



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
PLANNING AND ZONING COMMISSION MEETING  
WEDNESDAY, SEPTEMBER 23, 2020  
5:30 PM AT CITY HALL VIA VIDEO CONFERENCE**

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To protect against the spread of the COVID-19, the meeting will be held via Videoconference. The public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 and when prompted, enter the meeting ID (access code) 886 2008 9534.
- b) iPhone one-tap: +13126266799,,88620089534# or +19292056099,,88620089534#
- c) Join via smartphone or computer using this link: <https://us02web.zoom.us/j/88620089534>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dIEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press \*9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

**Call to Order and Roll Call**

**Approval of Minutes**

- 1. Planning and Zoning Commission Minutes of September 9, 2020.

**Public Comments**

**Old Business**

- 2. **Site Plan Review – New Cedar Falls High School (SP 20-007)**  
**Location:** 69.6 acre parcel at North of W.27th Street and West of PE Center Drive  
**Applicant:** Cedar Falls Community School District/ Brian Sanderman, INVISION Architects.  
**Previous discussion:** September 9, 2020  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*

**New Business**

- 3. **College Hill Neighborhood Overlay Design Review – Wheatpasting murals (DR20-005)**  
**Location:** Various locations in the College Hill Business District  
**Applicant:** Fortepan Iowa  
**Previous discussion:** None  
**Recommendation:** *Approval*  
**P&Z Action:** *Discuss and make a recommendation to City Council*

**Commission Updates:**

- 4. **Imagine College Hill! Virtual Community Design Charrette – October 3rd - 8th Work in Progress**  
**Presentation of Charrette Results - October 14 at 5:30 PM (during P&Z meeting)**

***Cedar Falls Resilience Plan – Self-Guided Online Workshops October 20 - November 3  
Virtual Town Hall Meeting to present results: November 10 at 7:00 PM***

**Adjournment**

Reminders:

- \* October 14 and October 28 - Planning & Zoning Commission Meetings
- \* October 5 and 19 - City Council Meetings

**Cedar Falls Planning and Zoning Commission  
Regular Meeting  
September 9, 2020  
Via Videoconference  
Cedar Falls, Iowa**

**MINUTES**

The Cedar Falls Planning and Zoning Commission met in regular session on September 9, 2020 at 5:30 p.m. via videoconference due to precautions necessary to prevent the spread of the COVID-19 virus. The following Commission members were present: Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad. Adkins and Saul were absent. Karen Howard, Community Services Manager and Jaydevisinh Atodaria, Planner I, were also present.

- 1.) Chair Holst noted the Minutes from the August 26, 2020 regular meeting are presented. Mr. Schrad made a motion to approve the Minutes as presented. Mr. Hartley seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad), and 0 nays.
- 2.) The first item of business was a Central Business District Overlay design review for façade at the Blue Room Lounge. Chair Holst introduced the item and Mr. Atodaria provided background information. He explained that the building is located at 201 Main Street and a request has been made to restore and repair the facades of the building, remove the existing mansard roof and awning projecting over the sidewalk and preserve the projecting vintage neon sign. The restoration work would be carried out through a grant from the State Historic Tax Credit Program in conformance with the program. It will restore the façade to the way it looked in the 1950's when the Blue Room Lounge was established. He noted the building was originally built in the 1890's, but was significantly altered in the 1950's and again in the 1970's. Mr. Atodaria discussed the aspects considered in the analysis of the project and how the applicant plans to address each item. Staff recommends approval of the façade review.

Jim Trunnell, spoke for the owner, stating that the drawings are ready to submit to the building department and the form is filled out and ready to be turned in. He noted that the restoration has to meet the State Historic Preservation Office requirements. For instance, they require the vintage 1950's sign to be preserved as it is intrinsic to the period significance. Mr. Leeper asked how much brick is anticipated to be saved as it appears in poor condition. Mr. Trunnell stated that the goal is to save as much as they can once the brick is able to be examined. Mr. Schrad asked how the new bricks will match the old. Mr. Trunnell stated that there is a company out East that can manufacture a very close match to replace current bricks. It is estimated that 40 – 60% may be saved.

Ms. Lynch made a motion to approve the item. Mr. Larson seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad), and 0 nays.

- 3.) The next item for consideration by the Commission was a site plan review for the new high school. Mr. Holst introduced the item and Mr. Atodaria provided background information. He explained that it is proposed to build a 305,000 square foot high school building along with associated parking for staff, students and visitors north of 27<sup>th</sup> Street and west of PE Center Drive. He displayed renderings of the proposed site plan and explained the different components of the site and discussed parking requirements. Mr. Atodaria also provided the plan for landscape, sports fields, truck dock and dumpsters, reserved future areas for an addition, pool, field house and tennis court. He also discussed site circulation, future street

connection and bus accessibility. A rendering displayed access routes and future planned trail connections. He showed the proposed elevations for the building and discussed the planned materials, as well as the signage and detention basin plans. He explained that there is no sanitary sewer available at the site and it will need to be extended from the line located south of West 27<sup>th</sup> Street. The school will be responsible for street improvements to PE Center Drive and the city will be contracting for engineering design and construction services for the sewer project and road improvements along West 27<sup>th</sup> Street. At this time, staff recommends review and discussion of the site plan.

Brian Sanderman, developer, explained how the different aspects of the plan were organized, including parking, traffic flow, etc. The idea was to create a “school in a prairie” and he discussed the plans to achieve that with prairie grasses and bio-swales. Bike connections will also be made and parking is above the requirements.

Ms. Prideaux stated she is excited for the project and feels that it has been well planned.

Discussion was continued to the next meeting.

- 4.) The Commission then considered a land use map amendment and rezoning request on Huntington Road. Chair Holst introduced the item and Ms. Howard provided background information. She explained that the property is located along Cedar Heights Drive north of Huntington Road and discussed the proposed zoning from A-1, Agriculture and R-1, Residential to MU, Mixed Use. It is proposed to incorporate the subject property into the larger Pinnacle Prairie Mixed Use District and update the master plan accordingly. Ms. Howard gave some background information regarding the 2015 Master Plan for Pinnacle Prairie and the development that has occurred in that area. She discussed compliance with the Comprehensive Plan and the zoning designations, noting that staff feels that it is a reasonable proposal to amend the future land use map to support the rezoning request. With regard to the refined Master Plan for Pinnacle Prairie East, the proposed new concept indicates the proposed street layout, shared open space and regional stormwater management facilities. The proposed distribution of housing types and land uses, as well as the delineation of the floodplain will also be included.

Ms. Howard displayed the Concept Plan for Pinnacle Prairie East and described the areas being discussed. The proposed land uses include single-family homes, townhomes, multi-family dwellings and neighborhood commercial. The owner is proposing to use the same Pinnacle Prairie Design Guidelines that apply to the larger development. These address building design, landscaping, signage and envision a prairie-style aesthetic. The townhomes will focus on alley-loaded design, however the current layout needs further refinement to ensure adequate vehicular and pedestrian access. She discussed the area proposed for rezoning, explaining that there would be approximately 12 units per acre and would be clustered outside the floodplain. The buildings would be oriented toward the street with parking located behind, under or to the side of the buildings. She also discussed the street network and traffic circulation in the area and displayed an illustration of the major roadway alignments, access locations and proposed intersections. She also discussed the trail access and a proposed park, and noted that the open space in the area is well-distributed. One of the issues that needs to be addressed is the lack of an east-west street connection to Cedar Heights Drive. She noted that collector street connections should be provided approximately every ¼ mile and there are currently no street connections in the approximately 4000 feet between Greenhill Road and Viking Road. She noted that a considerable upzoning is proposed from single family and agriculture zoning that would allow medium to high density multi-family. Such an upzoning causes a need for the area to be well-connected for vehicular and pedestrian access. The 2015 plan indicates that a street connection would be provided. Staff recommends that this proposed street connection remain in the master plan to serve the area.



She noted that it is important to maintain the critical connection between the eastern area and the larger Pinnacle Prairie development to the west. Per City policy and public safety purposes there should be more than one means of access for any development with more than 30 units dwelling units. The proposal is for approximately 180 units. Ms. Howard covered the staff recommendations and their impact on the proposal, and noted that there is good access to public services. She discussed the stormwater management system, open space, parks and trails.

There were several technical comments, including the requirement of preliminary and final plat submission prior to any land sales within the master plan area. Previous development procedures agreement provisions also need to be addressed, such as a plan for reconfiguration of the Goldenrod street stub, submittal of a plan for landscaping amenities and the payment of funds into an escrow account that is equivalent to the cost of the improvements. At this time the item is being brought forward for discussion and for future discussion at upcoming meetings.

Mike Schoppe, Schoppe Design Associates, provided some background and additional information about the proposal, explaining that they have been working with the development team for about six years and have reviewed plans and projects as they have come through. He noted that Carrie Hansen and Wendell Lupkes, members of the team, are also available for questions. He discussed the desire to incorporate a sliver of single-family land into the multi-family area to allow for the best use of the property. He noted that there is still some disagreement about the creek area and that they should try to limit the amount of road crossings over the floodplain and open space corridors. He looks forward to coming up with a successful resolution.

Wendell Lupkes, VJ Engineering, addressed street issues and stormwater management. He explained that they may have to consider realigning the drainage way between Immanuel Lutheran and where Green Creek goes north and south. Mr. Holst asked if they think there could be a connection from Huntington into the development. Mr. Lupkes responded that he believes that it is being considered by the city and another engineering firm. Mr. Schoppe stated that they are considering that, but thinks they would still plan on not crossing the greenway. He feels the traffic pattern on the west side provides good traffic circulation and intersection flow without the crossing.

Carrie Hansen, Schoppe Design, discussed the trail system and its connections, as well as the open space provided. She noted that there is extensive pedestrian connectivity within the project and they would like to maintain and preserve the natural features and open space corridors.

Daniel Fencl spoke in objection to the project. He delivered signatures from the neighbors along Green Creek Road who are also in objection and stated that he feels that the plan destroys the expectations they had when they moved into the area. They purchased their homes based on the master plan that was in place at that time. He feels it could reduce the value of their property and remove some of the amenities and the things that were part of the original plan. They aren't opposed to multi-family housing, just to having it put in the greenspaces and into their backyards. They feel the rezoning will corrupt the original promises made in the master plan.

Jill Hansen, neighborhood resident, voiced her support of Mr. Fencl's points.

Mr. Schoppe appreciated the correspondence and feedback from the neighbors and stated that Ms. Howard forwarded on the neighborhood petition to him. He addressed a note on the petition that proposed all of the yellow area on the map remain all single-family only, and

stated that they agree and are proposing that. Carrie Hansen stated that they would be happy to speak with the neighbors to discuss concerns and solutions.

Ryan Hansen, neighborhood resident, noted his concern with the potential for the plan to change again down the road and bring in more commercial use.

Mr. Leeper asked for clarification from the neighbors and if they are concerned with the multi-family development east of the greenway. Mr. Fencil clarified that the continuation of the multi-family units by Chadwick is not a problem. He noted that it would be nice to leave some open space.

Mr. Schrad asked how many acres are in the floodplain. Ms. Hansen clarified that there are three acres in the floodplain. Ms. Hansen also clarified that everything east of the floodplain is the only area proposed for multi-family. Everything west of the greenway corridor is single-family.

Mr. Larson asked if the road connection issue is pertinent to the map update and the zoning. Ms. Howard stated that the mixed use zoning designation requires a master plan that includes streets, as well as other details.

After further brief discussion, the item was continued to the next meeting for further discussion.

- 5.) Ms. Howard provided an update for an upcoming College Hill Design Charrette in October that will be conducted via Zoom. She also noted the planning effort for the Cedar Falls Resilience Plan is kicking off and there will be a number of opportunities for community input and engagement.
- 6.) As there were no further comments, Mr. Leeper made a motion to adjourn. Ms. Lynch seconded the motion. The motion was approved unanimously with 7 ayes (Hartley, Holst, Larson, Leeper, Lynch, Prideaux and Schrad), and 0 nays.

The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Karen Howard  
Community Services Manager

Joanne Goodrich  
Administrative Assistant



## DEPARTMENT OF COMMUNITY DEVELOPMENT

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 Cedar Falls, Iowa 50613  
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 www.cedarfalls.com

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission  
**FROM:** Jaydevsinh Atodaria (JD), Planner I  
**DATE:** September 17, 2020  
**SUBJECT:** New Cedar Falls High School Site Plan (SP20 – 007)

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**REQUEST:** Request to approve the New Cedar Falls High School Site Plan  
 Case #SP20-007

**PETITIONER:** Cedar Falls Community School District / Brian Sanderman, INVISION  
 Architects

**LOCATION:** 69.6 acre parcel at North of W. 27<sup>th</sup> Street and west of PE Center Drive

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#### PROPOSAL

The petitioner is proposing to build a 305,000 sf high school building along with associated student, staff and visitor parking for the Cedar Falls Community School District on a 69.6 acre parcel located north of W 27<sup>th</sup> Street and west of PE Center Drive. The campus will also include a phased stadium and various athletic fields. The High School building is divided into two parts with a central courtyard. The main building sits at a higher elevation than the building to the rear. The new building will vary in height, with the auditorium and gym facilities being the tallest at about 50 feet above grade. The school district has submitted the site plan to provide additional opportunities for public review and comment from the community.

#### BACKGROUND

In 2017, Cedar Falls Community School District purchased a 50 acre parcel west of PE Center Drive from University of Northern Iowa, which is in the P-Public Zoning District. In 2019, the school district purchased an additional 19.6 acre parcel to the west of the 50 acre parcel from the adjacent parcel owner. With this additional purchase, Cedar Falls Community School District is proposing a new Cedar Falls High School campus on a total site of 69.6 acres. The recently purchased 19.6 acre parcel is currently being rezoned from A1 Agricultural District to P Public Zoning District and the case will have its second reading at the upcoming council meeting on September 8, 2020. This rezoning was also accompanied by amendment of Future Land Use Map of the entire site from "Medium Density Residential" and "University" to "Schools" which will also have public hearing at the upcoming council meeting.

## ANALYSIS

Once the rezoning request is approved, the entire 69.6 acre parcel will be in P Public Zoning District. As per the code, the Public Zoning District Zone designation is reserved exclusively for structures and uses of land owned by the federal government, the state, the county, the city and the Cedar Falls Community School District. Although such publicly owned property is generally exempt from zoning regulations and requirements, it is expected that such governmental authorities will cooperate with the City to encourage structures and uses of public land which will be compatible with the general character of the area in which the public property is located. Since the zoning ordinance does not have any specific standards listed for public uses, this review will focus on the main aspects of the design of the site in relation to the surrounding area, and describe the traffic circulation, parking, stormwater management and other infrastructure improvements necessary to support an institutional building of this size and level of activity. This is an opportunity for the Commission's input and for public review and comment rather than the typical review for compliance with standards in the zoning code.

**Use:** The intent of the P Public Zoning District Zone designation is reserved exclusively for structures and uses of land owned by the federal government, the State, the County, the City and the Cedar Falls Community School District. The proposed new CF High School Campus will be classified as a public use and therefore the use of the parcel will be consistent with the zoning code. Once the amendment to zoning and the Future Land Use Map are approved by the City Council, the property will be in compliance with the City's Comprehensive Plan and zoning ordinance.

**Building Location:** P Public Zoning District does not have any specific regulations regarding setbacks of the building. Just for review, the proposed building is set back 597 feet from W. 27<sup>th</sup> Street, 874 feet from the west lot line, 940 feet from the east lot line and about 290 feet from the north property line. The proposed site plan indicates that the building is divided in two parts. The main building with larger building footprint sits on main level which will house auditorium, indoor gym & athletic field, administrative areas, common spaces and service areas. There is another building with smaller building footprint that will sit on lower level which will include studio spaces and faculty rooms. This building will be placed north of the main building separated by a courtyard. The site plan also shows a room for future addition of building further north of both the buildings.

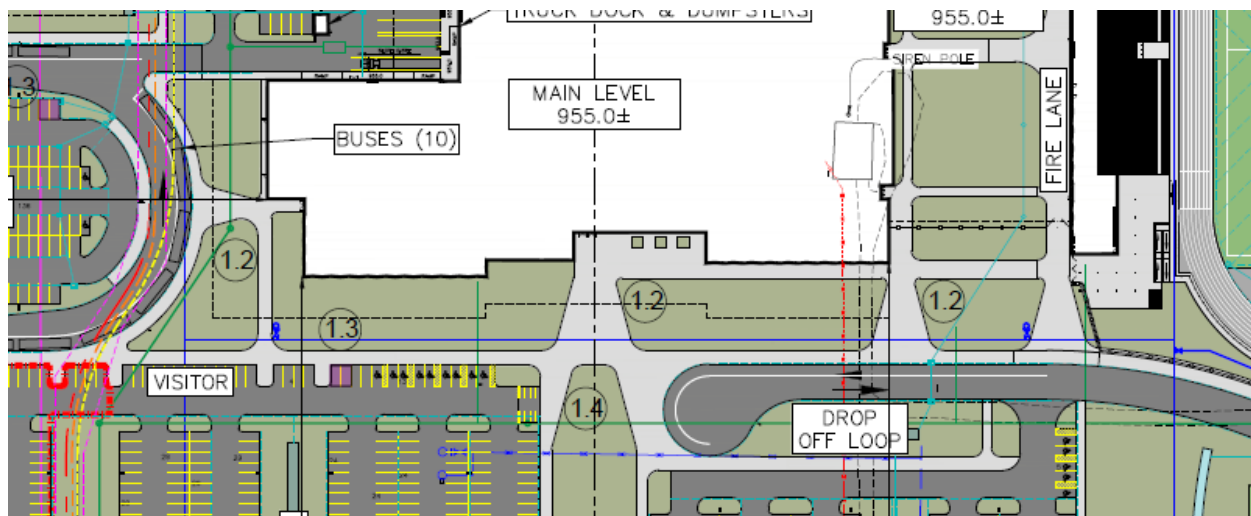
Majority of the student and visitor parking areas are located south of the proposed building and north of W 27<sup>th</sup> Street. Staff parking is located alongside southwest corner of proposed building and an additional overflow of student parking area is located east of the proposed school building. A reserved future area for parking is provided along north east corner of proposed school building as well to accommodate future parking demands.

**Parking:** P Public Zoning District does not have any specific regulations regarding parking requirements. Just for review, the proposed parking for the new CF High School facility is divided in three different site areas west, south and east of the proposed building.

1. The parking lot to the west of proposed building is reserved for Staff parking.
2. The parking lot to the east of the proposed building is dedicated to overflow student parking. A small portion, north of this parking lot is reserved for future parking needs.
3. The parking lot to the south of proposed building is completely dedicated to visitor and student parking. This parking lot has been divided into six parts and has been named as Lot A, B, C, D, E and F.

Total parking provided proposed is estimated as per both City and SUDAS requirement based on 200 staff members and 1400 students. As per City's standard for high schools, total required parking stalls is 480 spaces. According to the SUDAS standard for high schools, the required number of parking stalls is 667 spaces. The proposed new CF High School Site plan proposes 1,053 stalls in total including 21 ADA stalls and 8 motorcycle/scooter stalls.

- Parking facilities for motorcycle/scooter stalls will be located just outside the main entrance to proposed high school building (labelled as 1.4 on the image below).
- Bicycle parking is provided around the entrance façade of the proposed high school building. (labelled as 1.2 on the image below).
- Proposed parking for High school campus also includes electric car charging station. (labelled as 1.3 on the image below)

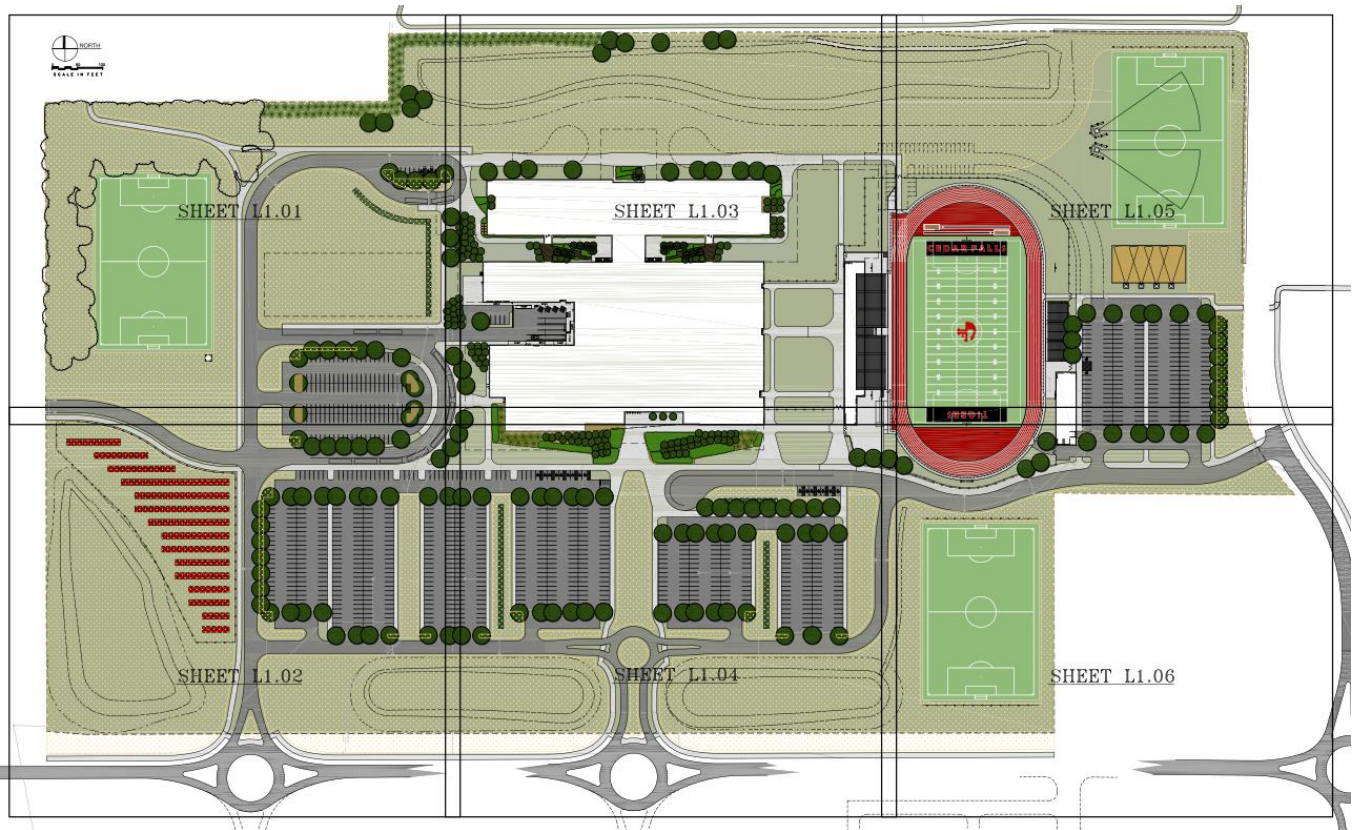


The parking areas are located off W. 27th Street and PE Center Drive. Parking areas are easily accessible by both W 27<sup>th</sup> Street and PE Center Drive. All parking areas are well screened with large shade trees.

**Open Green Space/Landscaping:** The landscaping plan attached in the packet and shown below is not updated as per the revised Site Plan. However, the elements will be more similar to what is shown below. The Public Zoning District does not have any specific regulations regarding landscaping requirements. Just for review, the proposed landscape for the new CF High School campus includes the following:

1. The entire site is surrounded by Prairie grass seeding on all four sides of the proposed high school building.
2. All the parking areas are screened with large shade trees.
3. The area north of the school building will be screened by large shade trees and coniferous trees to provide a buffer from the adjacent future development along the north property line.
4. The courtyard within two buildings is decorated with ornamental trees, large shade trees and shrub plantings and walkways connecting two buildings.

5. The immediate green spaces surrounding the building will include turf grass lawn.
6. The entrance to the main high school building is accessed through an area of perennial plantings, shrubs, ornamental trees and coniferous trees. This mixture of shrubs and trees would provide good buffer from the parking areas on the south side of the building.
7. There are three practice fields located at different locations on the site. One is located at northwest corner of site, the other is located at northeast corner of site and the third one is located on southeast corner of the site.
8. There is also a proposed phased stadium facility that will be placed east of the main building.
9. The northwest corner of the site is reserved for tree seedlings to develop a forested area, which will be planted by volunteers. This would provide a good buffer from the adjacent future development along the western edge of school property.
10. Cedar Falls Community School District will also be partnering with Cedar Falls Utility to develop an acre of solar panels on site, with 0.25 acre panels placed at southwest area of site and 0.75 acre panels will be placed over the roof of the building.





**Building Design and Style:** The Public Zoning District does not have any specific regulations regarding building design or architectural standards to follow. Just for review, the proposed new CF high school buildings have following features:



1. The proposed new high school building is a modern contemporary style architecture design with a flat roof and expanding horizontal nature.
2. The periphery of the main high school building is up to one and half stories in height, with the auditorium and gym/indoor sports recreational area about 50 feet in height (approximately equivalent to a 4-story building).
3. The other building, north of main building sits at a lower elevation and will be up to two stories in height to match up with overall height of the front building.
4. The high school building will be finished with brick, precast concrete panels of two tones (dark and light) and metal panels resembling wood texture in some areas to add a contrasting color to the material pallet.
5. The connector bridge between the buildings will be glazed.
6. The Main entrance to the high school building will be developed through a curtain wall system of glass façade and framework.
7. Translucent polycarbonate panels will be used in the periphery of the double height indoor gym area in the main building to provide natural light. Translucent polycarbonate panels will also be used along the periphery of the lower level building to bring in natural light.
8. The south, west and east façade of the buildings will have materials blended evenly with two contrasting tones for precast concrete, metal panels, a small portion of brick facade and curtain wall system. On the other end, the south façade of the building will look more uniform with brick as the primary cladding material and small portions of metal frame and glass breaking the façade into vertical planes.





to the high school building. Any services or maintenance trucks will be also using the same drive to access the building and loading dock area, which is located along the west façade of the main school building.

5. Another drop off loop is provided just south of main entrance to the high school building; this will be accessed from the easterly driveway from PE Center Drive.
6. A fire lane is proposed just north of the lower level school building. This fire lane in future might be extended to the overflow student parking lot in case more parking is required. This would also serve to provide additional traffic circulation on the site.
7. There will also be good opportunities for students or visitors to access the site by walking and biking. A 10-foot recreational trail is planned along W. 27<sup>th</sup> Street, which will eventually be extended west to Union Road as the neighborhood builds out to the west. Pedestrian routes are provided throughout the site linking outdoor facilities to the main buildings. There is also a planned sidewalk connection to the northwest corner of the site which will be done in future (highlighted in dashed line on attached Site plan). When the residential neighborhood builds out in this location there will be a pedestrian passage to the high school site through the block to encourage students from the adjacent neighborhood to walk or ride a bike to school rather than drive. The soft trail connection along north edge of the school site will be coordinated with UNI which will provide additional informal walking routes to the school. There is also proposed pedestrian access ways that will allow students/faculties to bike/walk from W. 27<sup>th</sup> Street straight to entrance of the school, these will be located north of W.27<sup>th</sup> Street and will be directing northward from W. 27<sup>th</sup> Street through the central round about (Main Student Entrance area) towards the main school building, running through student parking area.

**Signage:** The Public Zoning District does not have any specific regulations regarding signage. Just for review, the proposed high school will feature the following signs:

**Wall Signs:**

As shown on the submitted site plan, the “CF” logo will be featured on the south façade of auditorium. The south façade of the school will also have channel letters highlighting “Cedar Falls High”. There will also be a channel-letter sign on the west side of the auditorium. No specific sign details have been submitted at this time.

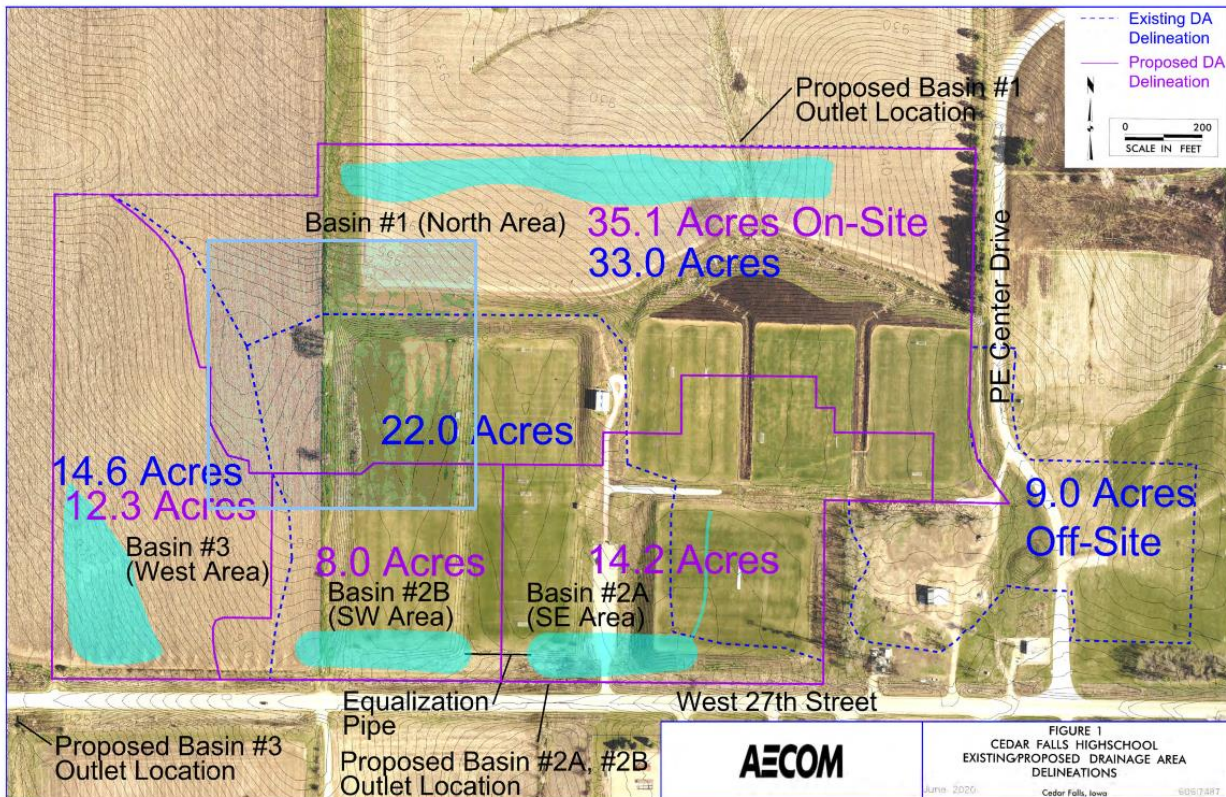
**Monument Signs:**

As shown on the submitted drawings, two monument signs will be installed along the W. 27<sup>th</sup> Street frontage just north of two proposed roundabouts. No detailed plans for signage have been submitted at this time.

**Infrastructure Improvements:**

**Stormwater Management:** This project requires stormwater detention and routing. The petitioner’s engineer submitted a stormwater detention plan as part of the site plan. The proposed drainage plan will maintain current drainage patterns. The existing and proposed drainage areas have been delineated into three drainage area as shown below. Basin 1 is along the north area of site, Basin 2 is along the south area of the site, which splits into two basins, one along southwest and one along the southeast. Basin 3 is located along the western area of the site.

Drainage area # 1 or the north drainage area is the largest drainage area with 35.1 acres and will be composed of approximately 58.5% impervious area after construction. The outlet for this drainage area is located at the northern edge of a site as indicated in the image below. Drainage area #2a and #2b, located in southern region of site will have sub basin of 14.6 acres and 8 acres respectively. This sub basin will be comprised of 52% for drainage area #2a and 52.5% for drainage area #2b of impervious area after construction. The outlet for this drainage area is located just north of W. 27<sup>th</sup> Street. Drainage area #3 or the west drainage area is 12.3 acres and will be comprised of approximately 7.4% impervious area after construction. The outlet for this drainage area is located just south of W. 27<sup>th</sup> Street which will be done through establishment of a chamber across the road.



### Sanitary Sewer:

There is currently no sanitary sewer readily available to the site. It will need to be extended from the line located south of W. 27<sup>th</sup> Street. The City will be leading the project to acquire easements or acquire property for this sewer extension, and will be designing and constructing the sewer as a public project. The School District and other benefited properties, such as the West Fork development to the west will then be assessed sewer tap on fees for their proportional share of the cost at the time of development.

### Street Improvements:

The school district will be responsible for improvements to PE Center Drive up to and including the eastern access point to the high school site. The City has budgeted approximately \$3.9 million for road improvements along W. 27<sup>th</sup> Street, including the recreational trail. The City will

be contracting for engineering design and construction services for both the sewer project and the road improvements along W. 27<sup>th</sup> Street.

**Other Site Elements:**

At this point of time, there are no details provided for exterior lighting.

Trash dumpsters and truck loading area are located along the west side of the main school building façade. This area is recessed further eastward from the staff parking area towards the building. This area is open to the sky and will be used for service and maintenance purposes for the entire school.

**TECHNICAL COMMENTS**

City technical staff, including Cedar Falls Utilities (CFU) personnel, has reviewed the proposed site plan. Water, electric, gas, and communications utility services are available in accordance with the service policies of CFU. The school district is responsible for the construction of a properly sized water system from the existing 16" water main along W 27<sup>th</sup> St. Included in the installation are valves, fire hydrants and water service. Cedar Falls Public Safety will review the fire hydrant locations and quantity during construction plan review. Gas meter location will need to be moved to the northwest corner of the Main Level. Site Plans currently show the proposed gas meter location in the area between the Main Level and the Lower Level. Final gas service and meter placement must be coordinated with CFU Gas & Water Operations during construction plan preparation. Electric service and transformer location needs to be coordinated with CFU Electric Operations personnel.

A courtesy notice to adjoining property owners was mailed on September 3, 2020.

**STAFF RECOMMENDATION** The Community Development Department recommends approval of the proposed site plan for CF High School. If approved by Planning and Zoning Commission, the site plan will be then going to City Council for approval.

**PLANNING & ZONING COMMISSION**

Introduction 9/9/2020	Mr. Holst introduced the item and Mr. Atodaria provided background information. He explained that it is proposed to build a 305,000 square foot high school building along with associated parking for staff, students and visitors north of 27 <sup>th</sup> Street and west of PE Center Drive. He displayed renderings of the proposed site plan and explained the different components of the site and discussed parking requirements. Mr. Atodaria also provided the plan for landscape, sports fields, truck dock and dumpsters, reserved future areas for an addition, pool, field house and tennis court. He also discussed site circulation, future street connection and bus accessibility. A rendering displayed access routes and future planned trail connections. He showed the proposed elevations for the building and discussed the planned materials, as well as the signage and detention basin plans. He explained that there is no sanitary sewer available at the site and it will need to be extended from the line located south of West 27 <sup>th</sup> Street. The school will be responsible for street improvements to PE Center Drive and the city will be contracting for engineering design and construction services for the sewer project and road improvements along West 27 <sup>th</sup> Street. At this time, staff recommends review and discussion of the site plan.
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Ms. Prideaux stated she is excited for the project and feels that it has been well planned.

Discussion  
&  
Vote  
9/23/2020

6/22/2020

Karen Howard  
Planning & Community Services Manager  
City of Cedar Falls  
220 Clay Street  
Cedar Falls, IA 50613

RE: Project Description - New Cedar Falls High School (#19116)

Karen:

On behalf of the Cedar Falls Community School District (CFCSD), we are requesting Site Plan Approval to create a new campus for the Cedar Falls High School (CFHS).

The overall site development will include the 305,000 sf high school building along with associated student, staff, and visitor parking. Additionally, there will be a designated bus lane, an additional accessible bus lane for lower level access, as well as a drop-off/pick-up lane for students and events. Other elements on the high school campus include a phased stadium and 3 practice fields. CFU and CFCSD are also partnering to develop one acre of solar panels on the site with an additional 0.75 acres on the roof of the building.

We welcome the opportunity to further discuss any questions you may have.

Sincerely,

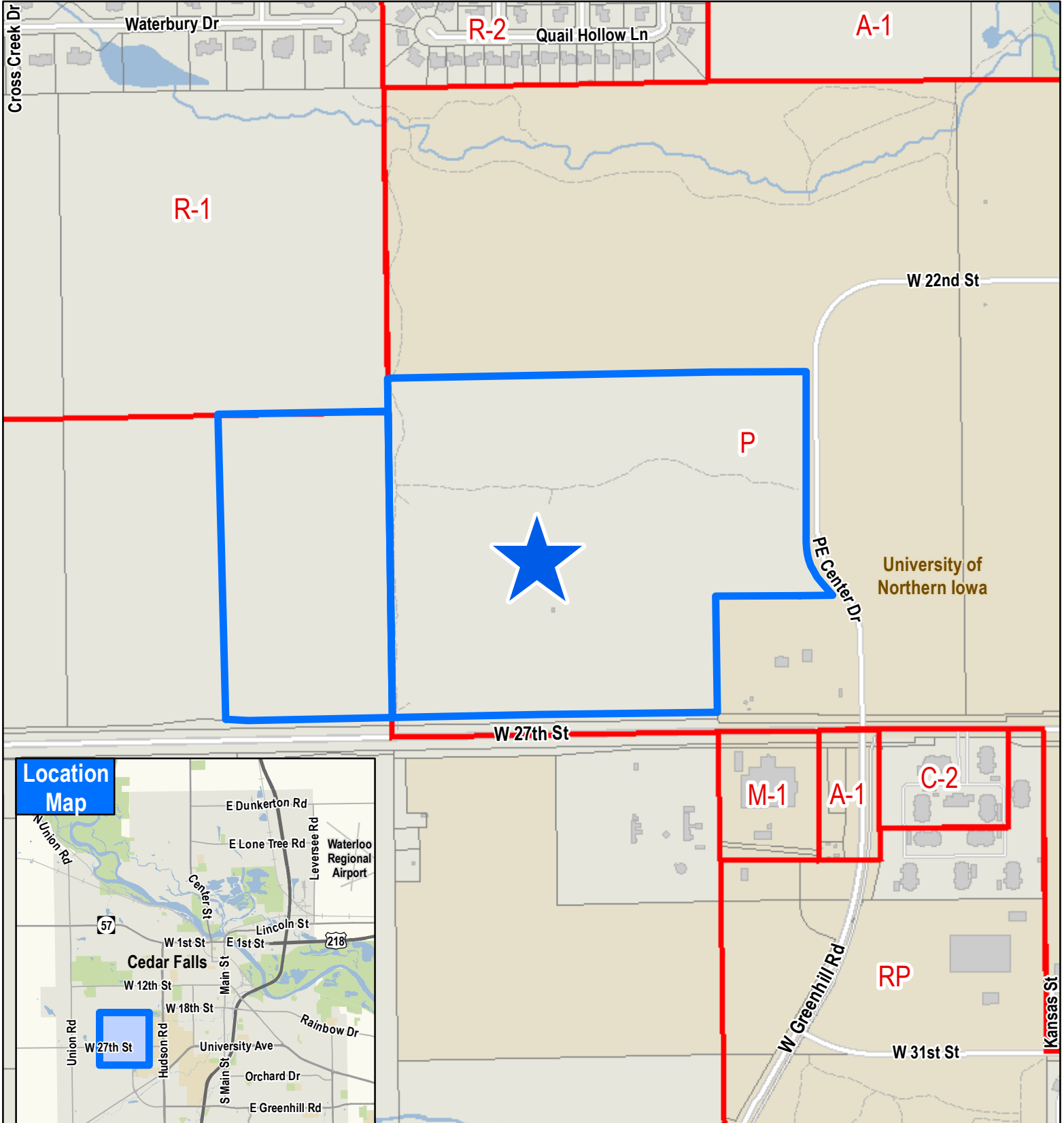


Brian Sanderman, AIA, LEED AP  
Principal  
(319) 433.3818  
brians@invisionarch.com

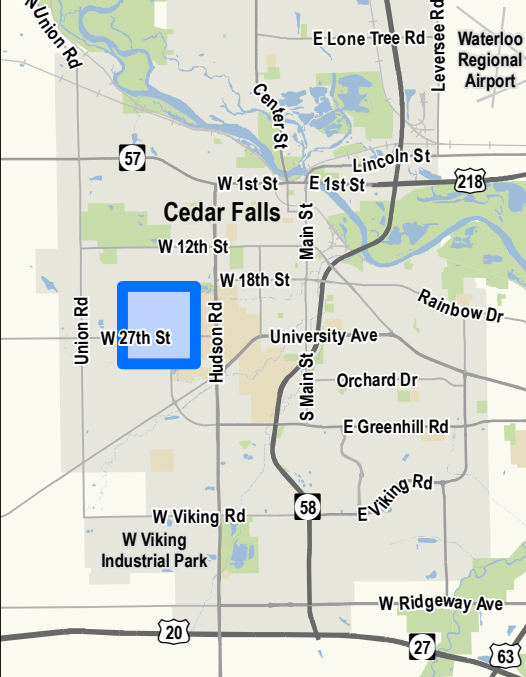
# Cedar Falls Planning & Zoning Commission

## September 23, 2020

Item 2.

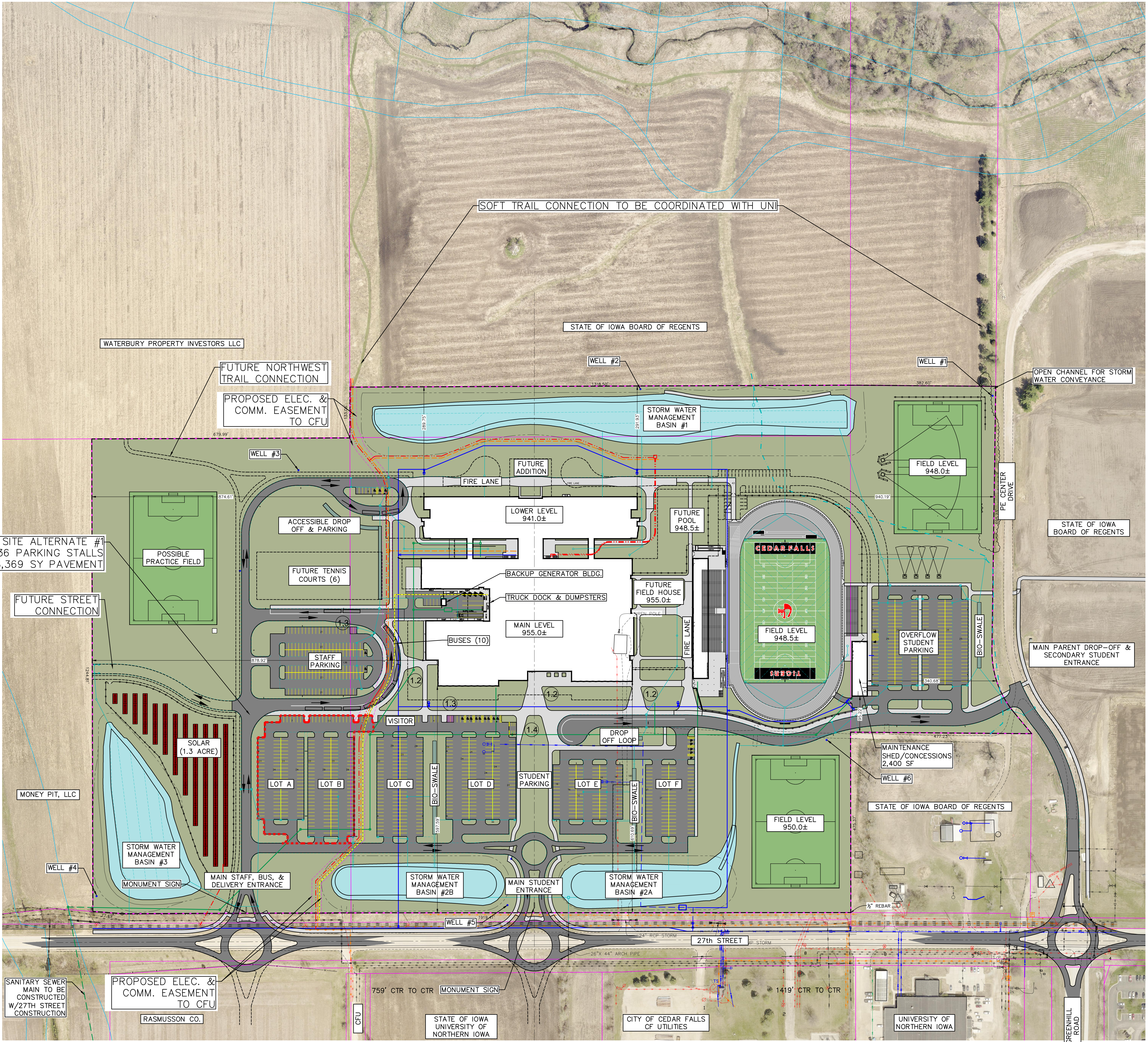


### Location Map



## Cedar Falls High School Site Plan





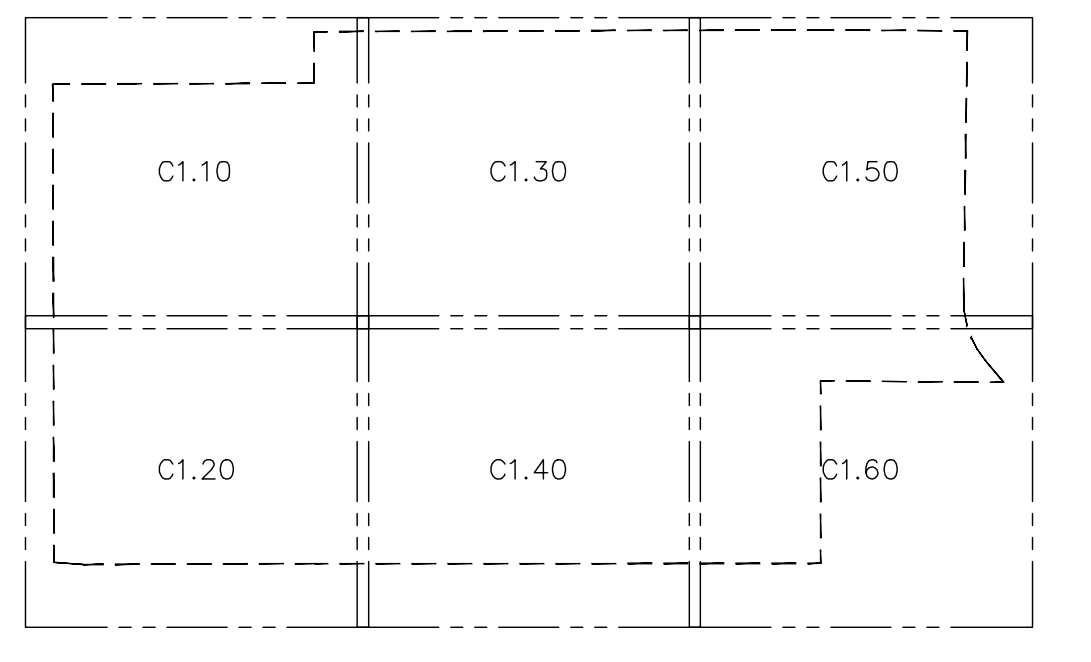
### PLAN NOTES

- 1.1 PARKING:
  - CITY REQUIREMENT: SCHOOL, COLLEGE OR HIGH SCHOOL. EACH SEPARATE BUILDING REQUIRES ONE PARKING SPACE FOR EVERY FIVE POTENTIAL OCCUPANTS IN THE MAIN AUDITORIUM OR ONE PARKING SPACE FOR EVERY FIVE STUDENTS AND ONE PARKING SPACE FOR EVERY STAFF MEMBER, WHICHEVER IS GREATER.
  - ESTIMATED STUDENTS: 1,400
  - ESTIMATED STAFF: 200
  - TOTAL REQUIRED PARKING STALLS:  $(1,400/5)+200=480$
  - SUDAS REQUIREMENT: HIGH SCHOOL, 1 PARKING SPACE PER EMPLOYEE AND ONE FOR EVERY 3 STUDENTS.
  - ESTIMATED STUDENTS: 1,400
  - ESTIMATED STAFF: 200
  - TOTAL REQUIRED PARKING STALLS:  $(1,400/3)+200=667$
  - ACTUAL:
    - TOTAL PARKING STALLS: 1,053 INCLUDING 21 ADA STALLS + 8 MOTORCYCLE/SCOOTER STALLS
    - (SITE ALTERNATE #1 REDUCES PARKING TO 819 PARKING STALLS INCLUDING 21 ADA STALLS + 8 MOTORCYCLE/SCOOTER STALLS)

### 1.2 BICYCLE PARKING

### 1.3 ELECTRIC CAR CHARGING STATION(S)

### 1.4 MOTORCYCLE/SCOOTER PARKING

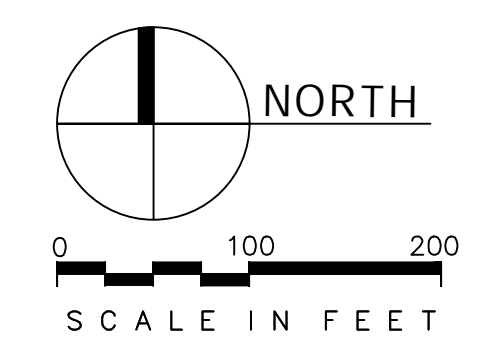


### GENERAL SITE NOTES

CURRENT ZONING: A-1  
 PROPOSED ZONING: P

### LEGEND

- EXISTING GRAVEL EDGE
- EXISTING ELECTRICAL
- EXISTING FIBER OPTIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING WATER SERVICE
- EXISTING STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED FIBER OPTIC
- PROPOSED ELECTRICAL
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- FUTURE ADDITIONS



**INVISION**  
 PLANNING ARCHITECTURE INTERIORS

501 Sycamore  
 Suite 101  
 Waterloo, IA 50703  
 PO Box 1800  
 Waterloo, IA 50704-1800  
 319.233.8419  
 319.233.9772 Fax  
 www.invisionarch.com  
 CONSULTANT:

**CONSTRUCTION MANAGER**  
**STORY CONSTRUCTION**

**STRUCTURAL**  
**RAKER RHODES**  
**ENGINEERING**  
**MEP**  
**MODUS**

**CIVIL ENGINEERING AND**  
**LANDSCAPE ARCHITECTURE**  
**AECOM TECHNICAL**  
**SERVICES, INC. /**  
**RITLAND+KUIPER**

REVISIONS:

Description	Date	No.

OWNER SIGN-OFF:

DATE: \_\_\_\_\_ NAME: \_\_\_\_\_

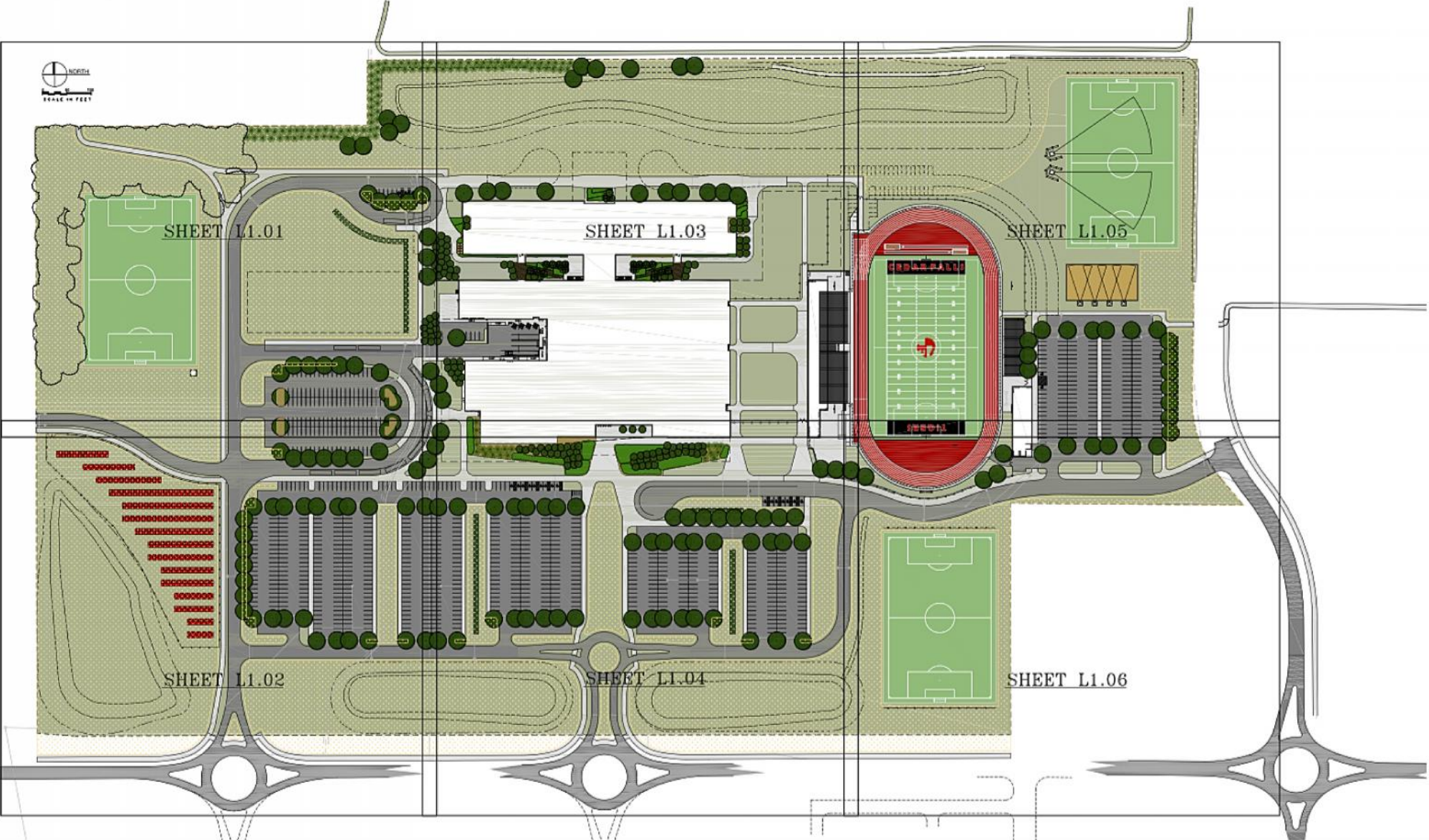
CEDAR FALLS COMMUNITY SCHOOL DISTRICT  
**CEDAR FALLS HIGH SCHOOL**  
 W 27TH STREET, CEDAR FALLS, IA 50613

PROJECT NO: 19116  
 DATE: 2020-08-27  
 SHEET SET: DESIGN DEVELOPMENT

SHEET NAME: SITE PLAN

SHEET: **C1.00**  
 Copyright © 2020



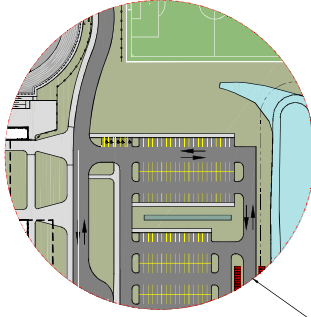




DATE:	08/21/2023
PROJECT:	CDAR FALLS COMMUNITY SCHOOL DISTRICT
SHEET:	2023-04-22
DRAWN BY:	MM/MS
CHECKED BY:	MM/MS
SCALE:	AS SHOWN
DATE:	
PROJECT:	
SHEET:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
DATE:	
PROJECT:	
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DRAWN BY:	
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CHECKED BY:	
SCALE:	
DATE:	

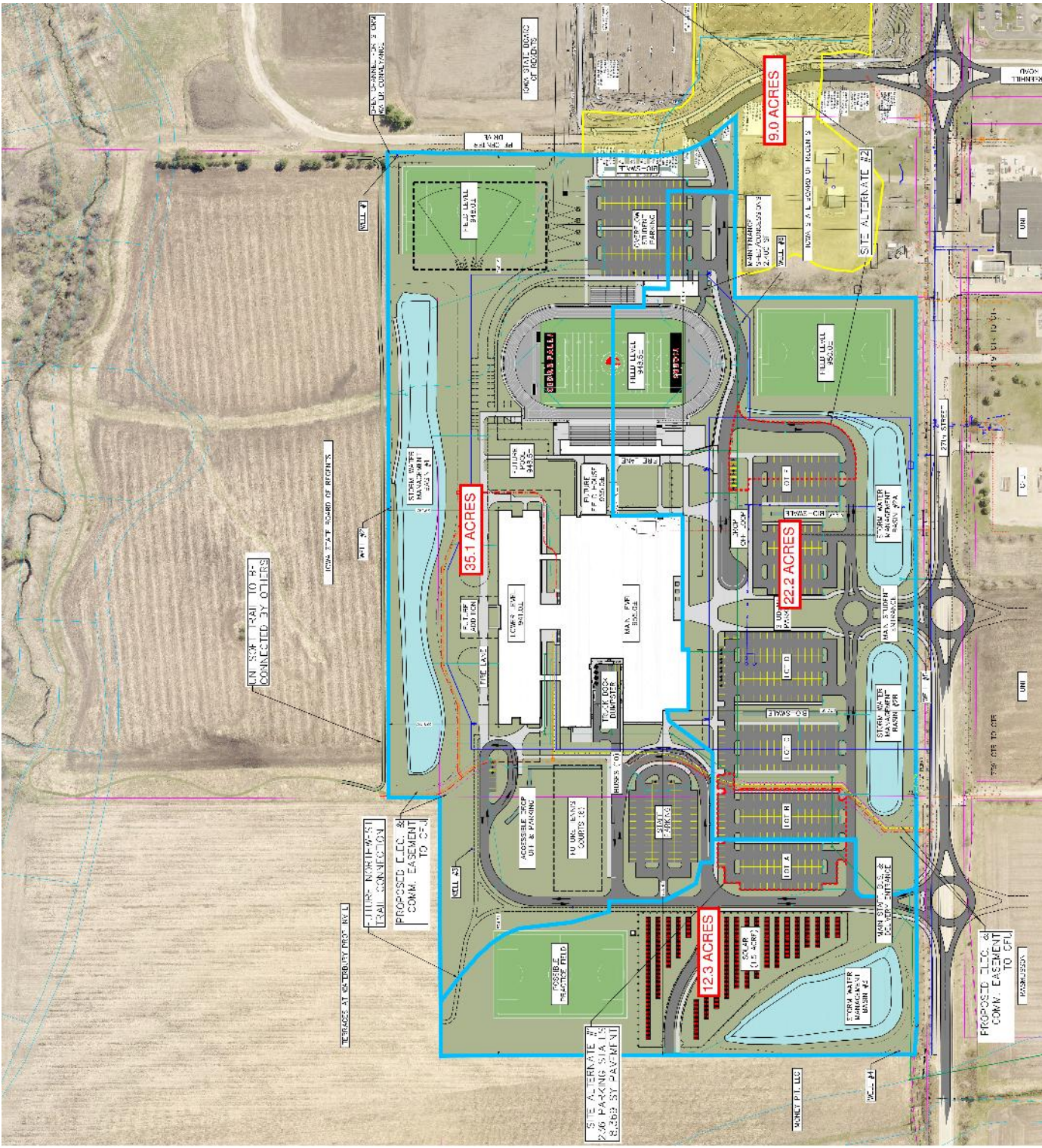
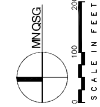
**PLAN NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, LATEST EDITION, WITH THE FOLLOWING MODIFICATIONS:
  - 1.400 ESTIMATED STUDENTS
  - 1.401 TOTAL REQUIRED PARKING STALLS: (1,400/9) + (224/4) = 176
  - 1.402 ESTIMATED STUDENTS
  - 1.403 TOTAL REQUIRED PARKING STALLS: (1,400/9) + (224/4) = 176
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, LATEST EDITION, WITH THE FOLLOWING MODIFICATIONS:
  - 1.404 ESTIMATED STUDENTS
  - 1.405 TOTAL REQUIRED PARKING STALLS: (1,400/9) + (224/4) = 176



**GENERAL SITE NOTES**

- LEGEND**
- EXISTING GRAVEL EDGE
  - EXISTING ELECTRICAL
  - EXISTING FIBER OPTIC
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING SANITARY SEWER
  - EXISTING WATER MAIN
  - EXISTING STORM SEWER
  - PROPOSED GAS MAIN
  - PROPOSED FIBER OPTIC
  - PROPOSED ELECTRICAL
  - PROPOSED STORM SEWER
  - PROPOSED WATER MAIN
  - FUTURE ADITIONS





GENERAL ELEVATION NOTES:

- 1. SEE ARCHITECTURAL FLOOR PLANS FOR WALL TYPES, WINDOW NUMBERS, DOOR NUMBERS, AND DIMENSIONS.
- 2. PLACEMENT OF WALL MOUNTED ITEMS (FIRE STROBE, DOOR OPERATOR BUTTON, WALL HYDRANTS, ETC) ARE DIMENSIONED TO CENTERLINE OF ITEM.
- 3. HATCHED AREA IS FOR REFERENCE ONLY.
- 4. ANY RETURNS OR BLIND ELEVATIONS NOT SHOWN SHALL BE SIMILAR IN MATERIAL AND MAKEUP TO ADJACENT CONDITIONS OR OTHER SIMILAR CONDITIONS.

INVISION

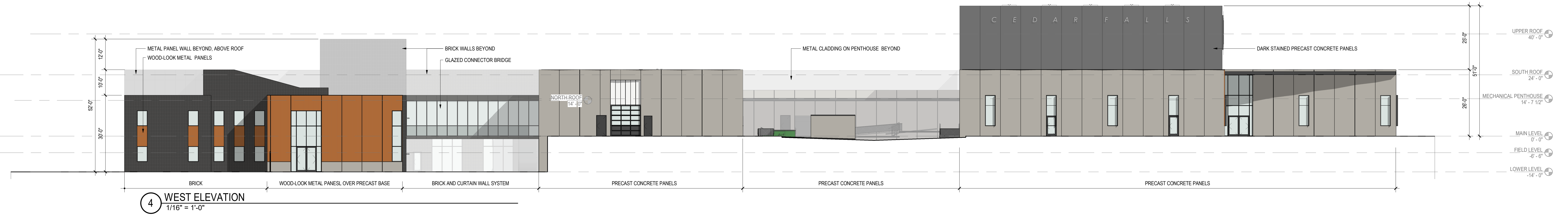
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 CONSULTANT:

CONSTRUCTION MANAGER  
 STORY CONSTRUCTION

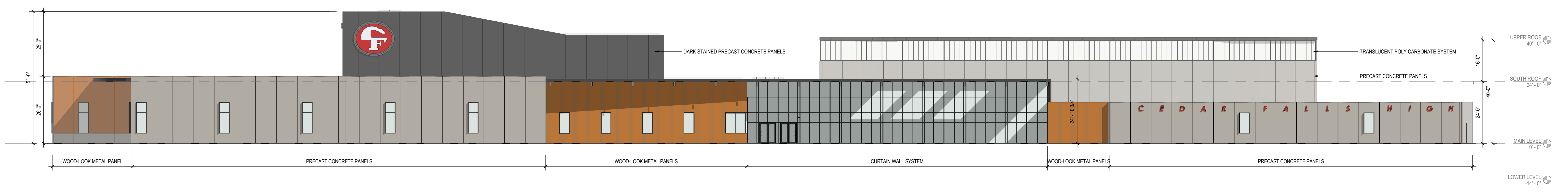
STRUCTURAL  
 RAKER RHODES  
 ENGINEERING  
 MEP  
 MODUS

CIVIL ENGINEERING AND  
 LANDSCAPE ARCHITECTURE  
 AECOM TECHNICAL  
 SERVICES, INC.

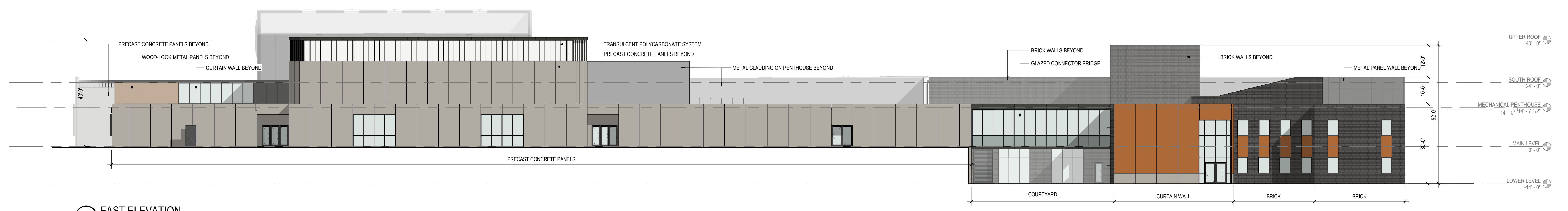
OWNER SIGN-OFF:  
 DATE NAME



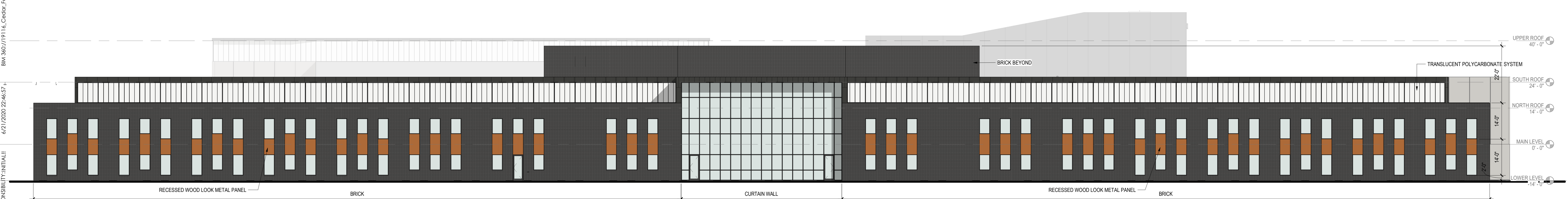
4 WEST ELEVATION  
1/16" = 1'-0"



3 SOUTH ELEVATION  
1/16" = 1'-0"



2 EAST ELEVATION  
1/16" = 1'-0"



1 NORTH ELEVATION  
1/16" = 1'-0"

SHEET RESPONSIBILITY INITIALS: 4/21/2020 22:46:37, BM, 3602/19116\_Cedar Falls\_HS/19116\_Cedar Falls\_HS\_R2020.rvt

CEDAR FALLS COMMUNITY SCHOOL DISTRICT  
**CEDAR FALLS HIGH SCHOOL**  
 W 27TH STREET, CEDAR  
 FALLS, IA 50613

PROJECT NO:  
 19116  
 DATE:  
 JUNE 21, 2020  
 SHEET SET:  
 DESIGN  
 DEVELOPMENT - 85%  
 REVIEW  
 SHEET NAME:  
 EXTERIOR ELEVATIONS

SHEET:  
**A2.01**  
 Copyright © 2020

PRELIMINARY NOT FOR CONSTRUCTION

FOR REFERENCE ONLY



## DEPARTMENT OF COMMUNITY DEVELOPMENT

City of Cedar Falls  
 220 Clay Street  
 Cedar Falls, Iowa 50613  
 Phone: 319-273-8600  
 Fax: 319-273-8610  
 www.cedarfalls.com

### MEMORANDUM

#### *Planning & Community Services Division*

**TO:** Planning and Zoning Commission  
**FROM:** Karen Howard, AICP, Planning & Community Services Manager  
**DATE:** September 17, 2020  
**SUBJECT:** Temporary Wheat-Pasting Murals in the College Hill Business District

**REQUEST:** Request to approve a College Hill Neighborhood Overlay District Site Plan for multiple temporary mural installations in the College Hill Business District (Project #DR20-005)

**PETITIONER:** UNI Students / Bettina Fabos, Professor - Interactive Digital Studies Program

**LOCATION:** Multiple locations in the College Hill Business District

#### PROPOSAL

The City has received a request for a College Hill Neighborhood Overlay Zone façade review to allow the installation of temporary wheatpasted murals in three different locations in the College Hill Business District, as per the attached proposal. The intent of the project is to promote Fortepan Iowa's relaunch and to support healthy COVID-19 habits. Using historic images from the Fortepan archive, which focuses on collecting and preserving casual snapshots of daily life in Iowa, the photos will be modified to show face masks on the people in two of the photos. These images would be wheatpasted on three buildings on College Hill: the north façade of Octopus at 2205 College Street; the east façade of Li'l Bigs at 2210 College Street; and the south façade of Copyworks at 2227 College Street. These locations are the same as the previous mural installation in 2019.

The murals are made of a biodegradable, non-destructive art form called wheatpasting, which adheres large prints of paper to the exterior facades of buildings. These installations do not permanently alter the façades of the building and can be removed by power washing.

#### BACKGROUND

A similar mural installation was installed in 2019. It was well-received in the community and brought interest to the College Hill Business District. Bettina Fabos, Professor of Interactive Digital Studies at UNI will be working with a group of seven students to give them real world experience in the art form and in promoting public art as community building.

## ANALYSIS

Staff notes that while this proposal is for a temporary installation of public art, it is worthy of Planning & Zoning Commission discussion and recommendation. The locations are all within the College Hill Neighborhood Overlay Zoning District, which requires review of murals by the Planning & Zoning Commission and the City Council.

The applicable section of the College Hill Overlay Zoning District review standards for the commercial district, states in relevant part, *“Exterior mural wall drawings, painted artwork and exterior painting of any structure within the commercial district shall be subject to review by the Planning and Zoning Commission and approval by the City Council for the purpose of considering scale, context, coloration, and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the commercial district.”*

The proposed installation is similar to the project completed last year. Staff is supportive of this temporary installation as a positive effort during the ongoing pandemic. The proposal is an excellent example of public art used for community building. The wheatpastings are consistent with the intent of the ordinance, given these images are not painted or otherwise permanently affixed to building facades and can be removed by power washing them off at any time deemed appropriate due to deterioration or for any other reason determined by the property owner.

In the submitted proposal it notes the importance of encouraging habits that will prevent the spread of the COVID-19 virus, such as wearing a mask. These images will be placed on walls that will be easily visible along walking routes in College Hill. Staff finds that the proposal is consistent with the purpose of the College Hill Neighborhood Overlay, as stated in the zoning ordinance to ensure that the area is developed *“in a manner that complements the University of Northern Iowa campus, promotes community vitality and safety and strengthens commercial enterprise.”* Staff also note the importance of public art in community building and find that the proposal is an excellent example of using art to promote public safety through positive images.

## STAFF RECOMMENDATION

The proposal meets all of the College Hill Neighborhood Overlay Zoning District and Zoning Ordinance requirements and would be a positive community building effort to promote healthy practices through an interesting art form. **Staff recommends approval of the proposal for installation of wheat-pasted murals in the College Hill Business District.** If approved by the Commission, the proposal would be considered by the City Council at their October 5<sup>th</sup> meeting.

## PLANNING & ZONING COMMISSION

Discussion/Vote  
9/23/2020

07 September 2020

FROM: Bettina Fabos, Professor of Interactive Digital Studies  
Fortepan Iowa  
326 Lang Hall, University of Northern Iowa  
Cedar Falls  
[fabos@uni.edu](mailto:fabos@uni.edu)  
319 505 0178

TO: Karen Howard  
City of Cedar Falls  
[planning@cedarfalls.com](mailto:planning@cedarfalls.com)

### **Fortepan Iowa Requests Approval for Wheat Pasting Campaign**

Dear Karen Howard and the City of Cedar Falls:

I am writing on behalf of Fortepan Iowa for permission to start a wheat pasting campaign on College Hill. This is a project we are looking to have done as soon as we can. The aim of this plan is to make an artistic appeal to our community, to promote Fortepan Iowa's relaunch, and to support healthy COVID-19 habits.

We have a great need for positive COVID-19 messaging on College Hill at this time. With many college students heading to the Hill over the weekend, we have seen many not wearing masks or social distancing, which is unsafe in the current pandemic as it promotes unhealthy habits. With COVID-19 being such an issue (in Iowa especially), Fortepan Iowa is looking to coordinate with the College Hill Partnership and the City of Cedar Falls to support positive and safe COVID-19 practices.

With prior permission from the building owners or the Octopus, Copyworks, Li'l Bigs, and the College Hill Partnership, the Fortepan Iowa team has created mockups with images from the website. The team is currently working to spread the good COVID-19 messaging by placing masks on the people in two of the pictures. Our team has selected one image per building (see Appendix). The images have a whimsical feel so as to push wearing masks and social distancing in a way that makes it casual. The images are to be placed on walls that are easily seen to those walking on the Hill.

The other huge reason Fortepan Iowa is looking to wheat paste on the Hill at this time is due to our relaunch we are hoping to have up by November 1. The wheat paste campaign promotes our public project and enlivens the community with family snapshots of Iowa life. Fortepan Iowa is a project dedicated to the celebration of Iowans and our communities. By wheat pasting images from the database, we can introduce locals to our project and get them excited about their Iowa roots and what the photo archive has to offer. .

Our Fortepan Iowa team is also working with a class of seven students from the University of Northern Iowa to help in this endeavor. They are currently working to help prepare the archive for the relaunch and edit images for the wheat pastings. This project will help them gain real-world experience and learn how to go through public channels to make a project successful.

Thank you for your consideration,

Sincerely,

Bettina Fabos and the Fortepan Iowa Team



Appendix



“Ping Pong Girls” on the side of the Octopus.

LOCATION. 2205 College Street **Cedar Falls**, IA, 50613

Owner David Deibler has approved this installation.



“Window Woman” on the side of Copyworks.

LOCATION: 2227 College St. **Cedar Falls**, IA 50613

Owner Jon Gulick and store manager Jon Laity have approved this installation.





“Playground” on the back of Li'l Bigs.  
LOCATION: 2210 College St, Cedar Falls, IA  
Manager Kyle Dhemlow has approved of this installation.



### College Hill Partnership

2304 College Street  
PO Box 974  
Cedar Falls, Iowa 50613

Phone: 319-273-6882  
collegehillpartnership@gmail.com  
www.collegehillpartnership.org

#### 2020-2021

##### Board of Directors

Chris Martin, President  
Ryan Kriener, Vice President  
Becky Hawbaker, Secretary  
Doug Johnson, Treasurer  
Andrea Geary  
Andy Fuchtman  
Barb Schilf  
Bettina Fabos  
Brent Dahlstrom  
Elle Boeding  
Kyle Dehmlow

14 September 2020

### Cedar Falls Planning & Zoning Commission

Cedar Falls, IA 50613

Dear Planning and Zoning Commission of Cedar Falls:

The College Hill Partnership would like to extend their gratitude to Bettina Fabos for presenting this project to the CHP. It is an honor to potentially host wheat pastings on College Hill for the second time. This project allows College Hill and the City of Cedar Falls a unique, affordable way to celebrate College Hill. It will show our communities support and much we as a city and district appreciate our community and its history.

We are living in a complicated time. This time of uncertainty has changed life for all of us in the Cedar Valley and across the nation. Art has a tremendous impact on our culture and our community. Because of this impact, the College Hill Partnership was very excited when Bettina Fabos approached this project.

The CHP is passionate about this project's potential because it is a collaboration between many community entities. We believe this project will help us continue improving the bonds between the businesses, community, and Cedar Falls and its student population.

At our board meeting on September 14th, 2020, a vote unanimous passed. The CHP board voted to compose a letter of support for the plans for the "College Hill Wheat Paste Fall 2020 Project. The College Hill Partnership hopes this beautification project will move forward. We encourage the commission to support this project.

Regards,

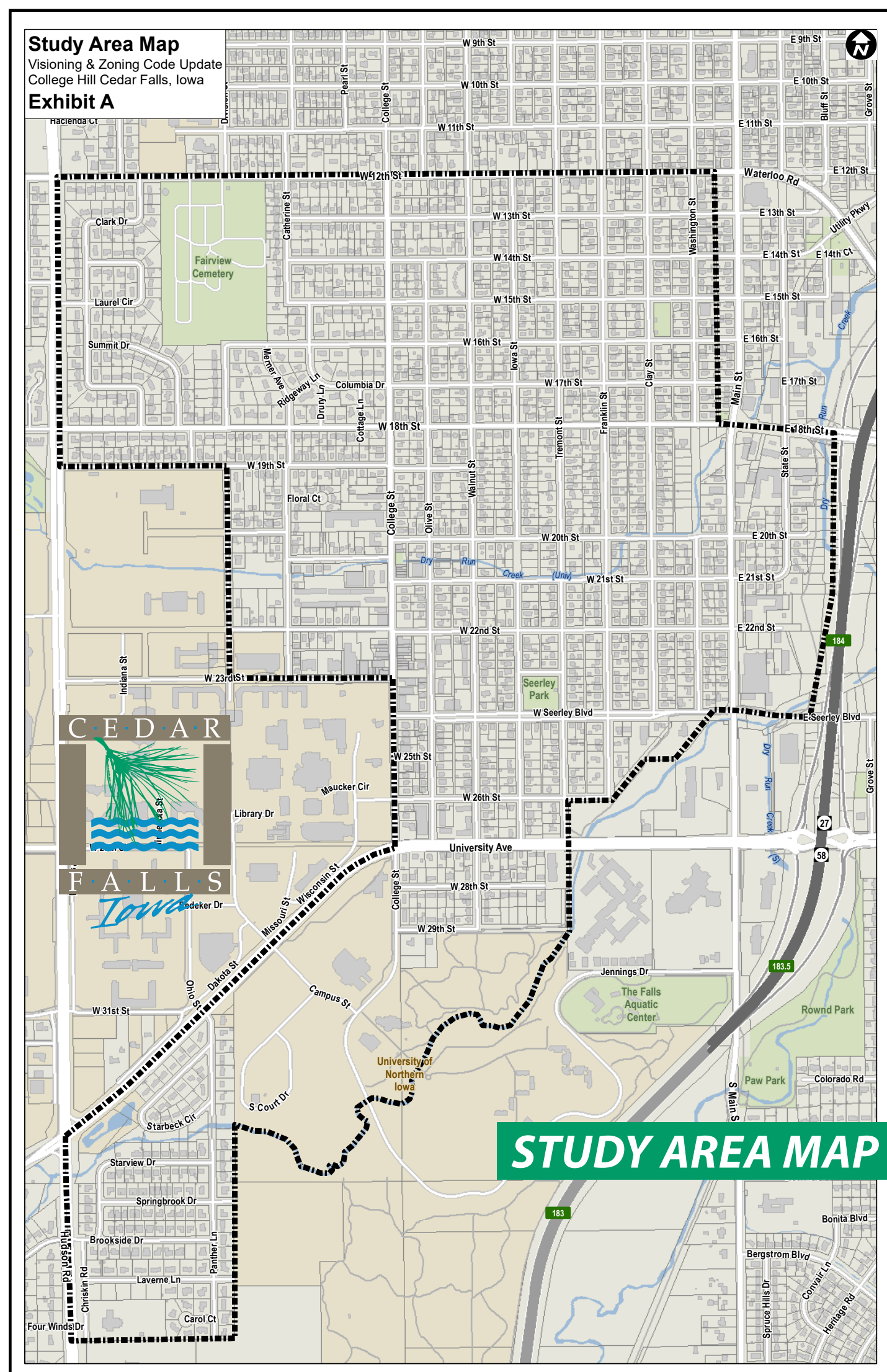
**Kathryn Sogard, Executive Director**

College Hill Partnership  
Hill Partnership Board Of Directors



# Share Your Vision for the Future of Cedar Falls

The community is invited to share their feedback during these upcoming online workshops!



**OUR CEDAR FALLS**  
*College Hill*

Imagine the possibilities!

**Imagine! College Hill** *Forge the future of the College Hill area!*

Share your input on topics including walkability, size and scale of new buildings and future developments during the online Charrette Week!

**ONLINE CHARRETTE WEEK: OCTOBER 3–8**

**COMMUNITY VIRTUAL WORKSHOP:** October 3 from 9–11 am

**OPEN DESIGN STUDIO VIEWINGS VIRTUAL Q&A:**  
October 5 from 5–6 pm // October 7 from noon–1 pm

**PRESENTATION OF RESULTS OF THE CHARRETTE:** October 14 at 5:30 pm

**PRESENTATION & ADOPTION OF COLLEGE HILL VISION PLAN:** November/December 2020

Keep checking [OurCedarFalls.com](http://OurCedarFalls.com) as these events near for updates!

Visit [OurCedarFalls.com](http://OurCedarFalls.com) for more information, including mini-presentations and daily postings during the Charrette week!

Help craft the Cedar Falls Resilience Plan and develop local solutions to improve our economic and environmental future.

The **RESILIENCE PLAN** focuses on *six categories* and the public can participate in self-guided workshops anytime from October 20–November 3. Visit [cfresilience.com](http://cfresilience.com) to access these workshops (sheets are provided for feedback).

You can also learn more about specific topics during the online workshops and virtually meet the Resilience Plan consultants. All online workshops begin at 12 pm and include a public Q&A session.

## WORKSHOPS

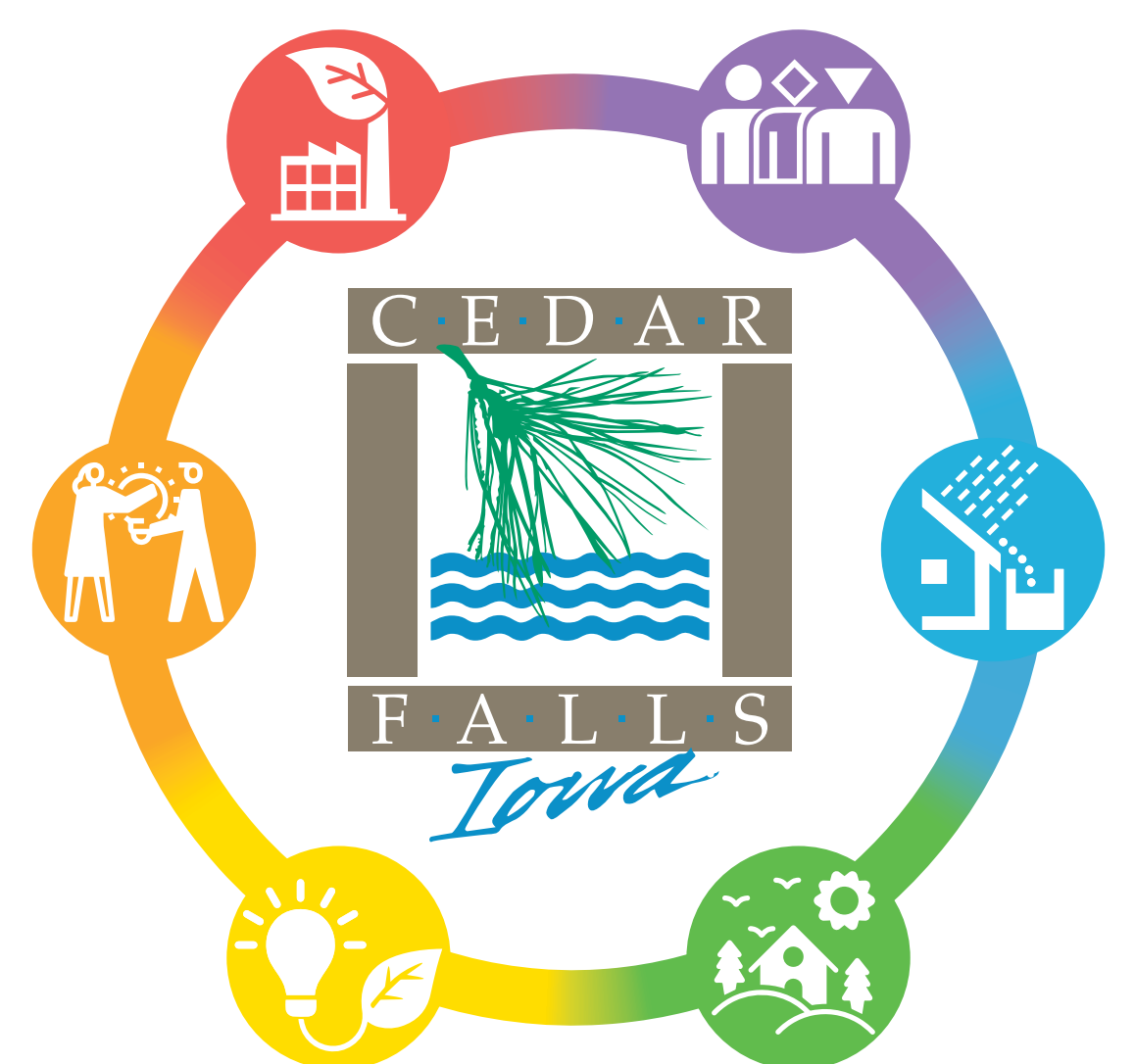
-  Ecology, Land and Habitat: **October 20**
-  Water, Weather and Urban Flooding: **October 21**
-  Energy, Mobility and Transportation: **October 22**
-  Community Cohesion and Civic: **October 27**
-  Equity, Diversity, and Wellness: **October 28**
-  Jobs, Business, and Economy: **October 29**

**SELF-GUIDED ONLINE WORKSHOPS:**

**October 20–November 3**

**Virtual Town Hall Meeting to Present Workshop Results:**

**November 10 at 7 pm**



**COMMITMENT & CREATIVITY FOR A BETTER TOMORROW**

More details, including access information for meetings, can be found at [cfresilience.com](http://cfresilience.com)