



City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
City Hall Council Chambers
Wednesday, November 20, 2013
3:00 p.m.

The meeting was brought to order at 3:06 p.m.

Present: Council members Vernon (Chair) and Shey. Staff members present: Joe O'Hern, Interim Community Development Director; Nic Roberts, Information Technology Director; Paula Mitchell, Grant Programs Manager; Amanda Grieder, Nuisance Property Abatement Coordinator; Seth Gunnerson, Community Development Planner; and Alicia Abernathey, Community Development Administrative Assistant.

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

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

Residential Fiber Options

Joe O'Hern, Interim Community Development Director, stated questions have been raised pertaining to fiber optics in the community and staff is interested in determining the aspects in which City Council would like more information.

Nic Roberts, Information Technology Director, stated the City is interested in working with private and public partners in order to get technologies as fast as possible for the citizens of Cedar Rapids. As part of this, a vision group was assembled to begin planning as technology needs to be a core piece in economic development in order to attract the next generation of workers. The City participated in a concept where a two block radius was tested with wireless internet and it proved successful. Staff would like to expand the plan to have wireless internet downtown and eventually expand to parks, schools, etc. The ultimate goal is to expand wireless throughout the City limits. Staff would like to call for RFP's in early 2014 to allow for any internet provider to participate in the solution.

Informational Items and Updates

Council member Vernon and Council member Shey requested the December Development Committee meeting be cancelled.

1. Low Income Housing Tax Credit (LIHTC) Recommendations

Paula Mitchell, Grant Programs Manager, stated the City received seven requests for support for Low Income Housing Tax Credit (LIHTC) projects. Three of the projects include workforce housing proposals and four are senior housing proposals. If all projects are funded it will create 320 new units. Six of the projects are requesting City participation in order to receive points for Local Government Contribution. The options include land, Enterprise Zone, Urban Revitalization Tax Exemption, Tax Increment Financing (TIF), and below market rate loans. For every percentage point that local governments contribute the project is awarded five points with a maximum of 30 points. Staff's first approach was to meet the local government contribution and then further evaluate other gaps that exist. The mechanisms used include Enterprise Zone benefits, City-owned properties and Urban Revitalization Tax Exemption.

Ms. Mitchell presented rendering and location maps providing details for each project including whether it is workforce or senior housing, new construction or rehabilitation of an existing structure, number of units, location, and staff recommendations for funding options. Ms. Mitchell pointed out the LIHTC recommendations will go to City Council for consideration on December 3rd and applications are due December 9th to the Iowa Finance Authority (IFA).

Council member Vernon asked if long term maintenance is addressed. Ms. Mitchell stated developers are required to provide a maintenance and management plan for staff to review. Performance expectations would also be included in a development agreement.

2. Kingston Square

Council member Vernon stated different neighborhood groups have worked to create concept plans for their neighborhood and Kingston Village is one of them.

Fred Timko, Down to Earth Development, LLC, stated in early 2013 activity began on the west side of Cedar Rapids. Due to this, a group of approximately 12 stakeholders from the area got together to begin discussing how they wanted Kingston Square, a subarea of Kingston Village, to be developed. Mr. Timko presented a concept plan (see attached) identifying existing development, proposed future development and suggested infill for the area showing the area as mixed use. Mr. Timko identified 1st Street and 3rd Avenue as main streets for Kingston Square.

3. SAFE CR Update

Amanda Grieder, Nuisance Abatement Property Coordinator, stated staff has identified areas that need improvement and would recommend adding six new code sections to Chapter 22A. The code sections include disturbing the peace, disorderly conduct, consumption or intoxication in public places, persons under legal age, interference with official acts and prohibited occupancy. Ms. Grieder identified statistics for calls for service from October 1st to November 13th and provided examples. Ms. Grieder also identified noise violation examples.

Council member Vernon stated the requested code sections must have been overlooked in the initial creation of Chapter 22A and should be included in the work of SAFE CR.

4. Parklet Program Evaluation

Seth Gunnerson, Community Development Planner, stated a trial run for parklets in the downtown was completed. Mr. Gunnerson gave a program recap identifying aspects that worked and aspects that did not work according to participating business owners and participating staff. Mr. Gunnerson also identified program costs including the cost of the consultant, installation costs, removal costs, etc. and provided options for fee increases. Mr. Gunnerson provided options for expansion of the program and identified possible boundaries for parklet use in 2014.

Council member Vernon requested the parklets remain in the downtown area for the time being. Council member Vernon stated there should be a charge for the parklets but it should not be so high that people are not interested in using them. Council member Vernon recommended charging option two, \$310, for the first few years. Council member Shey pointed out a few business owners that used the parklets indicated business went up 70% by providing the parklets.

5. Gymnasiums in Industrial Areas

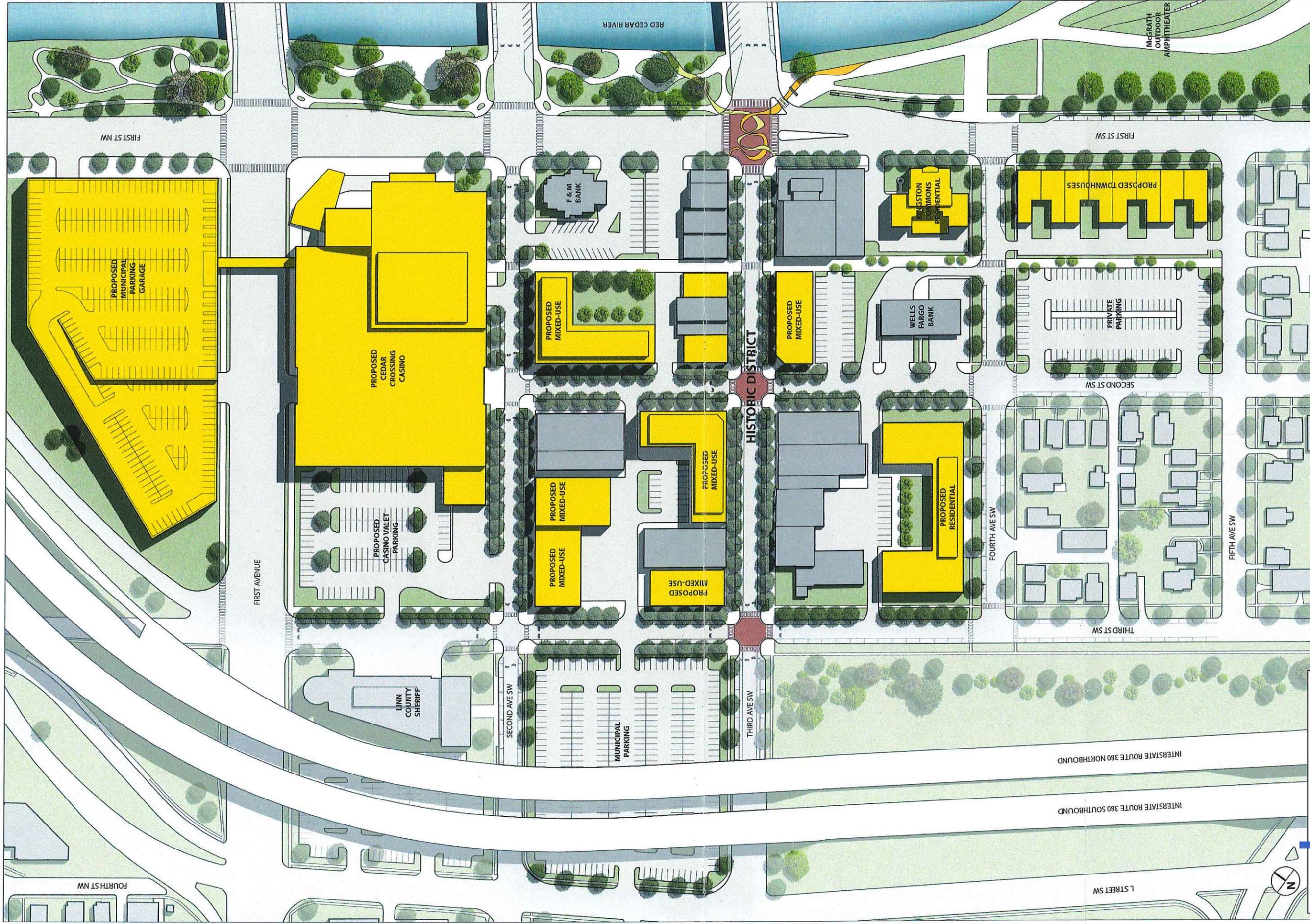
Mr. Gunnerson stated there have been a number of businesses requesting to operate cheerleading training facilities, indoor basketball courts, etc. within industrial areas. These uses are not currently allowed in the I-1 or I-2 zone districts causing applicants to rezone to accommodate the requested uses. Staff has concerns with the rezoning in these cases as it may create spot zoning, future uses of the site are unknown and there may not be compliance with commercial design guidelines. Staff would recommend allowing gymnasiums and similar uses as a Conditional Use in the I-1 district. The criteria for the recommendation would include compatibility of surrounding uses, pedestrian and vehicular access and parking.

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

Meeting adjourned at 4:49 p.m.

Respectfully submitted,

Alicia Abernathey, Administrative Assistant II
Community Development



PROPOSED DEVELOPMENT
 EXISTING STRUCTURES

SITE DEVELOPMENT CONCEPT PLAN

**KINGSTON
SQUARE**
 CEDAR RAPIDS, IOWA

