



WACONIA AVE SW

HIGHWAY 30

60TH AVE SW

6TH STREET SW

LOCUST RD SW

PROJECT LOCATION

INTERSTATE 380

66TH AVENUE SW

Cadd File Name: W:\PAVING FOR PROGRESS (LOST)\PROJECTS\3012129 - 66th Ave SW F Locust Rd to 6th St\3012129 Council Map.dwg



**66TH AVENUE SW ROADWAY IMPROVEMENTS  
FROM LOCUST ROAD TO 6TH STREET PROJECT**



# **Items #5 - #9**

# **Urban Renewal Areas**

## **City Council**

August 23, 2016

## #5. Stone Creek URA

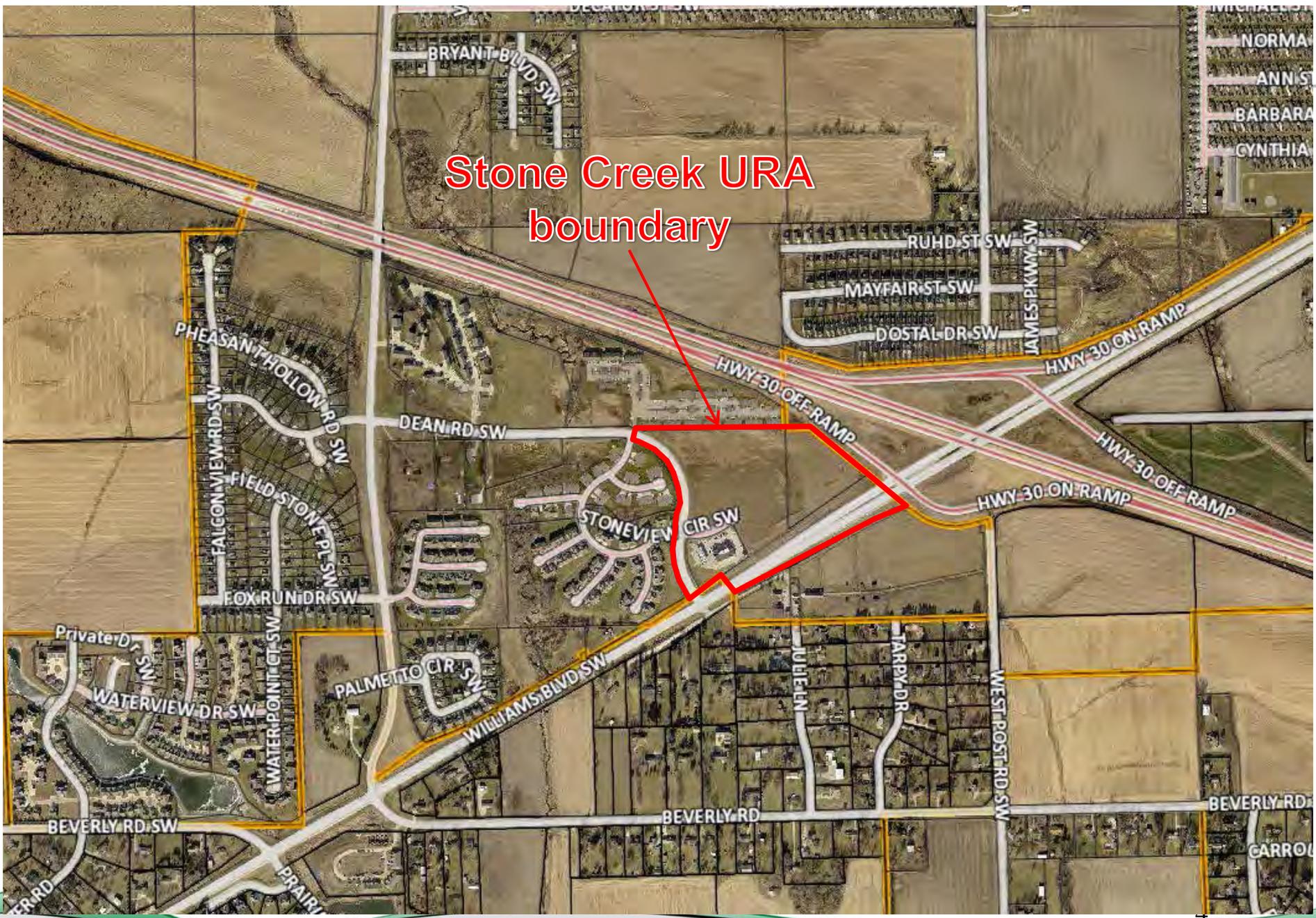
June 28, 2016 – Resolution of Support to provide 4-year, 50% reimbursement under Community Benefit Economic Development Program:

- 82 unit - skilled nursing, memory and assisted care facility
- \$15 Million investment
- 80 new jobs - \$2.5 million annual wages
- First new skilled nursing project since 1992

Urban Renewal Area provides the mechanism for City financial incentive in the proposed project



Stone Creek URA  
boundary



# Timeline & Next Steps

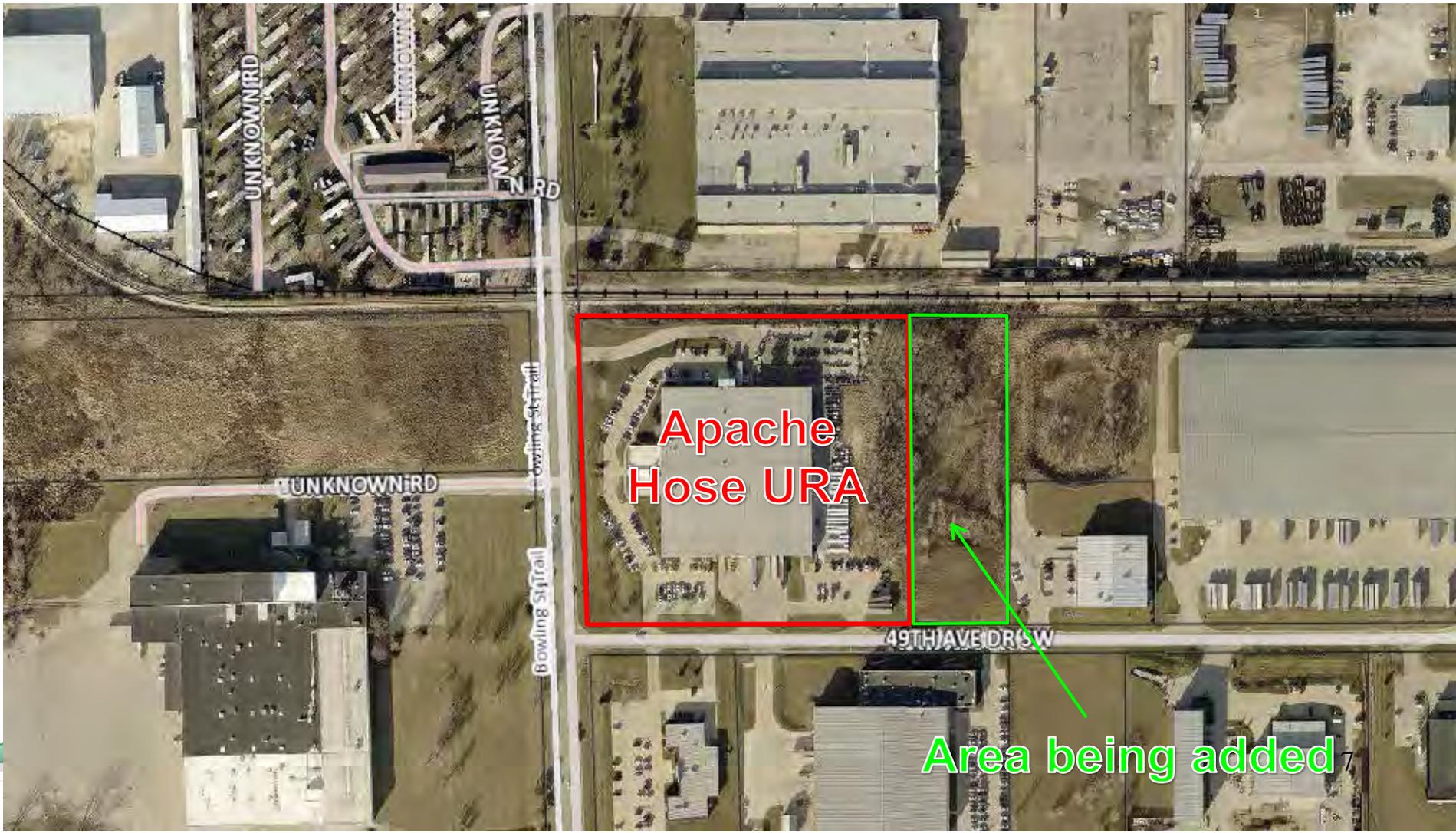
- |              |  |
|--------------|--|
| June 28      | Resolution of Support  |
| July 26      | Motion Setting Public Hearing  |
| Aug. 4       | City Planning Commission   |
| Aug. 12      | Consultation with affected taxing agencies                               |
| <b>Today</b> | <b>Public Hearing, Resolution &amp; 1<sup>st</sup> Ordinance Reading</b> |
| Sept. 13     | 2 <sup>nd</sup> & Possible 3 <sup>rd</sup> Ordinance Reading             |
| Oct 11       | Development Agreement  |

# #6. 42<sup>nd</sup> St and Edgewood

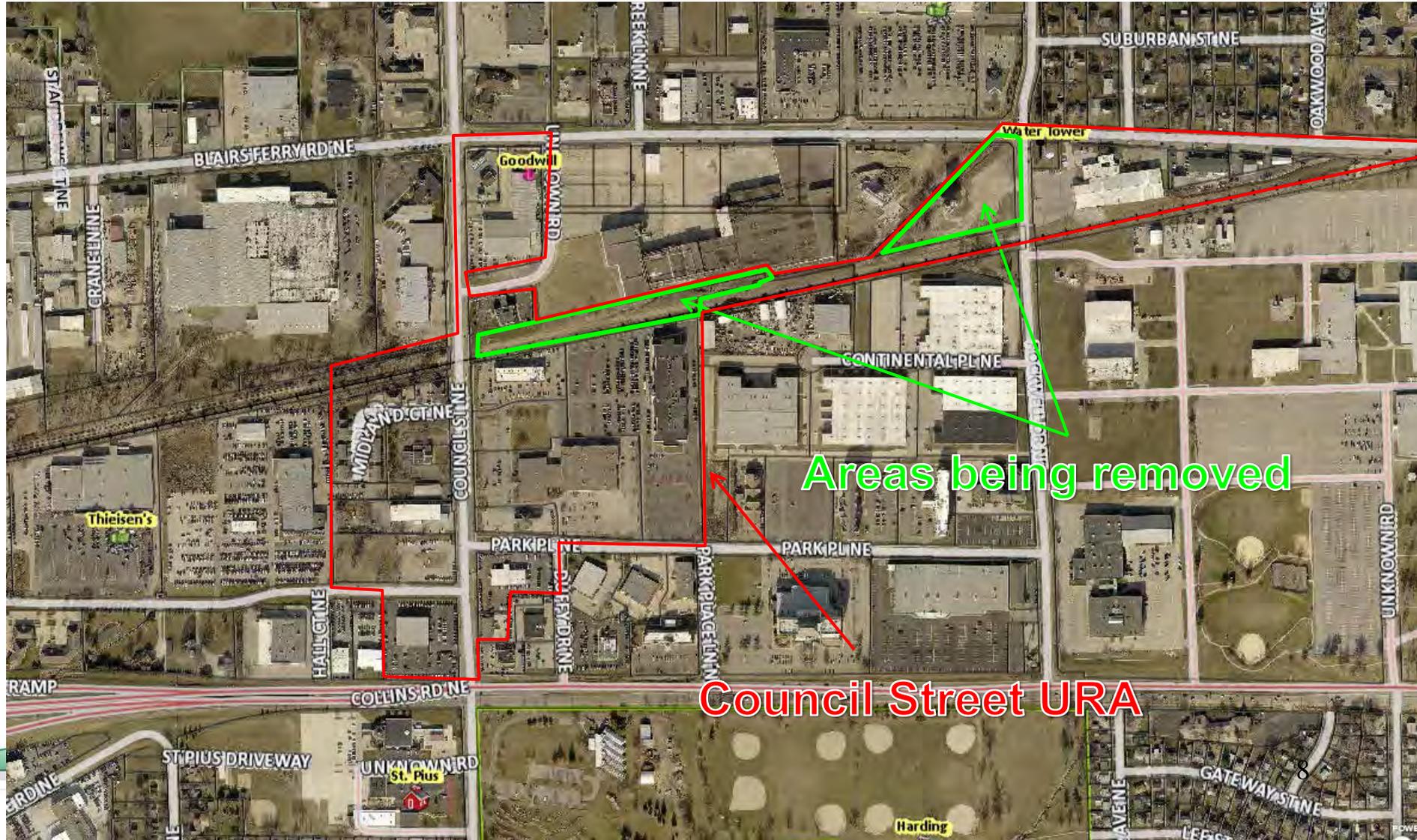
## URA Amendment #1



# #7. Apache Hose URA Amendment #1

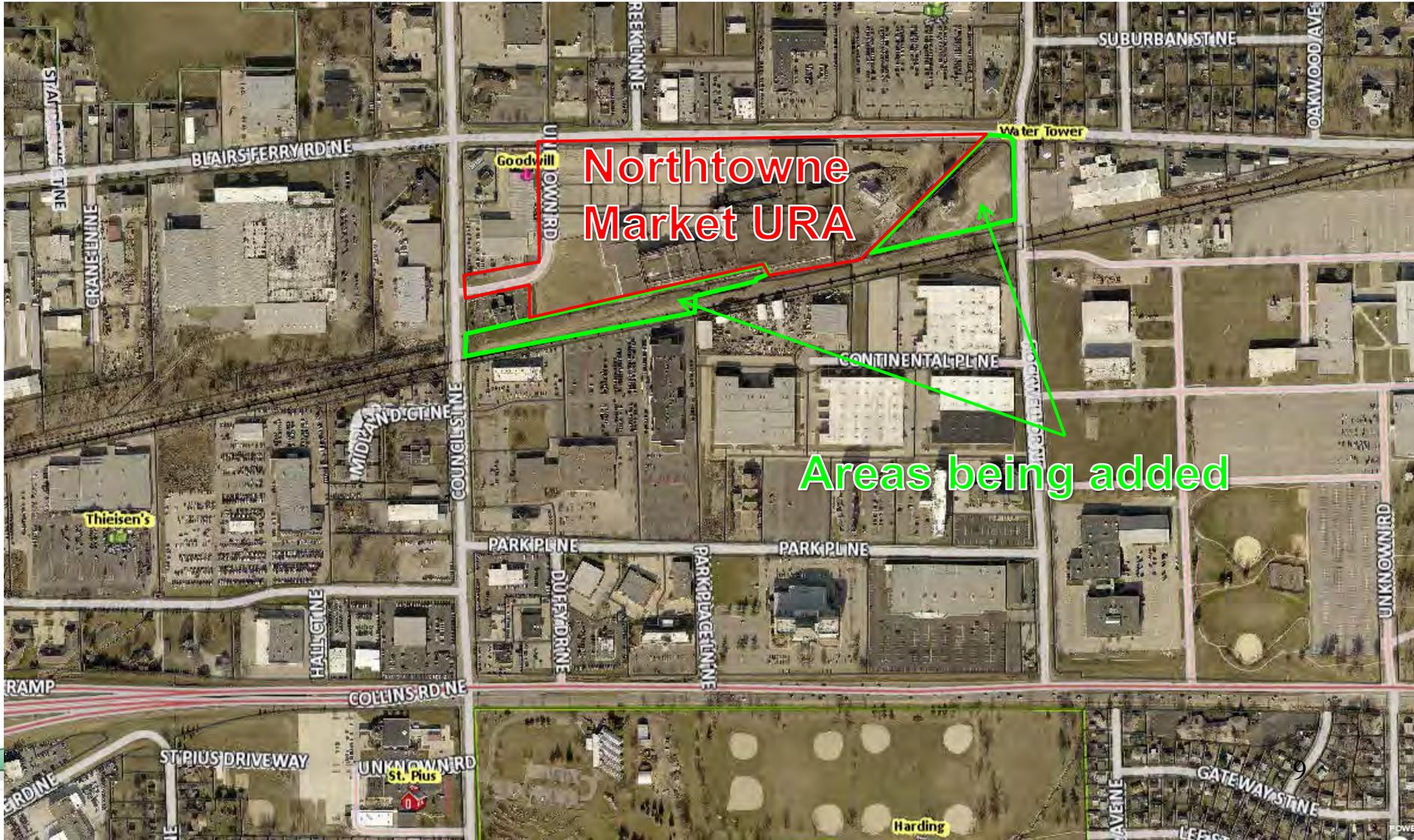


# #8. Council Street URA Amendment #2



# #9. Northtowne Market

## URA Amendment #1



# Timeline & Next Steps

- |              |  |
|--------------|--|
| July 12      | Motion Setting Public Hearing  |
| July 29      | Consultation with affected taxing agencies                               |
| Aug. 4       | City Planning Commission   |
| <b>Today</b> | <b>Public Hearing, Resolution &amp; 1<sup>st</sup> Ordinance Reading</b> |
| Sept. 13     | 2 <sup>nd</sup> & Possible 3 <sup>rd</sup> Ordinance Reading             |
| Oct - Nov    | Development Agreement Amendments   |

**Indian Creek Tree Restoration  
Contract Number 655625-08  
Bid Date: August 10, 2016**

Greg's Lawn & Landscaping, Inc., Cedar Rapids, IA	\$393,786.00
Tricon General Construction, Cedar Rapids, IA	\$610,570.00

**Curb Ramp Repair Project – NW Bid Package No. 4**  
**Contract Number 3016016-07**  
**Bid Date: August 10, 2016**

Ti-Zack Concrete, Inc., LeCenter, MN	\$456,294.00
Midwest Concrete, Inc., Peosta, IA	\$490,490.00
Vieth Construction Corp., Cedar Falls, IA	\$537,216.00
Borst Brothers Construction, Inc., Marion, IA	\$599,522.00

**FY 2017 Sidewalk Repair Program – Contract No. 1**  
**Contract Number 3017017-01**  
**Bid Date: August 10, 2016**

Possibilities Unlimited, LLC, Cedar Rapids, IA	\$487,656.00
Shekar Engineering, Des Moines, IA	\$537,492.00
Ti-Zack Concrete, Inc., LeCenter, MN	\$547,227.25
Midwest Concrete, Inc., Peosta, IA	\$621,824.50
SulzCo, LLC, Muscatine, IA	\$626,662.50
Vieth Construction Corp., Cedar Falls, IA	\$993,949.75

# **Public Hearing**

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

**August 23, 2016**

# Program Overview

- Purpose - Replace housing units lost in the 2008 flood.
- Four rounds of funding have been administered to date.
- Over 850 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
- 412 Development Agreements have been executed with developers
  - 256 infill
  - 156 privately-owned
- 61 properties are under Purchase Agreement
- 341 homes have been built and closed
- Roughly 11 approved infill lots are still available
- Total units closed, all program rounds: 786

# Property Values

## Point in Time - Homes Complete as of January 2016 (229)

	Pre-flood (2008)	Post-flood (2009)	Start of ROOTs (2012)	Current (2016)
Avg. Assessment	\$73,050	\$20,407	\$10,897	\$132,583
Total Assessment	\$16,363,273	\$4,571,144	\$2,462,723	\$30,361,500

	Projected (2017)
Average Assessment	\$132,792
Total Assessment	\$36,783,253

\* 275 infill units are expected to be built before the end of 2016.

# 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

# Disposition Properties

- 1 0 Vacant Land SE (142720202200000)
- 2 0 Vacant Land SE (142720702500000)
- 3 0 Vacant Land SE (142720200400000)

# Disposition Properties



# Next Steps

- Rezone lots to R-TN as necessary.
- Lot will be conveyed to developers via Development Agreement & Special Warranty Deed.
- Homes completed by 12/30/2016.

# **Historic Rehabilitation Program**

City Council  
August 23, 2016

# Historic Rehabilitation Program

**Program Purpose:** Offset increased cost of historic restoration.

**Historic Preservation Plan Guidance:**

Initiative 8.2b:

“Explore the establishment of grant and loan programs for owners of historic resources.”

# Historic Rehabilitation Program

## Summary of FY17 Funding:

\$25,000      New budget item for historic preservation activities

\$25,000\*      Existing Paint Rebate Program  
(used only within Urban Renewal Area boundaries)

\$50,000 total

\*Current Paint Rebate Program runs through August 23

# Historic Rehabilitation Program

Creation of a Historic Rehabilitation Program with an expanded scope of work.

Four Sections in the Program

1. Process to Apply and Receive Grant/Loan
2. Eligible Projects
3. Eligible Activities
4. Grant/Loan Structure

# Process to Apply and Receive Grant/Loan

1. Submittal of completed application for grant/loan by February 1 each year.
2. Project review and approval of COA by HPC. Then review of grant/loan application by HPC and possible selection. Priority to owner occupied structures.
3. Written permission to begin.

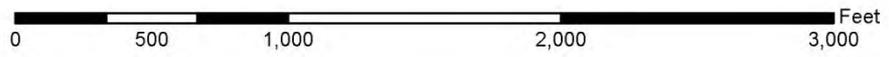
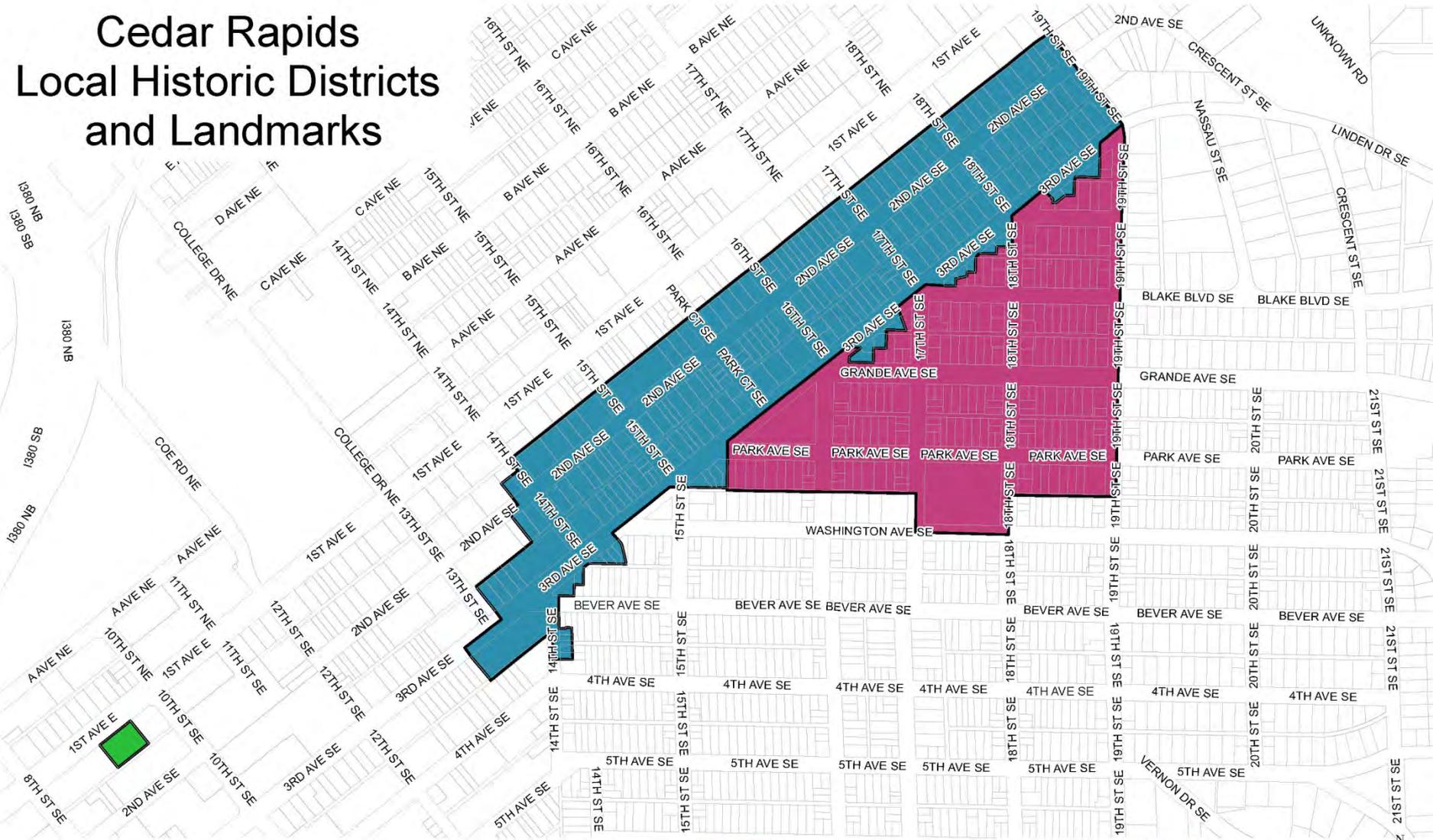
# Process to Apply and Receive Grant/Loan

4. Obtain building permit for work.
5. Complete work as approved. Submit proof of payment or receipts to Community Development.
6. Inspection of work by CD department after final inspection by Building Services Department.
7. Receive check in accordance with program.

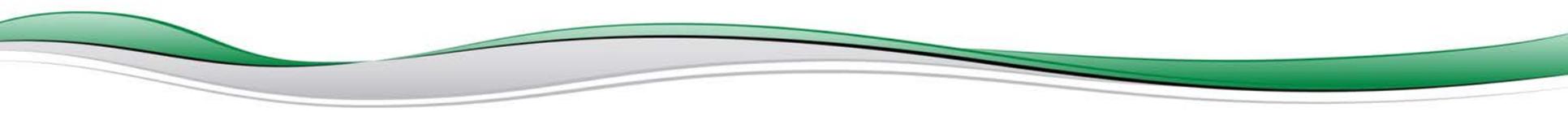
# Eligible Projects

- Must be within local historic district or local historic landmark, with residential use.
- Interior work, mechanical work, electrical work, plumbing work, fences, landscaping or new construction is not eligible for grant/loan.
- Any work done prior to Historic Review by HPC, prior to issuance of a building permit, or without approval of grant/loan application is not eligible for grant/loan.
- Any work which results in removal of ornamental or architectural detailing is not eligible for grant/loan.

# Cedar Rapids Local Historic Districts and Landmarks



-  2nd and 3rd Avenue Historic District
-  Redmond Park-Grande Avenue Historic District
-  Ausadie Building



# Eligible Activities

- Historic Window repair or replacement when repair is not possible.
- Historic door refinishing or repair; replacement of vinyl or metal front door with a wood door.
- Painting of wood or stucco exterior.
- Front porch repair, opening enclosed porch and removal of concrete entryway steps.
- Repair of wood, brick or stucco walls

# Eligible Activities, Continued

- Underside roof element repair/maintenance of wood or historic elements.
- Removal of metal/synthetic soffits and fascia and restoration of historic materials
- Removal of synthetic siding and restoration and/or reconstruction with wood lap, wood shake, hardee plank, cement board or stucco.
- Exterior chimney repair – tuckpoint, reflashing

# Eligible Activities, Continued

- Installation of metal roofing (slate or copper), diamond cut asphalt shingles or cedar shingles on roof (requires historical documentation).
- Repair, maintenance or if necessary, recreation of ornamentation or architectural detailing.
- Reversal of any previous, historically inappropriate alterations.
- Removal of inappropriate fencing.

# Grant/Loan

Maximum amount is 50% of total project amount up to \$5,000.00

## Grant/Loan Determination

- At or above 80% low-moderate income (LMI) - 0% loan
- Below 80% LMI –grant

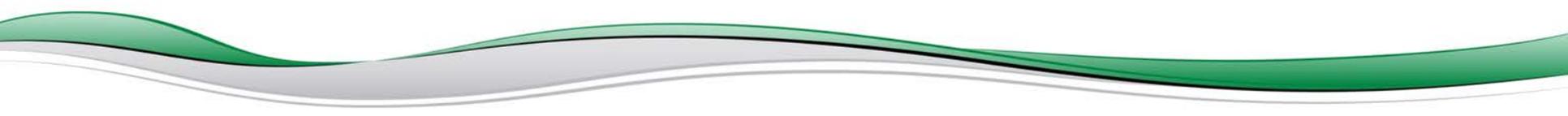
# Recommendation

Staff recommends approval of the Historic Rehabilitation Program.

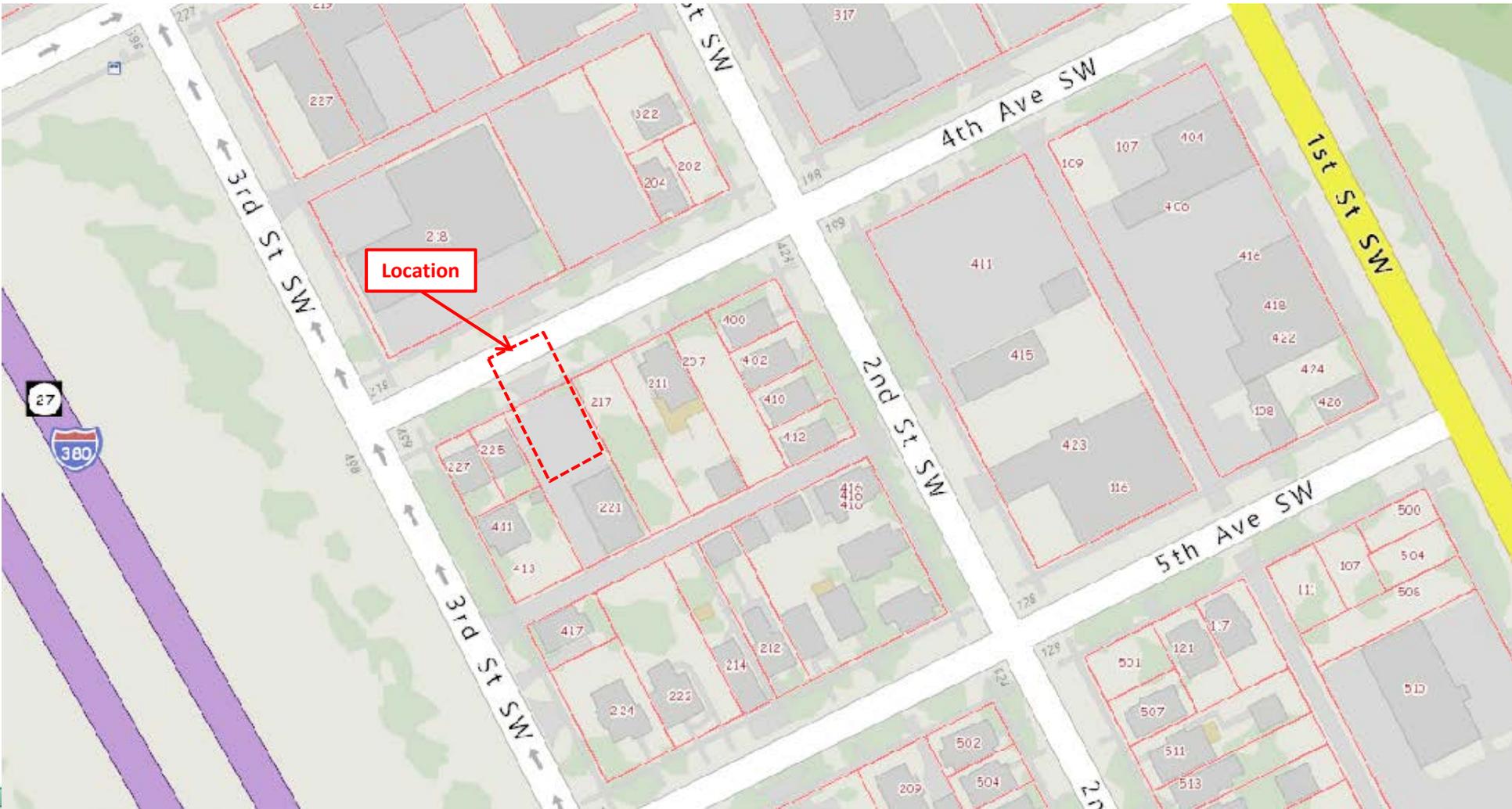
- Addresses financial hardship issue directly
- Allows for some replenishment of the fund

July 14 - HPC recommended the program, including income-based funding approach

July 20 - Development Committee recommended approval



# Location



# 221 4<sup>th</sup> Avenue SW

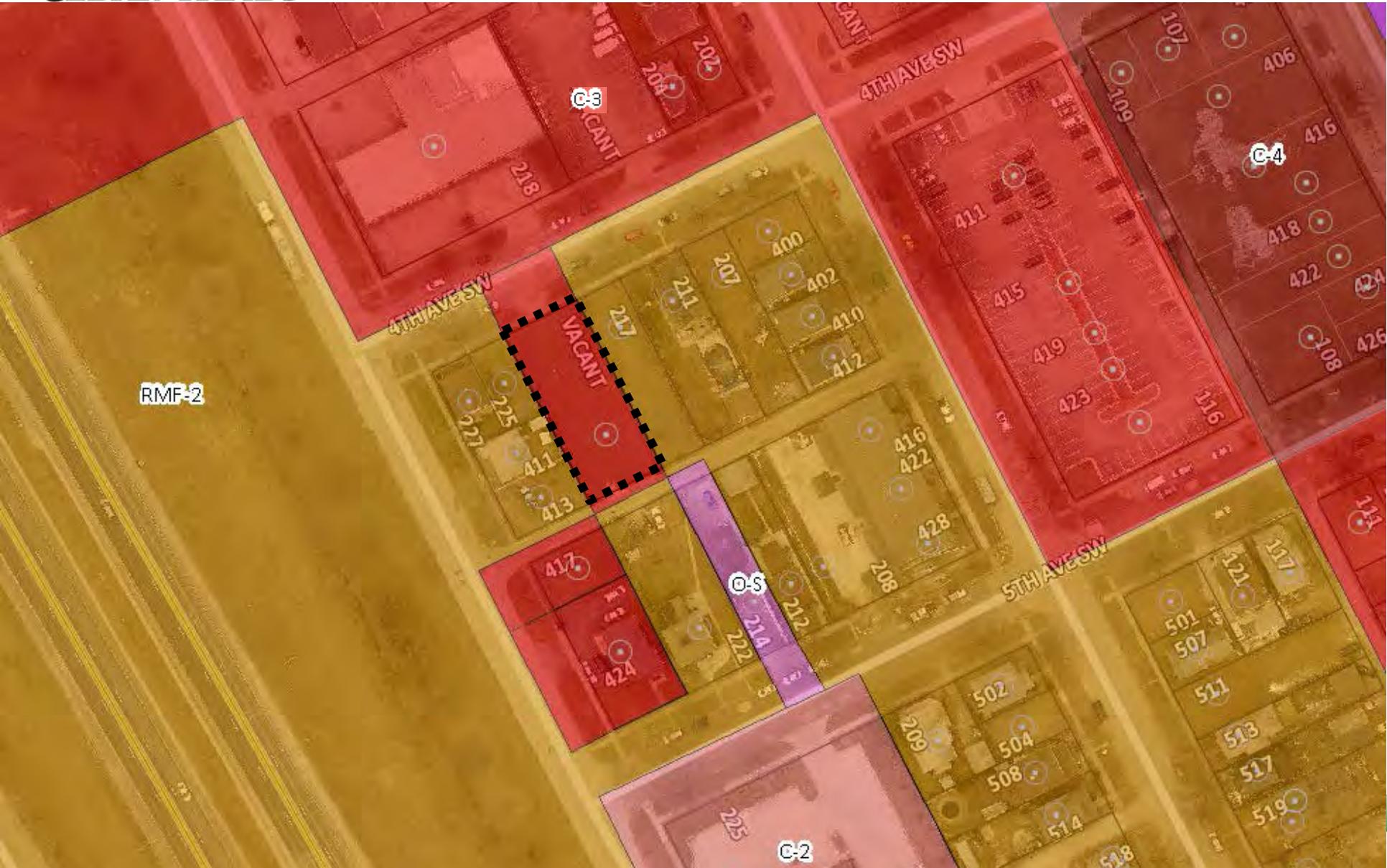
## *Rezoning*

### **GENERAL INFORMATION:**

- Request to rezone property from C-3, Regional Commercial Zone District to R-3, Single Family Residence Zone District.
- Vacant lot to be developed with single family home as part of City's ROOTs program.
- Lot is approximately 8,400 s. f.
- Property identified as "Urban-High Intensity" on City's Future Land Use Map in EnvisionCR, the City's Comprehensive Plan.

# Aerial

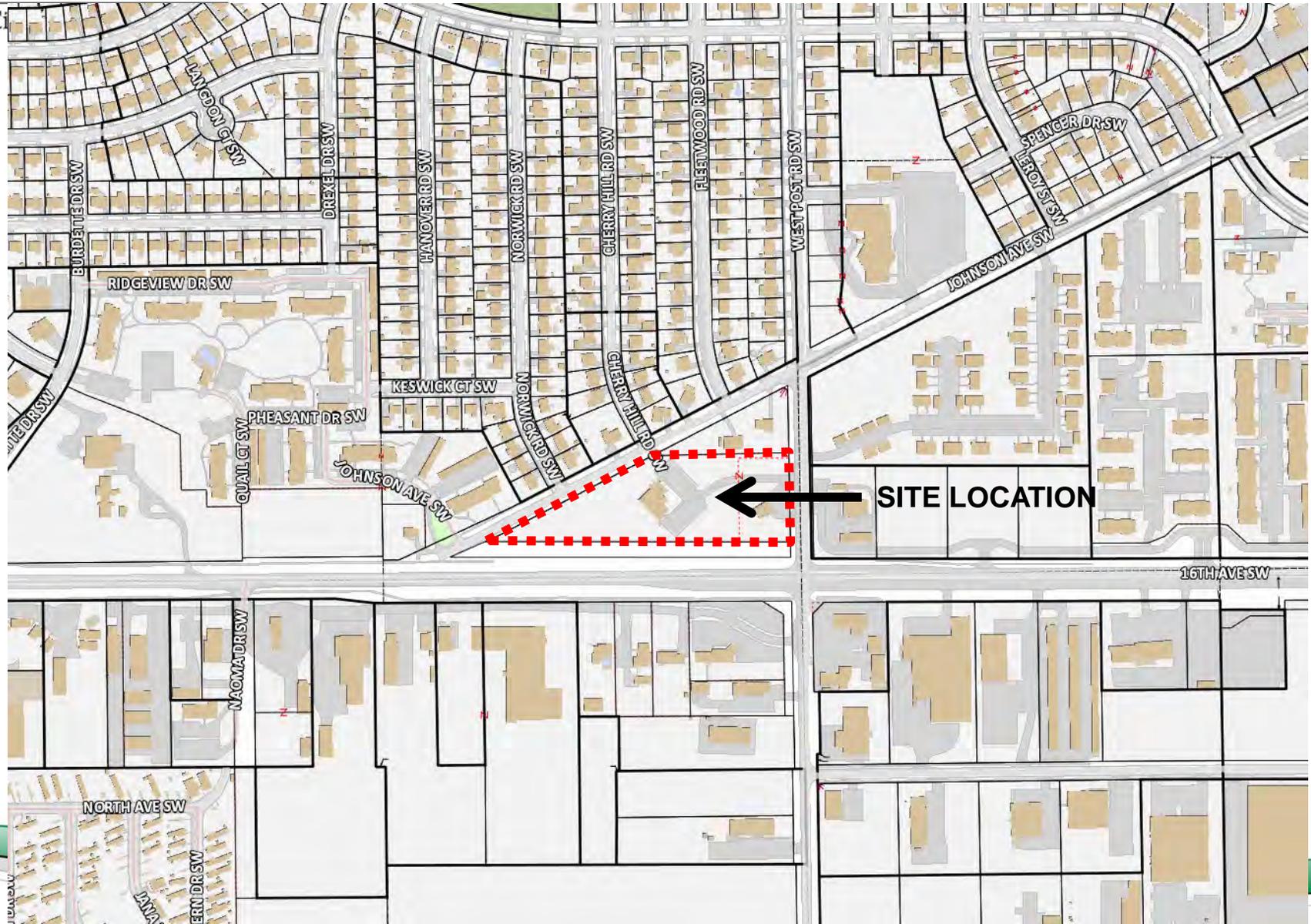




# Next Steps

- August 23, 2016 – City Council Public Hearing & Possible 1<sup>st</sup> Reading of the Ordinance.
- September 13, 2016 – City Council 2<sup>nd</sup> & Possible 3<sup>rd</sup> Reading of the Ordinance.
- September 17, 2016 – Ordinance published in The Gazette (rezoning completed).

# Location Map



# 5400 16<sup>TH</sup> Ave. SW

## *Preliminary Site Development Plan-Essential Service*

### **GENERAL INFORMATION:**

- Property currently developed as public use facility.
- Iowa Department of Public Safety, District 11 Office.
- Existing development-communication tower with associated equipment & office building on parcel.
- Proposed development-installation of a new tower, antennas, ground shelter, generator, & associated equipment.
- Existing tower to be removed.
- Federally mandated Statewide upgrade to The Iowa State Interoperable Communications System (ISICS).
- “Essential Services” services & utilities needed for the health, safety, & general welfare of the community.

## *Preliminary Site Development Plan*

### **GENERAL INFORMATION:**

The Preliminary Site Development Plan submitted includes the following proposed improvements:

- Total site area – 4.67 acres.
- Existing approx. 6,800 s. f. dispatch/office building & associated driveway & parking lot & communication tower.
- Proposed tower-self-support lattice tower.
- Proposed tower height-360’.
- Proposed tower-360’ from residential properties on north side of Johnson Ave.
- Proposed tower-270’ from residential property on south side of Johnson Ave.
- Associated equipment includes:
  - 60’ x 70’ fenced area around facility.
  - 11’-8” x 16’-6’ prefabricated equipment shelter.
  - Backup generator.
  - Propane tank.



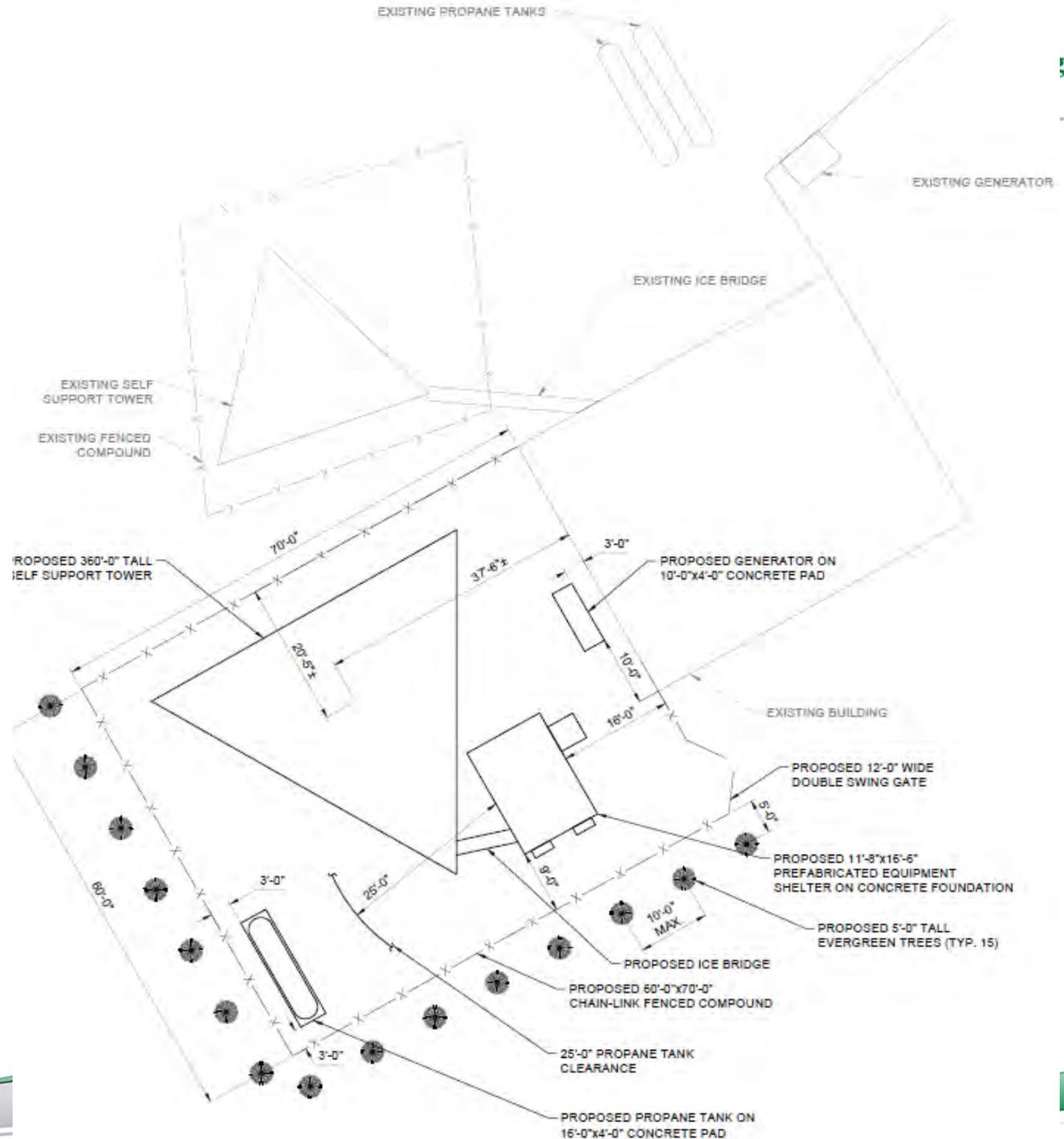
# Aerial View



# Site Plan

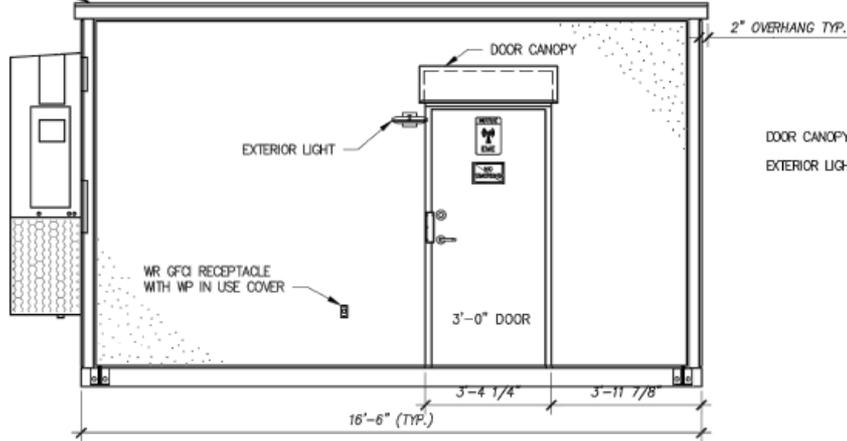


# Layout/ Landscape Plan

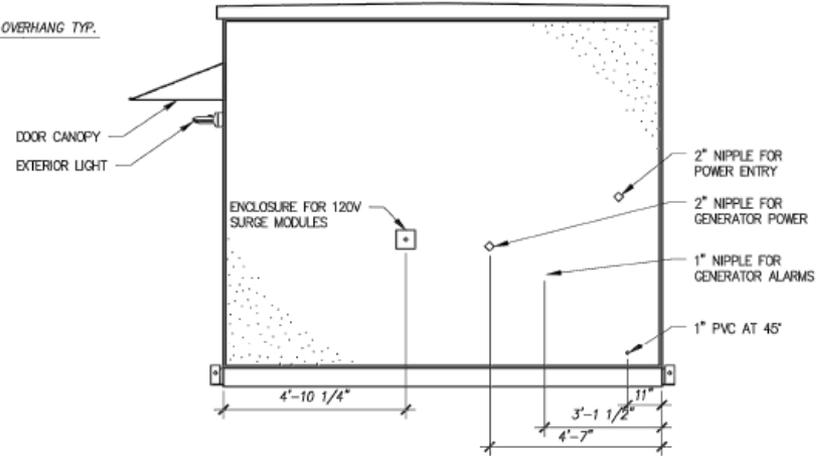


# Equipment Shelter Elevation

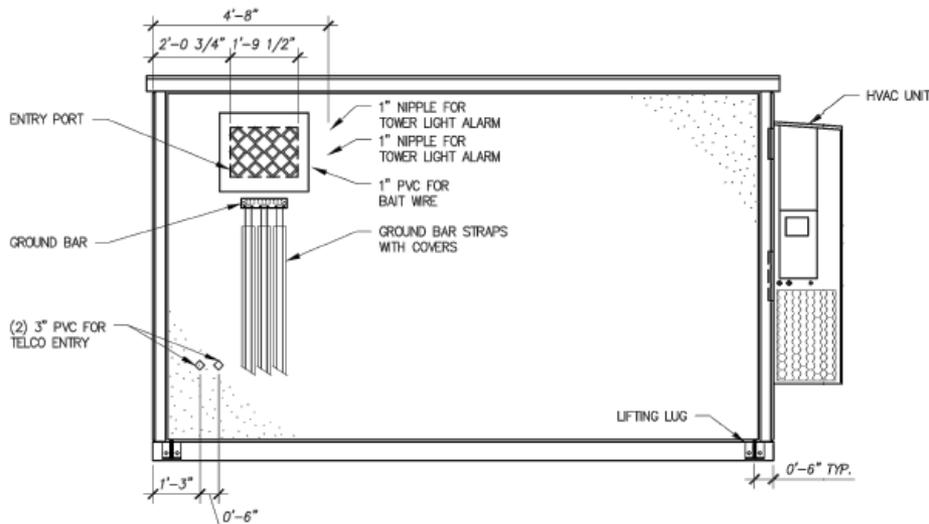
$\frac{1}{2}$ " PER 12"  
SLOPE TO PEAK



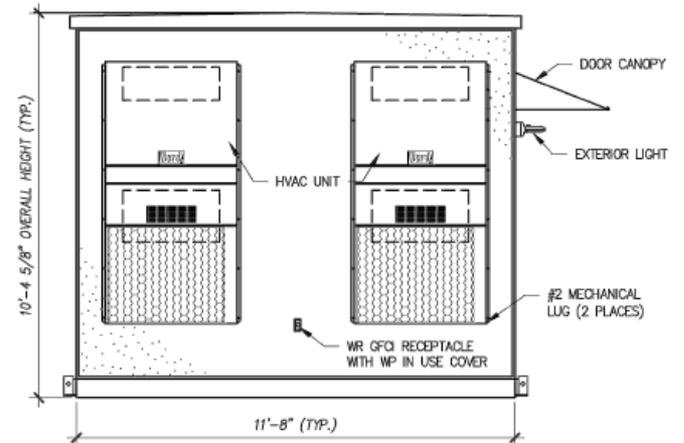
① Front Wall Elevation



② End Wall Elevation



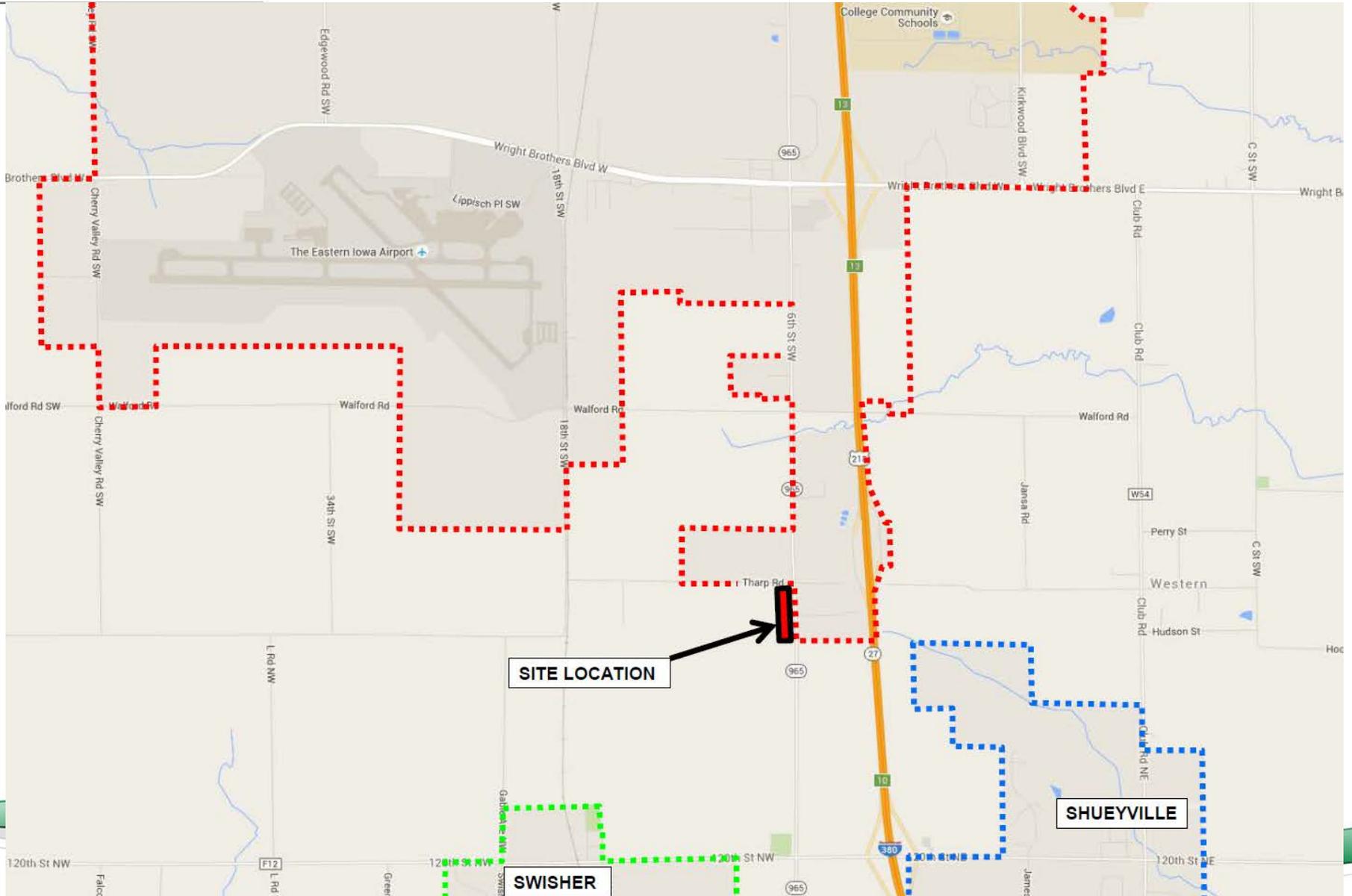
③ Rear Wall Elevation



④ End Wall Elevation



# Location Map



**SITE LOCATION**

**SHUEYVILLE**

**SWISHER**

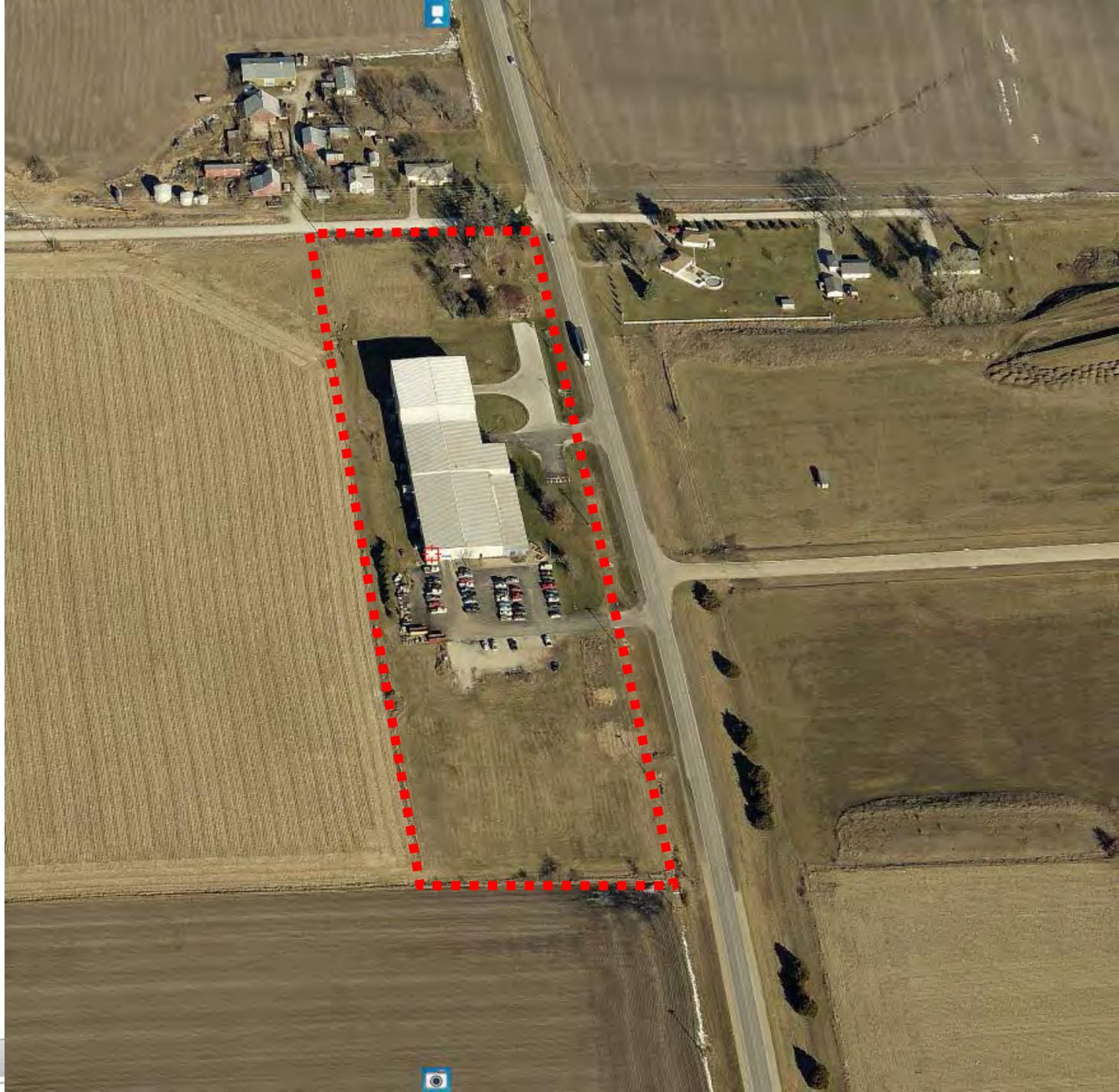
# 6<sup>th</sup> St. & Tharp Rd.

## *Annexation*

### **GENERAL INFORMATION:**

- Request for Annexation-property owner, Roger C. Klouda, President of MSI Mold Builders.
- Annexation considered “100% Voluntary Annexation Within an Urbanized Area”.
- Within two miles of Shueyville & Swisher.
- Total area to be annexed including public right-of-way-10.26 acres.
- Industrial business on property.
- Recently connected to City water & sanitary sewer.
- City services available since the site is adjacent to City limits.
- Application has been reviewed by City departments & no major issues identified.
- Notices mailed & published in accordance with State Code requirements.
- Final approval of annexation will be by Iowa Economic Development Authority’s City Development Board.

# Aerial



# Next Steps

- August 23, 2016 – City Council Public Hearing & action by vote on Resolution.
- August 26, 2016 – Send to State City Development Board.
- October 12, 2016 – City Development Board public hearing & possible action.
- November 14, 2016-Record annexation.