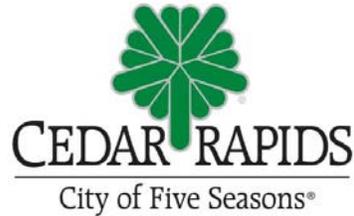




**City Council
Development Committee
Meeting Agenda Packet
March 27, 2013
3:00pm**



City of Cedar Rapids
Development Committee Meeting Agenda
City Hall Training Room
Wednesday, March 27, 2013
3:00 pm – 5:00 pm

Purpose of Development Committee:

To enable the City Council to discuss and evaluate in greater detail these specific issues that directly impact the physical, social, and economic vibrancy of the City of Cedar Rapids.

City Council Committee Members:

Monica Vernon, Chair
Council member Pat Shey
Council member Scott Olson

- Mayor Ron Corbett is an ex-officio member of all Council Committees per City Charter Section 2.06.

Agenda:

- Approval of Minutes – February 27, 2013
 - Review of Development Committee Issue Processing Chart
- | | | |
|--------------------------------------|--|------------|
| 1. Parklets | Seth Gunnerson
<i>Community Development</i> | 10 Minutes |
| 2. Sign Ordinance Update | Seth Gunnerson
<i>Community Development</i> | 20 Minutes |
| 3. Kingston Village Plan | Seth Gunnerson
<i>Community Development</i> | 10 Minutes |
| 4. Planned Unit Development Overlay | Thomas Smith
<i>Community Development</i> | 10 Minutes |
| 5. Downtown Circulator Bus | Brad DeBrower
<i>Transit</i> | 10 Minutes |
| 6. 14 th Avenue Alignment | Doug Wilson
<i>Public Works</i> | 10 Minutes |

Any discussion, feedback or recommendation by Committee member(s) should not be construed or understood to be an action or decision by or for the Cedar Rapids City Council. Further, any recommendation(s) the Committee may make to the City Council is based on information possessed by the Committee at that point in time.

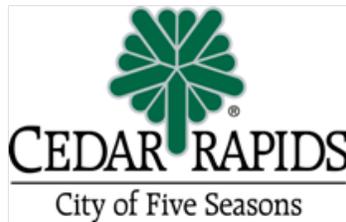
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| 7. Discussion of Elements of Strong Neighborhoods | Christine Butterfield
<i>Community Development</i> | 10 Minutes |
| 8. Tree Planting Plan for FY14 | Dave Elgin
<i>Public Works</i> | 10 Minutes |

Future Meetings:

1. Items for **April 30** Agenda –
 - a) Sign Ordinance Update
 - b) Payday Lending Update
 - c) LIHTC Policy
 - d) Ellis Plan
 - e) NDC/NFC

2. Items for **May 22** Agenda –
 - a) Parklets Unvealing
 - b) NPP Update
 - c) Comprehensive Plan

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**City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
City Hall Training Room
Wednesday, February 27, 2013
3:00 p.m.**

The meeting was brought to order at 3:02 p.m.

Present: Council members Vernon (Chair), Olson and Shey. Staff members present: Christine Butterfield, Community Development Director, Jennifer Pratt, Community Development Planner; Seth Gunnerson, Community Development Planner; Thomas Smith, Community Development Planner; LaSheila Yates, Housing Programs Manager; Jim Borschel, Leased Housing Specialist; Paula Mitchell, Grants Programs Manager; Caleb Mason, Housing Rehabilitation Specialist; Rob Davis, Engineering Manager; and Alicia Abernathy, Community Development Administrative Assistant.

Council member Vernon stated the Development Committee of the City of Cedar Rapids meets monthly and the purpose of the committee is to look at development and economic issues that involve the community. Items are brought forward to the agenda from Christine Butterfield, other City staff, Council members and sometimes citizens.

Council member Vernon called for a motion to approve the minutes from January 23, 2013. Council member Shey made a motion to approve the minutes from January 23, 2013. The motion passed unanimously with none opposed.

Informational Items and Updates

Council member Vernon stated there is a current sign moratorium and she will be involved in the process of changing the code. Christine Butterfield, Community Development Director, stated staff would like to meet with stakeholders to discuss concerns with the potential code revisions. Council member Vernon stated it needs to be discussed what will be done regarding the core area and the Downtown SSMID.

Council member Olson joined the meeting at 3:06 p.m.

Ms. Butterfield stated the Metro Economic Alliance is looking at creating a plan for downtown signage. In light of the June 1st opening of the Convention Center, City staff has talked about the potential of placing, in five or six locations in the core of the community, wayfinding signage to key locations in the downtown area. The wayfinding signage would be used to direct people from the Convention Center to other sites in the area and then back to the Convention Center.

Staff has been looking at a timeline of having signs created and installed by June 1st. Thomas Smith, Community Development Planner, presented examples of wayfinding signage for basic navigation to people that are not familiar with the area. Mr. Smith presented a map of possible locations stating 3rd Street SE would serve as the spine of the system. Possible wayfinding locations included the Convention Center, Paramount Theatre, NewBo City Market, etc.

Council member Olson asked where the funding would come from. Ms. Butterfield stated there is money in Community Development and staff is looking at insourcing some of the sign production through the Public Works Department. Council member Vernon suggested Diagonal Drive be included for a location as there are a lot of people that get off Interstate 380 at that location. Ms. Butterfield stated the typical competitive call for proposals will be done so a firm can be selected. Council member Vernon stated there are three blocks of 3rd Street that do not have street lights and suggested the lights be put in as 3rd Street is the key street connecting the Convention Center to the NewBo City Market.

1. Stark Development Agreements

Caleb Mason, Housing Redevelopment Analyst, stated this matter was brought before the Development Committee in December 2012 as there were two uncured defaults. The defaults were under two Development Agreements with Stark Real Estate Holdings for the redevelopment of 1501 C Street SW and the former A&W. The defaults were due to a lack of project financing, which did not allow the developer to close on the project or provide the City with money for the escrow or start on the project. At the December meeting, the Development Committee recommended the City Council amend the Development Agreement and establish new performance timelines. The City Council addressed the matter on January 8th establishing closing deadlines of January 21st for the 1501 C Street property and February 8th for the A&W property and the developer agreed to construction within two weeks.

Mr. Mason stated the City is in the same position as in December as the property has not yet closed on nor have the escrow demolition funds been received. Staff understands Stark is working with several local financial institutions, but has not received any firm financial commitments in writing from the financial institutions. Mr. Mason pointed out a critical component for having a timeline in the agreement is due to the properties initially being on a demolition list. They were removed because City Council directed staff to pursue redevelopment of the sites. The federally funded demolition program is coming to a close at the end of 2013 and if the properties do not participate in that program or funds are not escrowed by the Developer the City would need to find an alternative funding source. The Development Committee provided direction to staff in December to bring this item back in the event Stark was unable to meet the timelines in the amended Agreement. Staff understands there is strong interest in saving these properties from the neighborhood as well as preservation stakeholders however at this point in time no other developer has stepped forward and the proposals submitted by Stark were the only responsive proposals the City received.

Mr. Mason addressed possible options for the Development Committee to consider and stated staff would recommend the first option, terminate the Agreement and seek other proposals for redevelopment of the property. The Development Agreements are subject to Iowa Code so at the point the developer is served with the public notice of forfeiture the developer is allowed 30 days to respond to the forfeiture before it is considered null and void. If City Council were to agree to terminate the agreement, Stark would have 30 days to cure the default by producing funds and

closing on the property. Staff would recommend this process because it would give the time of the amendment and the additional 30 days. The recommendation of the Development Committee would go to the full City Council on March 12th.

Council member Olson stated the City should not end the demolition period with properties remaining that are abandoned. Council member Olson stated he is leaning toward option one unless there is information from the developer that was not mentioned. Council member Shey asked if there was a way to protect the City if another proposal were to end in the same situation. Mr. Mason stated terms can be negotiated with Stark or other successful developers that would submit proposals. Council member Vernon stated both properties are unique and in great danger of being lost. Council member Vernon addressed Baron Stark and asked him to discuss his current status on the properties. Baron Stark, Stark Real Estate Holdings, introduced Matthew Cervantes with Linn Area Credit Union and stated Mr. Cervantes is securing the financing for the 1501 C Street SW property. One of the hurdles of the A&W redevelopment was securing the franchise and it has been worked on since March 2012 but was finally secured recently.

Council member Vernon stated redevelopment takes time but the City would not like to be left with the cost of demolition should the plans for redevelopment fall apart. Council member Vernon asked if the money would be available in escrow. Mr. Cervantes stated the funding has not yet been approved by their board, vice-president or president and it will take a few days to have a concrete yes on the funding. Part of the loan package was structuring a \$45,000 commitment that would be held at Hills Bank in escrow until the building is completed, at which time the money would be released back to Linn Area. Council member Vernon asked if the A&W money is in escrow and where it would come from. Mr. Stark stated it is currently not in escrow and it would come from Kerndt Brothers Savings Bank.

Ms. Butterfield stated since Mr. Stark is securing the formal notification of resources, staff would recommend to proceed with the notification of the default on March 12th. When the notification is received the Development Agreement and construction timelines would need to be modified. Mr. Mason stated the Development Agreement would not be amended if the default can be cured within the 30 day period then the agreement will be satisfied. Staff would return to the Development Committee with amendments and to establish new timelines.

Council member Vernon stated there is unanimous approval to take option one to City Council on March 12th.

2. HPC Work Plan

Thomas Smith, Community Development Planner, stated this matter came before the Development Committee on January 23rd and changes were requested to the work plan. One of the changes was the creation of more local historic districts and landmarks, which was discussed at the most recent Historic Preservation Commission (HPC) meeting. The commission would like to return to the Development Committee in September with recommendations as there are studies out there and there are areas that have historic structures that could be designated as historic districts. The second change was the development of a criteria list that would include the most valued historic properties in the City. At the last Development Committee meeting it was discussed it could include a certain style of buildings, certain architect, certain periods of time, etc. The HPC will be working on this and will return in September with their recommendation.

Council member Vernon stated she is continuing to request, as she has for three years, to see a list of properties the HPC would like to be saved and/or preserved. The list should be provided to assist City Council with prioritization of needs and decisions that have to be made. City Council needs to know the properties the community feels passionate about. Mr. Smith stated Todd McNall, HPC Vice-Chair, took the comments to the HPC. Council member Vernon stated she would like the HPC to know City Council would like to work with them.

Ms. Butterfield stated there will be a draft list that will come to the Development Committee in September and then recommended to City Council for approval. The list could be previewed in June or July as a progress report with the expectation the list will be received by Development Committee before the end of the calendar year.

Council member Vernon stated there is a half block across from the Convention Center that is valuable to the community that includes some older buildings and without a list it is hard to know whether the properties should be saved or not. Council member Olson stated there are a lot of properties in Cedar Rapids that are historic and some are not in development areas. It is important to define an area that the City needs to be sensitive to because there are a series of historic buildings in it. Council member Shey stated he spoke with a HPC member about potentially historic properties. Based on the conversation, if the HPC views the First Congregational Church to be as important as a rundown home near New Bohemia, it's difficult to understand what the Commission's priorities are and how seriously those priorities should be taken. Council member Olson stated it would be helpful to start by focusing on the areas of the City where development is occurring.

3. Deaccession Policy

Jim Kern, Visual Arts Commission Chair, stated a deaccession policy was included in the Visual Arts Commission (VAC) 2012 work plan. The draft policy was approved by the VAC on June 14, 2012. A deaccession policy is a standard operating procedure for collections such as the City's public art collection for times when the art needs to be removed from the collection, for example when it is damaged beyond reasonable repair. There are currently a number of pieces in the City's collection that are in bad shape. The VAC is looking at pieces that are in excellent shape and discussing moving off of City property.

Council member Olson asked for a ballpark number of art pieces that the City owns. Seth Gunnerson, Community Development Planner, stated there are 129 pieces in the current collection with an estimated value of \$6.4 million and a few additional pieces of art will be added to the collection this year. Council member Olson asked how many pieces would be deaccessioned. Mr. Kern stated it would be less than 10 pieces.

Ms. Butterfield stated the deaccession policy would go to City Council on March 12th.

4. 14th Avenue Alignment

Council member Vernon stated there is a need to figure out the way 14th Avenue is laid out to determine the best way to divide land, what ways buildings should face and where parking should be located. Without understanding 14th Avenue, it is difficult to figure out the details.

Rob Davis, Engineering Manager, stated in 2004 the City looked at extending 14th Avenue from the bridge to St. Wenceslaus Church. Mr. Davis provided a map stating the alignment was based on the red line provided on the map and options included a round-about with a statue in the middle. The City has been discussing the topic with Jeff Speck and determined the road could be built as a boulevard and on-street parking may not be needed. The street could be built anywhere from 25 ft wide to 60 ft wide with a boulevard down the middle and if parking or shared-use lanes are wanted it could be done. The street design hinges on the development proposal.

Council member Vernon asked how this coordinates with the Southside Investment Board plan. Mr. Davis stated the Southside Investment Board plan included a wider 14th Avenue. Council member Olson stated the concept direction needs to be determined and it depends on how the area develops and how it will be funded. The issue of what the City can afford to build is as big an issue as what the street design is. Council member Vernon stated looking at the big picture 14th Avenue should not be a wide street but something that would encourage redevelopment of the area. Knowing there would be a street there changes the view of the Geonetric plan when determining the front of the building.

Dale Todd, Southside Investment Board, stated Southside staff has met with Geonetrics and Southside is working closely with Hall & Hall Engineers, Inc. There have been discussions for the potential of development on the backside of the land. Financing is an issue but Southside is negotiating with Geonetric that they would assist in the cost. The width of the 14th Avenue alignment is negotiable. Council member Vernon stated the street should be designed as a promenade between the St. Wenceslaus Church and Czech Village; therefore, it should be a tree lined street with sidewalks and amenities.

Mr. Todd stated Southside would suggest, due to sensitivity with the budget, to phase this in two parts with the first part being the Geonetric piece as they will need a back way into their site. The second piece would be from the Czech Slovak Museum to Little Bohemia. Council member Vernon stated something that would help in the discussion of what to build there would be having the understanding of who owns what property in the area.

Council member Olson stated the City needs to determine what type of street and how the design will get done. Mr. Todd stated Southside met with Hall & Hall Engineers, Inc. and the plan that will be presented at the Geonetric meeting is a plan everyone is in agreement on. Ms. Butterfield pointed out the City is calling for proposals and there is no negotiation with anyone at this point.

Council member Vernon stated the round-about idea with the boulevard would slow traffic and if a statue were included it could provide interest to the neighborhood. Mr. Davis pointed out the FY14 budget includes \$100,000 for acquisition of the railroad property where this road would cross. Council member Olson asked if the total cost of the project would be \$1-2 million. Mr. Davis stated it would be more like \$3-4 million. Ms. Butterfield stated staff will return in March with responses and the potential layout of the alignment.

5. Downtown Parklets

Mr. Gunnerson stated in February 2011 the ACE District came before the Development Committee to discuss a concept they would like to see done for streetscape improvements along 3rd Street. In December 2012, Jeff Speck gave a concept that would involve the City constructing removable platforms that could be placed over parking spaces in the downtown area. The

advantages include being cheaper than rebuilding the curb line of streets and would be an affordable way to test the idea of having public space in the downtown area. The idea is that these spaces would be used as cafes or possibly parklet areas where people can gather. Since December, City staff has been researching the idea and found Iowa City is doing something similar where they are allowing businesses to lease out part of the street.

Mr. Gunnerson stated staff has met with the Metro Economic Alliance to discuss possible locations and they have a strong desire to see the parklets along the 3rd Street area. Staff would like to use the first year as a way to test out the concept and the City would partner with businesses to lease out portions of the public right of way. The businesses would have certain responsibilities such as carrying insurance, picking up or chaining tables together at night, etc.

Mr. Gunnerson stated staff is still working to figure out the serving of alcohol as the State law requires an outdoor service area be contiguous with the building. Iowa City requires a canopy or a physical structure that links the business to the outdoor area and the covered portion of the sidewalk would be included in the space that is leased by the business.

Mr. Davis stated the City needs to determine the location of the parklets and how many are needed. After these factors are determined the City can look into the need for electricity, railings, etc. If the goal is to have the parklets out in June the bids need to be out in April. Council member Vernon suggested this go to City Council in March and the history is included.

Council member Olson stated an example of the parklets needs to be provided to City Council and asked how many parklets would be installed. Ms. Butterfield stated there would probably be five parklets with 3rd Street as the test subject. Another opportunity to explore is if there are no takers for all five parklets, does the City want to use the parklets as passive space with benches and planters. The ACE District has made a commitment to assist in bringing together people that may be interested in using the parklets.

Mr. Davis pointed out the total budget for the parklets would be approximately \$50,000. Mr. Gunnerson stated in the first year there would be a limited number of parklets based on who will partner with the City to take responsibility for the individual sites. Staff would return in the fall with a report of whether or not the parklets were successful and provide options for future years.

Council member Vernon asked if there would be a charge associated with using a parklet. Mr. Gunnerson stated there would be a charge and in the Iowa City model there is a charge of \$12 a day for each parking space and a charge of \$10 per square foot each year for the lease of the parking space. Currently, the City of Cedar Rapids charges \$10 each year to have a café in front of a business, if it is on the sidewalk. Council member Vernon stated there needs to be a minimum of five parklets in the trial run to ensure the concept is successful.

6. Section 8 Administrative Plan Changes

LaSheila Yates, Housing Programs Manager, stated they would be discussing the Section 8 Housing Choice Voucher (HCV) Annual and Administrative Plans. Annually, the Section 8 Program receives federal funds from the Department of Housing and Urban Development (HUD). The City of Cedar Rapids partners with HUD to provide over \$5 million in rent assistance to families in three categories including very low-income, 62 and over and persons with disabilities. Each year there is an Annual and Administrative Plan and staff is expected to

change the plans to address local needs and regulatory changes by HUD. To ensure the City is providing a high quality program, staff works with stakeholders to ensure needs are being met. The program has received the “High Performer” rating for the sixth consecutive year through HUD’s Section 8 Management Assessment Program (SEMAP).

Ms. Yates stated 55% of the families have a person with disabilities, which is an increase from 50% in 2012, and 78% of the families receive an annual income of \$15,000 or less. The average length of time a family stays on the program is 3.4 years. The goals for the 2013 Administrative Plan are to expand the criminal screen to support any local ordinances, provide clear admissions and termination criteria for criminal activity, designate 100 vouchers to persons with disabilities under 62 and ensure low-income families receive vouchers.

Council member Olson asked the total number of vouchers the City currently has. Ms. Yates stated the City currently has 1,260 families on the voucher program. Ms. Yates stated one of the significant changes to the plan includes expanding criminal screenings for new admissions and active participants from twenty-four months to thirty six months. Another change would be the addition of a policy to terminate and deny assistance for any felonious activity within the past sixty (60) months. Most other public housing agencies have a minimum of 5-10 years for felonious activities and in the City of Cedar Rapids’ current policy it is not defined except for situations where HUD mandated the policy.

Council member Shey asked if the first change meant people would be screened when they first apply and periodically on an ongoing basis. Ms. Yates stated families are screened during their annual reexamination and the City currently looks back 24 months but it will be expanded to look back 36 months. Council member Shey asked what the 60 months represented in the second change. Ms. Yates stated it is for any type of felonious activity as the current plan has no provision for felonies. It is also to ensure the City has better consistency with the Nuisance Abatement Program and other public housing agencies. The policies have been reviewed with the City Attorney’s Office, Legal Aid and HUD so all issues have been addressed. The main concern is that the regulatory requirements are not removed and there needs to be a policy for drugs and violent activities. As long as the minimum threshold is met, HUD gives the City leverage for further defining the requirements.

Council member Olson asked if this was a positive thing for landlords because not all landlords want to accept the vouchers due to concern with quality of clients. Jim Borschel, Leased Housing Specialist, stated landlords should still conduct their own background checks on tenants as the City’s background checks are not all inclusive. Council member Olson asked if the families on the voucher have to lease within the City. Mr. Borschel stated they have to lease within Linn and Benton Counties. Council member Olson asked how many people are on the waiting list. Ms. Yates stated there are currently 2,000 individuals on the waiting list. When the waiting list was initially closed there were 3,600 on the waiting list.

Ms. Yates stated another significant change to the voucher policy includes the expansion of criminal screening categories to include a pattern of theft, forgery, prostitution, and any other criminal activity that violates federal, state or local law. Council member Vernon asked if staff would use the criminal background checks that the Police Department is securing for the Nuisance Abatement program. Ms. Yates stated discussions have taken place regarding who the Police Department is selecting and there is consideration of using the same program.

Ms. Yates stated the draft plans will be available for public comment until March 18th and then the plans will go to the March 26th City Council meeting as a Public Hearing. The deadline for submission to HUD is April 15th and if HUD approves the plan it will go into effect July 1st. Ms. Yates addressed the Family Self Sufficiency Program stating the City continuously provides support of services to 157 families in the form of ensuring families have goals for education, can move to home ownership and building escrow accounts. Recently staff submitted the final report to HUD showing the largest disbursement of escrow of \$19,000 to a family. The families can use the escrow disbursements for a down payment on a home, to repair credit or for transportation.

Council member Vernon stated this will go before the City Council on March 26th.

7. Multi-Family New Construction Proposals

Paula Mitchell, Grants Programs Manager, stated the Multi-Family New Construction (MFNC) Round Five proposals have been received. The City of Cedar Rapids has participated in two previous rounds of the MFNC. Through the first two rounds of the program the City currently has 438 units under construction. This round allows the City to compete for \$18 million that is available statewide for entitlement cities. One of the things the State did in this round was create an allocation for entitlement communities and a separate allocation for smaller, non-entitlement communities that were disaster impacted.

Ms. Mitchell stated the Administrative Plan was reviewed by the Development Committee and then taken to City Council in November 2012. The criteria established through the Administrative Plan included a targeted area that the City now refers to as the Expanded Tier 1 Boundary area. It includes the core Urban Renewal Areas and an expanded area that covers some of the school district boundary areas that City Council had an interest to support. The criteria established for the Administrative Plan included an experienced developer, financial and market feasibility, design standards and compatibility with the neighborhood. The final criterion, shovel ready projects, is not a local consideration but is the highest consideration for the state.

Ms. Mitchell stated once the proposals were received, they were reviewed by a stakeholder committee. Staff put together a cross functional team that included non-profit and for-profit developers, neighborhood association members and design professionals from the Czech Bohemia Overlay District and a Save CR Heritage member. Through the process, the group made a recommendation of seven projects that were considered priority projects and three additional projects were considered qualified projects. The projects that are qualified through the process represent \$14 million in MFNC funding out of \$18 million that is available state wide.

Ms. Mitchell presented a map of the geographic distribution of the proposals. All proposed projects are located within the tier 1 area and include city-owned properties along with privately-owned properties. Ms. Mitchell went through 10 proposed projects providing location maps, elevation photos and project details.

Council member Vernon asked what the state is expecting from the City. Ms. Mitchell stated the state requested a prioritized list from the City of Cedar Rapids. Staff recommends forwarding all applications to the state as it may position the City to get more units of development, and in the event the State finds one of the larger projects non-fundable, Cedar Rapids would still have smaller projects in the queue. Council member Olson asked if it would hurt the City to submit more projects versus submitting fewer projects. Ms. Mitchell stated it would not hurt and the

state understands the City has gone through a process of evaluating the projects to ensure they meet the program minimum standards.

Council member Olson asked what the success rate was in previous rounds of MFNC. Ms. Mitchell stated in round one and two, all Cedar Rapids proposals were funded and the City did not participate in round three due to short timelines and high City matching requirements. Projects submitted in round four were not funded but were resubmitted for round five. The developers received feedback from the state and staff worked with them to make changes.

Council member Shey asked if there was a disadvantage for using City-owned land. Ms. Mitchell stated the state is aware if it is a City-owned property rezoning can happen expeditiously and this would be favorable in terms of shovel readiness. If a development is on private property and there is support from the neighborhood the state tends to look at this more favorably.

Council member Vernon suggested staff keep track of the submitted projects and which projects were funded. If there are future rounds of MFNC staff can work with the developer to determine what elements need to be improved and get changes made for resubmittal.

Council member Olson made a motion to submit all 10 projects with the changing of the order to put the Sugar Creek project as item 10. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

8. CDBG Owner-Occupied Rehabilitation Program Changes

Ms. Mitchell stated the City has operated a program similar to the Community Development Block Grant (CDBG) Owner-Occupied Rehabilitation Program for over 30 years. The program is intended to improve the housing stock in neighborhoods, support the tax base and to help lower income home owners maintain their properties. The way of improving the programming would be to improve program design changes and increase education and outreach.

Ms. Mitchell stated as part of the commitment to improving efficiency, staff looked into issues they are encountering when administering the program. Staff researched best practices in other communities to see how other entitlement cities are addressing the issues. The issues identified include the following:

- Declining funds for CDBG means decreased funding for the Owner-Occupied Rehabilitation Program.
- 134 households waiting for Comprehensive Rehabilitation assistance.
- 10 year waiting time for Comprehensive Rehabilitation assistance.
- Foreclosures, flipping, and forfeitures result in CDBG aiding unintended beneficiaries without protecting the City's interests.
- Lack of homeowner financial participation at certain AMI levels sometimes means less personal investment in the maintenance of improvements.
- Trend toward lack of savings for home repair needs.

Ms. Mitchell stated the recommended changes to the Emergency Assistance Program include requiring applicants to be current on mortgage payments, adding a minimum one year forgivable lien and one year residency requirement. Additional changes would include changing limits to two emergencies per year, three emergencies lifetime total or \$10,000 per applicant, eliminating stand-alone roof assistance and treating roof repairs under this program.

Ms. Mitchell stated the recommended changes to the Comprehensive Rehabilitation Program include disallowing contract sales from receiving the assistance, adding a 1% owner contribution requirement for households in the 0-50% AMI range and closing the waiting list until a time when the list is manageable.

Ms. Mitchell stated the next steps include City Council consideration on March 12th with communication and outreach from March 13th to June 30th. The adopted changes would go into effect on July 1st.

Council member Olson asked what the maximum grant was. Ms. Mitchell stated for the Comprehensive Rehabilitation Program the maximum grant is \$24,999 related to the lead based paint requirements. Council member Olson asked what is the total available amount of money for the Comprehensive Rehabilitation Program. Ms. Mitchell stated the amount available varies each year depending on what the Grants and Programs Committee recommends but the amount is typically around \$300,000.

Council member Olson made a motion to forward recommended changes to City Council. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

9. Core Area Development Patterns

Mr. Gunnerson stated staff came before the Development Committee in January with information on population distribution in Cedar Rapids. The population was compared to other communities in Iowa and other communities in the Midwest. Mr. Gunnerson presented a chart stating the Development Committee requested information on Cedar Rapids neighborhoods.

Council member Shey asked for an explanation as to how the density numbers were determined. Mr. Gunnerson stated density is persons per square mile. Council member Vernon asked what the City's danger zone density is. Mr. Gunnerson presented maps of Cedar Rapids compared to other cities and explained the density variations. Mr. Gunnerson presented an additional chart stating the Development Committee requested information on Des Moines' downtown. Compared to Cedar Rapids, Des Moines has fewer people living within a mile of the downtown but has more people within the ½ mile of downtown.

Mr. Gunnerson stated the Development Committee requested information on what ideal density is and what makes a great neighborhood. The American Planning Association (APA) recognizes 10 neighborhoods each year that are considered to be great neighborhoods. Mr. Gunnerson presented photos of example neighborhoods. Ultimately ideal density is difficult to define because it is based on the City's objectives. The Cleveland Federal Reserve Study found the denser metro areas tend to be more production and policymakers should consider individual desires for housing options.

10. KHB Request to Acquire the Knutson Building – Proposed Disposition

Council member Vernon stated there was a request to acquire the Knutson Building from KHB from the City through the structured competitive proposal process. Jennifer Pratt, Community Development Planner, stated staff would need a recommendation to move forward with a disposition process. Ms. Pratt presented a map of the property stating the proximity of the

building to the river and the City's newly constructed amphitheatre is unique. The issues include alignment of the flood management system and coordination as there has been interest from Parks and Recreation for use of a portion of the building for the amphitheatre.

Ms. Butterfield stated based on conversations with the Parks and Recreation Department, staff would delineate the specifications and let the developer build to the specifications under the terms of an agreement. Council member Olson asked if the City would fund the costs of the build-out. Ms. Butterfield stated the City would lease the property.

Council member Olson made a motion to move forward to City Council. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

11. Request for City Participation in the Mixed-Use Redevelopment of the Averill House

Ms. Pratt stated this is a proposed amendment to the Consolidated Central Urban Renewal Area in regard to the renovation of the A.T. Averill House located at 1110-1120 2nd Avenue SE. The City received a request from Bill Olinger in December 2012 and the project includes historic renovation of the Carriage House, construction of new buildings and a creation of the courtyard. The request included a partial property tax reimbursement to off-set increased cost of retaining the historic character. Since the project area is in an existing TIF district, the Urban Renewal Plan needs to be amended to include this specific activity.

Ms. Pratt presented a concept for the site pointing out existing structures and proposed changes. Ms. Pratt presented elevations of the proposed development pointing out the developer is interested in retaining the historic character as the property is on the National Register of Historic Places. Ms. Butterfield stated this is typically not the type of project the City has provided TIF but there is historic character, the potential mixed-use of the site and the developer has stated the assistance would be for funding the preservation. The development agreement will require the developer meet the National Register of Historic Places criteria.

Ms. Pratt stated the next steps include a Resolution of Support on March 12th and a Resolution initiating the amendment of the Consolidated Central Urban Renewal Plan on March 26th.

Council member Shey made a motion to move forward to City Council. Council member Olson seconded the motion. The motion passed unanimously with none opposed.

Council member Vernon called for a motion to adjourn the meeting. Council member Olson made a motion to adjourn the meeting. Council member Shey seconded the motion. The motion passed unanimously with none opposed.

Meeting adjourned at 5:34 p.m.

Respectfully submitted,

Alicia Abernathey, Administrative Assistant II
Community Development

Development Committee Action Items

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
3/21/2011	Resubmission Application Request / Sattler Homes	Staff to take to City Attorney and respond to Mr. Ransom (concerning Roberts Rules of Order).	Community Development consulted with the City Attorney's Office and received an opinion. Owner has submitted for successive application approval, which will be on the May 10, 2011 Council agenda.	CD	Done	CPC reviewing on 6.23.11.
3/21/2011	Neighborhood Planning Process Presentation Format	Council members would like to see more information in the PowerPoint presentation and use this as a "traveling roadshow".	New PowerPoint was prepared and taken to the 4/25/2011 Dev Comte meeting. New PowerPoint was taken to the May 23, 2011 meeting.	CD	Done	
4/25/2011	Physician's Clinic of Iowa Parking / Mike Sundall	Meeting w/ St. Luke's and Mercy also. Meetings focused on answering question " What can CR provide to you and what can you provide for us."	Meeting scheduled with St. Luke's on 4/29 and mtg w/ Mercy scheduled for 5/20.	CD	Done	
4/25/2011	Historic Preservation Commission / Maura Pilcher (Chair)	Move forward putting together a list of historic buildings in Cedar Rapids. Start with PCI area and move outward until the City is covered. Possible use of color system. Also Work Plan changes such as moving last item to the first.	Recommended reprioritization	CD	Done	To City Council following HPC revisions. Tentatively 8/23/11.
4/25/2011	Temporary Banners	Committee asked Matt Widner to return to the committee with a proposal for changes. Will be on June 27th Agenda.		Code	Done	Recommendations will go to the City Planning Commission on 7/21/2011 and proceed to City Council.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
5/4/2011	Stutzman Proposal	Staff to bring back to Dev Comte 5/23 with recommendations.	CD staff asked to provide additional information. Council member Vernon requested Council member Shey look at the information. Bring back to Dev Comte on 6/27.	CD	Done	To City Council 7/12/11. On the City Planning Commission agenda for 7/21/2011.
5/4/2011	ITF/GTC	Pat Ball and Brad DeBrower to bring back cost estimates for refurbishing GTC to 5/23 Dev Comte meeting. Moved to 6/20 agenda. At 6/27/2011 mtg. Council member Vernon asked for more research on Option 3. Does not need to come back to Dev Comte.		Utilities	Done	Dev Comte recommends refurbishing the GTC and is looking into the details of Option 3 of 5. To City Council 7/12/11.
5/4/2011	Downtown District - Parking Demands / Doug Neumann	City Manager to bring financials for new parking ramps in downtown. Mr. Neumann to bring short term parking resolutions back to Dev Comte meeting on 5/23.	Council members Vernon and Swore requested the pro formas and presentation go to the Infrastructure and Finance Committees.	Downtown District and Doug Neumann	Done	
5/4/2011	Memorandum of Agreement - Cedar Rapids Residential Demolition / Sushil Nepal A.) MOA	Staff to poll members and respond back. Spoke of changing Work Plan last month when Ms. Pilcher presented.	4.25.11 Committee received for comment	CD	Done	Council Agenda 9/13/2011.
5/23/2011	New Bohemia Neighborhood Volleyball Group	Bringing back to Dev Comte. Requested to have Parks & Recreation involved.			Done	Will be placed on the City Council Agenda for 7/12/2011. City Council approved Development Agreement 9/13/2011.
5/23/2011	Robins Annexation Inconsistent with 28E Agreement			CD	Done	Development Committee recommended to deny the request. Community Development to take to City Council on 6/14
6/27/2011	Development Agreement Default - 624 & 629 12th Avenue / Caleb Mason		Dev Comte recommends extending the deadlines.	CD	Done	Recommendation to City Council on 6/28/2011 that the deadlines are extended.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
6/27/2011	Stoney Point Annexation Request / Vern Zakostelecky		Proceed to City Council on 6/28/2011 with the approval of the Dev Comte.	CD	Done	Proceed to City Council on 6/28/2011 with the approval of the Dev Comte.
6/27/2011	New Bohemia City Market / Brad Larson		Need to add terms to agreement stating that the property will remain a Market or be returned back to the City of Cedar Rapids.	CD	Done	On City Council Agenda for 7/12/2011.
6/27/2011	Urban Revitalization Tax Exemption Request / Jennifer Pratt		Email to be sent to City Council in regards to whether this item should be on the Council agenda.	CD	Done	No action.
7/25/2011	Main Street MOA	Move forward to City Council		CD	Done	Recommended to go to City Council on 8/9/11. City Council approval 9/13/2011.
7/25/2011	MOA with FEMA to Mitigate Loss of Historic Properties	Move forward to City Council		CD	Done	To City Council on 7/26/11. Back to City Council 8/11. City Council approved 9/13/2011.
8/18/2011	Convention & Visitors Bureau	Put expectations in place for the CVB		City	Done	No action.
8/18/2011	VAC Work Plan	To Council on 9/13/2011		CD	Done	City Council Agenda 9/27/2011.
8/18/2011	ROOTS Marketing Plan Update			CD	Done	City Council Agenda 9/27/2011.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
3/21/2011	Matthew 25/Block by Block Master Plan and Urban Agriculture	3.21.11 - Council member Vernon asked that staff research what Code is for the smaller lots that would be built on in this area. Can it be done? 5.23.11 - Comte reviewed staff research and policy questions. Comte asked for clarity on Block by Block Urban Ag plans.	7.25.11 Brought back to Dev Comte. Questions were answered and move forward to City Council.	CD	Done	Move forward to City Council with the following timelines: Disposition of City owned property: August 9 - Motion setting Public Hearing to consider disposition of City-owned properties. August 23 - Public Hearing to consider disposition of City-owned property. August 24 - Tentative date for orientation session for interested developers. September 16 - Deadline for proposals. September 19 - Review of proposals and recommendation by evaluation committee. September 27 - City Council Resolution to negotiate a development agreement with preferred developer. October 25 - City Council consideration and resolution authorizing development agreement with preferred developer. Regulating Urban Agriculture Land Uses: August 18 - City Planning Commission consideration of ordinance amendment. August 23 - Motion setting a public hearing. September 13 - Public Hearing and possible first reading. September 27 - Second and possible third reading. Done Pending Development Agreement.
9/26/2011	Section 8	Dev Comte agrees to close the Section 8 waiting list.		CD	Done	Move onto City Council 10/11/11.
3/21/2011	Smart Growth Score Card Discussion	Council members agreed that elevations need to be added to the Scorecard and submitted with each case. Also in agreement not to implement a minimum score on the scorecard. Needs to go to Council.	Starting May 5th, elevations are required.	CD		On Hold

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
6/27/2011	Trees Forever/ Shannon Ramsay & Jim Sattler	Staff to research w/ the assistance of Shannon Ramsay and Jim Sattler. Bring back to comte. 7.25.11 Council requests more detail from Trees Forever on their plans and the resources that they are to use. Bring back to Dev Comte when gather than information.		CD	Done	Meeting set for late August between the City and Trees Forever.
8/18/2011	Lincolnway Village Neighborhood Association	Staff to look at costs, SSMID, Code, Ordinances		CD	Done	Christine and other City staff met with Kirkwood for a possible weekly location. Per meeting with Kirkwood, group can meet in cafeteria. Also, given access to ETC Building for the years 2011-2013.
9/26/2011	CDBG Public Participation	Dev Comte agrees with recommendations. Return to Dev Comte with recommendation for membership		CD	Done	City Council consideration 11/11/2011.
9/26/2011	Zoning Ordinance Cleanup Update	Dev Comte agrees to move forward to City Planning Commission and then notify the development community of changes.		CD	Done	To City Planning Commission on 10/13/11 and then to City Council on 11/11/11.
6/27/2011	Main Street Design Guidelines / Robyn Rieckhoff and Dale Todd	Set a special meeting to discuss in depth. Weigh in from HPC, VAC, CPC and Parks & Rec. Bring back to Dev Comte. 7/25/11 Do a draft recommendation of the overlay district and move to City Council. Updated at 8.22.11 Dev Comte Meeting.		CD	Done	Recommendation of Overlay. Next step is City Council. Goes to City Council on October 11th, 2011 with the Development Committee recommendation. Staff performing additional outreach to commercial developers and residential neighborhoods. Planning Commission Dec. 8, 2011. The CPC recommended that this move forward and a committee be formed. Appointing members Spring 2012.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
7/25/2011	City Planning Commission 2012 Work Plan / Scott Overland	Need to reprioritize the goals of the CPC. Meeting set up between the City Council and the City Planning Commission.		CD	Done	
8/18/2011	MADD Dads	Put in touch with organizations that can help them out.		PD/Utilities	Done	Follow up meeting scheduled 9/23/2011. Done.
10/24/2011	Crossing Court NE Condo Association	Rob Davis, PW, to gather sidewalk requirements and code.		CD	Done	Maps of sidewalk projects given to Mr. Kennedy to give to the condo association to show the new sidewalk areas that are planned for 2012. Rob Davis to provide committee with sidewalk prioritization plan. Provided. February 2012 PW to meet w/ neighborhood.
10/24/2011	ROOTS (Rebuilding Ownership Opportunities Together) Program	Dev Comte to read through documentation do discuss at Nov. 11 Dev Comte meeting. Staff to determine timeline for additional City owned properties to be available for developers.	12/12/11 Development Committee reviewed recommendations. To go to City Council.	CD	Done	To move forward to City Council on January 24th, 2012. Calling for proposals Spring 2012.
10/24/2011	Revisiting Historic Preservation Standards	Take requirements to HPC to look at the guidelines and discuss options.		Historic Preservation Commission	Done	Historic Preservation Commission to review existing standards and modify these where applicable.
11/28/2011	Wilmar Annexation Request	Staff presented annexation request. Development Committee agreed with annexation request.		CD	Done	To City Council 12/20/2011 with recommendation from the Development Committee.
11/28/2011	Regional Economic Development Institute (RED-I) Program Overview	Overview of the RED-I program.		Civil Rights Commission	Done	None; Karl Cassell to inform the City of any support needed to implement the program. Information Only.
1/23/2012	Updated Linn County Trail System / Ron McGraw			PW	Done	None; provided Mr. McGraw with the go to person from Public Works.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
1/23/2012	Eleven (11) Most Endangered List of Historic Places / Sushil Nepal and Maura Pilcher	Bring full list of properties and revised endangered list back to the Development Comte in February. Full list was brought back to Dev Comte 2/23.		CD	Done	Setting date for formal City Council approval.
1/23/2012	Visual Arts Commission - Convention Center Art Location & Artist Scope of Work	Dev Comte recommendation is to price two pieces of artwork rather than one.		CD	Done	
3/26/2012	Downtown Business Recruitement	Presentation only.		CD	Done	
3/26/2012	Metro Youth Football Proposal	Staff to meet with and prepare list of other possible parcels in case this does not work.		CD	Done	To City Council on 4/10/2012.
3/26/2012	VAC - Convention Center Art Location and Artist Scope of Work			CD	Done	To City Council in April
3/26/2012	VAC - Paramount Theatre Art Update			CD	Done	
3/26/2012	Neighborhood Planning Process Implementation	Staff to look into holding a reception/celebration for all involved. Update the City.		CD	Done	Present to City Council
3/26/2012	629 12th Avenue SE			CD	Done	To City Council 4/10/2012
3/26/2012	Approval Process for Preliminary Site Development Plan	To City Council.		CD	Done	To City Council
3/26/2012	Multi Family New Construction UPDATE			CD	Done	To City Council
2/23/2012	Sidewalk Master Plan	Come back to Dev Comte with a new plan.	Presentation 3.26.12.	PW	Done	

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
2/23/2012	Section 8 Annual Admin Plan Review	To City Council. Would like staff to research Federal background checks and bring back to Comte.		CD	Done	To City Council 3/27/12.
5/23/2011	Urban Design Principles Work Plan	Presented first 9 items to Dev Comte - these were ok'd and can move on to Council. Phases I - III need to be presented at the Dev Comte on 6/27/11. Back to Dev Comte on 8.22.11. Bring back in Sept with add'l info on Landscape and Commercial Design. Look at signage, lighting, etc. for Commercial Design. Comparisons for Landscape.		CD	Done	Phase I Activity List: Stormwater Management improvements. Incorporate more sustainable uses in the Zoning Ordinance. New Policies. 9/26/11 - to be taken to the City Planning Commission, to the Developers Council, development community and then to City Council on 11/11. Staff performing additional outreach to commercial developers. Developer's Council response due 3.26.12. Review next steps at Developer's Council following stakeholder meetings 4.30.12. Ordinance Hearing 2nd and 3rd reading 7.10.12.
7/25/2011	Infiltration Based Stormwater Management Practices / Stacie Johnson & Dave Scanlan	Move forward towards City Council		PW	Done	Per Committee, will bring back updates on action items, such as completion of the projects that are on the books, public education, project prioritization, and measuring successes. Public Works to research on possible incentives to encourage storm water and recommend to Dev Comte. Need to come back to Dev Comte in April with a proposal. Public safety Committee to consider moving forward 4.30.12. Infrastructure Comte.
10/24/2011	Chapter 32 - Neighborhood Commercial Zoning	Council member Vernon to discuss with CC on 10/25.	City Council requested review commercial zoning 2/28/12.	CD	Done	No action. Slated 4.30.12.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
2/23/2012	Mt. Vernon Road Commercial District Overlay (Setbacks, Shared Parking Ordinance Concept, Streetscape)	More to work on. Back to Dev Comte in April.		CD/PW	Done	
2/23/2012	Tree Preservation Standards	More research and draft an Ordinance to bring back to Dev Comte. Taking Ordinance to Development Community for their approval. If changes will come back to Dev Comte otherwise will move on to City Council.		CD	Done	Consulting with Stakeholders May 2012.
3/26/2012	Commercial Design Guidelines	Staff to look over and have two meetings prior to the next Dev Comte meeting on 4.23.12. Bring back to Dev Comte.		CD	Done	
1/23/2012	Parking Standards / Brad Larson and Seth Gunnerson	Research several options for Contractors Shops and Medical Malls and return to Dev Comte.		CD	Done	Short term modifications approved by CC 3/13/12. Mid term work plan options to Dev Comte in July 2012.
2/23/2012	Ground Transportation Center (GTC) Street Design - UPDATE	Come back to Dev Comte monthly until resolved. Staff to check with Legal Counsel on designated smoking areas on premise. To come back to Dev Comte in April 2012 with budget and streetscape concepts.	Returned to Dev. Comte in July 2012 for a presentation before moving forward to full City Council.	PW	Done	Consider Plans 4.30.12. Back to Comte 7.10.12
3/26/2012	Ellis Boulevard Commercial District Overlay	To staff and update at the next Dev Comte meeting on 4.23.12		CD	Done	Slated July City Council 2012
11/28/2011	Southside Investment Planning Initiative	Overview of the redevelopment plan in New Bo Area		Southside Investment Board	Done	CD staff provided necessary data from previous plan to the group to aid efforts. Presentation scheduled 8.29.12

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
10/23/2012	Multi-Family New Construction - Round Five / Paula Mitchell	Provided overview of the program. More information will be presented in the future.		CD	Done	Fall 2012
11/28/2012	C-2, Commercial District Size			CD	Done	Early 2013.
1/23/2013	CPC Work Plan			CD	Done	
1/23/2013	Disposition of E Avenue Fire Station			CD		February 2013.
1/23/2013	Amendment to the New Bohemia Group Agreement			CD		Early 2013.
1/23/2013	VAC Work Plan	Bring deaccession policy to Dev. Comte.		CD	Done	
2/27/2013	Section 8 Admin Plan Changes			CD	Done	March 2013.
11/28/2012	Continous Foundation Requirement in the zoning code	City staff will research other city policies.		CD	Done	City Council reviewed and opposed change.
1/23/2013	Greene Square Park	Return with update after talking with stakeholders and potential funding sources.		Parks	Done	
1/23/2013	HPC Work Plan	Possible funding options, criteria list for historic properties, developing additional historic districts.		CD	Done	
1/23/2013	Core Area Development Patterns	Include Waterloo and Des Moines for comparisons. Determine neighborhood densities and optimal densities.		CD	Done	
1/23/2013	RFP for 707 2nd St and 123 Diagonal Dr SW	Wait for RFP until Kingston Plan is finished.		CD	Done	
7/25/2011	Med District Design Guidelines			CD/Medical Quarter	April 2013	Will revisit April 2013 - Pending

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
9/26/2011	Land Development Fees Update	Given to City Council (full) to review for further discussion at November 2011 meeting.		CD		On Hold
1/23/2012	Walkable Community Follow-Up Discussion / Council member Vernon AND Charlotte's Street Elevations / Tom Peterson	Jeff Speck to meet with the City Council and Staff. Bring back to Dev Comte a DRAFT of the Street Elevations for Cedar Rapids in April.	Christine Butterfield to set up meeting with Jeff Speck. Public Works Traffic Engineer and staff to bring back recommendation to Dev Comte in April.	CD / PW	underway	Jeff Speck scheduled to visit Cedar Rapids 4/11 - 4/13. Staff will schedule time with City Council during his visit. Meeting Summary sent to Council 4.27.12. Street Typology underway. Jeff Speck meet with staff in Cedar Rapids on 8.13.12 Back to Comte 12.11.12. Policy presented to City Council by Public Works 6.13
1/23/2012	Additional Rezoning of Flood Impacted Property / Seth Gunnerson	Bring remainder of properties to be rezoned back to Dev Comte in April		CD		Ongoing.
2/23/2012	ACE District / Streetscaping - 3rd Street from 1st to 8th	Send to staff for research on: Can we implement? How? Dollars? Return to Dev Comte in April.		PW	12.11.12	Public Works meeting with stakeholders group. Installation planned by Public Works 6.1.13
2/23/2012	Mound View Coalition for Neighborhood Stabilization	Come back to Dev Comte when Emily Meyer is available.		Mound View Neighborhood		Waiting to hear from neighborhood. On Hold
2/23/2012	Neighborhood Planning Process Implementation	Did not discuss at 2/23 meeting. Bring back at 3/26 meeting.		CD	3/26/2012	Last update to City Council 2.15.13. Next update 3.13
3/26/2012	Chapter 32 Modifications -	Jeff Speck to look at setbacks on Mt. Vernon Road. Shared		CD	5/28/2012, 8/29/2012,	Discussed and reviewed 2006 zoning code. Established build to line. Jeff Speck
9/26/2012	Planned Unit Development Overlay Evaluation	City Staff will work with developers to draft and review an ordinance		CD	Jan 2013	Ongoing.
9/26/2012	Distance Separation from Alcohol, Tobacco and Payday Lenders	City Staff will work to create language for Chapter 32 Zoning Ordinance.	Staff is taking to CPC in December to recommend language.	CD	Summer 2013	Slated City Council 5.13
11/28/2012	Tree Planting Policy	City staff will work to draft a policy on tree planting, placement and maintenance		CD	Jan 2013	Early 2013. April 2013.

Original Agenda Date	Agenda Item / Presenter	Action Item	Action Taken	Owner	Date Return to Committee	Recommendation to City Council
11/28/2012	Signage	Return with best practices on general signage.		CD	April 2013	Underway.
1/23/2013	Commercial Lighting Requirements	Look into Height requirements, equipment to verify lighting meets standards, interior lighting.		CD	April 2013	
2/27/2013	14th Avenue Alignment	Look into tree lined streets, sidewalks, shared-use lanes,		CD	March 2013	Included in Iowa Steel disposition
2/27/2013	Downtown Parklets	Figure out a minimum number of parklets		CD	March 2013	Completion slated 6.13



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To: City Council Development Committee
From: Seth Gunnerson through Christine Butterfield, Community Development Director
Subject: Downtown Parklets
Date: March 27, 2012

The purpose of this memo is to update the Development Committee on progress with the downtown parklet project.

Update

At the February Development Committee meeting, Staff presented an overview of research conducted to date on creating removable platforms to be placed on streets downtown to create additional public space for cafes and other outdoor functions. From the meeting staff was directed to continue working on the project.

HR Green of Cedar Rapids responded to the RFQ request and has been working to refine the concept and establish a unit price and options for the construction of the units. They will present an update at the March Development Committee Meeting.

Next Steps

Based on information which will be made available at the March 27 meeting, staff will proceed with planning for construction of parklets and engaging downtown businesses to host them during the summer of 2013.

- March 27 – Staff returns to Development Committee with cost opinion
- April – Outreach to business owners and crafting of policy
- May – Fabrication of parklets
- June 1 – Installation of parklets to be timed with the re-opening of the US Cellular Center
- Fall 2013 – Staff will return to Development Committee to update on project implementation and options for 2014.

Background

In February 2012, the Arts + Culture + Entertainment (ACE) District brought forward a concept to complete streetscape improvements along 3rd Street SE prior to the opening of the Cedar Rapids Convention Center in 2013. The concept would increase public sidewalk space from 1st Avenue to 8th Avenue by removing parking and travel lanes and resigning the roadway. The concept would link with the redesigned streetscape through the New Bohemia District that was completed in Fall 2011.

In December 2012 Jeff Speck, who has been working with the City on a plan to convert downtown streets to two-way, presented an alternative concept to the City Council Development Committee and downtown district representatives. Mr. Speck's proposal was to provide

additional pedestrian space on downtown streets by constructing removable platforms, or parklets, that would extend the sidewalk into the street. These parklets would be deployed during the warmer weather months to allow for outdoor cafes or other uses by downtown businesses and organizations.



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To: City Council Development Committee
From: Seth Gunnerson through Christine Butterfield, Community Development Director
Subject: Sign Moratorium Update
Date: March 27, 2012

Update

On March 18 staff met with stakeholders from sign production and outdoor advertising companies, the Board of Adjustment, City Planning Commission and the development community to discuss sign related issues, specifically the moratorium on billboards and digital signs. From feedback at the March 18, the group agreed that outcomes for a final ordinance are:

- Consistency
- Clarity in the code
- Updated definitions
- Separation between definition of off-premise directional signs and billboards

A second meeting is scheduled for March 25 and staff will provide an update of the outcomes of that meeting to the Development Committee on March 27. Staff will continue to conduct outreach meetings with stakeholders through the end of April, tentative dates and topics for future meetings are listed below:

<i>Date</i>	<i>Topic</i>
March 25	Billboards – Best Practices & Options
April 1	Digital Signs – Best Practices & Options
April 8	Billboards – Review Recommendations
April 15	Digital Signs – Review Recommendations
April 22	Review Options and Next Steps (if needed)

Staff is working under the following timeline for project completion:

Date	Milestone
March 27	Development Committee Meeting
April 2013	Continued outreach to stakeholders to craft recommendations
April 24	Development Committee Meeting to review recommendations
May 16	City Planning Commission Review of proposed ordinance
June 11	Motion Setting Public Hearing for June 25
June 25	Public hearing and first reading of ordinance

Upon recommendation from the Development Committee, staff will take a proposed ordinance to City Planning Commission and City Council prior to the expiration of the 180 day moratorium on July 31.

Staff will continue to work on other areas of concern with sign standards, and bring options to the Development Committee in the spring and summer of 2013.

Background:

On November 27, 2012, staff presented options to the Development Committee for regulating off-premise signs, which include billboards and digital signage. Staff presented three courses of action for the development committee:

- 1.) Amend the zoning ordinance so off-premise signs are a conditional use in the C-3 and I-2 zone districts, requiring that any new off-premise sign in the community be subject to review by City Planning Commission and Board of Adjustment.
- 2.) Amend the zoning ordinance to add additional separation criteria restricting sign placement in sensitive districts.
- 3.) Amend the zoning ordinance to institute a cap on the number of signs in the community. Any new sign would require removal of a sign elsewhere in the community.

Staff also presented research for the regulation of digital display billboard signs, presenting findings that many communities have adopted standards regulating the luminosity, size, location, and content of such signs to minimize potential distractions.

The Development Committee recommended that staff move forward with Option 1, and continue to research Options 2 and 3 for future action. This recommendation was reviewed by City Planning Commission, which acts as a recommending body to City Council, on January 10, 2013 and did not recommend approval of an ordinance to make off-premise signs a Conditional Use in C-3 and I-2. The Commission instead recommended that City Council consider placing a moratorium on new off-premise signs while developing additional criteria.

The City Council considered the moratorium on January 22, 2013, and referred the item to the Development Committee for further discussion. On January 23 the Development Committee reviewed the City Planning Commission's feedback, and staff findings that there has been an increase in applications for off-premise billboards in anticipation of possible code changes. The Development Committee recommended that Council adopt a moratorium on any new off-premise sign, or digital display sign (on or off premise) for 180 days while staff develops a code update. The moratorium was enacted by City Council on February 1, 2013 and will expire July 31, 2013.



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To: City Council Development Committee
From: Alex Sharpe/Aaron Dodds through Christine Butterfield, Community Development Director
Subject: Digital Sign Options
Date: March 27, 2013

ISSUE MEMORANDUM

ISSUE	Several questions regarding the types and definitions of digital signs have been raised. In response staff has collected video samples of several digital sign types. These definitions are included in appendix A. Staff has researched several other communities and found best practices for digital sign regulation. Currently staff is seeking recommendation regarding the direction that City Council wishes regarding digital sign regulations.
TIMING	Staff is seeking recommendation for the April Development Committee meeting to maintain the schedule for a draft ordinance.
BACKGROUND	<p>On February 1, 2013 City Council established a 180-day moratorium on billboards and all digital signs. City Council and Development Committee desire a new vision for signage in Cedar Rapids due to the proliferation of digital signs and lack of current standards to address them. City Council has stated the following goals for digital signs:</p> <ul style="list-style-type: none"> • Clear, efficient and consistent sign permitting process • Clear standards for digital signs of all types • Clearly defined sign types • Address placemaking and aesthetic standards within the sign code
Options	<p>Staff has outlined options for digital sign placement in Cedar Rapids:</p> <ul style="list-style-type: none"> • Option 1: Ban all digital signs This option would prevent any new digital signs from being built. <u>Communities using this practice:</u> Concord NH, Virginia Beach VA, Coralville IA <u>General Practice:</u> Ban on all digital signs, existing signs are legal non-conforming uses. • Option 2: Overlay District/District Requirements This option would limit digital signs to defined areas.

	<p><u>Communities using this practice:</u> Omaha NE, Daytona Beach FL, Marion IA</p> <p><u>General Practice:</u> Overlay district placed near major interstate/highway and/or downtown/retail locations.</p> <ul style="list-style-type: none"> • Option 3: Separation Distance This option would limit digital signs by increasing the distance between them. <p><u>Communities using this practice:</u> Fargo ND, Davenport IA, San Antonio TX</p> <p><u>General Practice:</u> Allowing only one digital sign per lot, with larger distance requirement than non-electrical signs.</p> <ul style="list-style-type: none"> • Option 4: Street Typology This option would determine the scale and location of digital signs based upon a street typology. <p><u>Communities using this practice:</u> Fargo ND, San Antonio TX</p> <p><u>General practice:</u> City has established a Street typology that determines the scale of all development</p> <ul style="list-style-type: none"> • Option 5: Limit by Use this option would limit digital signs to specific uses (Stadiums, schools, government buildings). <p><u>Communities using this practice:</u> Daytona Beach FL</p> <p><u>General Practice:</u> Digital signs allowed in overlay district and only buildings with fixed number of seats, educational buildings, and government buildings.</p>	
<p>OPTION 1: Ban Concord NH, Virginia Beach VA, Coralville IA</p>	<p style="text-align: center;">PROS</p> <ul style="list-style-type: none"> • Caps the current number of digital signs • Reduces the number of digital signs over time • Limits the number of digital signs in the community 	<p style="text-align: center;">CONS</p> <ul style="list-style-type: none"> • Current signs become legal non-conforming uses • Does not set criteria for existing signs
<p>OPTION 2: Overlay District Omaha NE, Daytona Beach FL, Marion IA</p>	<ul style="list-style-type: none"> • Defines areas where digital signs are allowed • Define areas where digital signs may have detrimental impact 	<ul style="list-style-type: none"> • Requires the creation of another overlay district which could cause confusion among developers

<p>OPTION 3: Separation Distance Fargo ND, Davenport IA, San Antonio TX</p>	<ul style="list-style-type: none"> • Encourages shared business signs, reducing total number • Assists with development being consistent with neighborhood character 	<ul style="list-style-type: none"> • May be difficult to enforce • Requires additional code elements
<p>OPTION 4: Street Typology Fargo ND, San Antonio TX</p>	<ul style="list-style-type: none"> • Creates a more form based code • Development is based upon the scale of the area 	<ul style="list-style-type: none"> • Requires a street typology to be in place before code could be enacted
<p>OPTION 5: Limit by Use Daytona Beach FL</p>	<ul style="list-style-type: none"> • Establishes where signs can be placed based on land use (such as civic centers, event spaces) 	<ul style="list-style-type: none"> • Uses of buildings change
<p>Recommendation STAFF SOURCE</p>	<p>Staff is seeking feedback from Development Committee regarding next steps.</p>	
	<p>Staff Name: Alex Sharpe Department: Community Development Phone Number: 286-5428 Email: a.sharpe@cedar-rapids.org</p>	

Appendix A -

<p>Definitions:</p>	<ol style="list-style-type: none"> 1. Scrolling – The appearance of text and/or pictures moving across a sign face. 2. Animation – Any form of moving text, pictures, or digital technology. This includes scrolling text, and video. The opposite of static display. 3. Static – A sign which has no movement, scrolling text or images, or video on a digital screen. The opposite of animation. 4. Flashing – Any intermittent or flashing light source or the illusion of intermittent or flashing light. Similar to animation. 5. Digital Display Sign – Any sign which uses electronic digital technology as a means to convey a message. This includes LED displays, and all forms of electronic messaging. 6. Video – The broadcast of moving digital images. 7. Luminosity – The internal brightness of a sign. Most digital signs are able to be equipped with dimmer switches for night use.
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Appendix B -

On Premise Digital Sign Regulations										3/22/2013
City	Dynamic Displays Allowed	Zone	Separation	Size	Height	Luminosity	Hold - Time & Transition	Animation Allowed	Malfunction Screen Required	Existing Sign Regulations
Cedar Rapids, IA	Not Regulated	-	-	-	-	-	-	-	-	-
Rochester, MN	Not Regulated	-	-	-	-	-	-	-	-	-
Davenport, IA	Y	Not allowed in Residential and Agricultural zones. Schools and Religious institutions exempt	1 allowed per lot	Based on sign type and zoning	Based on sign type and zoning	-	2 sec, Instant Transition	Static only, Scrolling allowed with provisions	Not for on-premise signs	Existing signs must comply with new ordinance
Fort Dodge, IA	Y	Based on sign types allowed in zoning districts	Based on sign type	80 sq. feet or smaller based on district	Based on sign type and zoning	Must be able to adjust intensity for ambient light levels	3 sec for residential, 1 sec for all other districts	Static only	-	-
San Antonio, TX	Y	Non-Residential Zoning Districts	200' separation, no more than 1 2-sided per lot	Based on street typology	Based on street typology	.3 Foot-candle measurement over ambient light level	-	Video not allowed on screens larger than 32 sq. ft.	Must have malfunction screen or turned off within 24hrs	Existing signs must comply with new ordinance within 1 year

On Premise Digital Sign Regulations											3/22/2013
City	Dynamic Displays Allowed	Zone	Separation	Size	Height	Luminosity	Hold - Time & Transition	Animation Allowed	Malfunction Screen Required	Existing Sign Regulations	
Fargo, ND	Y	Zoning District and Street Typology	If lot has only one street frontage 1, if multiple street frontages 2	Zoning District and Street Typology	-	.3 Foot-candle measurement over ambient light level	(7 sec after 10 pm if with 100ft of Res)	Background animation allowed (if within 100 ft. of Res animation not allowed)	-	-	
Omaha, NE	Y	Commercial, Industrial, and Special zones	1 allowed per lot	Determined by signs type, zoning district & whether electrical	Height Limits based on sign type	-	-	Static only	Y	Existing signs must comply with new ordinance	
Concord, NH	N	Prohibited								All existing signs considered non-conforming uses	
Virginia Beach, VA	N	Prohibited									
Daytona Beach, FL	N	Only on sites with 800 fixed seats, educational or government buildings	1 allowed per lot 1,000 ft. from residential	Based on building size	On building face or 12 ft. above grade	5,000 nits during the day. 500 nits at night	60 sec	Static only	Yes, black screen	Existing signs must comply with hold times and are non-conforming uses	

On Premise Digital Sign Regulations

3/22/2013

City	Dynamic Displays Allowed	Zone	Separation	Size	Height	Luminosity	Hold - Time & Transition	Animation Allowed	Malfunction Screen Required	Existing Sign Regulations
Lacrosse, WI	Y	Electronic message center signs only	200 feet from residential . 1 allowed per lot	Parcels facing highway 100 sq. ft., parcels not facing highway 32 sq. ft.,	Based on sign type and zoning	Light must not spill onto adjacent parcel	3 sec	Scrolling and animation prohibited	-	-
Coralville, IA	Y	Only Time Date and Temperature information can be displayed								
Marion, IA	Y	District based	Based on sign type	Based on sign type and zoning	Based on sign type and zoning	Adjust to ambient light levels	8 sec	-	-	

To: City Council Development Committee
From: Seth Gunnerson through Christine Butterfield, Community Development Director
Subject: Kingston Village Plan Update
Date: March 27, 2013

On March 27 staff will present an update on the progress for the Kingston Village Plan. Based on feedback received from the December stakeholder charette, JLG Architects has worked with City Staff to develop a plan for the Kingston Village area. Staff has reviewed the concept to ensure consistency with:

- Feedback received at the December 13 charette
- Adopted plans, such as the Neighborhood Planning Process, Parks and Recreation Master Plan, and Comprehensive Trails Plan
- Planning for future flood management
- Development Committee goals for the study

A draft of the area plan is attached to this memo. Elements of the plan include:

- Preservation of 3rd Avenue Historic District
- Recommendations for building height and scale for infill development to complement existing neighborhood character.
- Optional “Village “Green” or Urban Plaza along 2nd Avenue.
- Identification of areas for neighborhood gateways and visual landmarks.

Next Steps for Kingston Village Plan:

- Week of April 8: Staff will preview the plan with area stakeholders
- April Development Committee Meeting (date TBD): Staff will bring the plan to the Development Committee for a formal recommendation
- May: Approval by City Council

Background:

In 2012 the Development Committee identified the need for a planning study of the near-west side of downtown Cedar Rapids, which has come to be identified as Kingston Village.

On December 13, 2012 the City hosted a planning session, or charette, with stakeholders in the Kingston Village area to help plan for future redevelopment. The session was held at the Cedar Rapids Police Department and was attended by over 35 local residents, developers, investors, city officials, and staff members. At the charette, JLG Architects presented three concepts for the future development of the Kingston Village area. Each concept presented a different focus for future development, such as the greenway, the historic district, or creating a village square. Participants were asked to review the concepts and comment on what elements of each they liked or didn't like with respect to place-making, circulation and flood protection.

Once adopted by City Council, the plan will be used to guide future planning and development in the area, including:

- Identification of a viable commercial corridor to enable redevelopment.
- Guidelines for future land use, including potential establishment of an overlay district and design review committee.
- Identification of key locations for redevelopment and public investment.

LEVEE OR INCORPORATE FLOOD PROTECTION INTO BUILDING/DEVELOPMENT DESIGN
MAY NEED TO CONSIDER SKYWAY PARKING BEHIND BUILDINGS, TYP.

3-5 STORIES; FIRST FLOOR COMMERCIAL

CONSIDER OPTIONAL VILLAGE GREEN/URBAN PLAZA; PROGRAMMING COULD BE CONNECTED TO DEVELOPMENT PROJECT.

INFILL TO BE OF SIMILAR SCALE/CHARACTER TO EXISTING (2-3 STORIES); FIRST FLOOR COMMERCIAL

SETBACKS, SCALE SIMILAR TO EXISTING SINGLE FAMILY (2-3 STORIES); WALK-UP RESIDENTIAL & FIRST FLOOR

EXISTING & INFILL SINGLE FAMILY TO BE OF SIMILAR SCALE/CHARACTER; ALLEY PARKING ACCESS

MOTT & KNOTSON SITE

FUTURE MIXED-USE DEVELOPMENT

FUTURE MIXED-USE DEVELOPMENT TO "BOOK END" 3RD AVE

MIXED-USE (MULTI-FAM/COMM)

MULTI-FAMILY

SINGLE-FAMILY

PUBLIC

GREEN SPACE

PARKING

OTHER ORGANIC DEVELOPMENT





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To: City Council Development Committee
From: Vern Zakostelecky and Thomas Smith through Christine Butterfield, Community Development Director
Subject: Proposed Planned Unit Development (PUD) Ordinance Update
Date: March 27, 2013

This memo is to provide recommended changes and additions to the City’s Planned Unit Development (PUD) regulations. The PUD updates are intended to encourage more of the following in Cedar Rapids:

- Creation of large master-planned developments with high-quality design and amenities,
- More dynamic mixed-use developments with a combination of housing, commercial and retail uses, and
- Better development opportunities for infill sites with challenging environmental and/or space constraints.

Summary of Proposed Ordinance Updates

Based on feedback from the Development Committee, City Planning Commission, the development community, and research of PUD practices in other communities, the follow matrix outlines proposed changes to the City’s Planned Unit Development regulations:

Proposed Change	Advantages
<p><u>Eliminate existing PUD-Overlay and create two stand-alone PUD Zoning Districts:</u></p> <ul style="list-style-type: none"> • <i>PUD-One Phase (PUD-O) Zone District</i> - For single use or mixed use development sites to be developed in one phase. • <i>PUD-Multiple Phase Zone District (PUD-M)</i> - For large master planned mix use sites to be developed in multiple phases. 	<ul style="list-style-type: none"> • Eliminates underlying zoning with specific boundaries, which usually changes over time due to market conditions. • Allow uses in all standard zoning districts to promote master planning of mixed use development. • Use to achieve goals of special districts and corridors. • Use to provide flexibility/relief from standards to encourage development of in-fill sites.
<p><u>Implement 3-Step PUD Approval Process:</u></p> <ul style="list-style-type: none"> • <i>Concept Review</i> - Informal application to start discussion on design elements and request for modifications. • <i>PUD Master Plan/Preliminary Plan</i> - Part of the rezoning application. • <i>PUD Final Site Plan</i> - For phases of the master planned development or single phased development. 	<ul style="list-style-type: none"> • Provides a clear path from start to finish. • Provides better up-front planning. • Sets expectations for the applicant and City Council. • Require draft of development agreement/covenants with Concept application to start negotiations at City staff and CPC stages of process.
<p><u>For PUD Site Plan Revisions:</u></p>	<ul style="list-style-type: none"> • Save 4 to 6 weeks in the approval process.

<ul style="list-style-type: none"> • <i>CPC Approval</i> - If code modifications/variances not needed and in accord with intent of original approval. • <i>Staff Approval</i> - If changes are minor and code modifications/variances not needed. 	<ul style="list-style-type: none"> • Reduce the number of items on City Council agendas.
<p><u>Anticipated Timeline for PUD Approvals:</u></p> <ul style="list-style-type: none"> • <i>PUD Approval</i> - Timeline for review and approval the same as a typical rezoning request (90 days). • <i>Revised Plan Approval</i> - Timeline for review and approval, same as typical rezoning request (45 days). 	<ul style="list-style-type: none"> • No additional time for approvals to encourage the use of PUDs.
<p><u>Enhancements vs. Modifications, Variances and/or Bonuses:</u></p> <ul style="list-style-type: none"> • Proposals to include a minimum number of enhancements to qualify for a PUD approval (see table below). 	<ul style="list-style-type: none"> • Clear expectation going into the process. • Consistency in how applicants are treated. • Assists staff, City Planning Commission and City Council in determining what's being offered in terms of higher level of design. • Sets the development standards for marketing purposes. • Improved pedestrian access to and within developments. • Higher level of design with more density, mixed uses and less parking. • Allow for design exceptions for difficult in-fill sites. • Protection of environmentally sensitive areas.
Potential Enhancements in Exchange for Bonuses & Variance/Modifications	
Enhancements-Higher Level of Design	Modifications City Council Could Consider
<ul style="list-style-type: none"> • Dedicated area(s) for open space, recreation areas, and trails. • Maintenance agreement for open space, recreation areas, and trails. • Innovative storm water management design. • Shared parking agreements. • LEED certified/energy efficient construction. • Parking lots to the rear or side of buildings. • Covenants that restrict specific uses that would be detrimental to the development, surrounding area and community. • Preservation of environmentally sensitive and natural areas. • Landscaping that exceeds minimum requirements. 	<ul style="list-style-type: none"> • Density bonuses (1% increase in density for every .5% of overall parcel set aside for open space). Typical minimum open space requirement is 40% of overall parcel. • Reductions in setbacks, lot width, roadway/right-of-way width and parking.

Next Steps and Timeline

In order to implement the proposed ordinances as soon as possible before the height of the

construction season, the following implementation schedule is proposed:

March 27: Development Committee to review and recommend draft ordinance updates
April 25: City Planning Commission hearing and recommendation
May 14: Motion setting a City Council public hearing
May 28: Public hearing and three readings of the ordinance update

Background and Outreach

In April 2012 City staff presented information to the Development Committee on existing and proposed PUD regulations and received feedback on what outcomes the updates should deliver. The following issues and concerns were raised by the Committee:

- Develop a clear process to negotiate bonuses and/or variances from standards in exchange for higher levels of design.
- Make the PUD process flexible and user friendly.
- Use PUDs to help achieve goals of special districts and corridors.
- Ensure pedestrian access to all commercial and mixed use developments.
- Encourage a higher level of design with more density and less parking.
- Use PUDs to master plan large areas and for individual sites.
- Use PUD for in-fill sites to allow flexibility in standards tailored to individual site constraints and character of surrounding area.

Staff presented a second PUD update at the Committee's September 2012 meeting. The basic outcome of that meeting was a recommendation to move forward with the following two types of PUDs:

- *PUD-M Zone District* for large master-planned mixed use sites to be developed in multiple phases,
- *PUD-O Zone District* for infill sites and/or smaller mixed-use developments to be developed in a single phase.

In both of those districts, development bonuses would be awarded for projects that:

- Dedicate areas for open space, recreation areas and trails,
- Provide innovative storm water management design,
- Utilize shared parking agreements,
- Develop LEED certified buildings,
- Place parking lots out of view of main thoroughfares,
- Preserve environmentally sensitive areas,
- Build taller buildings, especially in the downtown and core areas, where appropriate.

Since September 2012, staff has sought input from members of the development community to ensure that the proposed PUD process is clear, flexible and user friendly, as requested by the Development Committee. Proposed changes were discussed with the Developer's Council in late 2012. Following the Developer's Council discussion, a group of development community representatives began meeting regularly with staff to review and comment on drafts of the regulations prior to final action by City Council. The updates being presented incorporate both the interests of the Development Committee and the development community.



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To: City Council Development Committee
From: Seth Gunnerson through Christine Butterfield, Community Development Director
Subject: Downtown Circulator Bus Route
Date: March 27, 2013

On March 27, staff will be on hand to hear City Council interest in enhancing transit connections throughout core neighborhoods of the community.

The need for a bus route to primarily serve downtown districts was identified as an action item of the 2009 Neighborhood Planning Process. The corridor along 3rd Street SE has seen significant public and private development in recent years including:

- Arena, Hotel and Convention center renovation and expansion (scheduled to open June 1)
- Theatre Cedar Rapids renovation
- Intermec facility
- New Downtown Library (scheduled to open August)
- GTC Renovations (scheduled to open by end of 2013)
- NewBo City Market
- CSPS Renovation
- Along with several new businesses and shops
- New parkades on 1st and 7th Avenue (scheduled to open in next year)

In addition, there has been growth in the Czech Village district, along with anticipated investment in the Kingston Village district west of downtown. With significant core area development in mind, Council has asked staff to look into options to increase access throughout the core of the community to visitors, residents, and downtown employees.



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To: City Council Development Committee
From: Doug Wilson
Subject: 14th Avenue Alignment
Date: March 27, 2013

Description of Agenda Item:

Presentation of conceptual alignment layouts and typical street cross sections for the extension of 14th Avenue SE between 4th and 5th Streets.

Background:

At the February 27th Development Committee, Council Members Vernon, Shey and Olson discussed options for the extension of 14th Avenue SE. It was requested options for the alignment layout and possibly typical street cross section be presented at the March Development Committee Meeting. Staff has developed concepts for the Committee to consider.

Action / Recommendation:

Committee concurrence with one of the concepts presented to move forward with cost estimation so the Council can consider this project along with others as part of a long term plan.

Alternative Recommendation:

Committee provide feed back to Staff and have other alternatives presented at a future committee meeting.

Budget Information:

CIP 3012062 has been established and funded in FY 14 for railroad ROW acquisition in conjunction with this street extension.

Concepts for the 14th Avenue Alignment will be provided at the meeting.



**The Discussion of Elements of
Strong Neighborhoods will
take place verbally at the
March 27, 2013 Development
Committee Meeting.**



**The Tree Planting Plan for
FY14 will be discussed
verbally at the March 27,
2013 Development Committee
Meeting.**