



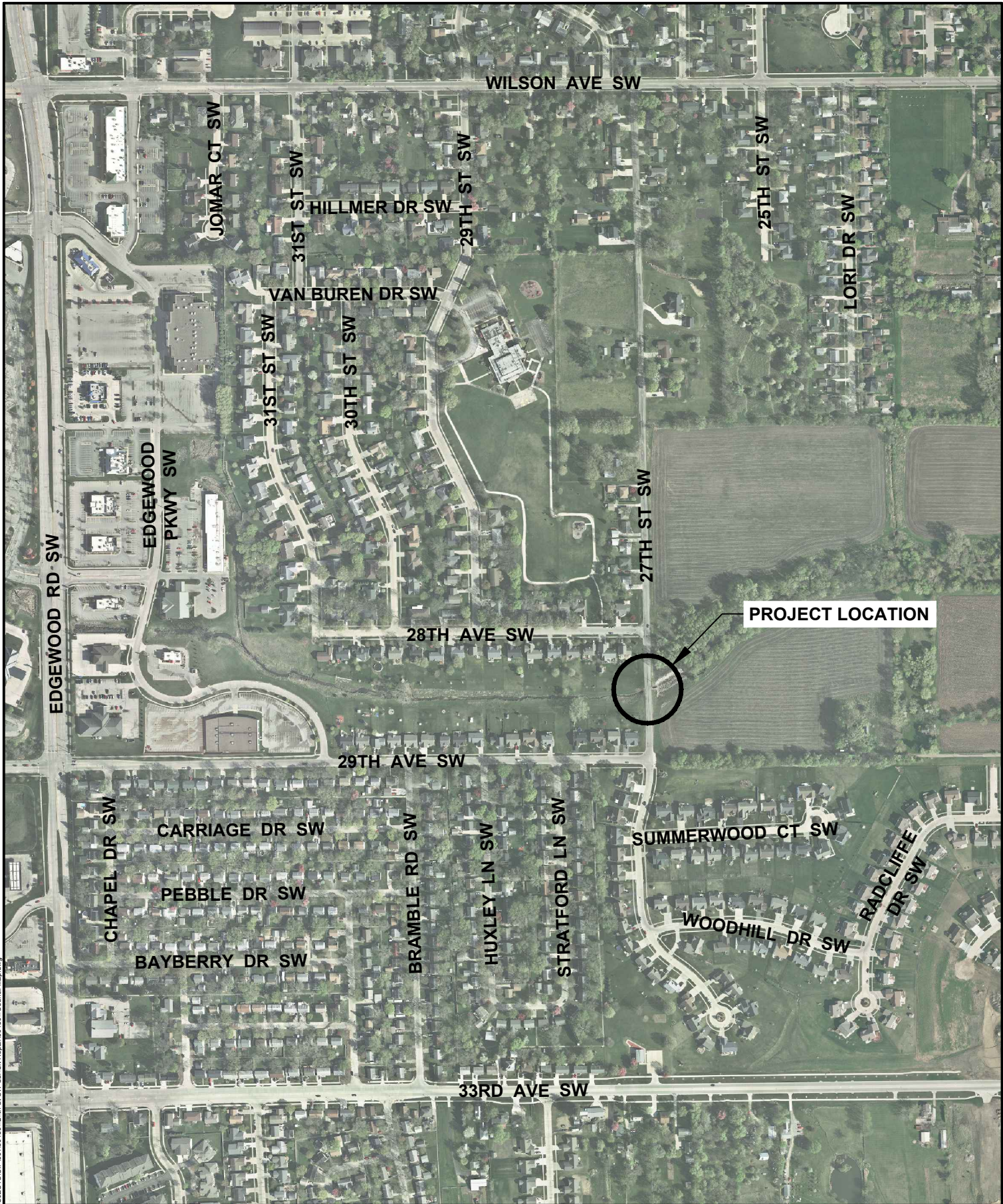
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**1ST AVENUE EAST SOUTH OF 24TH STREET DRIVE SE  
STORM SEWER IMPROVEMENTS**

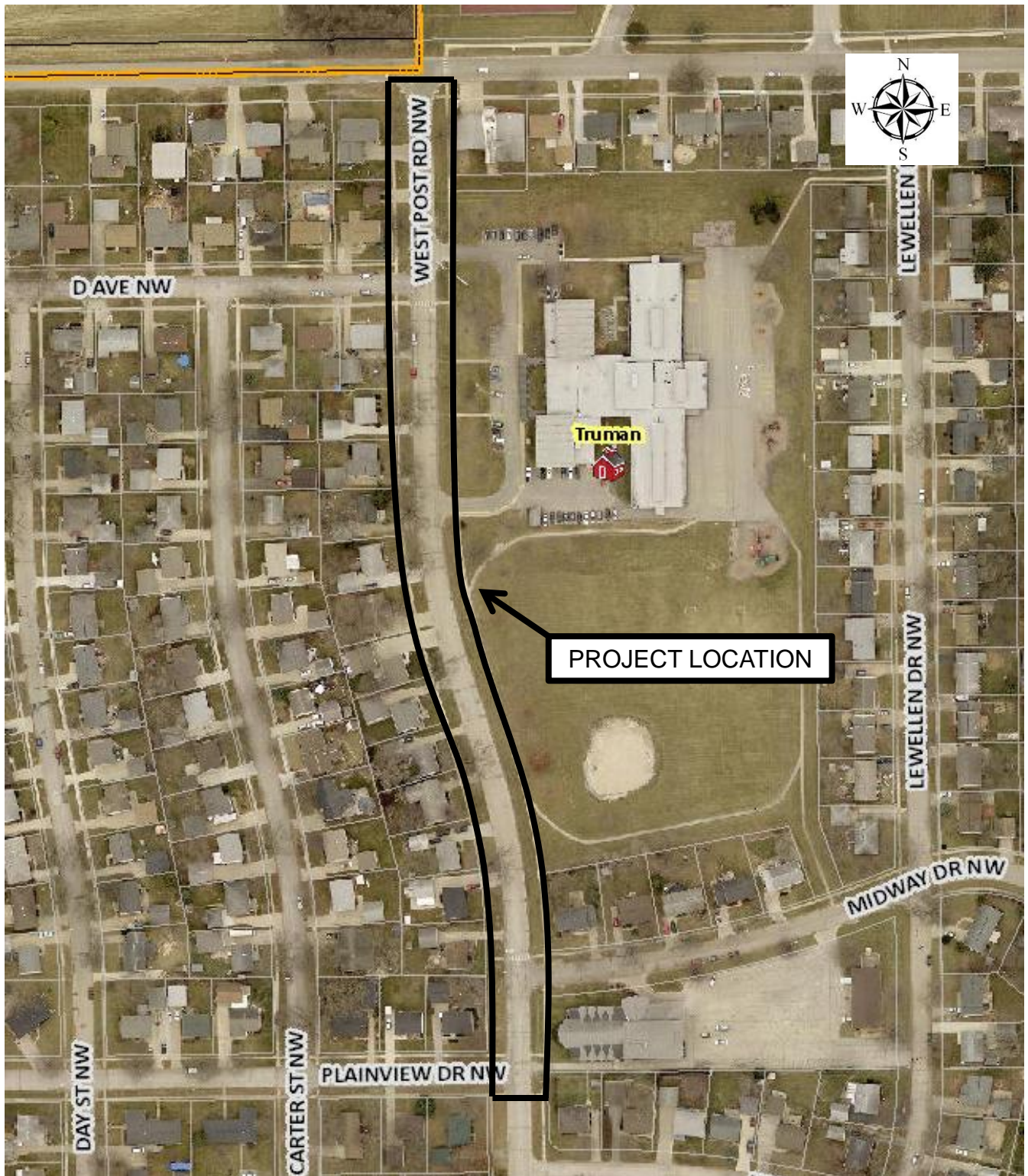






PROJECT LOCATION









# CDBG & HOME Annual Action Plan

Public Hearing  
January 26, 2016

## **Purpose of the Annual Action Plan**

- Implementation plan for Consolidated Plan.
- Identifies specific activities the City will undertake in 12-month period to meet Consolidated Plan goals.
- Contains specific budget allocations to expend CDBG and HOME funds for the current program year.

## **Annual Funding**

- Allocations not yet known for July 1, 2016 – June 30, 2017 program year.
- Budgeting estimated based on prior year allocations.
- CDBG – approximately \$1,025,249
- HOME – approximately \$270,425

## **Recommendations**

- Recommendations are based off of FY2015 final allocation amounts as FY2016 numbers will not be available until the Spring of 2016.
- CDBG priority recommendations follow in the chart on the next slide.
- It is recommended that \$75,000 of the budgeted \$270,425 in HOME funds be used for eligible CHDO activities.



## CDBG Percentage Recommendations

	Percentage	Estimated Amount
	100%	\$ 1,025,249.00
Administration and Planning	20%*	\$ 205,050.00
Public Service	15%*	\$ 153,787.00
Housing	60%	\$ 615,150.00
Other Eligible Community Needs	5%	\$ 51,262.00
<i>*Statutory Limitations</i>		

## Additional Recommendation

- Up to \$50,000 Neighborhood Certification Program set-aside from “public service” and/or “other community needs” category for activities carried out by CDBG-eligible certified neighborhoods.
- Activities must be CDBG-eligible and consistent with neighborhood work plan.
- Creates more predictable, uniform, streamlined application process for neighborhoods.



## Examples of Eligible CDBG Activities

- Housing Rehabilitation
- Homebuyer Assistance
- Infrastructure improvements
- Public facility improvements
- Public services to special needs populations
- All activities must meet a National Objective:
  - Low/Moderate Income Benefit
  - Eliminate Slum/Blight
  - Urgent Need w/ no other funding source (ex. disaster)

## Eligible HOME Activities

- Housing Rehabilitation
- Homebuyer Assistance
- Housing New Construction
- Tenant Based Rental Assistance



## Accomplishments – (July 1, 2014 – June 30, 2015)

- 35 homes received rehabilitation assistance;
- 9 additional properties rehabilitated through grants to partner agencies;
- 55 homebuyers received down payment assistance;
- 4 non-profit facilities were improved;
- 6,147 individuals received free health care services;
- 772 homeless individuals received shelter & case management;
- 192 individuals received transitional housing services;
- 300 youth received before/after school programming, mentoring and other services.

## Recognition & Best Practices:

- Cedar Rapids exceeds HUDs timeliness standards;
- Exceeds HUD's low/moderate benefit standards (100% of funds benefited low/moderate income persons);
- Leveraging of funds – CDBG and HOME funds leveraged \$2.7 million through sub-recipient agencies and an additional \$2.4 million Lead Hazard Control grant.
- HUD's feedback regarding Cedar Rapids' last annual report characterized the City's administration of the programs as "excellent."



## Next Steps:

- January 26, 2016 – Public Hearing
- January/February 2016 – Grants & Programs Committee review and recommendations.
- March 2016 – Draft plan available for review & comment
- April 26, 2016 – Public Hearing/City Council consideration of draft plan
- May 15, 2016 – Annual Action Plan due to HUD

## Public Hearings

- To consider housing & community development needs & priorities for upcoming program year.
- Feedback on program performance.

**18<sup>th</sup> Street SW Extension from Wilson Avenue to 16<sup>th</sup>  
Avenue PCC Pavement – Grade and Replace  
Contract Number 301500-06  
Bid Date: January 20, 2016**

METRO PAVERS, INC.	\$1,703,825.76
RATHJE CONSTRUCTION CO.	\$1,796,931.84
PIRC-TOBIN CONSTRUCTION, INC.	\$1,825,789.05
HORSFIELD CONSTRUCTION, INC. & SUBSIDIARY	\$1,937,405.69
TSCHIGGFRIE EXCAVATING CO.	\$2,150,092.65
RICKLEFS EXCAVATING, LTD.	\$2,417,559.89



**C Avenue NE Improvements from Collins Road to Blairs  
Ferry Road PCC Pavement – Grade and Replace  
Contract Number 301612-04  
Bid Date: January 20, 2016**

HORSFIELD CONSTRUCTION, INC. & SUBSIDIARY	\$2,180,979.80
RATHJE CONSTRUCTION CO.	\$2,211,807.72
PIRC-TOBIN CONSTRUCTION, INC.	\$2,319,336.86
CROELL AND SUBSIDIARY	\$2,445,955.84
METRO PAVERS, INC.	\$2,460,804.73
HAWKEYE PAVING CORP.	\$2,859,512.20
TSCHIGGFRIE EXCAVATING CO.	\$3,121,913.65

**74<sup>th</sup> Street NE from White Ivy Place to C Avenue NE**  
**Roadway Improvements**  
**Contract Number 3012050-02**  
**Bid Date: January 13, 2016**

Horsfield Construction, Inc. (Epworth, IA)	\$1,225,252.34
Rathje Construction Co. (Marion, IA)	\$1,249,015.34
Ricklefs Engineering, Ltd. (Anamosa, IA)	\$1,436,631.87
Dave Schmitt Construction (Cedar Rapids, IA)	\$1,458,185.55
Pirc Tobin Construction, Inc. (Alburnett, IA)	\$1,488,788.65
E & F Paving Company, LLC (Cedar Rapids, IA)	\$1,705,873.80
Tschiggfrie Excavating (Dubuque, IA)	\$1,705,873.80

# Czech Bohemia Overlay District Standards Update

January 26, 2016





# Overlay Districts

- Modify the underlying zoning to allow for uniform building design and higher standards of development
- Existing Design Review Overlay Districts:
  - Czech Bohemia
  - Kingston Village
  - Ellis Boulevard
  - MedQuarter
- Standards apply to all development except single or two-family homes

# District Standards

## **Requirements for site and building design:**

- Building Massing, Orientation and Site Design
- Building Design
- Site Furnishings and Landscaping
- Signage

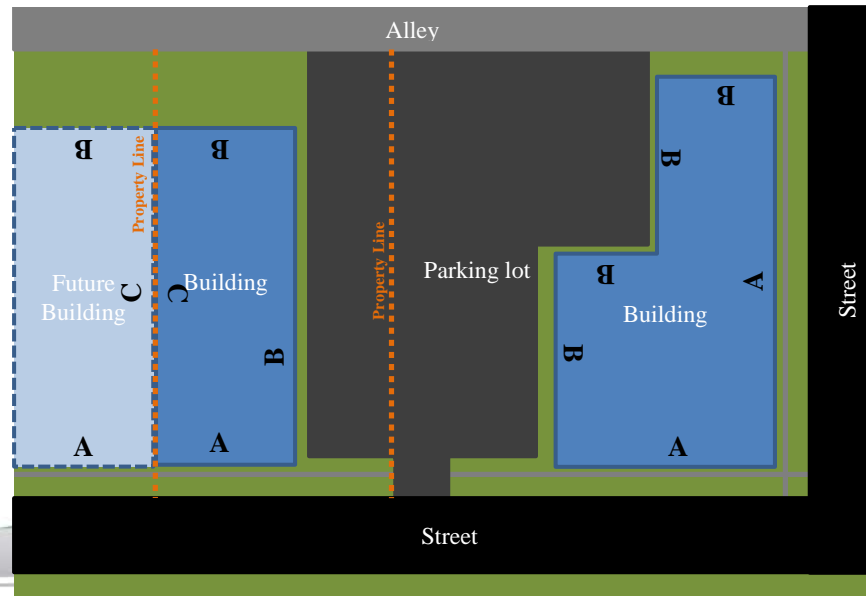


# Design Recommendations

- Recommended elements that should be considered
- Not incorporated into ordinance language but included in Design Manual to provide additional information to developers.

# Highlights

- Greater attention to the pedestrian experience
- Standards on site furnishings and landscaping
- Creation of design recommendations to be included in Design Manual
- Boundary amended to match the Czech Village-New Bohemia Self-Supporting Municipal Improvement District



# Actions to Date:

September 15, 2015 – Oak Hill Jackson Neighborhood Meeting

September 21, 2015 – Main Street Executive Board Meeting

October 15, 2015 – Czech Village Association

November 4, 2015 – Open House

November 9, 2015 – Oak Hill Jackson Neighborhood Meeting

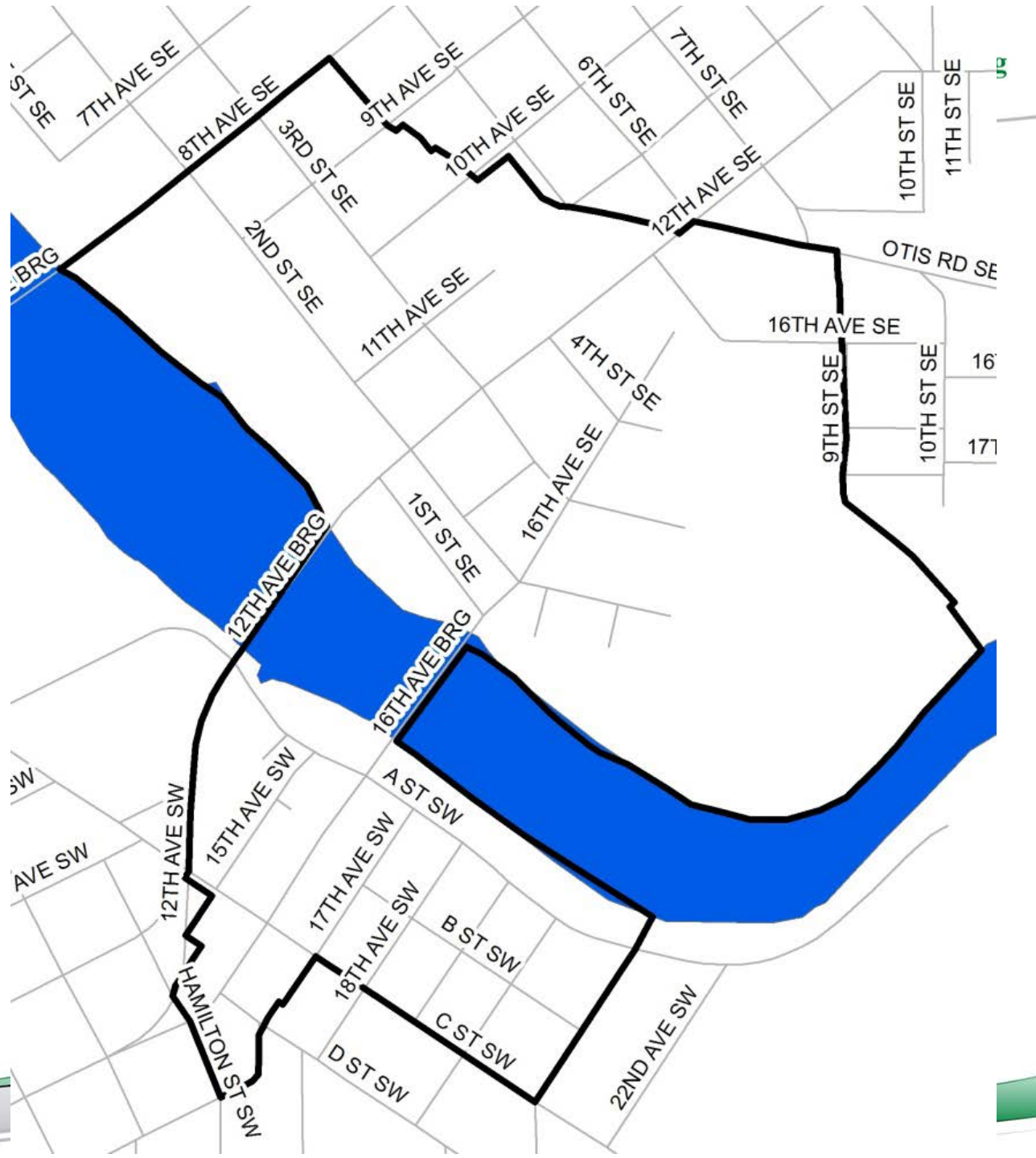
November 16, 2015 – DRTAC meeting to review feedback  
from outreach efforts

November 18, 2015 – Development Committee Review

December 3, 2015 – City Planning Commission Review



# Proposed Overlay District Boundary

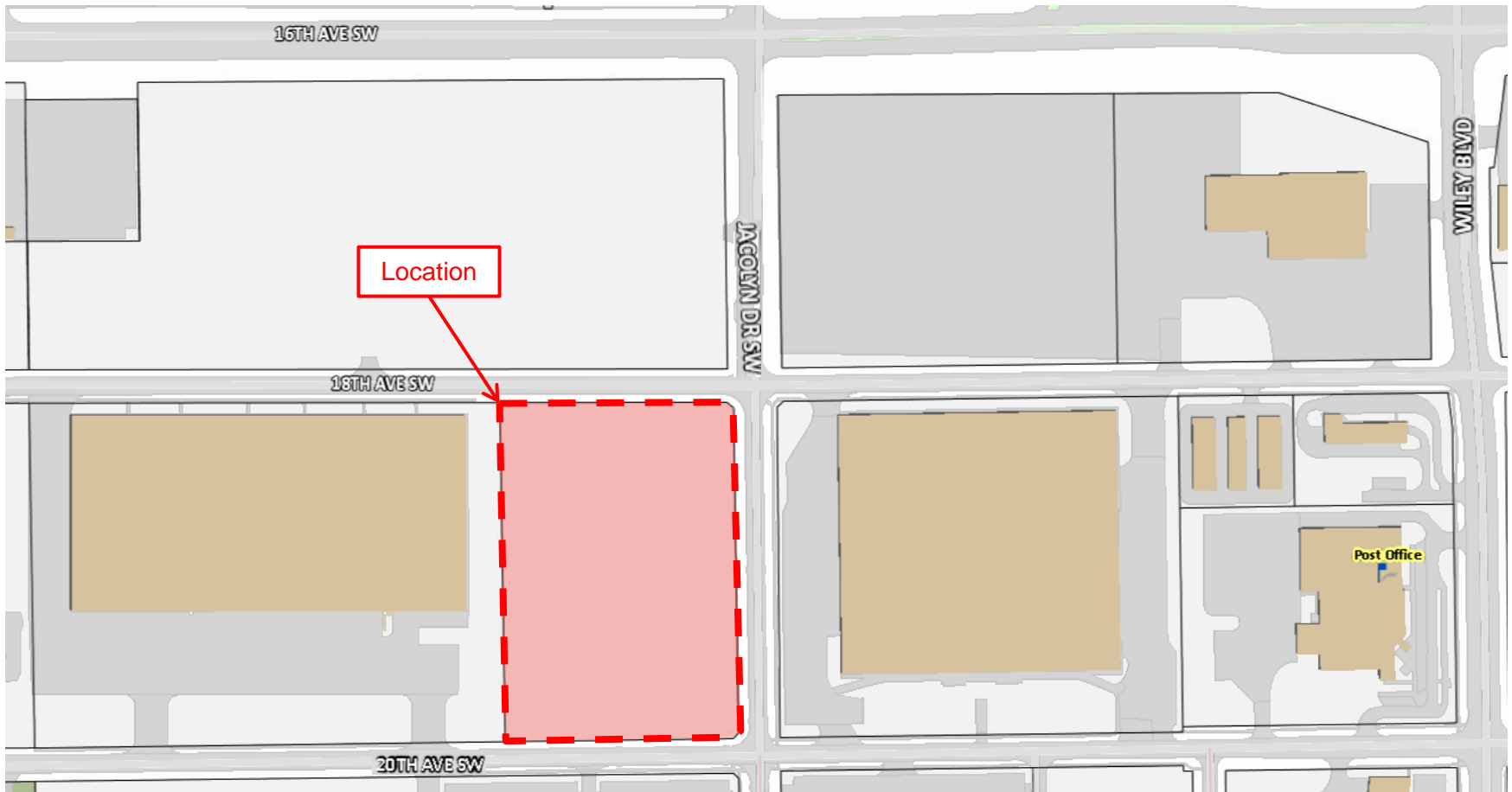


# Next Steps

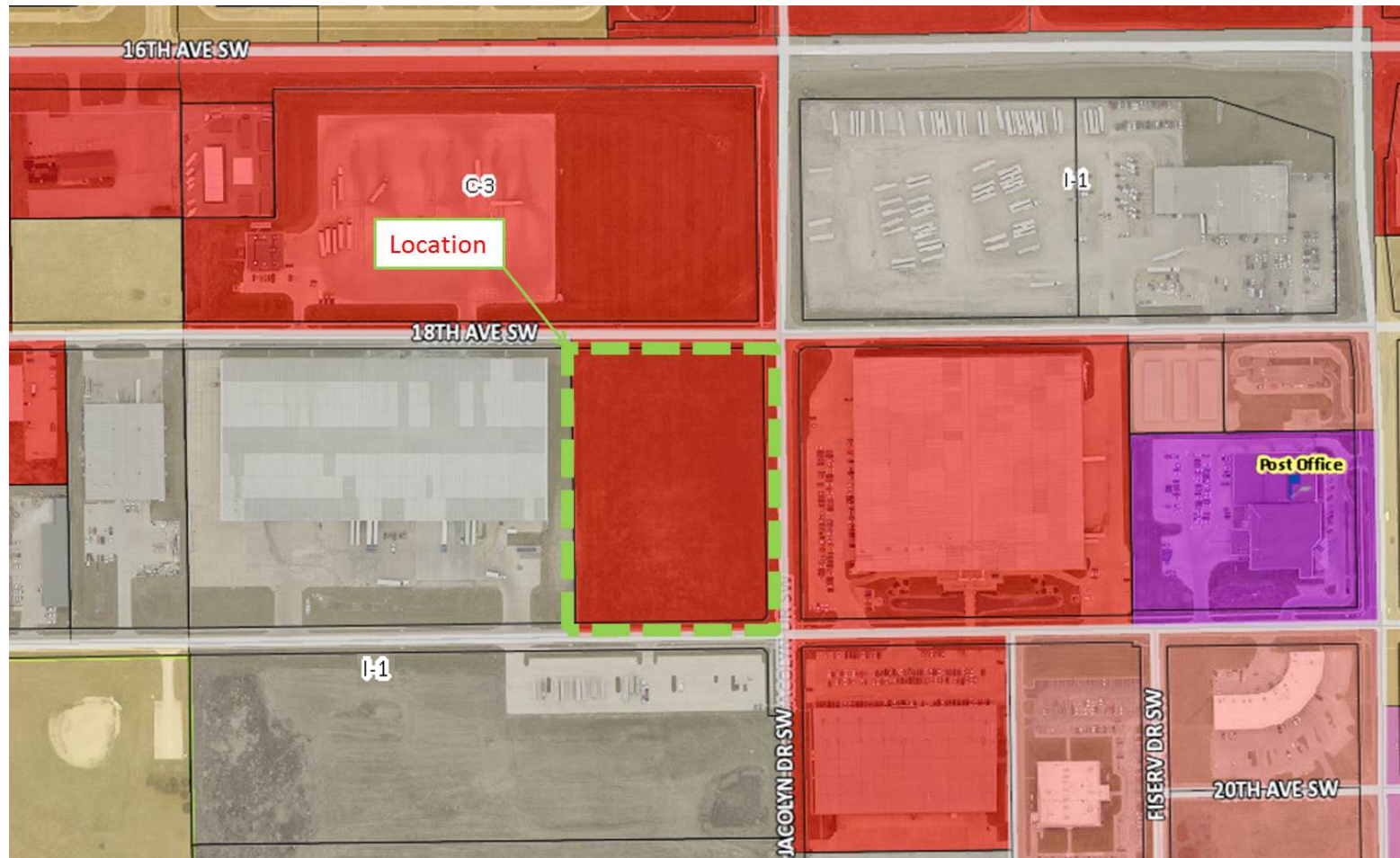
January 26, 2016– 1<sup>st</sup> Reading of the Ordinance

February 9, 2016 – 2<sup>nd</sup> & Possible 3<sup>rd</sup> Readings of the Ordinance

# Location Map

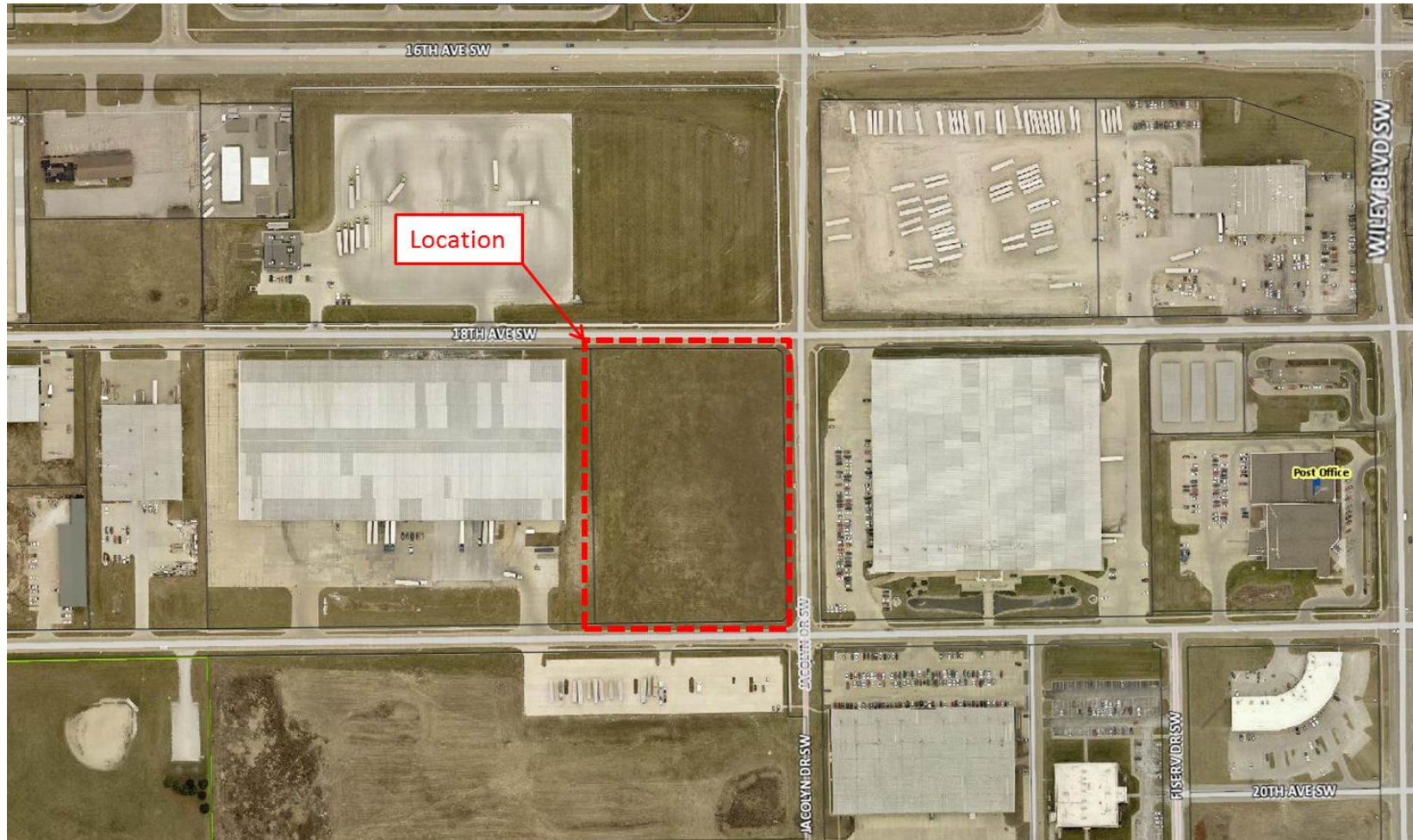


# Zoning





# Aerial Photo



# Street View





# Site Plan

## PRELIMINARY SITE DEVELOPMENT PLAN MW3PL WAREHOUSE EXPANSION

### GENERAL NOTES:

- LEGAL DESCRIPTION: LOT 2, KEENER WAREHOUSE 1ST ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA
- LOTS 1 & 2 OF KEENER WAREHOUSE 1ST ADDITION IN THE CITY OF CEDAR RAPIDS TO BE COMBINED TO CONSTITUTE A SINGLE TAX AND ZONING PARCEL
- DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVING UNLESS NOTED OTHERWISE
- ALL CURBS TO BE TYPE 14 CURB, EXCEPT WHERE NOTED
- BUILDINGS WILL BE SPRINKLED
- EXISTING ZONING: C-3, PROPOSED ZONING: I-1
- TOTAL LOT AREA: 796733.32 SF (18.06 AC) (BOTH LOTS)
- PROPOSED USE: WAREHOUSE (159,000 GFA INCLUDING 1,500 GFA OFFICE)
- AREA SUMMARY
  - EXISTING
    - BUILDING AREA: 253,358 SF (32.2%)
    - SURFACED AREA: 103,846 SF (13.0%)
    - OPEN AREA: 442,229 SF (55.8%)
  - PROPOSED
    - BUILDING: 418,178 SF (52.2%)
    - SURFACED AREA: 228,428 SF (28.7%)
    - OPEN AREA: 846,096 SF (106.2%)
- THIS PARCEL IS WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS PER LINN COUNTY FIRM MAP COMMUNITY PANEL NUMBER 410, MAP NUMBER 191504060, EFFECTIVE APRIL 9, 2010
- SETBACK SUMMARY
  - FRONT/REAR: 25' ± 113' OF HEIGHT ± 48'
  - INTERIOR SIDE: 18' ± 113' OF HEIGHT ± 48'
  - CORNER SIDE: 20' (TO REQUEST A VARIANCE TO 18')
- OPEN SPACE REQUIRED:
  - FRONT: 15' AVG. STREET FRONT LANDSCAPING
  - SIDE: 10' STREET FRONT LANDSCAPING
- PARKING SUMMARY
  - REQUIRED: 1 PER EMPLOYEE LARGEST SHIFT (3) ± 40000 SF OF GFA OFFICE SPACE
  - 2,075 SF OF OFFICE ± 40000 ± 5 SPACES
  - PROVIDED: 5 SPACES INCLUDING 1 VAN ADA STALL
- TRASH COLLECTION WILL USE EXISTING TRASH ENCLOSURE ON THE 5000 20TH AVE SW SITE
- SITE TRIANGLE INFORMATION
  - DESIGN SPEED: 35 MPH
  - DECISION POINT: 14.2' FROM EDGE OF TRAVEL WAY
  - SIGHT DISTANCE: 287'

CONTACT PERSON	JACOB A. HAWN, PE, LEED AP
TELEPHONE NUMBER	(319) 377-4620
FAX NUMBER	(319) 377-3639
EMAIL ADDRESS	jahawn@andersonbogert.com
MAILING ADDRESS	790 11TH STREET MASON, IA 52401
DATE SUBMITTED:	12-29-2015
DATE REVISED:	01-08-2016
TITLEHOLDER/ APPLICANT	ROCK D. STICKLE
MAILING ADDRESS	500 STICKLE DR NE CEDAR RAPIDS, IA 52401
TELEPHONE NUMBER	319-366-6554
EMAIL ADDRESS	rstickle@rockstickle.com

LEGEND:	PROPOSED 8" PCC PAVING
	PROPOSED 5' WIDE SIDEWALK
	PROPOSED BUILDINGS



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JACOB A. HAWN, LICENSED NO. 31905  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016

PAGES COVERED BY THIS SEAL: \_\_\_\_\_

NO.	REVISION DESCRIPTION	APPROVED	DATE

CLIENT: MIDWEST 3PL % ROCK STICKLE  
500 STICKLE DR NE  
CEDAR RAPIDS, IA 52401  
319-366-6554

**ANDERSON BOGERT**

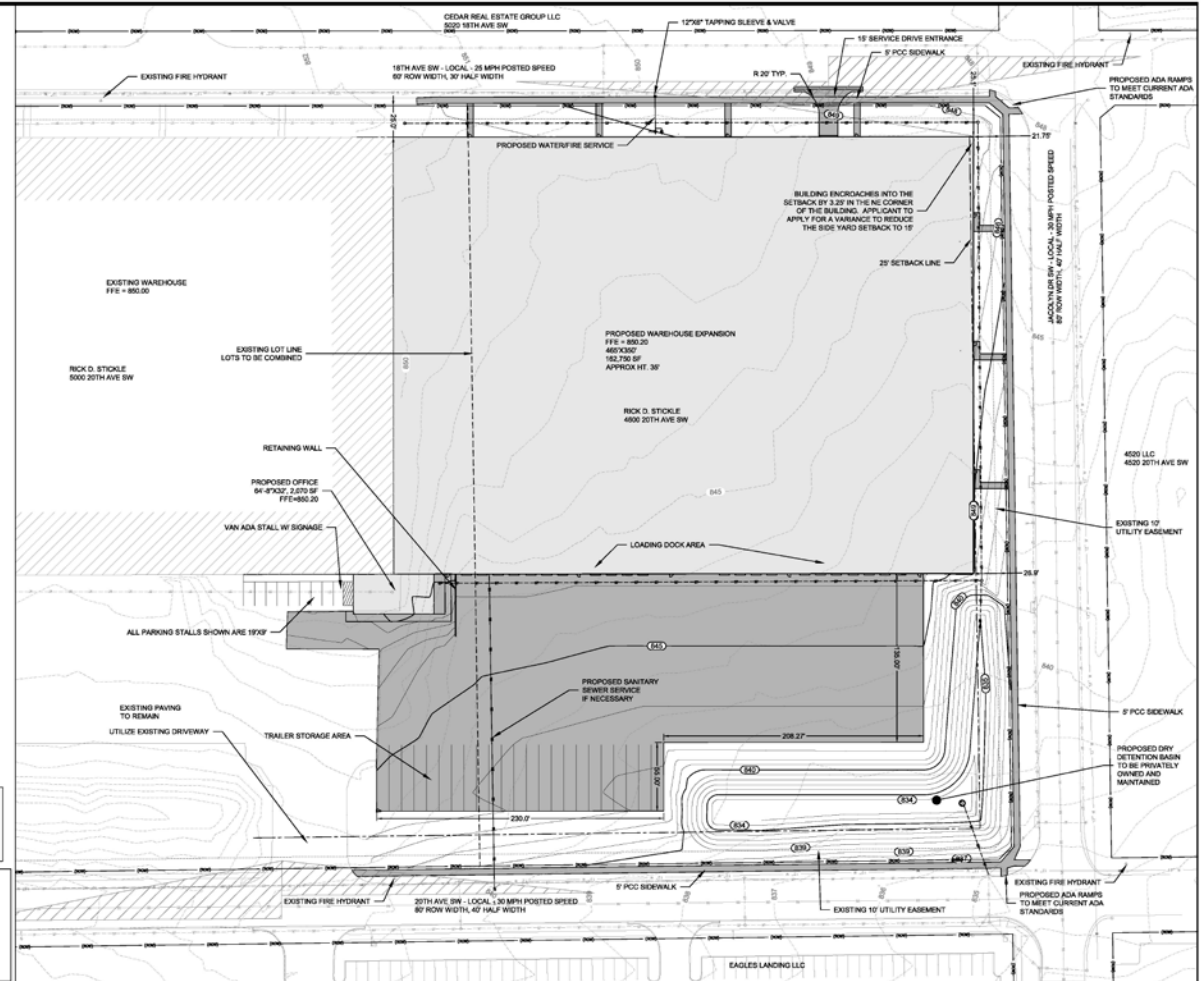
DRAWN BY: JAH  
DATE: 12/29/15  
PROJECT NO: 319013

APPROVED BY: JAH  
SCALE: SEE PLAN

**MW3PL WAREHOUSE  
EXPANSION**

**PRELIMINARY SITE  
DEVELOPMENT PLAN**

SHEET NO.  
OF  
1  
1



# Next Steps

- January 26, 2016 – City Council Public Hearing & 1<sup>st</sup> Reading of Ordinance.
- February 8, 2016 – BOA consideration of Variance request.
- February 9, 2016 – City Council 2<sup>nd</sup> & 3<sup>rd</sup> Readings of Ordinance.
- February 13, 2016 – Ordinance published in The Gazette.



# 4600 20<sup>th</sup> Avenue SW

## *Rezoning w/Preliminary Site Development Plan*

### **GENERAL INFORMATION:**

This is a request to rezone 5.94 acres of vacant land currently zoned C-3, Regional Commercial Zone District, to the I-1, Light Industrial Zone District. The request is to allow for the expansion of an existing warehouse on the adjoining property west of the site. The property is identified as “Urban High-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The project includes the following:

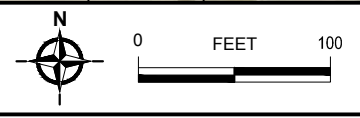
- Proposed warehouse expansion:
  - 162,750 SF
  - 2,070 SF Office Space
- Additional parking – 9 spaces including 1 ADA-accessible stall.
- Existing access from 20<sup>th</sup> Avenue SW and a service drive entrance on 18<sup>th</sup> Avenue SW.
- Variance requested for setback along Jacolyn Drive SW.



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UTILITY EASEMENT VACATION



EASE-022390-2015

# **Ideal Theatre**

## Resolution of Support Economic Development Project

January 26, 2016

# **Economic Development Application**

- January 14 Jelinek Companies LLC submitted an Economic Development application for the preservation and restoration of the historic Ideal Theatre Building
- Ideal Theatre building is a contributing structure in the Czech Bohemia Commercial Historic District
- Project qualifies for the City's Historic Preservation program





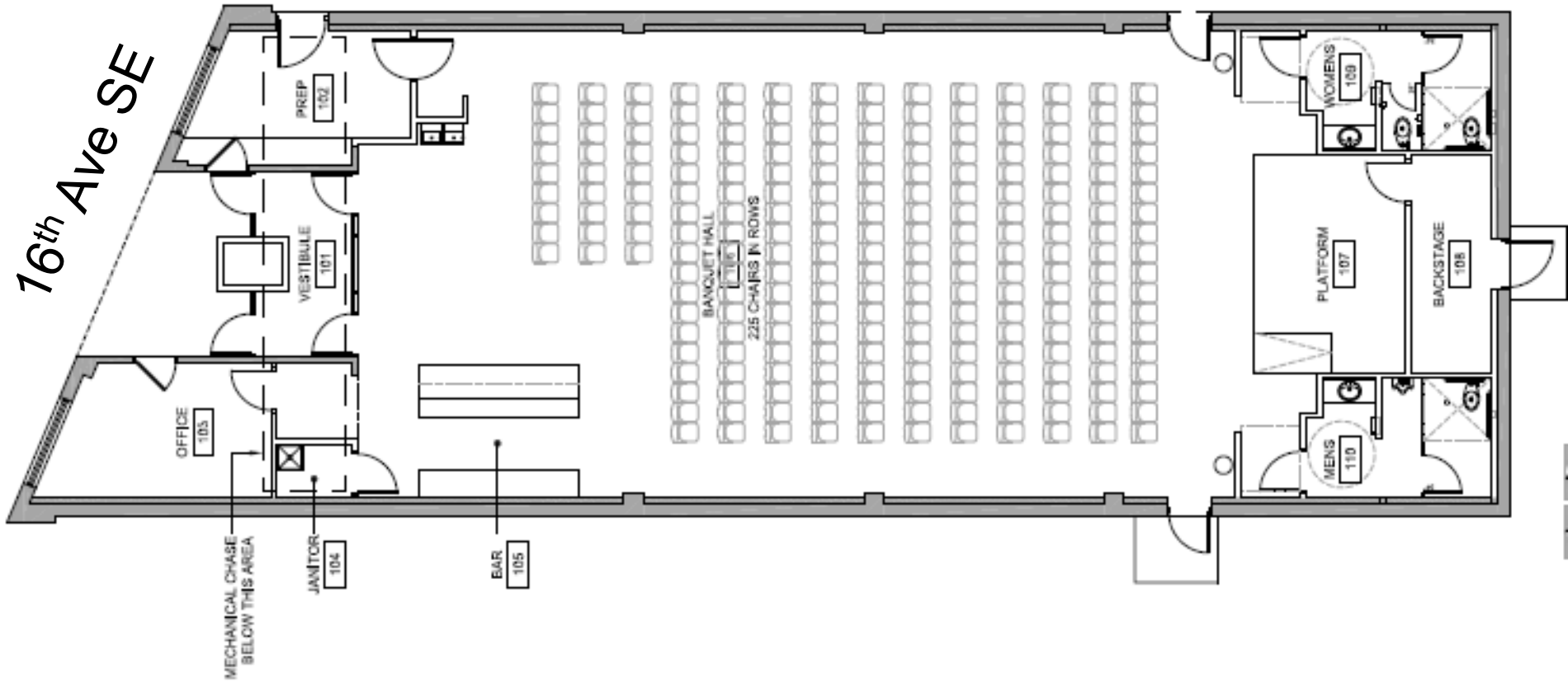
# Project Overview

- Restoration & preservation of historic Ideal Theatre building following historic preservation standards
- \$700,000 investment
- Leveraging State and Federal Historic Preservation Tax Credits
- Restoration original building layout to provide venue for performance, banquet, events & meetings





16<sup>th</sup> Ave SE

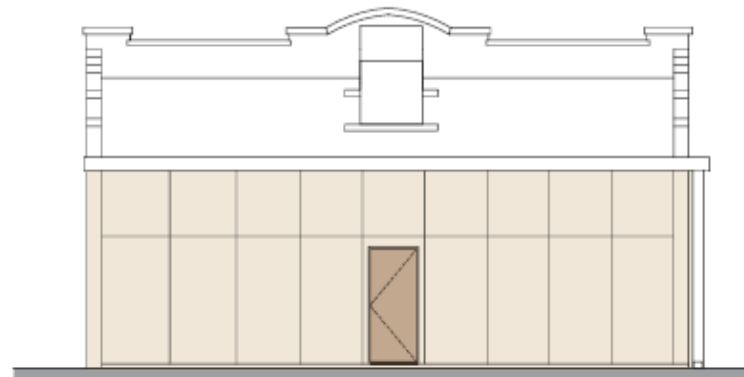




16th Avenue SE Side (North)  
3/16"=1'-0"

**The Ideal Theatre Building**  
Historic Rehabilitation & Reuse Project  
213 16th Avenue SE

**The Ideal Social Hall**  
Jelinek Companies, LLC



Rear Side (South)  
3/32"=1'-0"



# Recommendation

- Historic Preservation Program
  - Urban Revitalization Tax Exemption
  - 10-year declining scale, average 44% exemption
- Urban Revitalization Plan to require improvements to comply with Secretary of Interior's Standards for Historic Preservation
- 10-year tax projections based on project investment:
  - \$64,000 in total taxes paid
  - \$51,000 exempted

## Next Steps

- Jan. 26 Resolution of Support  
Motion Setting Public Hearing URTE
- Mar 8 Public Hearing, Resolution and 1<sup>st</sup>  
Ordinance Reading
- Mar. 22 2<sup>nd</sup> and possible 3<sup>rd</sup> Ordinance reading

# **Public Hearing**

## **Disposition of City-owned Property for SFNC Program**

January 26, 2016

# Program Overview

- Purpose - Replace housing units lost in the 2008 flood.
- Four rounds of funding have been administered to date.
- Over 860 new units will have been created as a result of the program.
- Program has been utilized throughout the City.
- Infill development remains highest priority.



# Current Status

- Currently administering Rd 4 and a recent Rd 3 re-allocation
- 98 homes have been built and closed
- 213 properties allocated to qualifying developers
  - 82 infill
  - 131 privately-owned
- 178 properties are under Purchase Agreement
- 188 Development Agreements have been executed with developers
- Roughly 28 approved infill lots are still available
- Total units closed, all program rounds: 713

# Property Values

## Point in Time - Homes Complete as of March 2015 (182)

	Pre-flood (2008)	Post-flood (2009)	Current (2015)
Average Assessment	\$76,382	\$19,547	\$133,427
Total Assessment	\$13,595,936	\$3,479,415	\$24,150,300

	Pre-flood (2008)	Post-flood (2009)	Projected (2016)
Average Assessment	\$72,364	\$20,623	\$133,641
Total Assessment	\$19,104,096	\$5,444,394	\$35,682,214

# Builder Application Criteria

- Experience in affordable housing
- Market feasibility
- Financial feasibility
- Design plan
- Green building principles
- Mix of housing product types
- Price range of housing products
- Location of housing product in relation to amenities
- Lots shall NOT be located in the 100-year flood plain





# Next Steps

- Rezone lots to R-TN as necessary.
- Lot will be conveyed to developer via Development Agreement & Special Warranty Deed.
- Homes completed by 9/30/2016.