

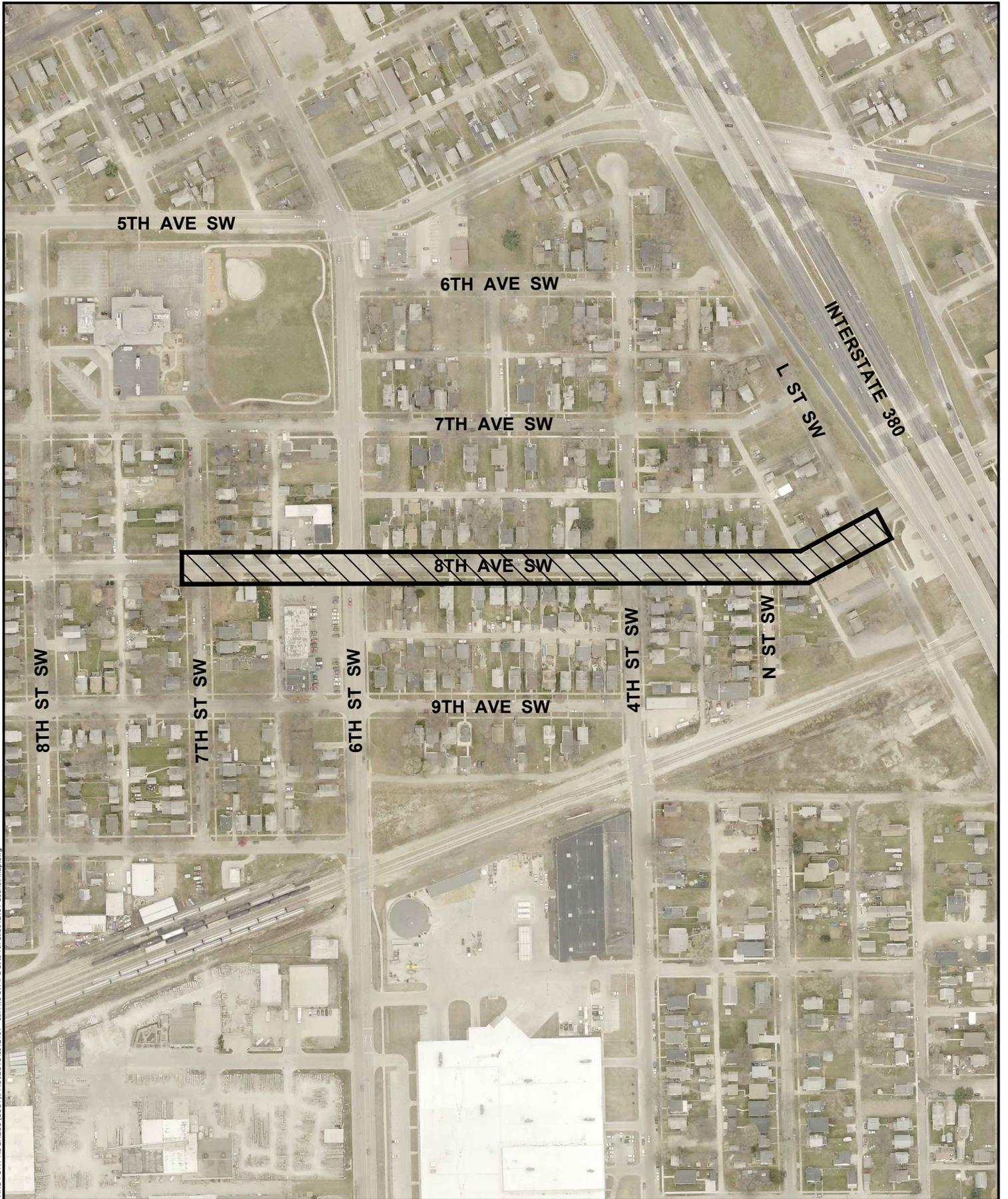
ROAD  
IMPROVEMENTS

BRIDGE  
REPLACEMENT

VACANT



**BRIDGE REPLACEMENT, MCCLLOUD PLACE NE  
OVER MCLOUD RUN**



5TH AVE SW

6TH AVE SW

7TH AVE SW

8TH AVE SW

9TH AVE SW

INTERSTATE 380

L ST SW

8TH ST SW

7TH ST SW

6TH ST SW

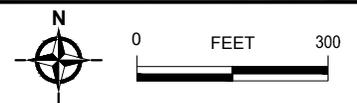
4TH ST SW

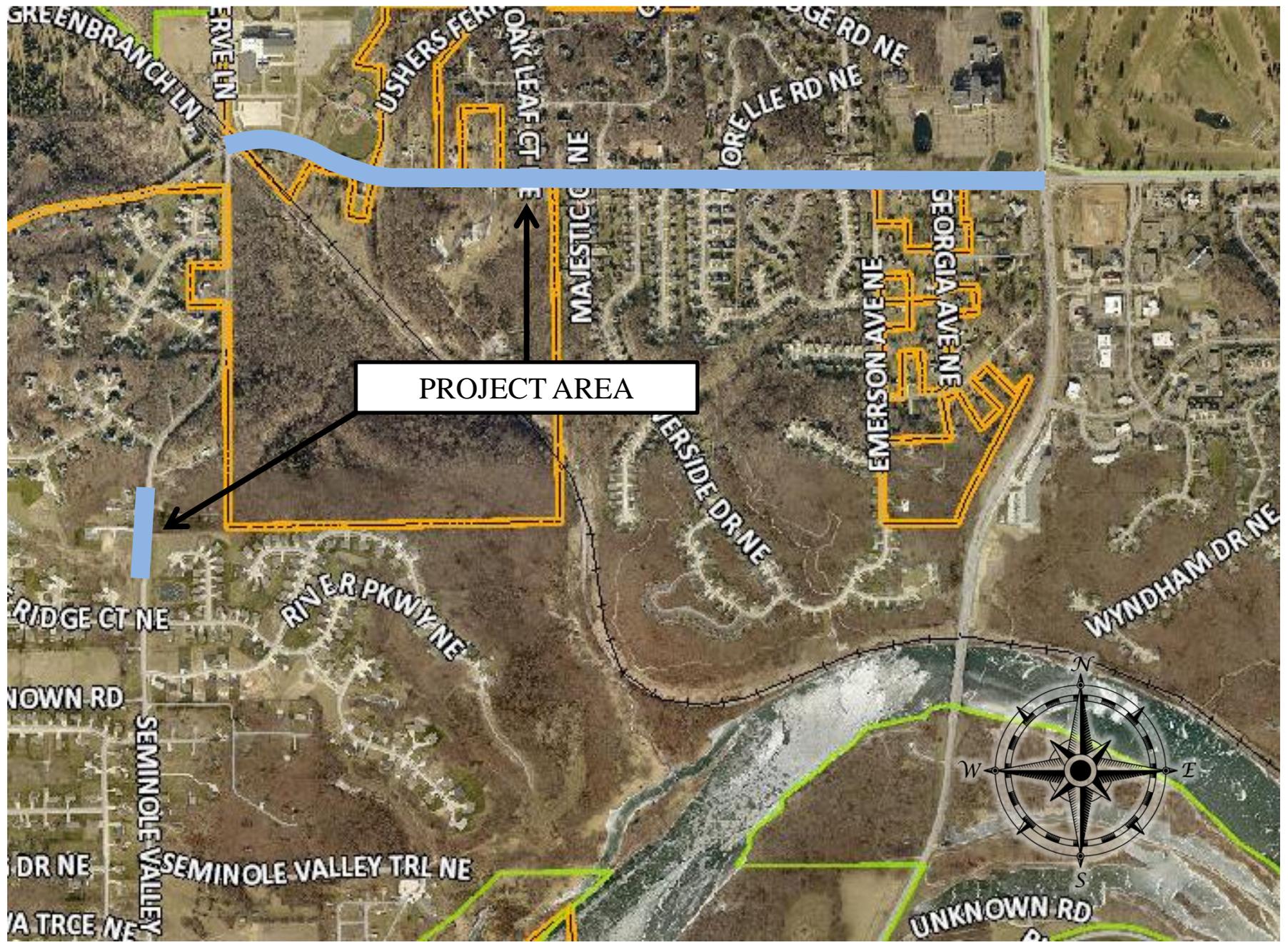
N ST SW

Cadd File Name: W:\PAVING FOR PROGRESS (LOST)\PROJECTS\3012151 - 8th Ave SW fr L St to 7th St\3012151 Council Map.dwg

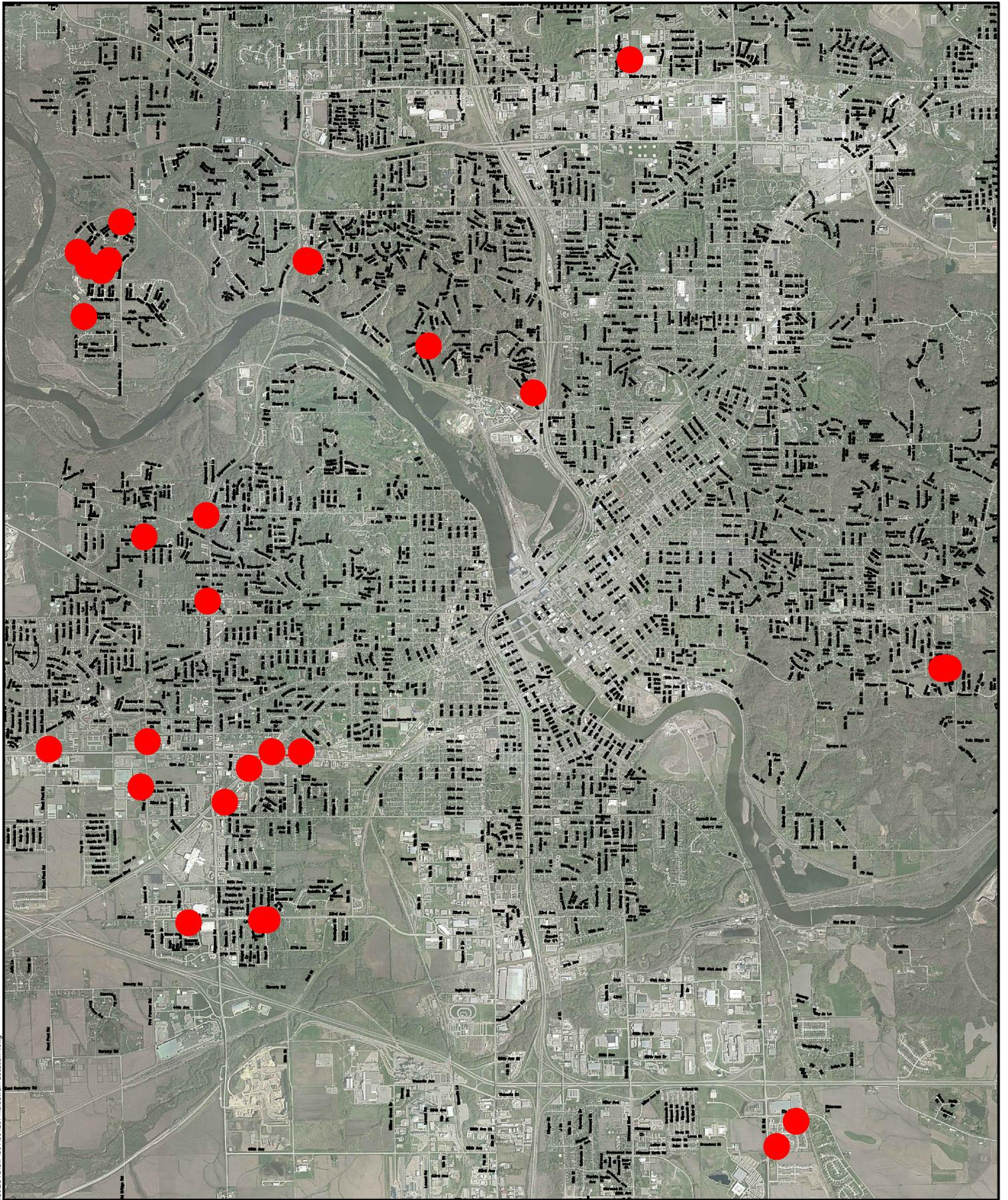


**8TH AVENUE SW FROM  
L STREET SW TO 7TH STREET SW  
REHABILITATION PROJECT**





**SEMINOLE VALLEY ROAD NE – SANITARY SEWER  
IMPROVEMENT PROJECT, 42<sup>ND</sup> STREET FROM SEMINOLE  
VALLEY ROAD NE TO EDGEWOOD ROAD NE**



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### SIDEWALK ASSESSMENT LOCATIONS



**Public Hearing and First Reading to  
consider amending Chapter 69 of the  
Municipal Code to reduce the number of  
Commissioners from nine (9) to seven (7)**

**March 22, 2016**

Keith Rippy  
**Chair**

LaSheila Yates  
**Executive Director & Chief Diversity Officer**

# Background

- Recruitment of qualified persons interested in serving on the Civil Rights Commission has been an issue on several occasions.
- The Commission has also seen a decrease in attendance of Commissioners at meetings, events, and activities.
- The Civil Rights Commission is recommending an ordinance amendment to reduce the Commission size from nine (9) to seven (7) members.

## **Background Cont.**

- The reduction of the Commission will mirror the membership size of other comparable communities.
- With the exception of Sioux City, other similarly situated communities across Iowa have between seven to nine volunteer commission members.
- In addition, the Commission will not exceed the size of the Cedar Rapids City Council, which currently has nine members.
- The proposed amendment was previewed and recommended for approval at the February 17, 2016 Civil Rights Commission meeting.

# Commissions Across Iowa

<b>City</b>	<b># Commissioners</b>
Cedar Rapids (currently)	9
Davenport	7
Sioux City	11
Iowa City	9
Waterloo	9
Council Bluffs	9
Dubuque	9
Des Moines	7
Iowa Civil Rights Commission	7

## **EnvisionCR Element/Goal**

**ProtectCR Goal 3: Maintain and provide quality services to the community.**

The Civil Rights Commission recommends approval of the resolution amending Chapter 69 of the Municipal Code, Section 69.04 of the Civil Rights Commission, reducing the number of members from nine (9) to seven (7)

# Work Plan and Next Steps

<b>Activity</b>	<b>Start Date</b>	<b>End Date</b>
3. A motion to reducing membership from nine (9) to seven (7) was approved by the Commission at the regular February meeting.	2/17/16	2/17/16
4. Notice of Public Hearing Approved.	3/8/16	3/8/16
5. Public Hearing and First Reading.	3/22/16	3/22/16
6. Second and Possible Third Reading.	4/12/16	4/12/16
7. Ordinance change becomes effective.	7/1/16	7/1/16

# Questions?

# **Thompson Truck and Trailer Urban Revitalization**

## **Public Hearing**

March 22, 2016

# Background & Project Overview

**March 8** – City Council adopts Resolution of Support authorizing City participation

## Project

- Construction of new 55,000 SF commercial and industrial facility
  - Heavy and light duty truck sales and service
  - Supportive services – HR, Finance, IT, Sales, etc.
- \$8.3 Million investment
- Retention of 34 jobs
- Creation of 10 jobs at or above High Quality Jobs wage

66th Ave SW

8th St SW

4th St SW

68th Ave SW

6th St SW

218  
27

W Low Creek

Irish Dr SW

Rolling Ridge Dr

Prairie Heights Elementary School



76th Ave SW

76th Ave SW

Prairie Hill Elementary School

Prairie High School  
Prairie Crest Elementary School  
Prairie Creek Intermediate School  
Prairie View Elementary School  
Prairie Ridge Elementary School



6th St SW

27  
218

380



St. Martin

Kirkwood Sports



View from 6<sup>th</sup> St SW looking SW

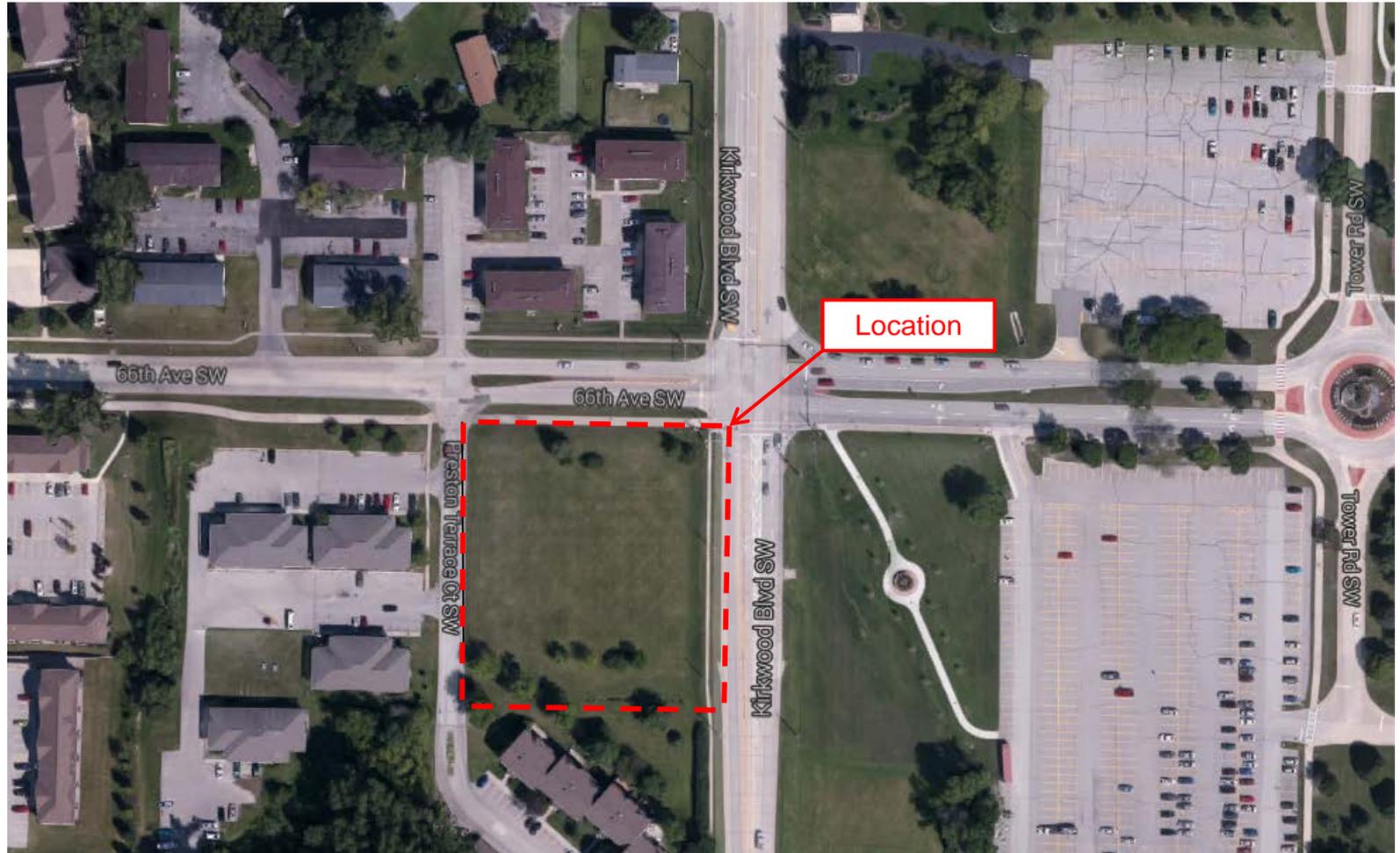
## Next Steps

- Mar 22 Public Hearing, Resolution and 1<sup>st</sup> Ordinance Reading
- April 12 2<sup>nd</sup> and possible 3<sup>rd</sup> Ordinance reading

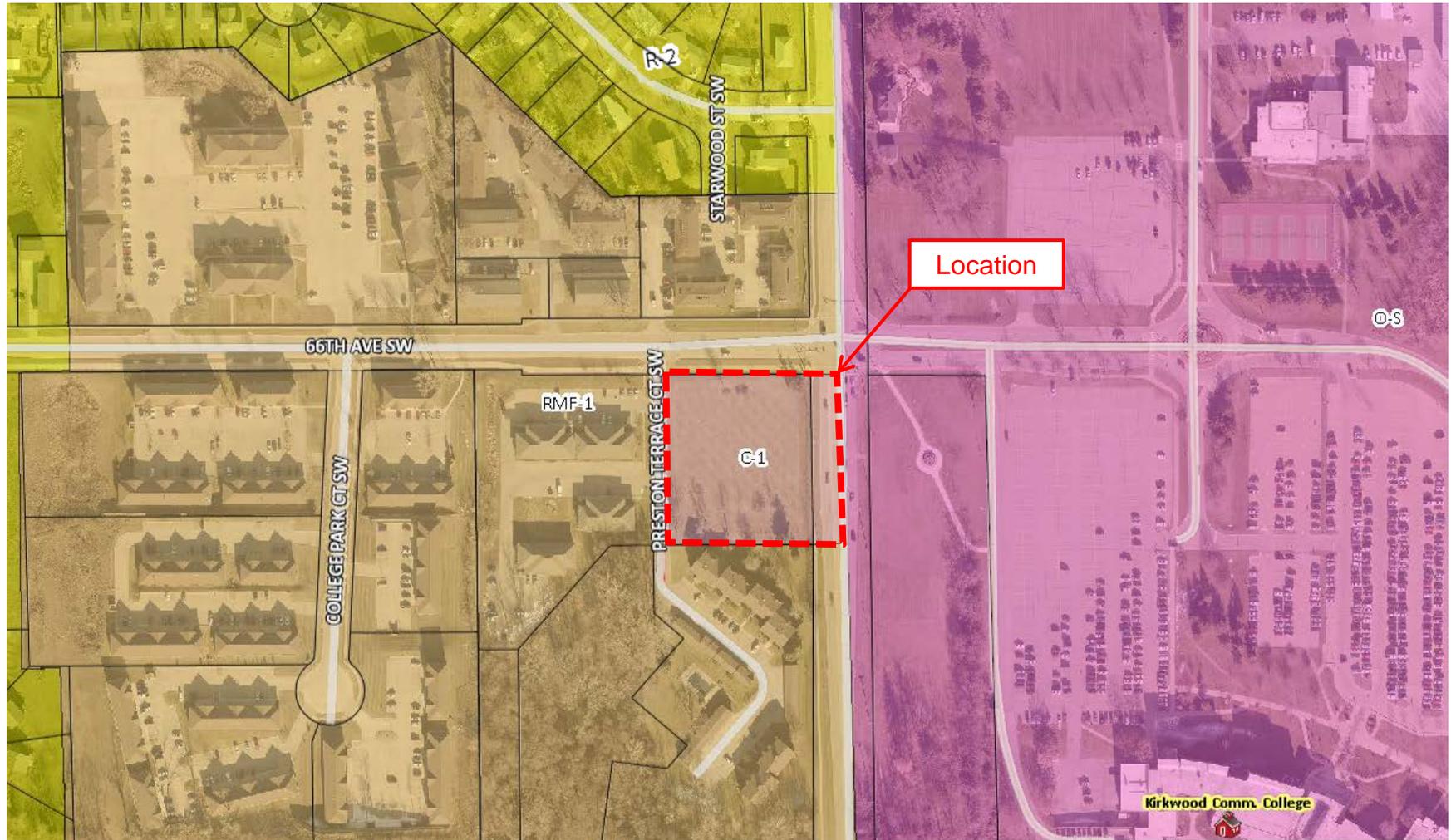
# Location



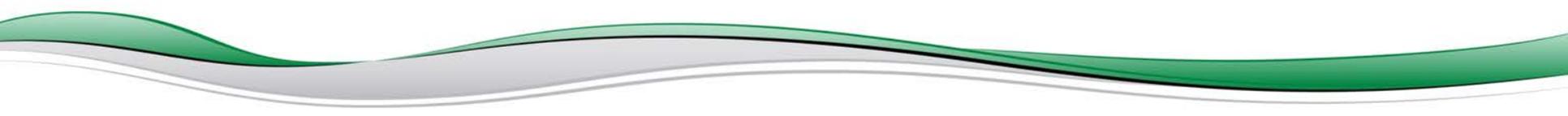
# Aerial



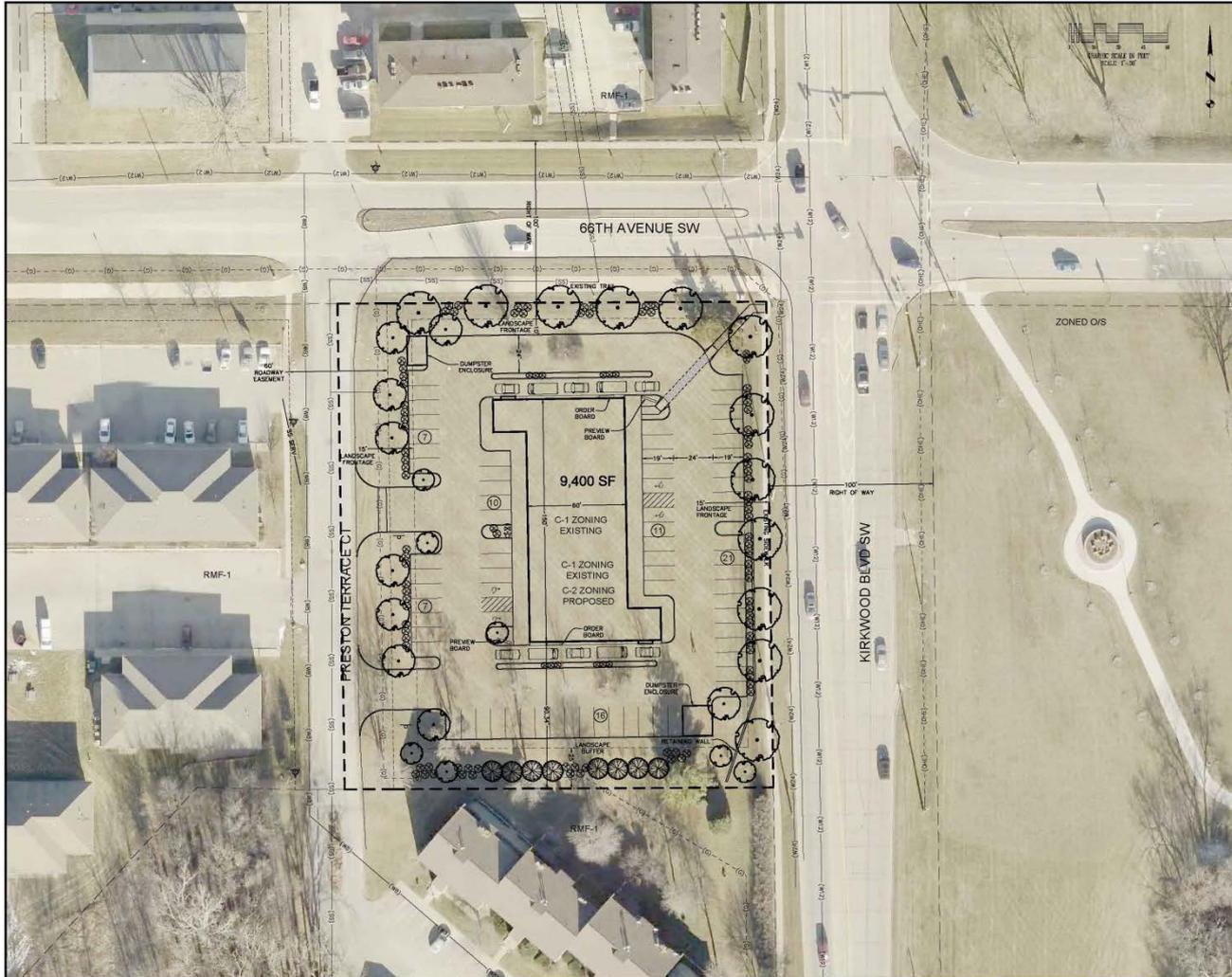
# Zoning



# Street View



# Site Plan



# Rendering



# Next Steps

- March 22, 2016 – City Council Public Hearing & Possible 1<sup>st</sup> Reading of the Ordinance.
- April 12, 2016 – City Council 2<sup>nd</sup> & Possible 3<sup>rd</sup> Reading of the Ordinance.
- April 16, 2016 – Ordinance published in The Gazette.

# South of 66<sup>th</sup> Avenue SW and west of Kirkwood Boulevard SW

## *Rezoning w/Preliminary Site Development Plan*

### **GENERAL INFORMATION:**

The request is to rezone 1.8 acres of vacant land from the C-1 Zone District to the C-2 Zone District to allow for the development of a commercial/retail building with drive-thru lanes. The property is identified as “Urban Medium-Intensity” on the City’s Future Land Use Map in EnvisionCR, the City’s Comprehensive Plan.

The project includes the following:

- Building size– 9,400 SF
  - 7,000 SF – Food Establishments
  - 2,400 SF – Retail
- Total parking – 72 spaces including 4 ADA-accessible spaces
- Two access points proposed on private street – Preston Terrace Court SW

Additional information:

- Existing sidewalks and ADA ramps not meeting current standards will be required to be brought up to compliance.
- Storm Water Quality and Detention requirements will be met or exceeded with the detailed design at the time of an Administrative Site Development Plan submittal.



March 15, 2016

City Council  
City of Cedar Rapids

RE: Report on bids as read for the Bridge Replacement, McCloud Place NE over McCloud Run project, Contract Number 305031-03

Dear City Council:

Bids were received in the Office of the Iowa Department of Transportation, Ames, Iowa on March 15, 2016 for the Bridge Replacement, McCloud Place NE over McCloud Run project as follows:

Taylor Construction, Inc., New Vienna, IA	\$1,721,131.22
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The engineers cost opinion for this work is \$1,000,000. It is recommended the bids be reviewed by City staff and an action to award or not be presented separately for Council consideration.

Sincerely,

THE CITY OF CEDAR RAPIDS PUBLIC WORKS DEPARTMENT

A handwritten signature in cursive script that reads "Gary Petersen".

Gary Petersen, P.E.  
Capital Improvement Project Manager

DDW/cap

cc: Jennifer L. Winter, P.E. Public Works Director  
Nathan Kampman, P.E., City Engineer

**Edgewood Road NW Roadway Improvements from  
E Avenue NW to F Avenue NW  
Contract Number 301689-02  
Bid Date: March 16, 2016**

Eastern Iowa Excavating & Concrete, LLC, Cascade, IA	\$751,655.50
Rathje Construction Co., Marion, IA	\$993,059.60

# **Vspec, LLC**

## Resolution of Support

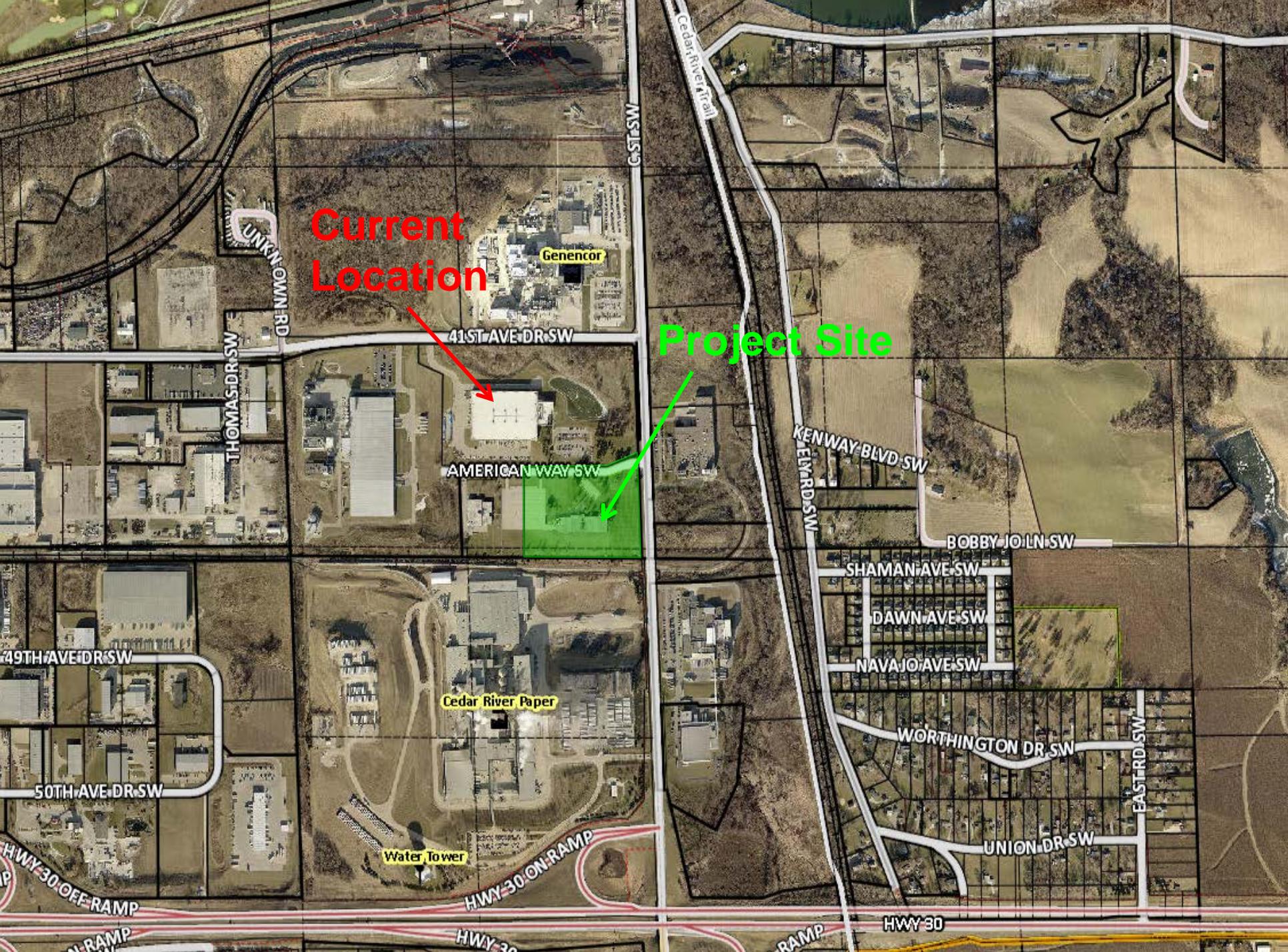
March 22, 2016

# Background

- Vspec, LLC is applying to Iowa Economic Development Authority (IEDA) for High Quality Jobs program for proposed expansion project
- Vspec is proposing to acquire and renovate vacant commercial building at 4200 C St SW to relocate and accommodate expansion
- Project qualifies for City's Local Match Economic Development Program based on leveraging State resources

# Project Overview

- Acquisition and renovation of vacant 38,000 SF commercial building at 4200 C Street SW
- \$3.6 Million investment
- Retention of 50 jobs
- Creation of 30 new jobs
- 21 jobs above High Quality Jobs wage threshold with wages at \$26.44 per hour or \$55,0000 annually
- Leveraging \$240,000 in State funding



**Current Location**

**Project Site**

Genencor

41ST AVE DR SW

AMERICAN WAY SW

Cedar River Paper

Water Tower

KENWAY BLVD SW

BOBBY JO LN SW

SHAMAN AVE SW

DAWN AVE SW

NAVAJO AVE SW

WORTHINGTON DR SW

UNION DR SW

EAST RD SW

49TH AVE DR SW

50TH AVE DR SW

HWY 30 OFF-RAMP

HWY 30 ON-RAMP

HWY 30

HWY 30

G-ST SW

Cedar River Trail

UNKNOWN OWN RD

THOMAS DR SW



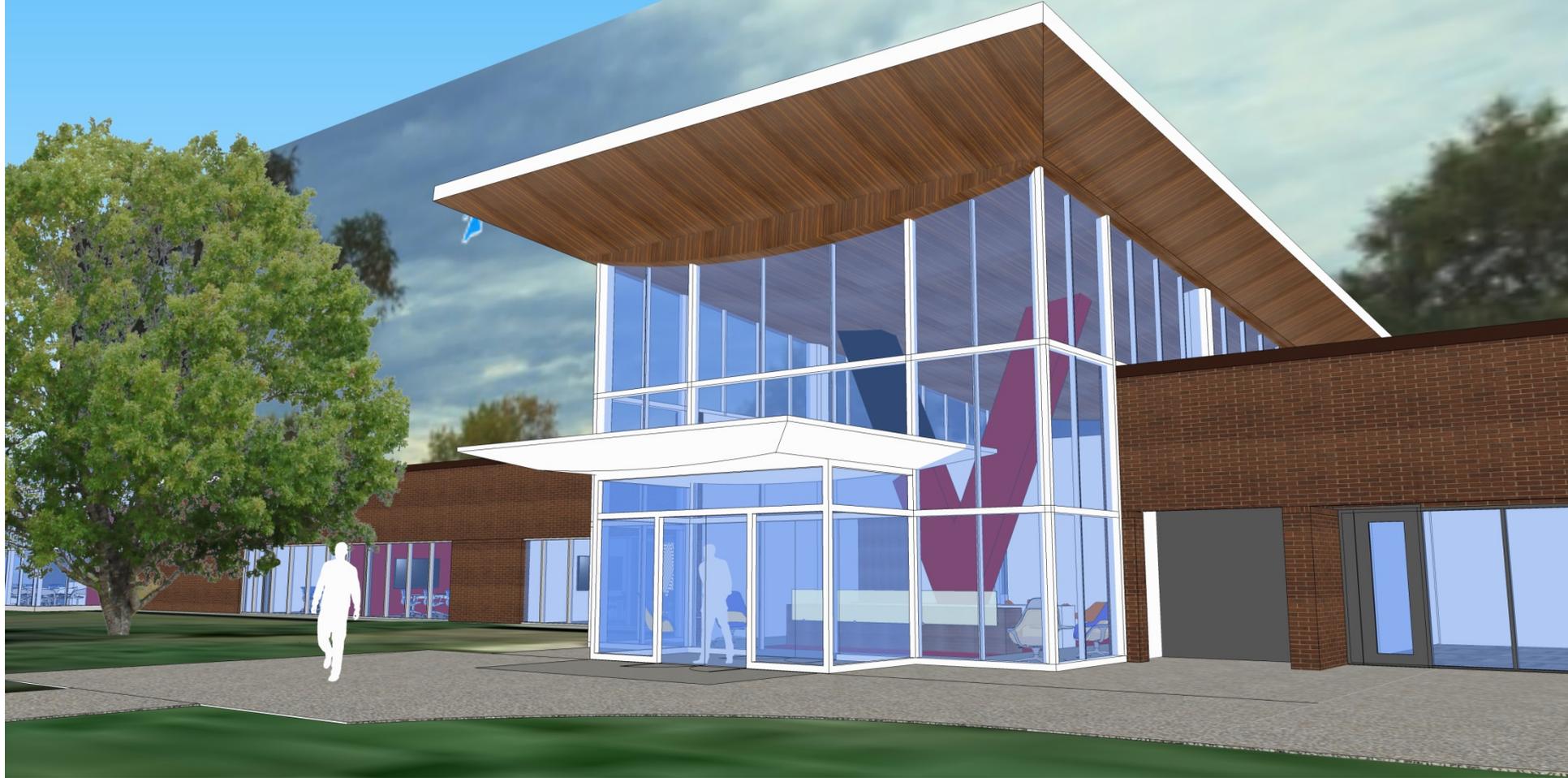
View from C Street SW - Existing Commercial Building



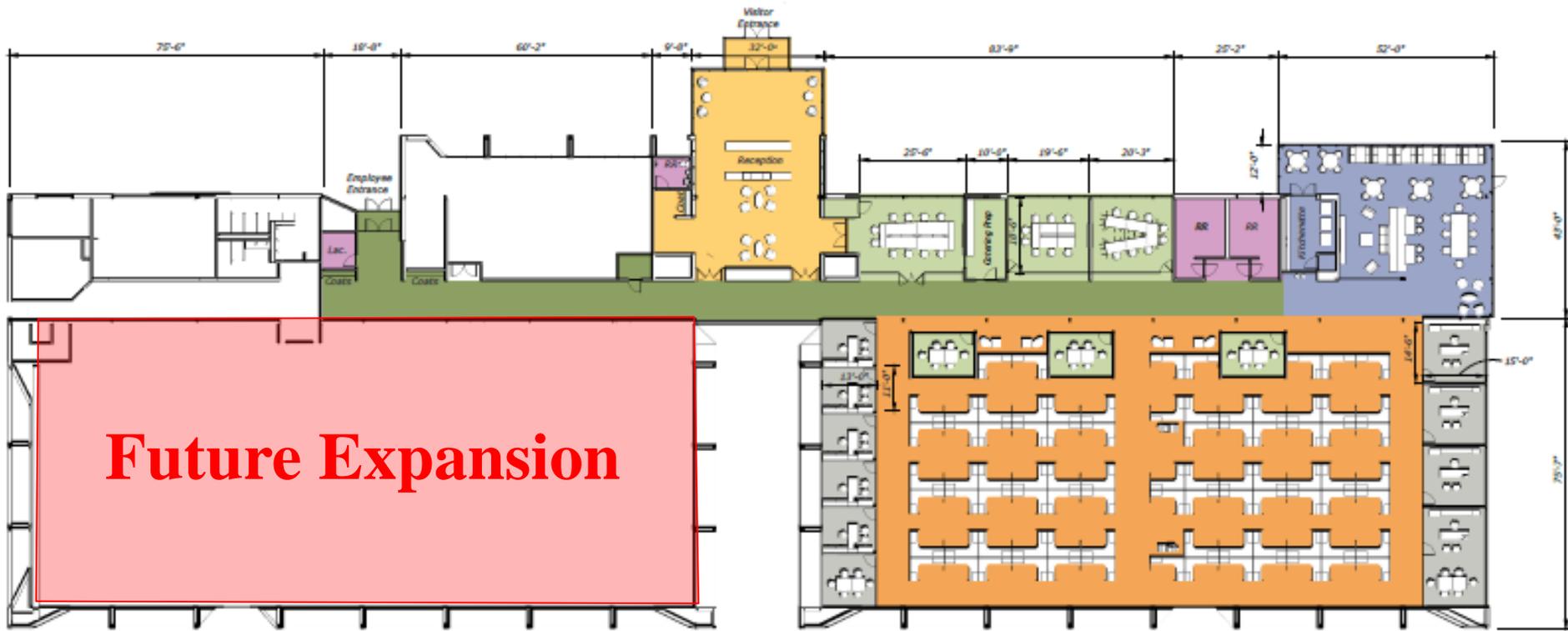
## Existing Building – Front Entry



View from C Street SW



## Front Entry



1 PLAN  
1/16" = 1'-0"

# Floor Plate

North



- Corridor:
- Meeting Rms:
- Toilet Areas:
- Entry Lobby:
- Commons Cafe:
- Open Office:
- Closed Office:

# Recommendation

- Staff recommends adoption of Resolution:
  - Sponsorship of application to State for High Quality Jobs program
  - Authorizes local match through Urban Revitalization Tax Exemption
  
- 10-year tax estimates based on project investment:
  - \$597,000 in taxes on existing value (base)
  - \$234,700 in additional taxes based on improvements
  - \$174,600 in taxes exempted

## Next Steps

- March 29 IEDA Board consideration application for High Quality Jobs program
- April 12 Public Hearing, Resolution and 1<sup>st</sup> Ordinance Reading for URTE  
Public Hearing for rezoning
- April 26 2<sup>nd</sup> and possible 3<sup>rd</sup> Ordinance reading establishing URTE

# **Knutson Building**

## **525 Valor Way SW**

March 22, 2016



# Building History

- Built in 1887
- Only around 12% of the City's building stock was built between 1840 and 1910.
- Designed by a local architect using locally-sourced materials.
- Eligible for National Register of Historic Places
  - Architecture: significant example of light industrial building
  - Event: growth of industries on the west side of the Cedar River

# Purchase of Property

- October, 2012 - City entered purchase agreement
- February, 2013 – City took possession of the property
- Cost: \$1,500,000 – value of land, building, and business relocation
- Purpose: Remove the metal scrap operation which was not compatible with new amphitheatre.

# Recent Activities

- November 17, 2015 – City Council approved stabilization of the building estimated at \$167,500
  - Opportunity for community to demonstrate support in the amount of \$2.5 million in private fundraising for restoration
  - Set fundraising timeline of April 1, 2017
- November, 2015 – Staff immediately contacted Ryan Company to perform the emergency stabilization
  - Asbestos creates a safety hazard
- December, 2015 - Abatement contractor estimated abatement cost at \$370,000
  - Structural issues creates a safety hazard

# Recent Activities

- January/February, 2016 – Worked to find a specialized contractor to take on both the emergency stabilization and abatement work.
- March 15, 2016 - Received one estimate via e-mail from Maryland firm to stabilize the building for \$350,000
  - Only securing the four exterior masonry walls
  - Does not include securing the roof or asbestos abatement
  - Stabilization & abatement estimated at \$720,000
    - *\$350,000 stabilization + \$370,000 asbestos abatement*
    - *\$552,500 more than originally estimated*

# Option 1: Request for Proposals Broader Scope

Staff recommends initiating a third Request for Proposals process with a broader scope.

- Proposals could range from full restoration to incorporating part of the historic building into new development.
- Include two City-owned adjacent lots
  - additional space for development concepts
  - possibly eliminate \$100,000 increased cost for floodwall



# **Option 2: Request for Proposals Full Restoration Only**

On February 25, 2016, the Historic Preservation Commission (HPC) recommended a more limited third round of Request for Proposals.

- Proposals limited to full restoration.
- HPC prefers this option based on the following:
  - Indicated first priority was to retain the entire building
  - Concerned with evaluation of proposals that vary in scope

## Option 3: Demolition

Building demolished and removed from the site.

- Estimated demolition cost of \$400,000, eligible for Flood Control System grant funds.
- Results in permanent loss of a historic building.

# Recommendation

## Staff recommendation – RFP with Broader Scope

- Opportunity to retain historic character that makes Cedar Rapids unique and creates a sense of place.
- City’s previous two rounds of Request for Proposals for full renovation proved unsuccessful.
- RFP process takes approximately 3 to 4 months.
  - broader scope increases odds of success
  - flexibility, variety of options in a timely manner
- Each developer able to submit for multiple options
  - full restoration and/or part of the building

# Next Steps

If a Request for Proposals is selected:

- April 12 – Motion setting a public hearing
- April 20 – Development Committee
- April 26 – City Council Public Hearing
- Week of April 26 – Informational Meeting
- June 27 – Proposal Deadline
- July 12 – City Council recommendation on proposals

# Estimated Costs

- Stabilization & abatement estimated at \$720,000
  - \$350,000 stabilization*
  - \$370,000 asbestos abatement*
  - \$720,000 estimated cost of mothballing*
  
- Full Building Restoration
  - \$2,500,000 restoration*
  - \$ 100,000 increased cost of floodwall*
  - \$2,600,000 estimated cost of renovation*