



Community Development Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE MEETING
September 7, 2016 | 4:30 P.M.
Blairs Ferry Conference Room, City Hall
101 First Street SE
AGENDA

Action/Discussion Items

1. **CRBT Parking Lot - 1st Avenue NE (Block 50: Lots 1 & 2)**
Cedar Rapids Bank & Trust (applicant)
 - Parking Lot Concept Review

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Kirsty Sanchez at 319-286-5428 or email k.sanchez@cedar-rapids.org as soon as possible but no later than 48 hours before the event.



Community Development Department
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DESIGN REVIEW TECHNICAL ADVISORY COMMITTEE STAFF REPORT

Date: September 7, 2016
Applicant: John Rodriguez
Owner: CRBT
Location: Northeast corner of 1st Avenue NE and 6th Street NE
Request: Concept Review
Date Application Received: August 26, 2016

EXECUTIVE SUMMARY

The subject property is located at northeast corner of 1st Ave. NE and 6th St. NE (600 block of 1st Ave. E) and is zoned C-4, Central Business District. The applicant is proposing complete rehabilitation of existing parking lot that is approximately 17,000 sq ft in area. The concept plan for the parking lot includes:

- 32 parking spaces
- Retaining wall
- Ornamental tree plantings
- Permeable pavers
- Tiered infiltration plantings with limestone accents along 1st Avenue

The applicant is seeking recommendations from the Design Review Technical Advisory Committee.

STAFF RECOMMENDATION

Using the attached Overlay District Requirements, the Design Review Technical Advisory Committee shall provide recommendations on the project.

MEETING NOTES

- MedQ Commission is still working on identifying recommended plantings
- CRBT will most likely limestone for the wall so it matches the building

DRTAC RECOMMENDATION

- Consider placing the MedQ sign closer to the grass so people don't think the lot is for

MedQ parking.

- If using pavers for the sidewalk, consider pouring concrete underneath rather than sand (pavers might shift with sand).
- Consider using stamped concrete rather than pavers
- Applicant will provide a clear path from the parking lot to the sidewalks

| Standard | Meets Standard | | | Comments |
|--|----------------|---|-----|--|
| | Y | N | N/A | |
| (l) Site plans shall conform to the Pedestrian Friendly Site Design standards of the Commercial and Office Building Placement Guidelines found in Section 32.05.01 O.C.4.d of this Ordinance. | X | | | Design will meet standards for ADA accessibility and pedestrian access to right-of-way. |
| (m) Sites shall be designed to provide for vehicular access in the following order or priority: (i) Alley or any street not listed below (ii) 10th Street SE (iii) 4th Avenue SE (iv) 1st Avenue SE | X | | | Access is available solely through alley. |
| (n) Where feasible, parking lots shall be linked between sites to reduce the need for district visitors to drive between adjacent stores and services. Shared parking between parcels is encouraged, and parking should be coordinated and signed appropriately to avoid user confusion. | | | X | There are no adjacent sites to connect to since lot is surrounded on three (3) sides by either street or alley. Also, this will be a private lot used for bank customers; so sharing is not practical. |

Signage

Alley

Headlight Screen Planting

Retaining Wall

New Ornamental Tree Planting

6th Street

+/- 34 Parking spaces

60 Degree angle parking

One-way traffic lanes

Asphalt paving

Concrete curb and gutter

Permeable pavers, locations to be determined

Tiered infiltration planting with limestone accents

MedQ District streetscape

North ↗

Scale: 1" = 20'-0"

1st Avenue

