" for neighborhoods and subareas in the city. Focus character analysis on:

General Character: Is development suburban or urban character? Density of development? Residential diversity (single-family/attached/multi-family)? Building forms? Integration or separation of land use types? What are the conditions of buildings, streets, sidewalks, land use, and property?

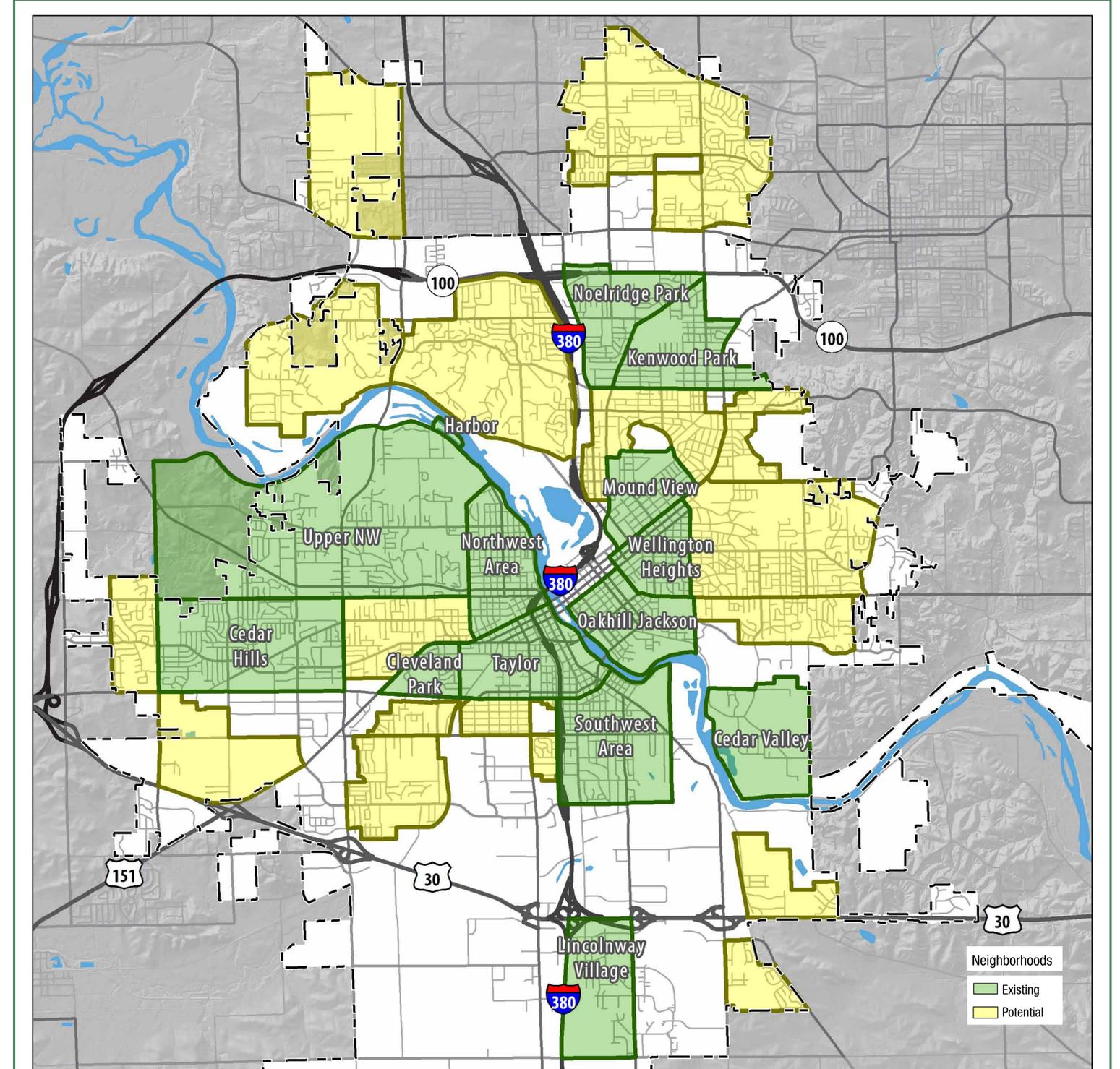
Street and Block Patterns: Grid street pattern, or irregular block shapes with cul-de-sacs? Alleys? Sidewalks? On-street parking? Public area and private landscaping?

Building Placement and Location: Single-family front/side setbacks? Building orientation? Multi-family and commercial setbacks? Location of surface parking?

Building Height: Single-family, Multi-family and Commercial buildings.

Mobility: Reliance on the automobile verses accommodation of pedestrian, bicycle and multi-modal transportation system.

Recognized Neighborhoods and Potential Future Neighborhoods



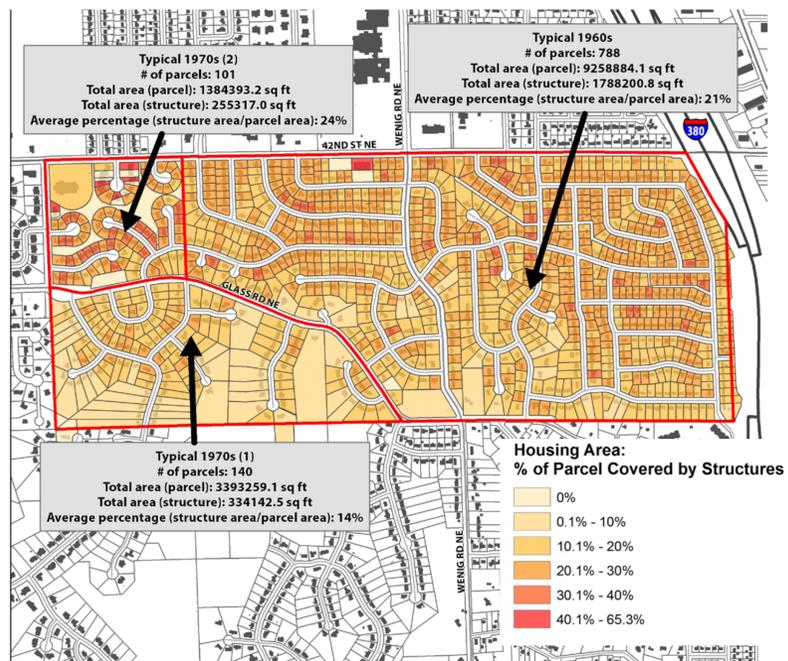
Neighborhoods
 Existing
 Potential

Reinforce Neighborhood Patterns

Pre-WWII



Post-WWII



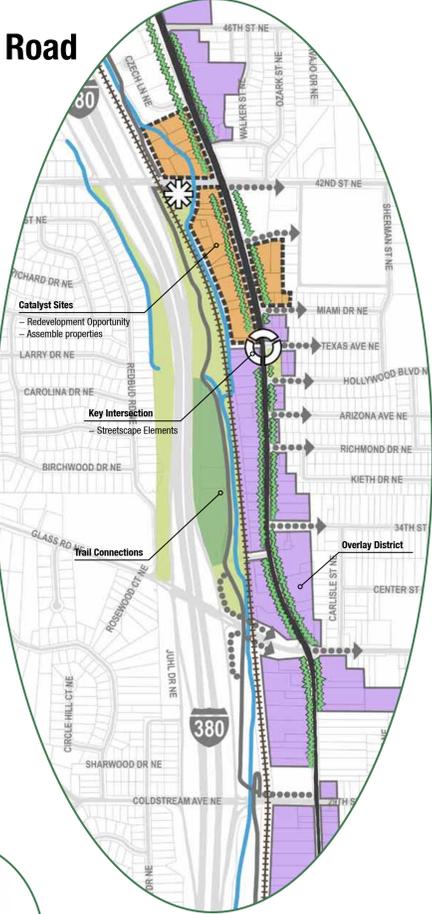
STRENGTHEN CR - Corridors

EnvisionCR identifies areas for reinvestment and further study. The plan establishes an initial program for Cedar Rapids' key corridors, considering *land use, appearance, functional needs, access management, policy, and redevelopment possibilities.*

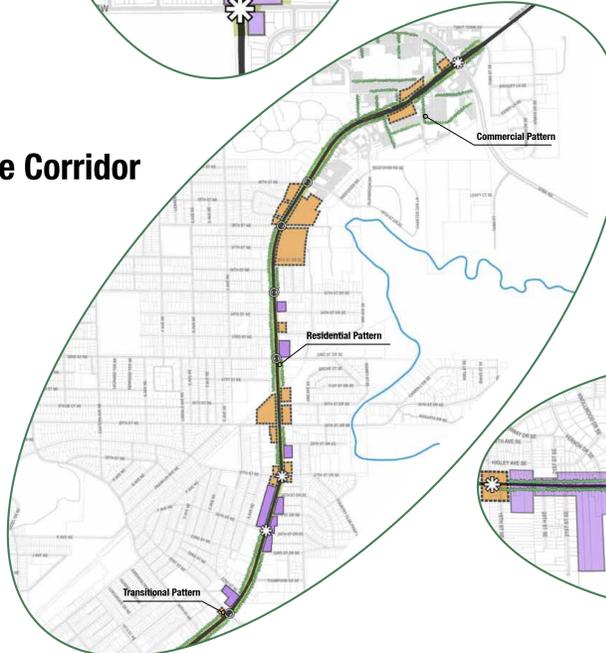
6th Street SW



Center Point Road



1st Avenue Corridor



Mt. Vernon Road



Candidate Key Corridors

