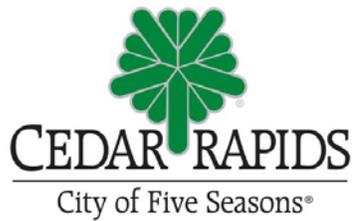




**City Council
Development Committee
Meeting Agenda Packet
January 22, 2014
4:00 p.m.**



City of Cedar Rapids
Development Committee Meeting Agenda
City Hall Council Chambers
Wednesday, January 22, 2014
4:00 pm – 6:00 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:

Council member Monica Vernon, Chair

Council member Pat Shey

Council member Susie Weinacht

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

Agenda:

- Approval of Minutes – November 20, 2013
 - Review of Development Committee Issue Processing Chart
 - Informational Items and Updates
 - Economic Development Programs
 - Chapter 32 Update
-
- | | | |
|--|--|------------|
| 1. A Revitalization Strategy for the Cedar Lake Area | Dale Todd
<i>Friends of Cedar Lake</i> | 10 Minutes |
| | Rich Patterson
<i>Friends of Cedar Lake</i> | |
| | Felicia Wyrick
<i>Friends of Cedar Lake</i> | |
| 2. Comprehensive Plan Update | Adam Lindenlaub
<i>Community Development</i> | 15 Minutes |
| | Cory Scott
<i>RDG Planning & Design Partner</i> | |
| 3. Urban Agriculture | Seth Gunnerson
<i>Community Development</i> | 10 Minutes |
| 4. Single Family New Construction (SFNC) Round Four | Caleb Mason
<i>Community Development</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.

- | | | |
|---|--|------------|
| 5. Disposition Process –
a) 720 1 st Avenue NW
b) 615 K Avenue NW | Thomas Smith
<i>Community Development</i>

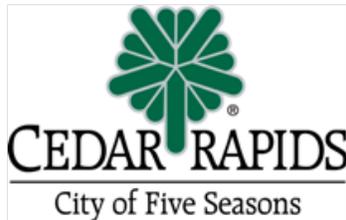
Caleb Mason
<i>Community Development</i> | 15 Minutes |
| 6. NewBo Station Project – 1020 & 1028 3 rd Street SE (Former Brosh Chapel site) | Jennifer Pratt
<i>Community Development</i> | 10 Minutes |
| 7. Commercial Setbacks | Seth Gunnerson
<i>Community Development</i>

Jeff Hintz
<i>Community Development</i> | 10 Minutes |

Future Meetings:

1. Items for **February** Agenda –
 - a) Historic Preservation Commission Demolition Review Period
 - b) DRTAC Design Guidelines
 - c) Knutson Building
 - d) Economic Development Programs
 - e) Section 8 Housing Choice Voucher Plan Update

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**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 Abernathy, 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

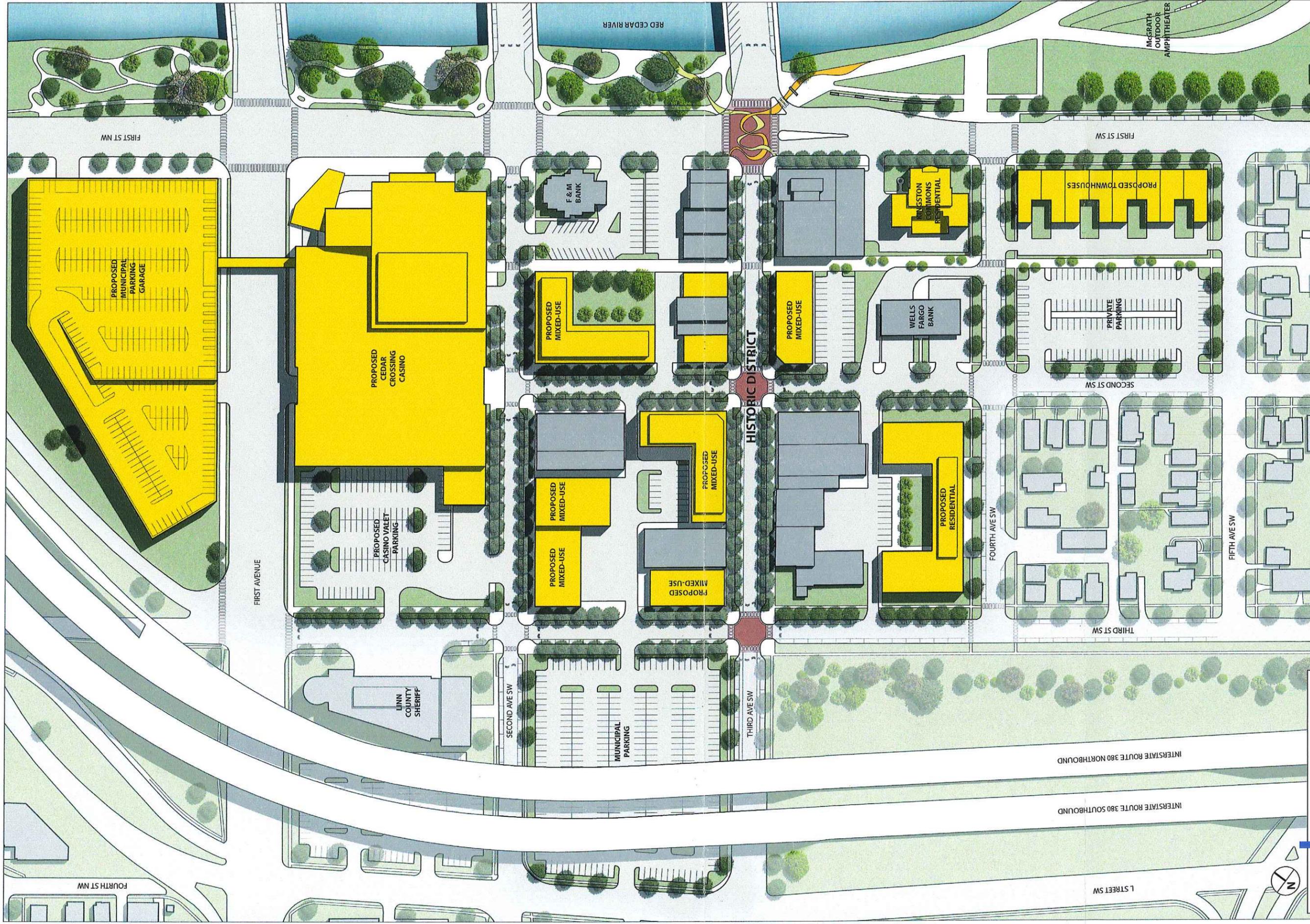
Mr. Gunnerson stated there have been a number of businesses requesting to operate cheerleading training facilities, indoor basketball courts, etc. within industrial areas. These uses are not currently allowed in the I-1 or I-2 zone districts causing applicants to rezone to accommodate the requested uses. 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,

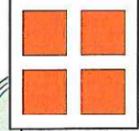
Alicia Abernathey, Administrative Assistant II
Community Development

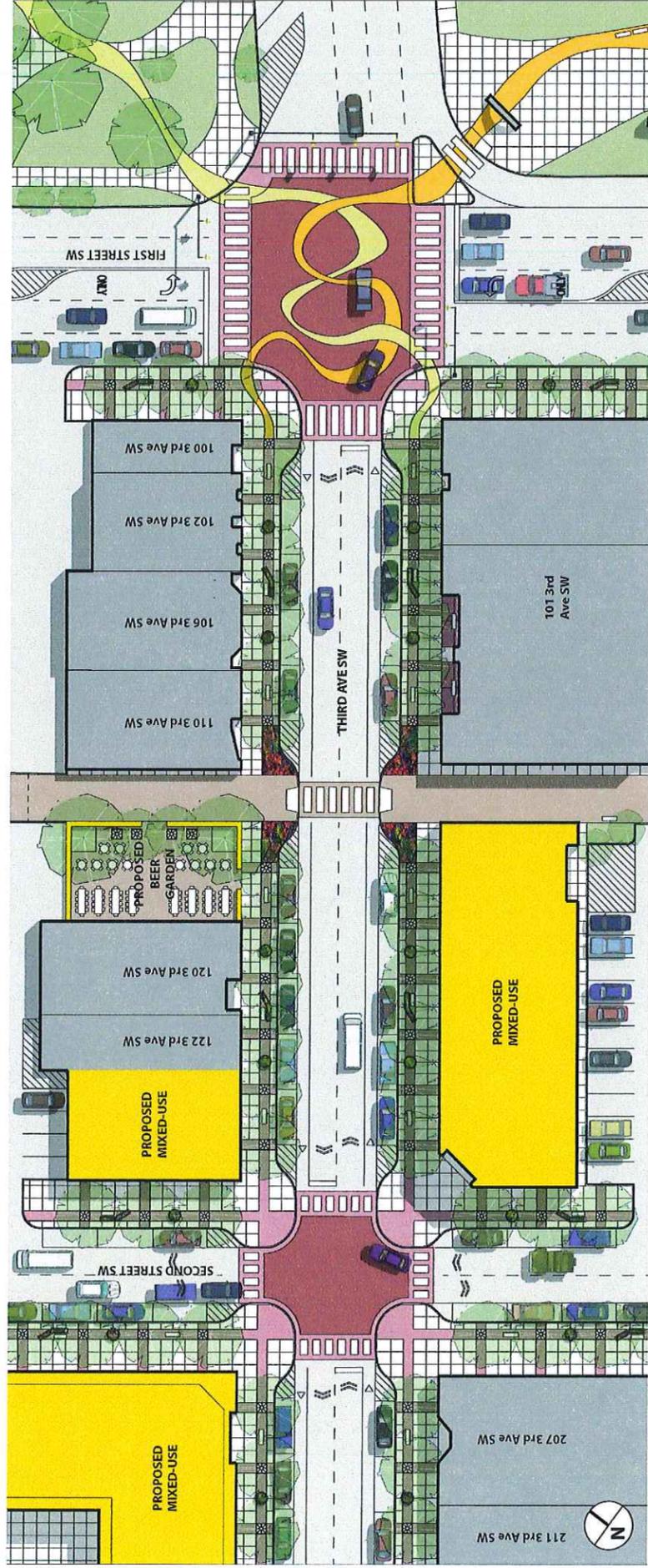


PROPOSED DEVELOPMENT
 EXISTING STRUCTURES

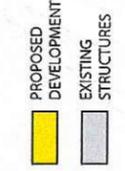
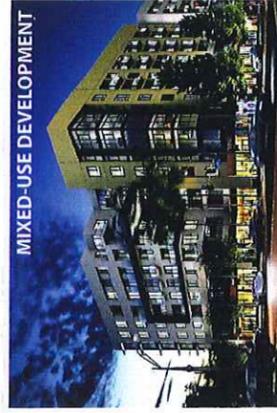
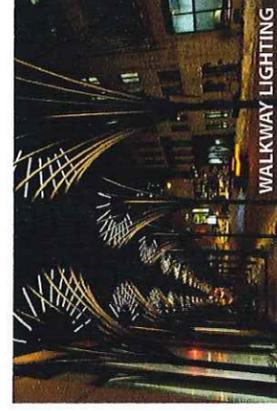
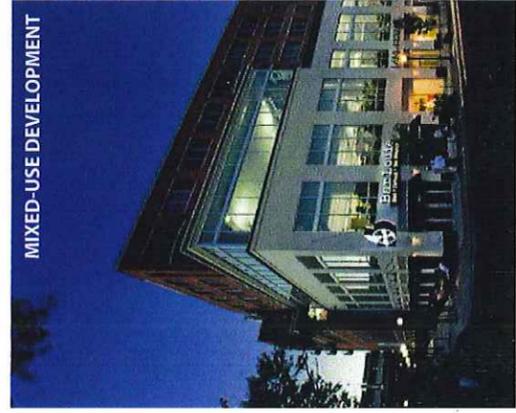
SITE DEVELOPMENT CONCEPT PLAN

**KINGSTON
SQUARE**
 CEDAR RAPIDS, IOWA





3rd AVE ENLARGEMENT



CONCEPT DETAILS

KINGSTON SQUARE
CEDAR RAPIDS, IOWA

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 Pubic 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 early 2014.
3/26/2012	Chapter 32 Modifications - Setbacks and Shared Parking	Jeff Speck to look at setbacks on Mt. Vernon Road. Shared parking will come back in May as part of the Maximum vs.		CD	5/28/2012, 8/29/2012, 11/28/12, 1/23/13,	Discussed and reviewed 2006 zoning code. Established build to line. Jeff Speck to report on typology in August.
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	Sept 2013 - Alcohol/Tobacco	Payday Lending Slated City Council 5.13. Alcohol & Tobacco early 2014
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 2014.

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	Oct 2013	ongoing.
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
4/30/2013	NewBo Volleyball			CD		
4/30/2013	Ellis Plan			CD		Update 9.13. Ongoing.
5/22/2013	Comprehensive Plan			CD		Ongoing.
7/24/2013	Convention Center Parking Structure - 1st Floor Retail			CD		Ongoing.
7/24/2013	North Gateway Sign			CD		Ongoing.
7/24/2013	Section 8 Funding Update			CD		Ongoing.
7/24/2013	Design Review Overlay Districts			CD		Ongoing.
8/28/2013	Annexation Agreement with Marion			CD		Ongoing.
9/25/2013	Vacant Housing			BS/CD	Jan 2014	Ongoing
9/25/2013	Historic Preservation Demolition Ordinance Update			CD	Jan 2014	Ongoing
10/23/2013	Emerald Ash Borer Update	Continue to monitor spread. Proactively plant trees.		PW		Ongoing.
10/23/2013	Parking Changes - Round 3	Stakeholder Input		CD	Jan 2014	ongoing
11/20/2013	Residential Fiber Optics	Call for RFP's in early 2014.		IT	Early 2014	ongoing.

For the Complete Issue Processing Chart, please contact Community Development at (319) 286-5041.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Council Development Committee
From: Kirsty Sanchez though Jennifer Pratt, Assistant Director of Community
Development and Planning
Subject: Update on Economic Development Program Research
Date: January 22, 2014

Background:

During a City Council meeting in November 2013, City Council members expressed an interest in clarifying the City's economic development programs and policies. Staff selected thirteen cities and began surveying their economic development staff regarding the various economic development programs and policies they have in place. The thirteen cities that were selected are:

Peoria, IL	Madison, WI	Hiawatha, IA
Springfield, MO	Ankeny, IA	Marion, IA
Rochester, MN	Davenport, IA	Iowa City, IA
Grand Rapids, MI	Des Moines, IA	Dubuque, IA
Lincoln, NE		

Staff requested information on the types of economic development programs that are in place, the sources of funding, the criteria to qualify for funding, and the level of public participation offered.

Progress:

Staff is currently wrapping up the information collection process. It is anticipated that the remaining surveys will be submitted by the end of January. Staff will review the responses, summarize the results, and provide Development Committee with an overview of the findings.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Council Development Committee
From: Seth Gunnerson through Gary Kranse, Director of Community Development and Planning
Subject: Zoning Ordinance Update
Date: November 20, 2013

The following is a summary of Zoning Ordinance items that Staff is working on. Staff is proposing to combine several of the following items into a single update to Chapter 32 (the Zoning Ordinance) later this Spring. The purpose of this memo is to update Development Committee on items that staff is working on, and gather feedback on priority or missing items.

1. **Sign requirements clarification** – Clarifying methods for measuring sign size and how primary and secondary frontages are defined.
2. **On-Site Navigation Signs** – Separating definition from small directional signs on a site from larger freestanding signs viewed from the right of way.
3. **Parking Code changes beyond the core area** – Applying parking maximums and bonuses for pedestrian friendly site enhancements outside of the core.
4. **Development Services reorganization** – With the development of the Development Services Department, the Zoning Ordinance needs to be updated to reflect current roles and responsibilities.
5. **Oversized garages** – Staff has noticed a large number of variances have been granted for garages over the limit set by the zoning ordinance. Staff is asking whether the size should be increased.
6. **Parking lot surfacing requirements** – Clarifying language requiring hard surfaced parking lots.
7. **Urban Agriculture policy questions** – Agenda item for the January 22nd meeting
8. **Major Street Right of Way Resolution** – Clarifying language giving Council flexibility to adopt future resolutions establishing future right-of-way requirements
9. **Gymnasiums in Industrial Areas** - Recommended by Development Committee in November and will be incorporated into the next update of Chapter 32



**Friends of Cedar Lake will
give a presentation on a
Revitalization Strategy for the
Cedar Lake Area at the
January 22, 2014
Development Committee
Meeting.**



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Council Development Committee
From: Adam Lindenlaub through Gary Kranse, Director of Community Development and Planning
Subject: Comprehensive Plan Update
Date: January 22, 2014

RDG Planning & Design (RDG) will give an update on the Comprehensive Plan update. RDG was selected by the City Council on August 13, 2012 to develop the update to the 1999 Comprehensive Plan (Comp Plan).

A kick-off meeting was held with the Comp Plan Steering Committee on December 3rd to introduce RDG and review the purpose and goals of a comprehensive plan. The Steering Committee discussed and provided feedback on the public engagement process to be used during development of the plan. The second Steering Committee meeting was held on January 21st to continue the discussion on the goals and implementation of the Comp Plan and the public engagement process.

A kick-off meeting with the Project Management Team (City Staff) was also held on January 21st to introduce RDG and review the purpose of the Comp Plan and how each city department will use it.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Council Development Committee
From: Seth Gunnerson, Planner through Gary Kranse, Director of Community Development and Planning
Subject: Urban Agriculture Update
Date: November 20, 2013

Background:

In the fall of 2011 the City Council adopted standards to allow for Urban Agriculture within the City. The intent of the ordinance was to allow for smaller scale, low intensity agricultural activities to occur as the primary use on vacant residential lots. Staff is proposing to update the Urban Agriculture standards to allow urban farming in vacant or underutilized parcels throughout the community.

The development of local food systems is a key component of the Blue Zones Project, and staff is working with Blue Zones Committee Members on drafting final recommendations.

Urban Agriculture refers to agricultural activities allowed within an urban setting. The purpose of creating a definition and standards for Urban Agriculture is to allow for agricultural operations to exist within developed portions of the city and to set requirements that ensure compatibility with adjacent land uses. Characteristics of Urban Agriculture include:

- Utilization of vacant, undeveloped, or underdeveloped tracts of land within the city for the purposes of agriculture
- Agriculture that is potentially transitory in nature (locations may vary from year to year with development)
- Farming activities which are generally human in scale. (limited use of mechanical farming equipment)

Issues:

The following issues have been raised with the existing ordinance:

- It does not define whether Urban Agriculture is allowed as an accessory use, and does not permit it as a primary use on non-residential parcels.
- Staff has heard an interest in allowing small riding tractors.
- Staff has also received interest in allowing for combined permits for multiple site users.
- The ordinance does not state whether sale of product is allowed on site.
- There is also an interest in allowing other agricultural activities, such as beekeeping or keeping of livestock.

Proposed Urban Agriculture Update

Staff is proposing to include the following items within an update to the ordinance:

Standard	Existing Ordinance	Proposed Ordinance
Where allowed	As a primary use on residential properties	Urban Agriculture is allowed as: <ul style="list-style-type: none"> - The primary use on a property in all districts. - Accessory use when the area exceeds a defined size. Accessory gardens smaller than the defined size would be permitted everywhere without requiring a permit. Larger scale agriculture (requiring larger agricultural implements) shall be defined as “ Agriculture ” and meet the zoning code.
Limitations on mechanical equipment	Only walk behind equipment allowed	Allow small riding tractors in addition to walk behind equipment.
Noise and other nuisance issues with mechanical equipment	Covered by other sections of the Municipal Code	
Permitting	Permit required	<ul style="list-style-type: none"> - Permit may combine contiguous parcels - Develop a method to allow for multiple sites under one permit with additional small inspection fee for each site.

Further Study:

Staff is proposing to continue to study the following issues listed below and bring back recommendations at a future date.

Allowing additional activities such as keeping of bees or livestock – Staff will research how this issue is handled by other communities before bringing recommendations back to Development Committee.

Sale of product on-site – Currently “farm stands” are not regulated by the city as long as they happen on private property. If directed to do so, staff can research whether to restrict or require a permit to sell on-site in residential areas.

Next Steps:

Based on Development Committee Feedback, staff will incorporate recommendations into the zoning ordinance update anticipated for this spring.



Community Development and Planning Department
City Hall
101 First Street SE
Cedar Rapids, IA 52401
Telephone: (319) 286-5041

To: City Council Development Committee
From: Paula Mitchell through Gary Kranse, Director of Community Development and Planning
Subject: Single Family New Construction – Round 4 (ROOTs Program)
Date: January 22, 2014

Background:

Cedar Rapids has received budget authority of \$11,130,227 to carry out a Fourth Round of the Single Family New Construction Program and is required to submit a development plan to IEDA prior to February 28, 2014 in order to access the funds. It is expected that the available funding can create 200 or more new single family units. Through the program, buyers receive up to 25% of the purchase price of the home as mortgage buy down assistance as a forgivable loan. The developer may receive up to \$12,000 in infrastructure reimbursement and a developer’s fee not to exceed 15% of the total development cost.

Cedar Rapids has been the recipient of three prior rounds of Single Family New Construction funding to generate replacement housing to recover from the 2008 flood. Locally, the most recent round of the program is being marketed as the “ROOTs” Program. The following matrix summarizes replacement housing created through the first three rounds of the program:

Project	Unit Type	Total Units Committed	Units Complete to-date	Public Funds Invested	Private Investment	Total Investment
Single Family New Construction (SFNC)						
SFNC-1	Owner Occupied	182	182	\$8,000,000	\$19,356,482	\$27,356,482
SFNC-2	Owner Occupied	241	241	\$13,355,991	\$27,174,054	\$40,530,045
SFNC-3	Owner Occupied	205	105	\$11,130,227	\$22,594,361	\$33,724,588
SFNC Subtotal		628	528	\$32,486,218	\$69,124,897	\$101,611,115

As part of the implementation of these program funds, the City undertakes market analysis periodically to ensure units brought online are being absorbed and are not unreasonably impacting the overall housing market. The most recent housing market analysis, completed in summer 2013, had the following findings:

- Median and average sales price of existing homes rose;
- Time on the market for existing homes has remained consistent over the past 3-years at around 90-days;
- On pace to exceed the 2011 market activity:
 - 2011: 3,600 homes sold
 - 2012: 3,800 homes sold
 - 2013: 2,360 homes sold through June
- Demand for new and existing housing remains strong.
- Continued need for housing replaced in the core neighborhoods and Downtown.

In October, City Council directed staff to continue the policy focus on the core (Tier 1) neighborhoods and the downtown area, and adopted an administrative plan targeting these resources to core neighborhoods.

Staff held an orientation meeting for builders on October 29, 2013 and proposals were due December 20, 2013. A total of 25 builders applied to participate. On January 15, 2014, a stakeholder committee met to review the proposals. Members of the review team included non-competing members of the development community and representatives from both the Northwest and Oak Hill Jackson Neighborhood Associations. Review criteria included:

- Developer experience;
- Financial and market feasibility;
- Project design;
- Compatibility with existing neighborhood character;
- Past performance in the program (as applicable);
- Affordability;
- Sustainable & Green Building practices.

The committee ultimately recommended allocation of 69 units across 25 builders in this allocation round. The results of the review committee recommendations are included in the attached map and matrix.

Timeline and Next Steps:

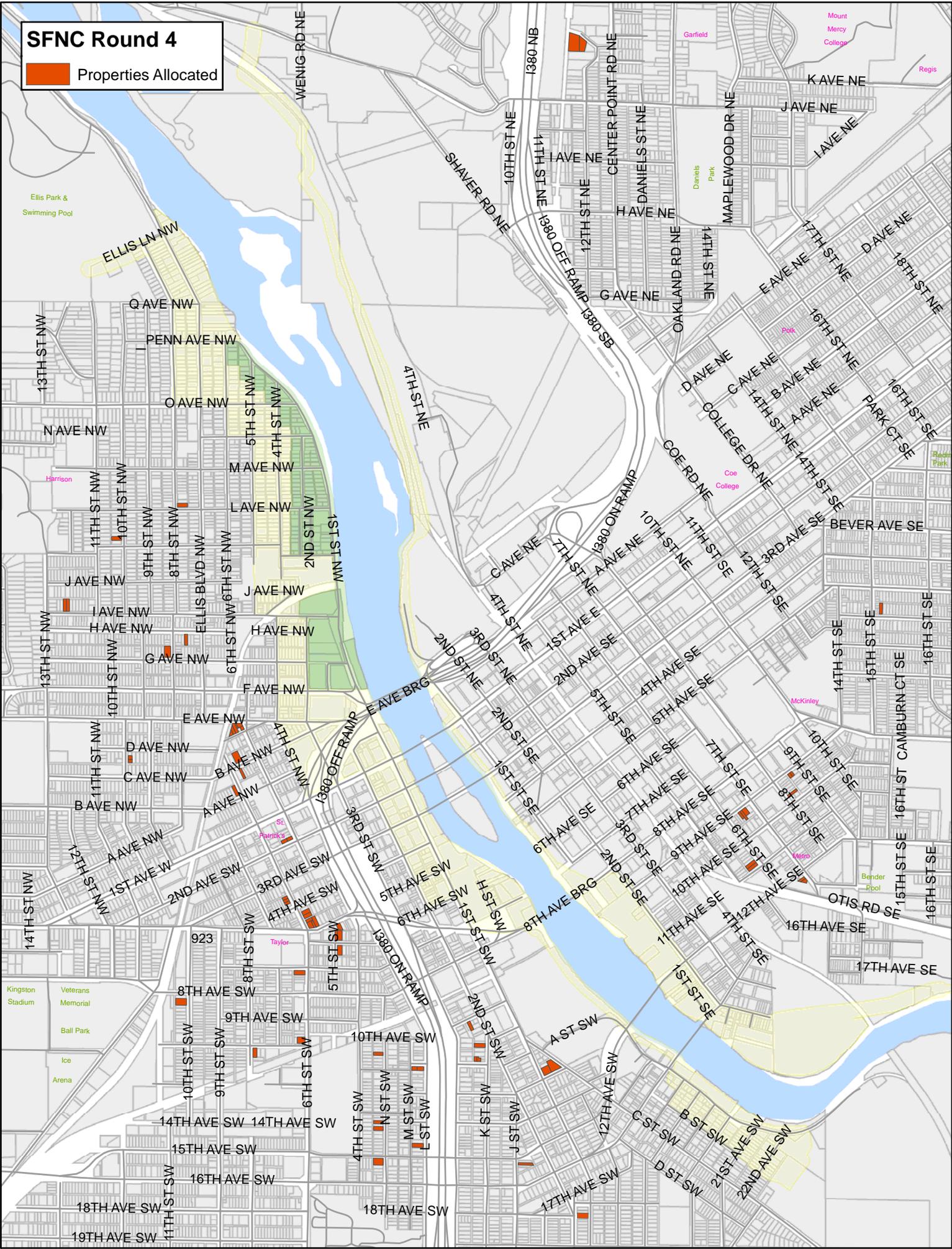
- January 22, 2014 – Presentation of results to Development Committee.
- February 11, 2014 – City Council consideration of Development Plan.
- February 28, 2014 –Development Plan due to IEDA.
- Spring 2014 – Construction starts.
- Spring 2014 and beyond – Subsequent allocation rounds for additional lots to be acquired by the City.
- Summer 2014 – Report on progress and policy discussion regarding utilization of remaining program funds.

Builder	Address	# Units
AHNI	1508 6th Ave SE	1
Dave & Lynnaya Bunch	421 6th Ave SW	1
Cedar Ridge Homes	602 A Ave NW	1
	726 L Ave NW	1
	729 10th Ave SW	1
Cedar Valley Habitat	806 19th St SW	2
CJ's Construction	316 6th St SW	3
	320 6th St SW	
	324 6th St SW	
	424 5th St NW	6
	504 C Ave NW	
	505 E Ave NW	
	508 C Ave NW	
	509 E Ave NW	
512 C Ave NW		
Hope CDA	928 N St SW	1
	500/508 2nd Ave SW	1
Jaylee Homes	1108 K St SW	1
	420/424 6th Ave SW	2
Jim Sattler, Inc	719 H Ave NW	1
JW Homebuilders	1410 N St SW	1
	417 5th Ave SW	1
NDC	518 B Ave NW	2
	615 9th Ave SE	3
	617 9th Ave SE	
	621 9th Ave SE	
Newbo Dev. Group	407 6th St SW	7
	411 6th St SW	
	415 6th St SW	
	425 6th St SW	
	442 5th Ave SW	
	438 5th Ave SW	
Platinum Developers	523 B Ave NW	1
Premiere Homes	1424 L St SW	1
	922 8th St SE	1
Robinson Construction	1505 J St SW	1
S & J Homes	211 10th Ave SW	1
	800 G Ave NW	2
Scallon Custom Homes	1502 N St SW	2
Schissel, LLC	0 Vacant Land SW	1
Scott Hiserote	1151 McCloud Dr NE	1
	1157 McCloud Dr NE	1
Skogman Homes	1136 I Ave NW	1
	817/821 9th Ave SE	1
	1223 1st St SW	7

Sky's Edge	1140 C St SW	'
	1023 6th St SE	4
	1027 6th St SE	
Stonebrook, LLC	1206 10th St SW	1
	920 6th St SW	1
	342 12th Ave SW/ 1202 L St SW	1
	417/425 10th St NW	1
Thomas Dostal Developers	274 12th Ave SW	1
Todd Richardson Construction	700 6th St SW	1
Wilshire, LLC	1420 N St SW	1
	1203/1205 7th St SE	1

SFNC Round 4

 Properties Allocated



To: City Council Development Committee
From: Thomas Smith and Caleb Mason through Gary Kranse, Director of Community Development and Planning
Subject: Requests for City Parcels at 720 1st Avenue NW and 615 K Avenue NW
Date: January 22, 2013

Background:

The City has received formal requests from two entities to purchase a City-owned property at 720 1st Avenue NW and a recommendation from the Council Flood Recovery Committee to seek interested proposers for the City-owned property at 615 K Avenue NW. The standard process has been to bring forward requests for the Development Committee's review and consideration.

720 1st Avenue NW

Two letters of interest have been received from the Neighborhood Development Corporation of Cedar Rapids (NDC) and Sniggol Holdings, LLC for rehabilitation of the existing structure at 720 1st Avenue NW. The property was reviewed by the Historic Preservation Commission (HPC) and subsequently toured by members of the HPC and NDC in November 2013. The building lies outside the 500 year floodplain, but did experience minor flooding during the 2008 event. The building is not eligible for the National Register of Historic Places or part of a historic district, so historic tax credits would not be available to assist with rehabilitation of the structure.



615 K Avenue NW

The structure at 615 K Avenue NW was reviewed by the Flood Recovery Committee at its December 19, 2013 meeting. The Committee recommended that staff solicit redevelopment proposals for the property before pursuing demolition. The property was previously surveyed for historic potential in 2009 and found to be ineligible for listing on the National Register of Historic Places. For this reason, historic tax credits would not be available to assist with rehabilitation of the existing structure. Staff is recommending that proposals be accepted for redevelopment of the existing structure or redevelopment of the parcel and any neighboring City-owned parcels with a new structure.



Staff Recommendation

It is staff's recommendation to proceed with inviting competitive proposals for these properties using the following criteria:

720 1st Avenue NW

- Capacity and experience of the Development Team
- Experience with similar projects
- Financial feasibility and economic impact
- Marketing plan
- Consistency with area plans
- Sustainable design, mixed uses, on-site parking plan
- Community benefits
- Timeline for redevelopment and operations
- Financial commitment from lending institution

615 K Avenue NW

- Capacity and experience of the Development Team
- Experience with similar projects
- Financial feasibility and economic impact
- Marketing plan
- Consistency with Ellis Plan and Ellis Area Overlay District
- Sustainable design, mixed uses, on-site parking plan
- Community benefits
- Appropriate floodproofing measures
- Timeline for redevelopment and operations
- Financial commitment from lending institution
- *Note: Proposals could include rehab of existing structure, or new construction with the possibility of using neighboring City-owned parcels as well*

Timeline and Next Steps:

If the Development Committee recommends moving forward with seeking competitive proposals, staff proposes the following timeline:

- January 22, 2014 Requests previewed at Development Committee
- February 11, 2014 Motion Setting a public hearing
- February 25, 2014 Public Hearing on disposition and inviting proposals
- April 28, 2014 Proposal Deadline
- May 7, 2014 Stakeholder panel review
- July 22, 2014 City Council consideration of proposals



Community Development and Planning Department
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To: City Council Development Committee
From: Jennifer Pratt through Gary Kranse, Director of Community Development and Planning
Subject: New Bohemia Station Project Update
Date: January 22, 2014

This memo is to provide an update on the status and next steps for the redevelopment of the former Brosh Chapel site at 1020 & 1028 3rd Street SE.

Background

The following is a chronology of actions related to this redevelopment project:

- April 9, 2013 - City Council authorized staff to pursue a Development Agreement with New Bohemia Station, LLC.
- May 2013 - Developer’s due diligence environmental investigation of the site.
- August 30, 2013 – City’s Phase II Environmental Site Assessment is complete indicating no significant levels of contamination were found requiring mitigation action.
- September 9, 2013 – City receives confirmation from the Iowa Department of Natural Resources that no further action or mitigation is needed on the site.
- September to December 2013 – Developer resumes project design concept.

Current Status

During the Developer’s design and engineering process, several modifications have been made from the original concept plan as follows:

Plan Element	Concept Submitted in Proposal	Finalized Plan
Total Investment	\$6.5 Million	\$11.4 Million
Building	4-Stories with Basement	5-Stories with Basement
Mix of Uses	Extended Stay Hotel 14 Rooms Theatre 6,500 sq ft Retail Shops 10,000 sq ft Restaurant 3,000 sq ft Loft Apartments 26 units	Extended Stay Hotel 40 Rooms Theatre 6,500 sq ft Retail Shops 10,000 sq ft Restaurant 3,000 sq ft Loft Apartments 8 units
City Participation	10-year, 40% TIF	10-year, 100% TIF

Attached is the proposed rendering of the proposed structure.

Proposed Timeline

Activity to be Completed	Projected Completion Date
Issuance of Permits for Construction	June 1, 2014
Site Preparation Completed	August 1, 2014
Substantial Completion	August 1, 2015
Issuance of Occupancy Permit	October 1, 2015

Next Steps

Staff anticipates bringing a finalized Development Agreement for City Council's consideration on January 28, 2014.

To: City Council Development Committee
 From: Seth Gunnerson, Planner and Jeff Hintz, Planner through Gary Kranse, Director of Community Development and Planning
 Subject: Building Setbacks Zoning Update
 Date: January 22, 2014

Background:

City Council has expressed concern over building setbacks in both new and established commercial districts. Staff has been asked to look into options to update the zoning ordinance to:

- Discourage development which encroaches on adjacent residential neighborhoods
- Prevent development which is inconsistent with established corridors
- Encourage development closer to the sidewalk in existing and future commercial districts
- Promote walkability and pedestrian access throughout all areas of the community

Current setback standards in the City of Cedar Rapids are:

District	Minimum Setback	Maximum
C-1 (Neighborhood) and C-MU (Mixed Use) districts	0 feet	Unlimited
C-2 (Community) and C-3 (Regional) districts	25 feet minimum	Unlimited
C-4 (Central Business) district	0 feet	Unlimited
Design Review Overlay Districts (core)	0 or 5 feet	0 or 5 feet

In addition, the city has various landscaping and buffer yard requirements for development outside of the core which affects the placement of buildings and can contribute to forcing development further back from the street.

In the fall of 2012, staff went to the Development Committee with options to modify the Zoning Ordinance. Some of the options recommended by staff included:

- Elimination of setback requirements in all commercial zone districts.
- Allow buildings (but not parking) to encroach on required front yard landscaping.
- Require contextual setback for new development. This would place new development to the established setback along a corridor.
- Establish a maximum setback or build-to line community wide, or on a corridor-by-corridor basis.

Staff believes that eliminating setback requirements would be relatively easy to do and would allow greater flexibility in site development. In discussions with staff from Public Works, Development Services and Building Services, no major concerns were raised. One issue was ensuring that right-of-way dedication for future roads can be accommodated, but staff felt this can be accomplished by the existing code.

Establishing a maximum setback or build-to line would be more complicated. Issues identified by staff include:

- Difficulty in coming up with a “one size fits all” solution. For example a zero lot line requirement in one corridor may not make sense in another.
- Addressing the issue corridor by corridor could complicate the zoning code.
- Site specific considerations may drive a high volume of variance requests.

The recent update to the Planned Unit Development (PUD) section of the zoning ordinance gives greater ability to enforce strict setback requirements. Under changes made in the spring of 2013, it is much easier for council to approve a PUD that is specifically tailored to a site. If Council chooses to adopt a maximum setback or build-to line in certain districts then the PUD ordinance provides an avenue for Council to consider alternative site plans on a case-by-case basis.

Other Communities:

Staff has researched 21 other communities in reference to a build-to line or a maximum setback. There is no common or widely implemented regulation. A chart of these findings from other communities is attached to this memo.

- Few communities have city-wide maximum setbacks or build-to lines. Communities that do generally allow buildings to fall within a range of setbacks.
- Several communities do establish setback requirements as part of the design standards for certain districts, similar to Cedar Rapids.

Analysis within Cedar Rapids:

Planning staff is analyzing building setback lines for 1st Avenue NE, Mt. Vernon Road, Edgewood Road, Johnson Avenue, Center Point Road NE, and 16th Avenue SW west of I-380. Using mean, median & mode, there does not yet appear to be a commonplace setback for commercial corridors.

- Any change to the ordinance reducing setbacks will take decades to see results given that many corridors are sparse on vacant property.
- This analysis only measured from the property line to the actual building and did not take into account right-of-way widths. The distance between the back of the curb and actual property line may be greater than the building setback from the property line in some cases

Development Committee Action:

Planning staff is looking for input and guidance from the Development Committee regarding what types of information and policies should be investigated further to bring back at a future meeting. Staff is currently in the process of making graphical representations and gathering numerical data of the setbacks along the aforementioned corridors. Further analysis and more data could yield potential solutions either city-wide or on a corridor by corridor basis. It is important to remember the Zoning Ordinance sets a minimum setback, but spells out no maximum; currently there is not much staff can do so long as the minimum setback is being met.

<i>City</i>	<i>Summarize Commercial Setback requirements</i>	<i>Is there a Build-To line or Maximum setback used anywhere in the city?</i>	<i>If so, what areas?</i>
Cedar Rapids, IA	0-25 feet depending on district	Yes, requirement to build to lot line in certain areas.	core area overlay districts and the C-4 (Central Business) zone classification
Colorado Springs, CO	20-50 feet depending upon district	Yes, based upon type of street classification	Mixed Use Zone District, Form Based Zone District (plan approved similar to PUD)
Madison, WI	0-25 feet depending on district	Yes, maximum requirement to build no further than certain distance from property line.	Neighborhood Mixed Use District, Traditional Shopping Street District, Commercial Corridor - Transitional District, Downtown Core District, Urban Office Residential District, Urban Mixed Use District, Urban Residential District & Downtown Residential 2 District
Omaha, NE	0-25 feet depending upon district	No	
Peoria, IL	1. 20 feet or average or average or principal structures on adjacent lots, lesser of the two (commercial districts) 2. 10% of the depth of the lot or 50 feet (office) 3. 0-25 only (0 if no existing structures, then average)(industrial)	No	
Austin, TX	0-50 feet	Yes, max of 10 feet	Downtown Design Overlay, Historic District
San Angelo, TX	0-25 feet	No	

<i>City</i>	<i>Summarize Commercial Setback requirements</i>	<i>Is there a Build-To line or Maximum setback used anywhere in the city?</i>	<i>If so, what areas?</i>
Shorewood, WI	0-15 feet	Yes, 15 feet build to line; lot line if property line is more than 15 feet from curb	B-1 Commercial
Rochester, MN	0-15 feet	Yes 15 foot max	B-1 Restricted Commercial, B-2 Pedestrian Oriented Commercial, B-5 Residential Commercial District
Germantown, WI	0-average setbacks of existing buildings	No	
Racine, WI	0-30 feet	No	
Lake Forest, IL	5-30 feet	No	
Marion, IA	0-30 feet	No	
Waterloo, IA	0-25 feet or average on same side of block between 2 streets	No	
Davenport, IA	0-25 feet	Yes, not to exceed limit of 40 feet	Office Transitional, Office Shop District, Neighborhood Shopping District
Dubuque, IA	0-20 feet depending upon district	Yes, only in residential areas though	R-1 through R-4
Iowa City, IA	0-10 feet depending upon district	Yes, 12 feet in some zones	CB-2, CB-5, CB-10
Des Moines, IA	25 feet or as dictated by Design Review in certain areas	No	
West Des Moines, IA	0-100 feet	No	
Downer's Grove, IL	8-25 feet	No	
Waukegan, IL	0-15	No	
Burlington, WI	0-25 feet	No	