



City of Cedar Rapids
Development Committee Meeting Agenda
City Hall Training Room
Wednesday, June 15, 2016
3:00 pm – 4:00 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 Ann Poe, Chair
Council member Pat Shey
Council member Scott Overland

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

Agenda:

- Approval of Minutes – May 18, 2016

- Presentations

1. Small Developer Boot Camp	Bill Micheel <i>Community Development</i>	15 Minutes
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- Updates

1. ReZone CR	Bill Micheel <i>Community Development</i>	10 Minutes
2. Northwest Neighbors Neighborhood Association Plan	Kirsty Sanchez <i>Community Development</i>	5 Minutes
3. Mt Vernon Road Corridor Action Plan	Adam Lindenlaub <i>Community Development</i>	10 Minutes

- Public Comment

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the Community Development Department at (319) 286-5041 or email communitydevelopment@cedar-rapids.org as soon as possible, but no later than 48 hours before the event.



**City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
City Hall Council Chambers
Wednesday, May 18, 2016
3:00 p.m.**

The meeting was brought to order at 3:00 p.m.

Present: Council members Poe (Chair), Shey, and Overland. Staff members present: Jennifer Pratt, Community Development Director; Erika Kubly, Redevelopment Analyst; Chrystal Shaver, Community Development Programs Specialist; Seth Gunnerson, Community Development Planner; Caleb Mason, Economic Development Analyst; and Anne Kroll, Community Development Administrative Assistant.

Council member Shey made a motion to approve the minutes from April 20, 2016. Council member Overland seconded the motion. The motion passed unanimously.

Recommendation Items:

1. Citizens Participation Plan (CDBG/HOME)

Erika Kubly, Redevelopment Analyst, shared the background of the Citizens Participation Plan, an organizational chart of the GAP Committee, administrative changes, regulatory changes, open meeting laws, and the next steps of the process.

Council member Shey asked for clarification on what de-concentration of low to moderate-income households means within the regulatory changes and how do we make sure everyone does not end up in the same neighborhood. Chrystal Shaver, Community Development Programs Specialist, stated that people will have the ability to have preference to where they want to go, so they do not have to go to the same neighborhood. Jennifer Pratt, Community Development Director, stated that an example is the First Time Homebuyer Program where there had been some discussion from a neighborhood level to make sure those are offered in the core neighborhoods because that is a big benefit to help fill those homes, which is understandable, but the bigger issue is that we do not want to limit choices and concentrate people in the same area. That is an example of how we use the program rules to make sure it is offered city-wide.

Council member Overland made a motion to recommend that the City Council approve the Citizens Participation Plan. Council member Shey seconded the motion. The motion passed unanimously.

Informational Items:

1. Zoning Code Update

Seth Gunnerson, Community Development Planner, shared the purpose of the new zoning code, the project overview, the accomplishments so far, and the next steps.

Council member Poe asked if there were ongoing discussions with developers and key stakeholders. Mr. Gunnerson stated that the current Zoning Code Ordinance is several hundred pages and different people use it differently. For instance, the sign companies' livelihood is one section of the code and we need to make sure those people are aware of the goals of the Plan and are also previewing the changes that are suggested moving forward. Council member Poe noted that the City Council will need a calendar invite for the open house so that they are aware of when it is happening.

2. 1st Street/3rd Avenue SE Redevelopment

Caleb Mason, Economic Development Analyst, shared the background of this project and stated that the review panel recommended One Park Place contingent on a financial analysis, given the scope and magnitude of the project. Mr. Mason also shared the development objectives related to the design and renderings of the building at One Park Place. On May 24, 2016, there will be a resolution to pursue a third-party analysis of the One Park Place, LLC project including the potential structure of City participation.

Council members Overland and Shey expressed their desire to see extensive financial analysis done and indicated the importance of the development agreement ensuring that the end product meets the goals and objects of the City Council acknowledging that the design of the mix of uses must be appropriately adjusted to meet the market demands.

Jesse Allen and Dave Zahradnik expressed their excitement and indicated that they look forward to completing the financial feasibility analysis and moving the project forward.

Ann Poe stated that although the project is overwhelming, she is excited that local companies will be used in constructing the building. Also, she noted the number of jobs created with the development and the construction of the building.

Public Comment:

There was no public comment.

Council member Shey made a motion to adjourn the meeting. Council member Overland seconded the motion. The motion passed unanimously and the meeting adjourned at 3:59 p.m.

Respectfully submitted,

Anne Kroll, Administrative Assistant II
Community Development



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To: City Council Development Committee
From: Bill Micheel, Asst. Director, Community Development and Planning
Subject: Small Developer Boot Camp
Date: June 15, 2016

Background:

City Staff has partnered with the Incremental Development Alliance, a national non-profit based out of Minneapolis, to host a Small Developer Boot Camp. The purpose of this one-day workshop is to offer local and regional small business owners, neighborhood advocates, design and real estate professionals, builders, and others the knowledge and skills necessary to enhance and transform their neighborhoods and communities through small scale development. This workshop will also strengthen the network of neighborhood level “doers” to celebrate successes and compare field notes.

Workshop Details:

The workshop is scheduled for September 13th, 2016 at the National Czech and Slovak Museum and Library. Marketing for the event is targeted to attract attendees from across Iowa at various levels of development proficiency. The workshop will cover numerous topics including business models, pro forma and financing, property acquisition, property management, and construction management.

It is the goal of this workshop that these attendees will combine the information and skills presented during the workshop with their local insight and relationships to complete small development projects to strengthen neighborhoods and communities.



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To: City Council Development Committee
From: Bill Micheel and Seth Gunnerson through Jennifer Pratt, Community
Development and Planning Director
Subject: Update on ReZone Cedar Rapids
Date: June 15, 2016

Background

At the June 15 Development Committee meeting, staff will provide an update on the ReZone Cedar Rapids initiative to transform the City's Zoning Ordinance.

Staff is reviewing drafts of a Zoning Code Assessment and Character Area Analysis report that has been provided by the consultant team. The Code Assessment is a review of the current zoning ordinance and identifies areas which are out of line with EnvisionCR and general best practices. The Character Area Analysis is a report based on visual surveys which identify the different building and street patterns that exist in the community. This report highlights the need for a zoning ordinance which reacts to the character of different parts of the community and will also be used as part of a discussion on which parts of the community should be preserved, enhanced, or transformed by the implementation of EnvisionCR and the new zoning ordinance.

An open house will be held on Wednesday, June 29 at 5:30 pm at CSPS to present an overview of the findings and gather public input on ReZone Cedar Rapids.