

The Sasaki logo consists of the word "SASAKI" in a bold, sans-serif font, with a small dot above the letter "I". The text is enclosed within a thin white rectangular border.

City of **CEDAR RAPIDS**

NEIGHBORHOOD
PLANNING PROCESS

JLG Architects • Stanley Consultants • JMS Communications & Research • Conservation
Design Forum • Parsons Brinckerhoff • ARUP • Anderson-Bogert • Institute of Cultural Affairs

September 2009



Many Cedar Rapids neighborhoods are in a unique position to make dramatic improvements as the city plans, reinvests and rebuilds from the 2008 flood. These plans and reinvestment strategies will reshape the whole city. All neighborhood residents were encouraged to participate in the process.





This letter is to recognize all those who participated in the Neighborhood Planning Process (NPP) and made it successful. A critical element in disaster recovery is to create a plan to follow. Between the months of January and May 2009, over 1,200 of the City's residents dedicated 6,000 hours of their time planning for their kids and their kids' kids futures; some, while still rebuilding from the flood. Over 70 members of the City's staff, from administrative assistants to department directors, volunteered their weekends and evenings to facilitate discussions and organize the meetings. I would like to thank all of you who took the time to make such an incredible contribution to the future of our City.

The City of Cedar Rapids began the Neighborhood Planning Process in January 2009 immediately following a comprehensive planning process for a new flood management strategy. Both planning processes were a result of the record flooding that occurred in June 2008. The NPP was designed based on benchmark communities recognized for their high quality neighborhood planning activities and was tailored to incorporate elements specific to Cedar Rapids' unique situation. Under normal circumstances, a community commits to creating one neighborhood plan in a four to six month period. The NPP, through the dedication of residents and staff, was able to create a plan for 10 neighborhoods in four short months. The process ensured transparency and secured broad public participation in the development of the framework plan for reinvestment. A citizen-led Steering Committee was appointed to ensure the process remained focused on the goals that were originally established. By the end of the NPP, the Community had created a framework plan for reinvestment and action steps to accomplish this plan that will be implemented over the next 10 to 15 years.

Recovering from a natural disaster of the magnitude experienced by the City of Cedar Rapids and its residents is neither a quick or easy process. However, Cedar Rapids residents have shown their dedication to a successful future for the City through the tireless effort in the creation of this plan. We thank all of those who helped to ensure a great future for our City.

Sincerely,

A handwritten signature in cursive script that reads "Kay Halloran".

Kay Halloran, Mayor
City of Cedar Rapids

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the 1990s, the number of people in the world who are illiterate has increased from 1.1 billion to 1.5 billion.

There are a number of reasons for this. One is that the population of the world is growing rapidly. Another is that the number of people who are illiterate is increasing in many of the world's poorest countries. This is because these countries are unable to provide basic education for all of their children. In addition, many of the people who are illiterate are women, and women are often the most disadvantaged in these countries.

There are a number of ways to reduce the number of illiterate people in the world. One way is to improve the quality of education in the world's poorest countries. This can be done by providing more teachers and better training for existing teachers. Another way is to provide basic education for all children, regardless of their social class or gender.

It is also important to provide literacy training for adults. This can be done through community-based programs or through government-sponsored programs. Literacy training can help people to improve their lives by enabling them to read and write. It can also help them to find work and to participate in their communities.

There are a number of challenges to reducing the number of illiterate people in the world. One challenge is that many of the world's poorest countries do not have the resources to provide basic education for all of their children. Another challenge is that many of the people who are illiterate are women, and women are often the most disadvantaged in these countries.

Despite these challenges, there are a number of ways to reduce the number of illiterate people in the world. By improving the quality of education in the world's poorest countries and by providing basic education for all children, we can help to reduce the number of illiterate people in the world. We can also help to reduce the number of illiterate people by providing literacy training for adults.

It is important to remember that literacy is a key to a better life. It is the foundation for all other skills and knowledge. By providing literacy training to all people, we can help to improve the lives of people in the world's poorest countries. We can help them to find work and to participate in their communities. We can help them to improve their lives and to create a better future for themselves and for their children.

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The Neighborhood Planning Process Framework Plan



THE NEIGHBORHOOD PLANNING PROCESS FRAMEWORK PLAN



City Vision

In June 2008 an extreme flood inundated the City of Cedar Rapids, cresting nearly 12 feet above the prior flood of record, impacting many neighborhoods and a significant portion of downtown. The flood inundated 10 square miles of the city, damaged 7,200 parcels, and caused the evacuation of 20,000 people. Since that time, the City and its citizens have mobilized to create a plan for reinvestment and recovery. At the heart of the planning process is a desire to ensure that Cedar Rapids will not only recover from the flood and be better, but greater.

The City's vision statement underscores the unique nature of the Neighborhood Planning Process that brought the community together:

“Cedar Rapids is a vibrant urban hometown—a beacon for people and businesses invested in building a greater community for the next generation.”

This document describes the efforts of the City of Cedar Rapids, its residents and its business people, to craft a vision for neighborhood reinvestment following the flood and a plan to make this vision possible.



Purpose of the Plan

Flood recovery planning began in June 2008 to create a **Framework Plan for Reinvestment and Revitalization**. Since the adoption of the plan in November 2008, the four-month **Neighborhood Planning Process (NPP)** has built on the Reinvestment and Revitalization Plan by developing **Area Plans** and **Action Plans** for each of the flood-impacted neighborhoods. The process grouped the ten flood-affected neighborhoods by geographical area: North, Central, and South. The objective of delineating the three overlapping areas was to keep the river as the heart of the community, accommodate shared interests, and effectively coordinate a cohesive plan. The goal of the process was to:

- Promote leadership and neighborhood governance: Encourage leadership building and improved communication between the City and community to create stronger neighborhoods
- Establish Area Plans and Action Plans for each neighborhood (North, Central, South): Create a detailed set of actions for reinvesting in our neighborhoods and meeting our vision
- Develop community goals and an evaluation framework: Create a framework for evaluating proposals and plans to ensure adherence to community goals

Ultimately, these plans will guide the City and its partners in reinvestment over the next ten to fifteen years.

Public Participation Timeline

City-wide Workshops and Area Meetings brought the community together to create the Framework Plan

TOPICS

PURPOSE

CONCEPTS

Kick-off

January 10th

- Sustainability
- Community Goals
- Community Governance

To introduce the Neighborhood Planning Process, identify desired goals and outcomes, and to discuss how planning for sustainability can benefit Cedar Rapids.

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COMMUNITY GOALS

Workshop 1

January 31st

- Great Neighborhoods
- Visual Preferences
- Barriers to Housing

To share and discuss ideas about rebuilding each neighborhood; learn about neighborhood connectivity and housing options and determine the opportunities and constraints of rebuilding each neighborhood.

page 58



ELEMENTS OF A GREAT NEIGHBORHOOD

Area Meeting 1

February 10th

- Neighborhood Opportunities
- Barriers to Opportunities

To focus on key characteristics of each area, and identify assets and opportunities for improvements in each neighborhood.

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ASSETS AND OPPORTUNITIES

Area Meeting 2

February 24th

- Confirmation of Opportunities
- Evaluation Criteria

To establish evaluation criteria for the reinvestment plan and to discuss neighborhood connectivity, open space, housing and business revitalization expectations.

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CONFIRMATION OF OPPORTUNITIES

Key to Specific Content

Sections of the Neighborhood Planning Process summary relevant to the whole city or specific areas

City-wide Plans and Meeting Overviews

1. City-wide Plans: pages 9-21
2. Implementation Strategy: pages 42-45
3. Kick-off Meeting - Goals, Sustainability, and Community Governance: pages 56-57
4. Workshop 1 - Great Neighborhoods, Visual Preferences, and Barriers to Housing: pages 58-59
5. Area Meeting 1 - Neighborhood Opportunities and Barriers to Opportunities: pages 60-61
6. Area Meeting 2 - Confirmation of Opportunities and Evaluation Criteria: page 68
7. Workshop 2 - Transportation Scenarios and Evaluation Criteria: pages 72-73
8. Area Meeting 3 - Scenario Evaluation and Preferred Scenarios: pages 78-79
9. Workshop 3 - Preferred Framework and Action Plan: pages 86-87
10. Area Meeting 4 - Action Plan Confirmation and Community Governance: pages 88-89
11. Council Meeting - adoption of the Reinvestment Plan, page 88-89

Workshop 2

March 21st

- Transportation Scenarios
- Evaluation Criteria

To focus on key characteristics of each area, identify assets and opportunities for improvements in each neighborhood, discuss scenarios for future development and determine evaluation criteria to assess them.

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REINVESTMENT SCENARIOS

Area Meeting 3

March 31st

- Scenario Evaluation
- Preferred Scenarios

To evaluate scenarios developed using sustainability best practices and feedback on the previous opportunities and scenarios. Preferred scenarios were refined for each area based on feedback from the revised scenarios.

page 78



REFINED AREA-SPECIFIC SCENARIOS

Workshop 3

April 25th

- Preferred Framework
- Action Plan

To review the preferred framework plan and introduce urban design principles and the action plan.

page 86



PREFERRED PLAN AND URBAN DESIGN PRINCIPLES

Area Meeting 4

May 5th

- Action Plan Confirmation
- Community Governance

To review feedback and confirm the final framework plan; introduce the action plan concept as a draft; review the Neighborhood Planning Process and its results; and provide an overview of the next steps.

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INITIATIVES AND ACTION ITEMS



Central Area Meetings

1. Central Area Overview: p. 23-27
2. Area Meeting 1: pages 62-63
3. Area Meeting 2: page 69
4. Area Meeting 3: pages 80-81
5. Area Meeting 4: page 89



North Area Meetings

1. North Area Overview: p. 29-33
2. Area Meeting 1: pages 64-65
3. Area Meeting 2: page 70
4. Area Meeting 3: pages 82-83
5. Area Meeting 4: page 89



South Area Meetings

1. South Area Overview: p. 35-39
2. Area Meeting 1: pages 66-67
3. Area Meeting 2: page 71
4. Area Meeting 3: pages 84-85
5. Area Meeting 4: page 89

Organization of the Neighborhood Planning Process

1 GOALS Identification of Issues

On January 10th and 31st, the community participated in a series of goal setting exercises to identify and confirm the issues for the plan to address. Eleven common goals were identified and then synthesized into the “five key elements of a great neighborhood,” which served to guide the Neighborhood Planning Process. These key elements are Sustainability, Connectivity, Identity, Diversity, and Vibrant Centers.



SUSTAINABILITY* (FAIRVIEW, PA)



CONNECTIVITY (CLEVELAND, OH)



IDENTITY (GREENVILLE, SC)



DIVERSITY (INDIANAPOLIS, IN)

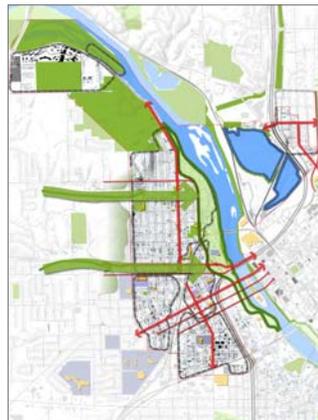


VIBRANT CENTERS (BOSTON, MA)

2 IDEAS and Opportunities

On February 10th and 24th the community explored the assets and opportunities for change in their neighborhoods. They agreed that the final plan should build on community strengths, including distinctive people and places, a diversity of businesses, the family-friendly character of the neighborhoods and a variety of open spaces.

Evaluation Criteria were then established: The March 21st presentation highlighted planning “best practices” as a means to develop evaluation criteria. These criteria would allow the community to assess how scenarios fulfilled the stated goals.



Evaluation Criteria Established

On February 24th, evaluation criteria were established. Evaluation criteria are a benchmark or standard against which the community can measure future proposals for development. Building upon the City’s five keys to successful development, the criteria that will be used to evaluate future projects was created from a combination of the community’s goals, area feedback priorities, and elements of great neighborhoods. The community will use the evaluation criteria to assess the benefits and challenges associated with future projects.

COMMUNITY GOALS

+

AREA FEEDBACK PRIORITIES

+

ELEMENTS OF GREAT NEIGHBORHOODS

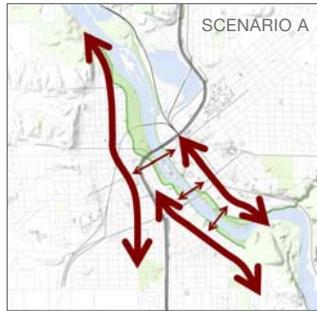
→ Evaluation Criteria

*SUSTAINABILITY - WIND TURBINES AT SOMERSET WIND FARM, EXELON COMMUNITY ENERGY, FAIRVIEW, PA, BY JEFF KUBINA; USED UNDER A CREATIVE COMMONS LICENSE, ACCESSED ON FLICKR JUNE 3, 2009. [HTTP://WWW.FLICKR.COM/PHOTOS/KUBINA/2890670927/SIZES/L/IN/SET-72157607531460119/](http://www.flickr.com/photos/kubina/2890670927/sizes/l/in/set-72157607531460119/)

3 SCENARIOS Combinations of Ideas

On March 21st, three alternative scenarios were introduced that explored different ways to meet the Community Goals. These scenarios tested how and where to focus reinvestment along the river, strengthen the connections between neighborhoods and reinforce connections across the River.

On March 31st refined scenarios were presented that integrated community feedback, market projections and sustainability best practices for each area. On March 31st, the community applied the evaluation criteria to assess scenarios and their adherence to community goals.



4 AREA PLAN Preferred Scenario

On April 25th, residents selected a preferred alternative that merged the strongest elements of each scenario to create a unified vision for future reinvestment. With a roadmap for the future, the community sat down once more to outline which actions would be necessary to bring their vision to life.



5 ACTION PLAN Prioritized Actions and Funding

On May 5th, members of the community reviewed the final Area Plans and discussed implementation of the Action Plan. The Action Plan is a living document that will be adapted over time to meet the changing needs of the community, requiring the cooperation of public agencies, residents and businesses. It is organized by the five over-arching plan elements and describes how action items will support the goals and initiatives.

On May 13th, the City Council approved the Area Plans and supporting Action Plan, marking the beginning of a new phase in Cedar Rapids' history.



TRANSPORTATION AND CONNECTIVITY



OPEN SPACE AND RECREATION



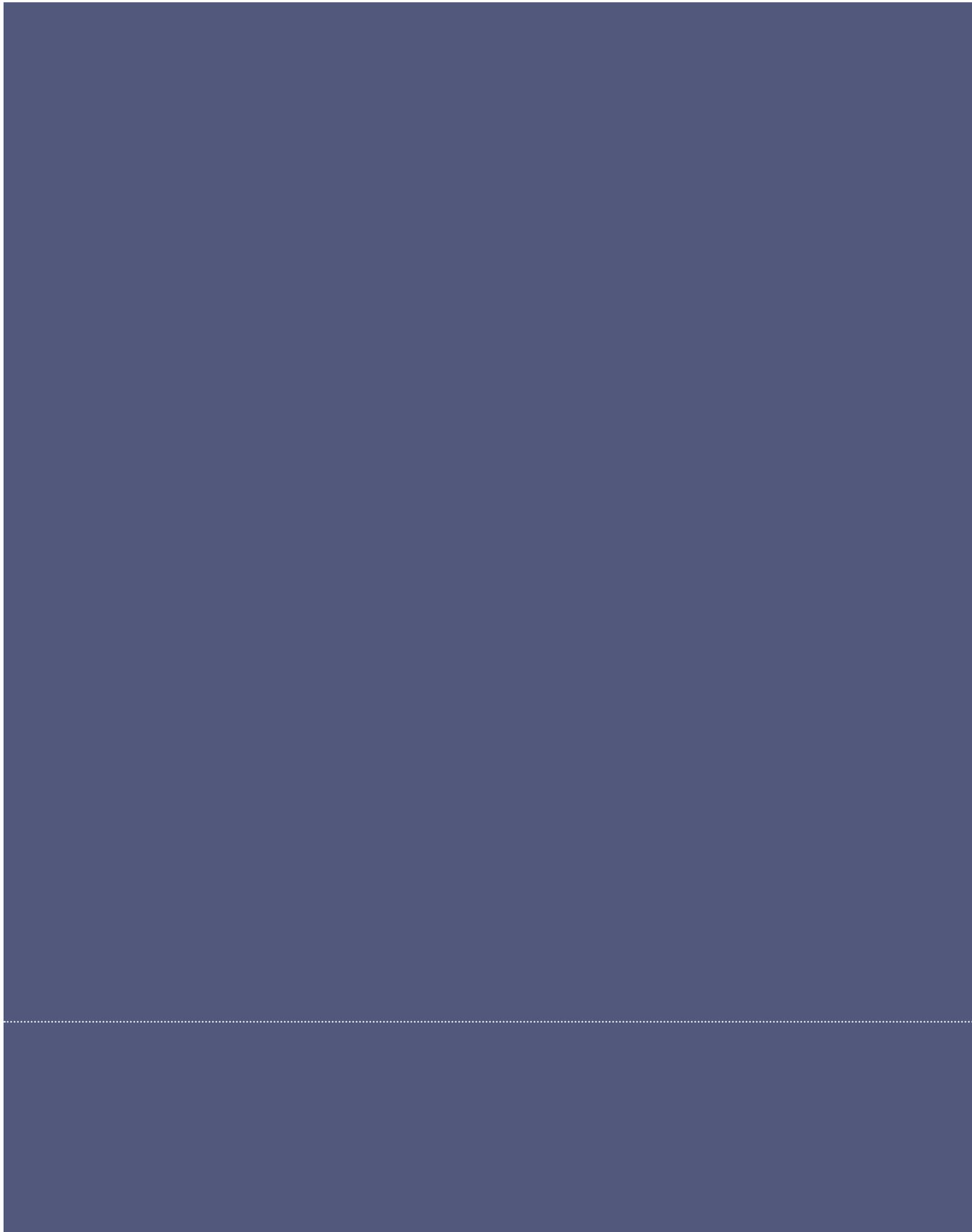
ARTS AND CULTURE



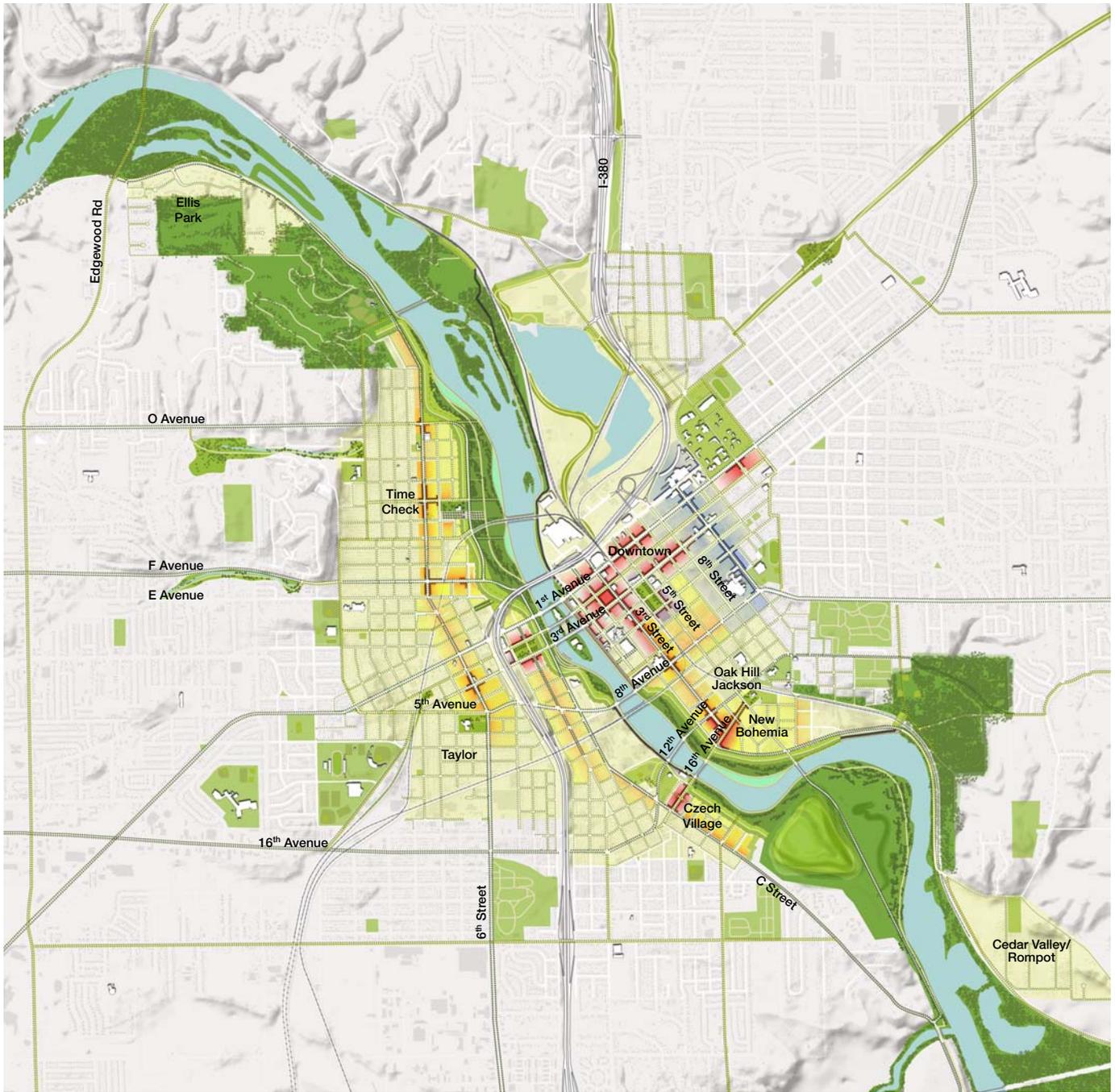
BUSINESS REINVESTMENT (PORTLAND, OR)



HOUSING REINVESTMENT (SOUTHWOOD, FL)



City-wide Plans



NEIGHBORHOOD PLANNING PROCESS FRAMEWORK PLAN



- GREENWAY
- EXISTING PARK
- BUSINESS REINVESTMENT
- MIXED-USE REINVESTMENT
- HOUSING REINVESTMENT
- ART, CULTURE AND COMMUNITY ASSETS
- COMMUNITY LANDMARK
- ACTIVITY CENTER/BUILDING PRESENCE
- FLOOD WALL
- MEDICAL DISTRICT
- LEVEE

CITY WIDE PLANS

A summary of the Framework Plan by area

Collectively, the three Area Plans—North, Central and South—embody a compelling vision for reinvestment and recovery in Cedar Rapids over the next fifteen years. They envision a sustainable Cedar Rapids characterized by strong pedestrian, transit and vehicular connections between downtown, the neighborhoods and the Cedar River, with a network of diverse open spaces in between. The Plans also envision reconstructed neighborhoods that promote diversity and vibrancy, and provide a variety of housing types for a range of ages. Finally, they envision a City that provides a wide range of economic opportunity for its residents, as well as thriving arts, culture and entertainment destinations.

The following section outlines the goals and the initiatives for each of the five major plan elements shown at right. The goals emphasize the high-level vision for the plan, while the initiatives represent tangible steps which the City and the community can take to realize these goals.

Goals and Evaluation Framework

Goals are general guidelines that direct the long-term vision for the Cedar Rapids community.

COMMUNITY GOALS

The community and the City worked together to develop the following goals for the Neighborhood Planning Process:

- Provide accessible transportation options
- Promote green space as a central amenity
- Construct sustainable infrastructure
- Maintain vibrant neighborhoods
- Meet multi-generational needs
- Provide affordable housing
- Encourage economic vitality
- Support art, culture and entertainment opportunities
- Create exciting downtown destinations
- Encourage citizen-directed planning
- Uphold economically feasible planning

These 11 goals were grouped into five overarching categories—the plan elements listed below—to be used to support the community goals throughout the process.

Ultimately, successful reinvestment will depend on the continued collaboration of public and private sectors and the community, and will meet the City’s five keys to successful development:

- Consistent with Community Goals
- Neighborhood Support
- Financial Feasibility
- Market Feasibility
- Experienced Development Team to Implement Projects

Plan Elements



Transportation and Connectivity

1. To create accessible transportation options



Open Space and Recreation

1. To promote green space as a central amenity for all residents
2. To construct sustainable infrastructure



Arts and Culture

1. To support art, culture and entertainment opportunities
2. To create exciting downtown destinations



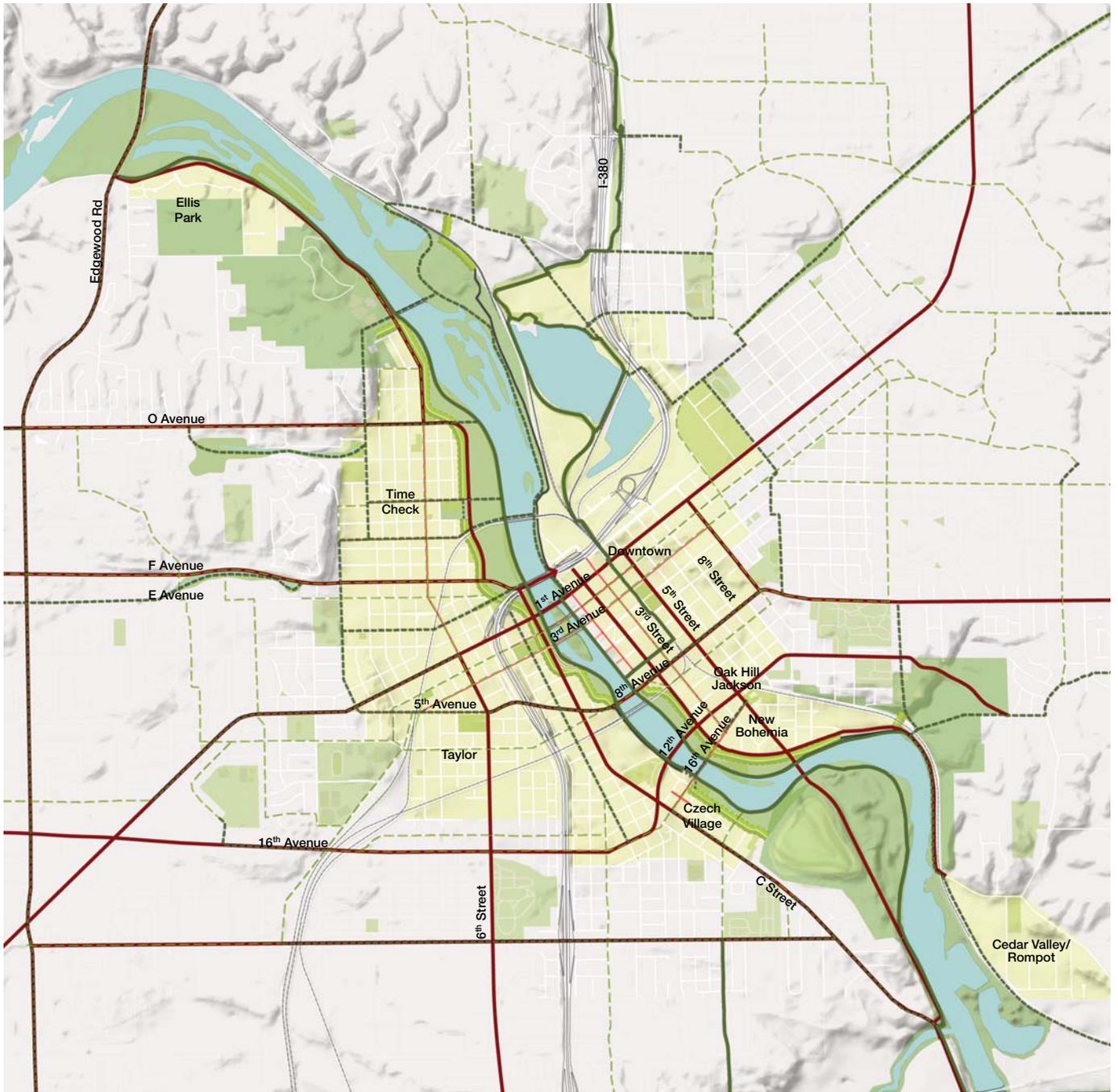
Neighborhood Reinvestment

1. To maintain vibrant neighborhoods
2. To meet multi-generational needs
3. To provide affordable housing



Business Reinvestment

1. To maintain vibrant neighborhoods
2. To encourage economic vitality



TRANSPORTATION AND CONNECTIVITY



- ▬ STREET IMPROVEMENTS
- ▬ BIKE ROUTE
- ▬ TRAIL
- ▬ NEW TRAIL
- REINVESTMENT AREA
- PARKS

Transportation and Connectivity

Goals

1. Create accessible transportation options

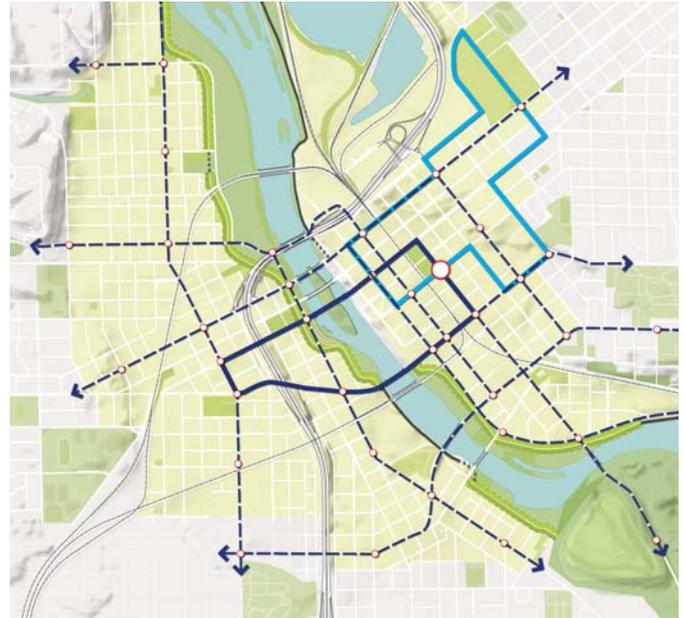
Initiatives

Enhance the pedestrian environment through active and pleasant building storefronts as well as **streetscape improvements** such as complete street standards and street amenities such as trees, signage and lighting.

Increase use of public **transit** by making bus service more accessible and comfortable—particularly by improving bus routes, schedules and amenities—and by creating an **Intermodal Transportation Facility (ITF)** downtown. Change the public mindset through education about transit and study other future mass transit options such as commuter rail.

Relieve **circulation** challenges and congestion through improved street connections. Amongst others, this will include reconnecting Ellis Boulevard and Sixth street, converting some downtown one-way streets to allow two-way traffic, and **extending Fifth Street across the river toward C Street**. Further study of traffic flows is needed.

Conduct a **comprehensive downtown parking management plan** to manage the parking supply, address concerns about parking needs for all users and the poor condition of the parkades, and to assess the amount of land dedicated to surface parking.



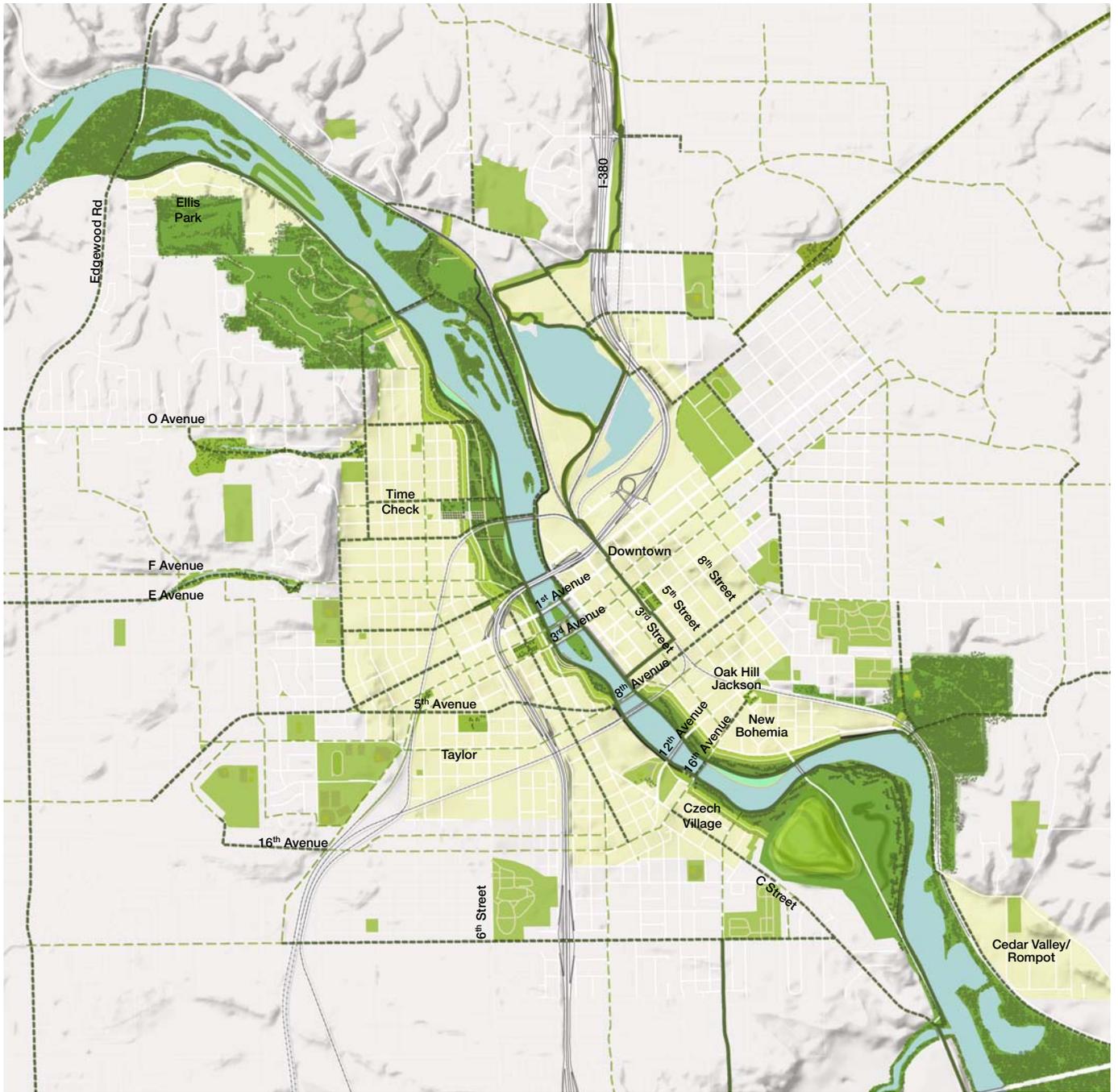
TRANSIT — CIRCULATOR — ITF — BUS CONNECTION — STOP



STREETScape IMPROVEMENTS (PORTLAND, OR)



CIRCULATION IMPROVEMENTS ARE PROPOSED ON THIRD STREET TO CONNECT DOWNTOWN TO NEW BOHEMIA



OPEN SPACE AND RECREATION

- LEVEE
- BIKE ROUTE
- NEW TRAIL
- TRAIL
- REINVESTMENT AREA
- PARKS



Open Space and Recreation

Goals

1. Promote green space as a central amenity for all residents
2. Construct sustainable infrastructure

Initiatives

Design the **greenway** and start implementation by acquiring property and constructing the levee and floodwall.

Prioritize a **continuous trail system** to stitch together neighborhoods and green spaces. Conduct detailed studies to plan for trails and bike lanes, and define relevant design standards. Raise funding for trail implementation and the purchase of amenities such as lighting and benches.

Develop **new parks and community facilities** to serve the City residents and the regional population, including new community centers, major regional indoor and outdoor recreation facilities, an amphitheater, as well as continued support for new neighborhood parks and playgrounds.

Develop a long term **comprehensive park strategy** by updating Parks and Recreation Master Plan and by implementing park projects. Engage the public through collaboration, communication and community volunteer events.

Strategically maintain and **improve existing parks** with landscaping, restrooms, picnic facilities and parking.

Celebrate the Cedar Rapids community by hosting riverfront and neighborhood **outdoor events** throughout the year.



LEVEE WALK (INDIANAPOLIS, IN)



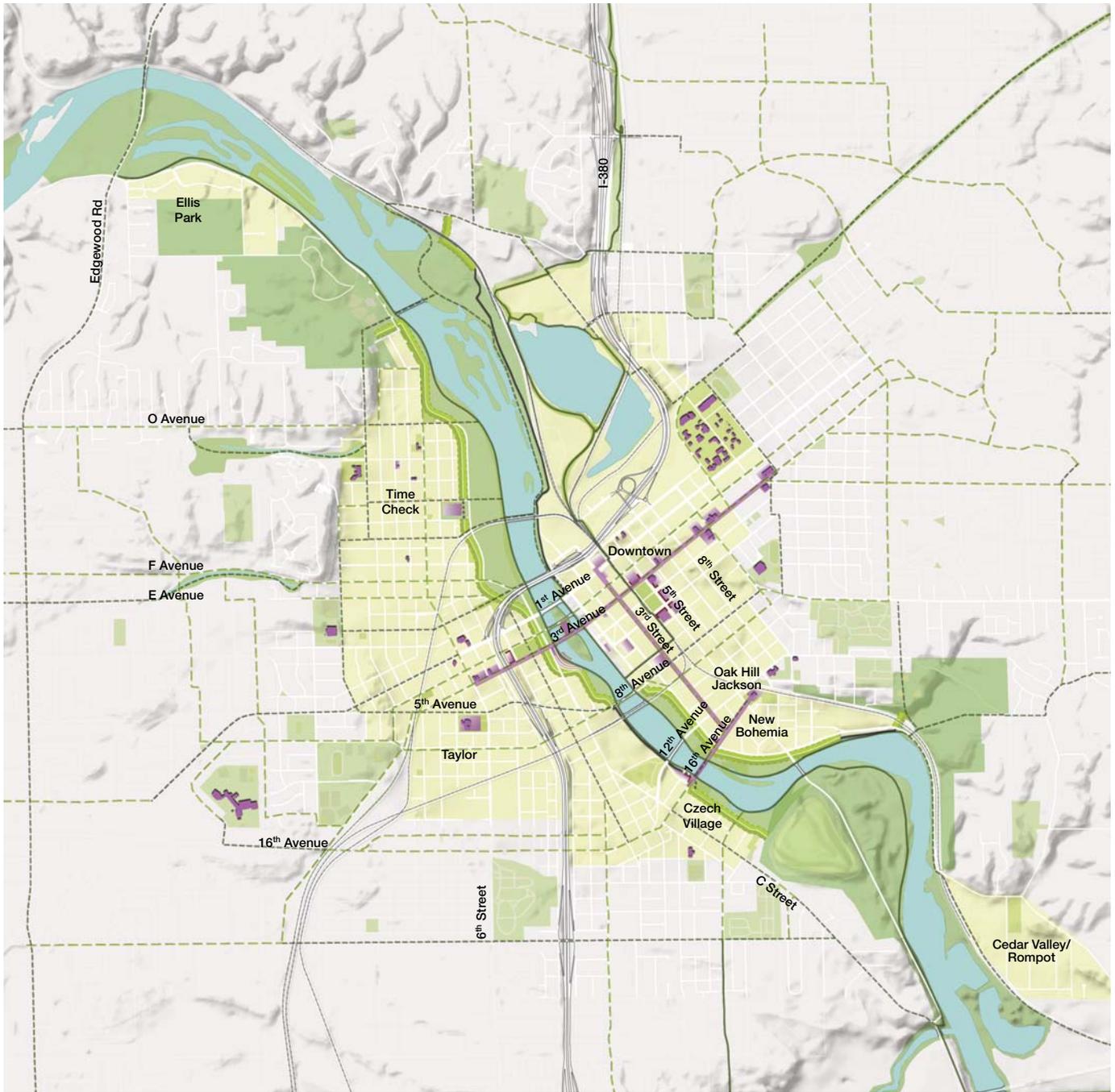
EXTEND AND CONNECT EXISTING TRAILS, LIKE THE ELLIS TRAIL



NATURAL AREAS (ARLINGTON, TX)



COMMUNITY EVENTS (ADDISON, TX)



ARTS AND CULTURE

- ARTS, CULTURE AND COMMUNITY ASSETS
- ARTS CORRIDORS
- REINVESTMENT AREA
- PARKS
- BIKE ROUTE
- NEW TRAIL
- TRAIL



Arts and Culture

Goals

1. Support arts, culture, and entertainment opportunities
2. Maintain vibrant neighborhoods
3. Create exciting downtown destinations

Initiatives

Strengthen **Third Avenue** as a civic arts corridor capitalizing on the existing Museum of Art, rehabilitation of the Paramount Theater, and use the expanded Greene Square Park for a variety of civic events.

Complement the Third Avenue corridor by devoting **Third Street** to the community arts and connecting downtown assets to New Bohemia by building on existing arts programs and encouraging a more grassroots feel of unique galleries, studio spaces, and eclectic shops.

Expand **Greene Square Park** between Third Avenue and Fifth Avenue with a complementary civic focus and new development opportunities on the South and Southeast sides.

Enhance the **New Bohemia** historic district and nearby **Czech Village** by strengthening bridge connections across the river and implementing plans for improvements.

Protect the City's **existing community assets** through public awareness campaigns, signage and restoration of existing facilities.

Plan for new art and **cultural events** and additional event space **venues** for all generations.



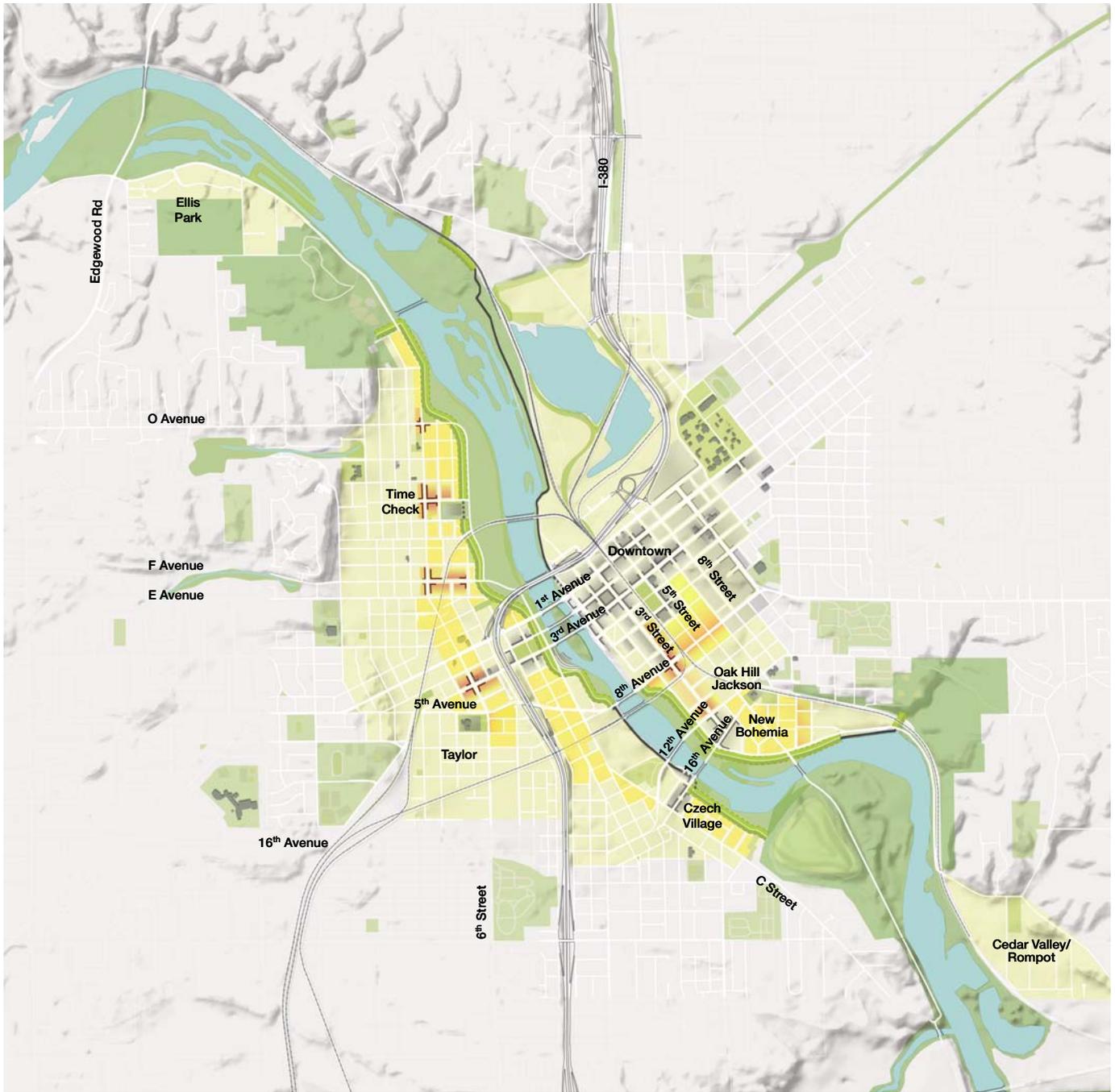
EVENT SPACES THROUGHOUT THE CITY



ARTS DISTRICT (PORTLAND, OR)



ST. WENCESLAUS WILL BE CONNECTED TO THE NEW BOHEMIA ARTS DISTRICT



NEIGHBORHOOD REINVESTMENT

- REINVESTMENT AREA
- PARKS
- NEIGHBORHOOD CENTER FOCUS AREA
- HOUSING FOCUS AREA



Neighborhood Reinvestment

Goals

1. Maintain vibrant neighborhoods
2. Meet multi-generational needs
3. Provide affordable housing

Initiatives

Preserve the existing **character of each neighborhood** through housing reinvestment, protection of historic buildings, use of traditional materials and creation of affordable housing.

Focus housing reinvestment near **neighborhood centers** including along Ellis Boulevard, Sixth Street in Taylor, Czech Village, New Bohemia and Sinclair, Third Street and the West Bank.

Leverage the inherent potential and widespread community support for **infill housing** on underutilized land to achieve a significant residential increase in the Downtown.

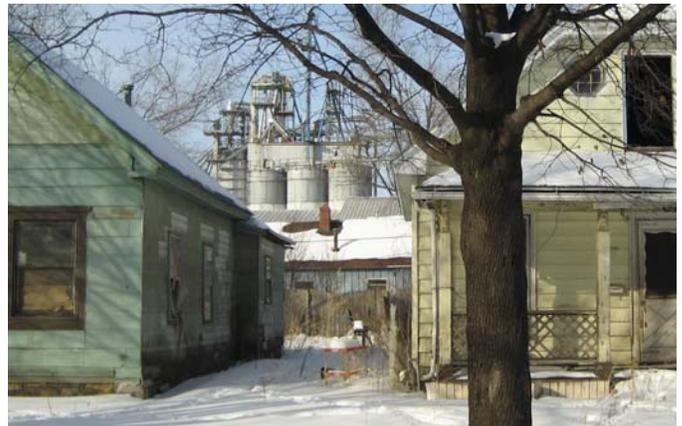
Develop a multi-pronged **strategy for implementation** that is transparent and communicative, encourages reinvestment and prioritizes public safety and well being.

Create **urban design principles** that support a diversity of uses, multi-generational neighborhoods and appropriate character as new development occurs.

Provide **incentives for reinvestment** that have a demonstrated public purpose by minimizing risk to developers, identifying funding sources, streamlining the permitting process and balancing neighborhood and developers' desires.



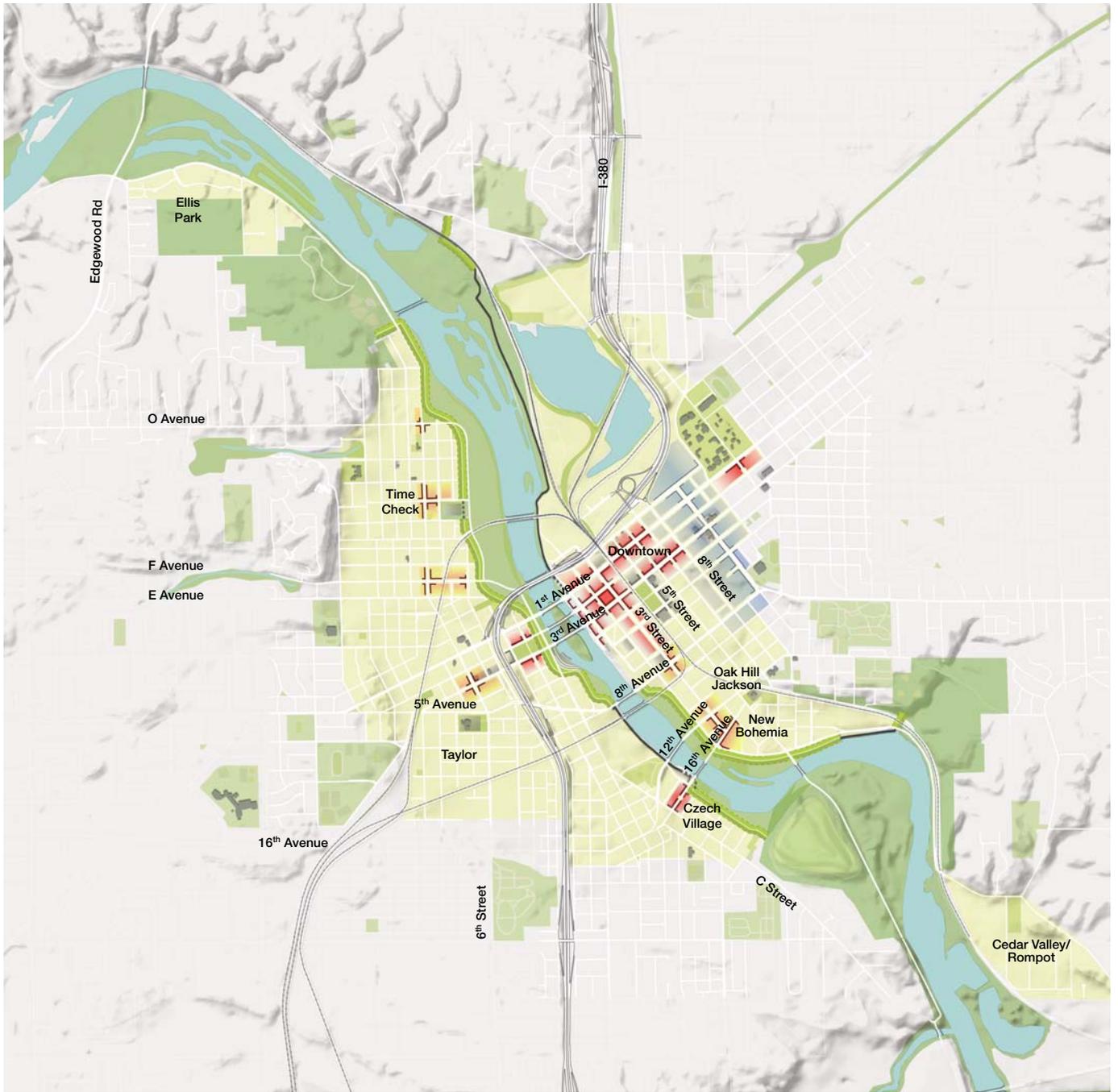
PRESERVE THE NEIGHBORHOOD CHARACTER ALONG ELLIS BOULEVARD



REINVESTMENT OPPORTUNITIES FOR FLOOD-DAMAGED HOMES



DESIGN GUIDELINES FOR NEIGHBORHOODS (SOUTHWOOD, FL)



BUSINESS REINVESTMENT



Business Reinvestment

Goals

- 1. Maintain vibrant neighborhoods
- 2. Encourage economic vitality

Initiatives

Strengthen **neighborhood centers** by promoting a diverse array of local businesses that would be accessible to all modes of transportation, and where possible, housed in “live-work” mixed-use buildings.

Enrich the **Downtown core** by introducing active uses along the Downtown Riverfront and by diversifying the West Bank with a mix of business uses that complement its residential character.

Create a cohesive vision for the **Medical District** by focusing on the synergies between the existing uses and by encouraging new development to be pedestrian friendly.

Target the development of new **specialty venues** that draw in a regional population.

Determine necessary zoning and land use changes and adopt **urban design principles** that clarify standards for new and existing businesses, improve the public realm and integrate green infrastructure.

Provide **incentives for reinvestment** by minimizing risk to developers, identifying funding sources, streamlining the permitting process, keeping lines of communication open and balancing neighborhood and developers’ desires.



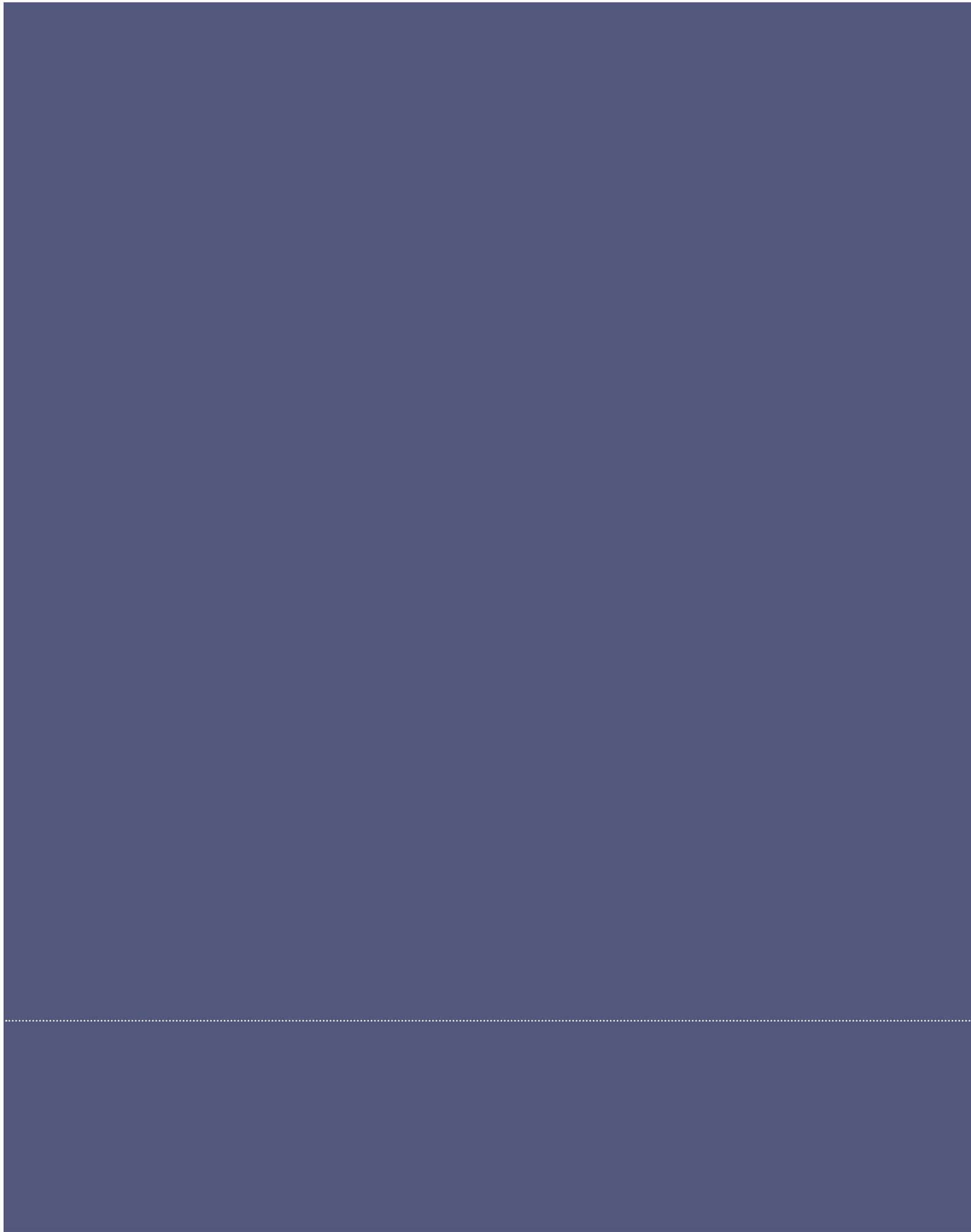
CZECH VILLAGE IS AN EXISTING NEIGHBORHOOD CENTER



THE DOWNTOWN CORE FEATURES HIGH RISE COMMERCIAL BUILDINGS



MAKE DESIGN GUIDELINES FOR A COMFORTABLE PEDESTRIAN ENVIRONMENT (PORTLAND, OR)



Area Plans:



Central

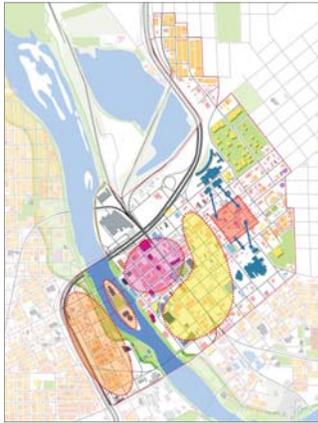
Opportunities for Reinvestment



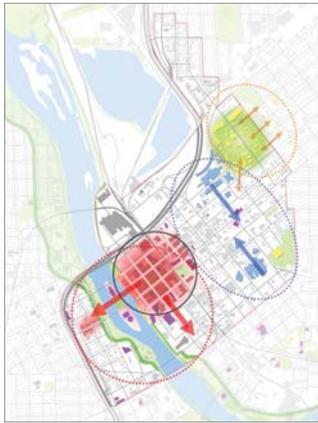
CONNECTIVITY



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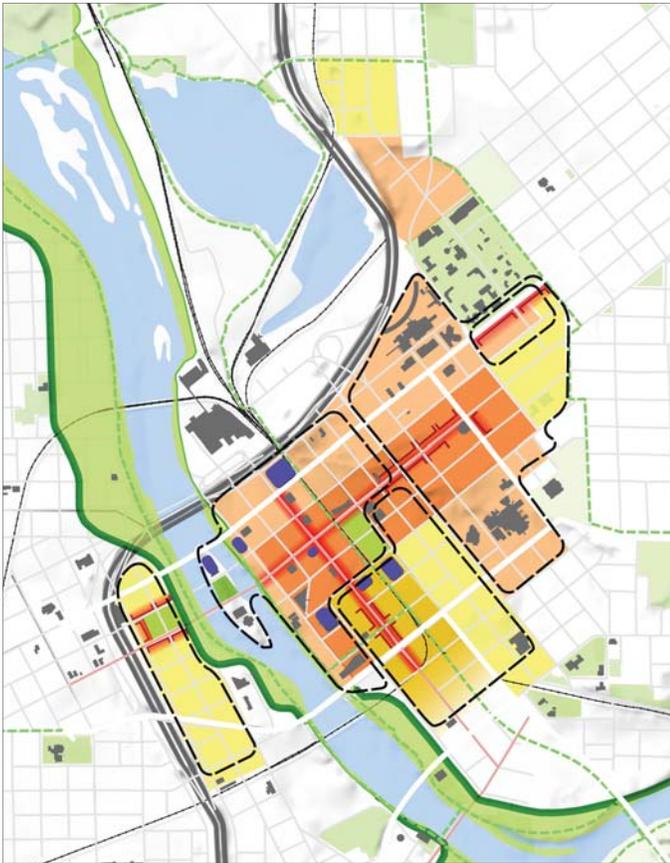


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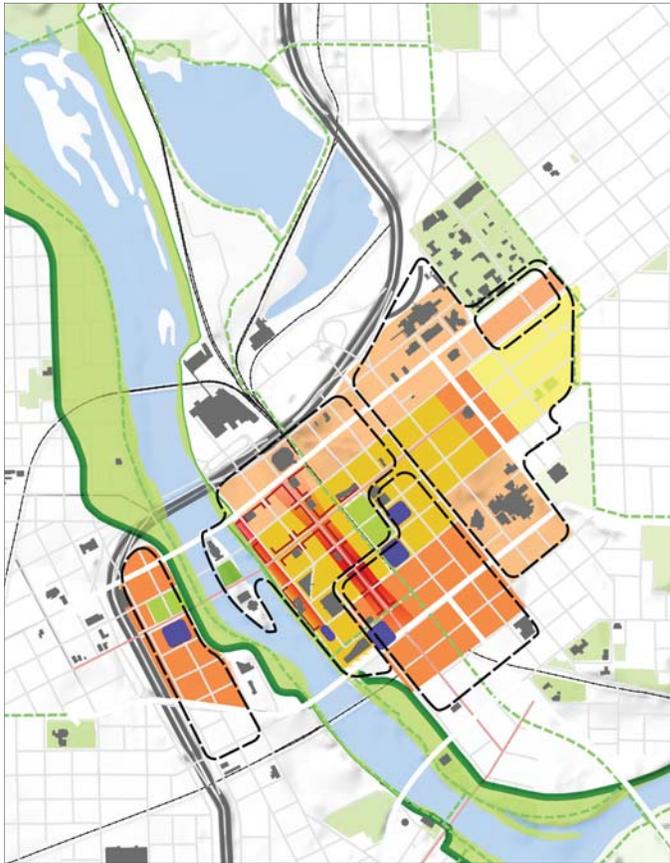


VIBRANT CENTERS

Alternative Scenarios



SCENARIO 1: EXPAND THE DOWNTOWN CORE



SCENARIO 2: DOWNTOWN NEIGHBORHOODS

- HOUSING DISTRICT
- COMMERCIAL DISTRICT
- STREET-LEVEL RETAIL
- NEIGHBORHOOD BOUNDARY
- PARKS
- COMMERCIAL-FOCUSED MIXED-USE
- RESIDENTIAL-FOCUSED MIXED-USE
- DOWNTOWN DESTINATION

Area Character



DOWNTOWN RETAIL



NEW CONDOMINIUMS



RIVER-EDGE OPEN SPACE



4TH ST CORRIDOR

Central Area Framework Profile

The Central Area is a diverse, mixed-use area made up of the Downtown core and May's Island as well as several smaller sub-districts including the Medical District, Coe College/Uptown, and the West Bank. The Central Area's current role within the community is as an employment, civic, retail, and arts and cultural hub. The Central Area employs 21% of all workers in the City. Approximately 13,000 people work in the downtown core, the Medical District area, and other Central Area business locations, supporting a diversified economic base where manufacturing, technology, and service industries all contribute. The medical center, home to two hospitals, numerous clinics and medical-related businesses, accounts for 4,500 of the Central Area's employment.

The number of residents living in Downtown Cedar Rapids has been steadily increasing over the past two decades with development projects including River Place Apartments, and nearby developments such as Watertower Place, Bottleworks Lofts (Osada Apartments), and infill housing in the Downtown neighborhood. Approximately 5,200 people live in Downtown with a projected increase to 5,650 residents by 2020.

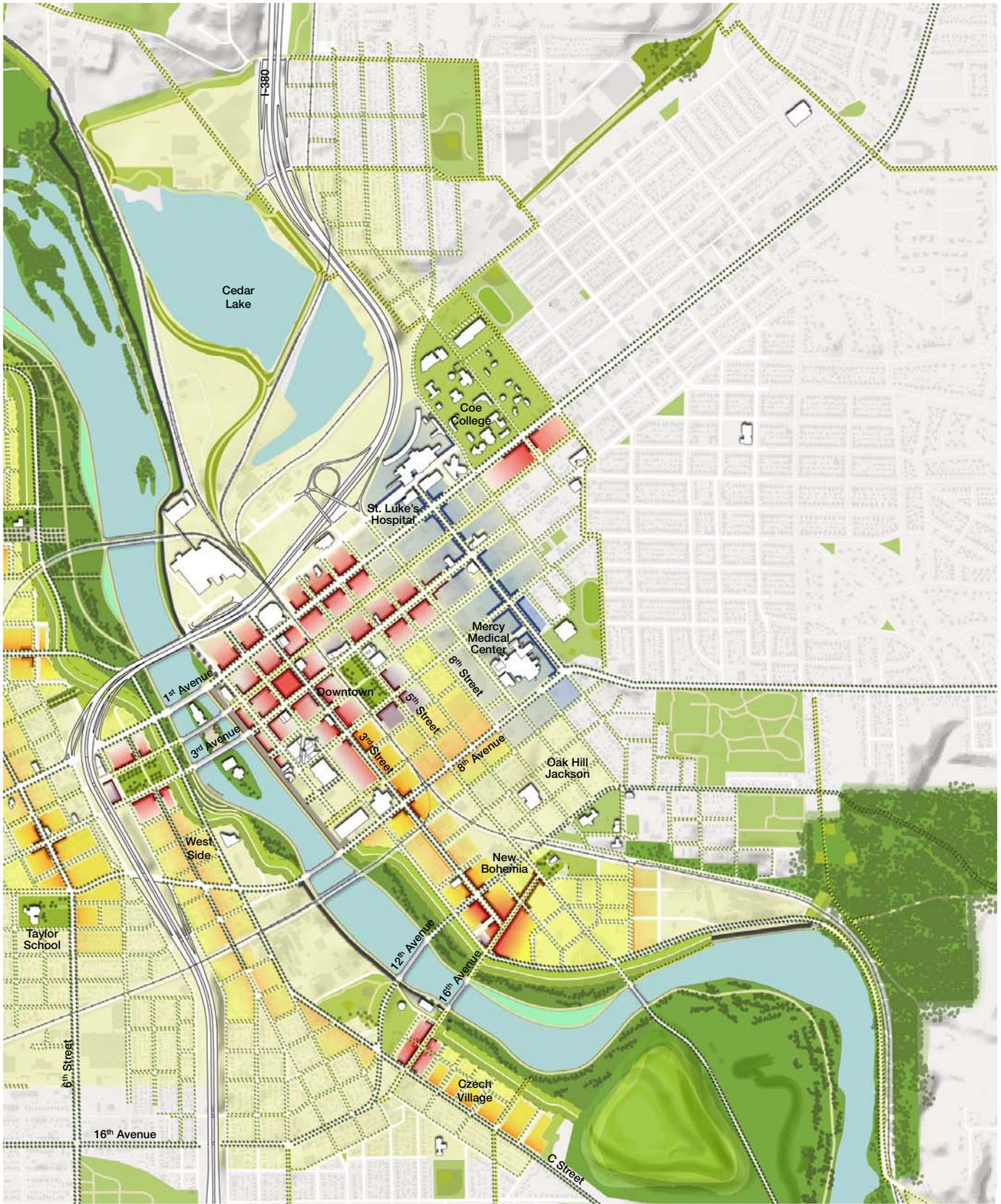
Downtown Cedar Rapids is also a major cultural attraction, with venues including the Science Center, Cedar Rapids Art Museum, Paramount Theater, Theater Cedar Rapids, the US Cellular Center, Coe College, a fabric of historic buildings and churches, public art, a farmer's market and more.

Through a series of area meetings commencing on February 10, community members worked to refine and enhance a set of goals initiated during the 2007 Downtown Visioning process that would guide the Central Area in light of the recent flood. While many ideas garnered immediate consensus—such as rebuilding existing arts and cultural venues, linking trails and bike routes, reinforcing the commercial downtown core, and

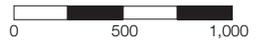
increasing downtown housing options—the planning process provided a forum for further feedback for a number of open questions specific to the Central Area including:

- Comprehensive downtown parking plan and one-way street conversions
- Priority investments in pedestrian-friendly streetscape improvements and transit
- Create an identity for the West Bank and strategically link it to the downtown core
- Define the character and location of downtown housing
- Opportunities for enhanced open space and trails
- Determine a focus and character for the Medical District
- Coe College's relationship to the downtown core and surrounding neighborhoods

Creating an identity for the West Bank and its relationship to the downtown was a key issue for the Central Area, and community members resolved that the West Bank should be a mixed-use district with strong connections across the river to the downtown core via a restored May's Island. The evolution of the Medical District was also discussed, including the supporting amenities, housing opportunities, and priority streets that are appropriate for this area. Transportation and connectivity issues were paramount in the downtown, with discussion surrounding improved transit routes and service, parking strategies, bike lanes, comfortable sidewalks, and the expansion of Greene Square Park as well as a new West Bank park. Community members believed that all plans should reinforce the existing downtown core, with enhanced retail choices and focused commercial and business uses.



CENTRAL AREA FRAMEWORK MAP



- EXISTING PARK
- GREENWAY AND LEVEE
- FLOOD WALL
- REINVESTMENT: HOUSING
- MIXED-USE
- BUSINESS
- MEDICAL DISTRICT
- ART, CULTURE AND COMMUNITY ASSETS
- ACTIVITY CENTER/BUILDING PRESENCE
- COMMUNITY LANDMARK



8TH AVENUE AND 2ND STREET - CONCEPTUAL VIEW OF POTENTIAL STREETScape IMPROVEMENTS

Plan Elements and Initiatives

The preferred framework plan for the Central Area synthesizes the many voices that participated in the planning process into a plan that addresses Transportation and Connectivity, Open Space and Recreation, Arts and Culture, Business Reinvestment, and Housing and Neighborhood Character.

Transportation and Connectivity

- The plan proposes priority **streetscape improvements** along First, Third and Eighth Avenues; Third and Tenth Streets; and all blocks within the downtown core. Streetscape improvements include active uses along the street edge, and designing streets for a balance between bikes, pedestrians, and cars.
- **Circulation improvements** include converting Second, Third, Fourth and Fifth Avenues, and Seventh and Eighth Streets south of Third Avenue, from one- to two-way streets.
- **Transit improvements** include two potential routes for a fixed-loop Downtown Circulator trolley with increased frequency linked to the new Intermodal Transportation Facility (ITF), improved bus stops, and a “green” fleet of buses.
- The plan recommends conducting a **downtown parking study** to address concerns about parking needs for all users, the poor condition and vacancy rates of the parkades, and the amount of developable land dedicated to surface parking.

Open Space and Recreation

- The plan enhances the trail system, with **connected routes** along the riverfront, Cedar Lake, and bike lanes on downtown streets, creating a green loop trail route.
- **Greene Square Park** is doubled in size with the future acquisition of the block to the southeast to increase its usability as a newly imagined civic green. A new park is introduced on the West Bank to provide a neighborhood focus along the Greenway, and to connect across the river to May’s Island Plaza and downtown.
- An active river’s edge in line with the design and implementation of the **Greenway** includes an outdoor amphitheater on the West Bank with views of the river and downtown, and an urban riverfront promenade on the east side lined with active retail spaces on the ground floor of the adjacent buildings.

Arts and Culture

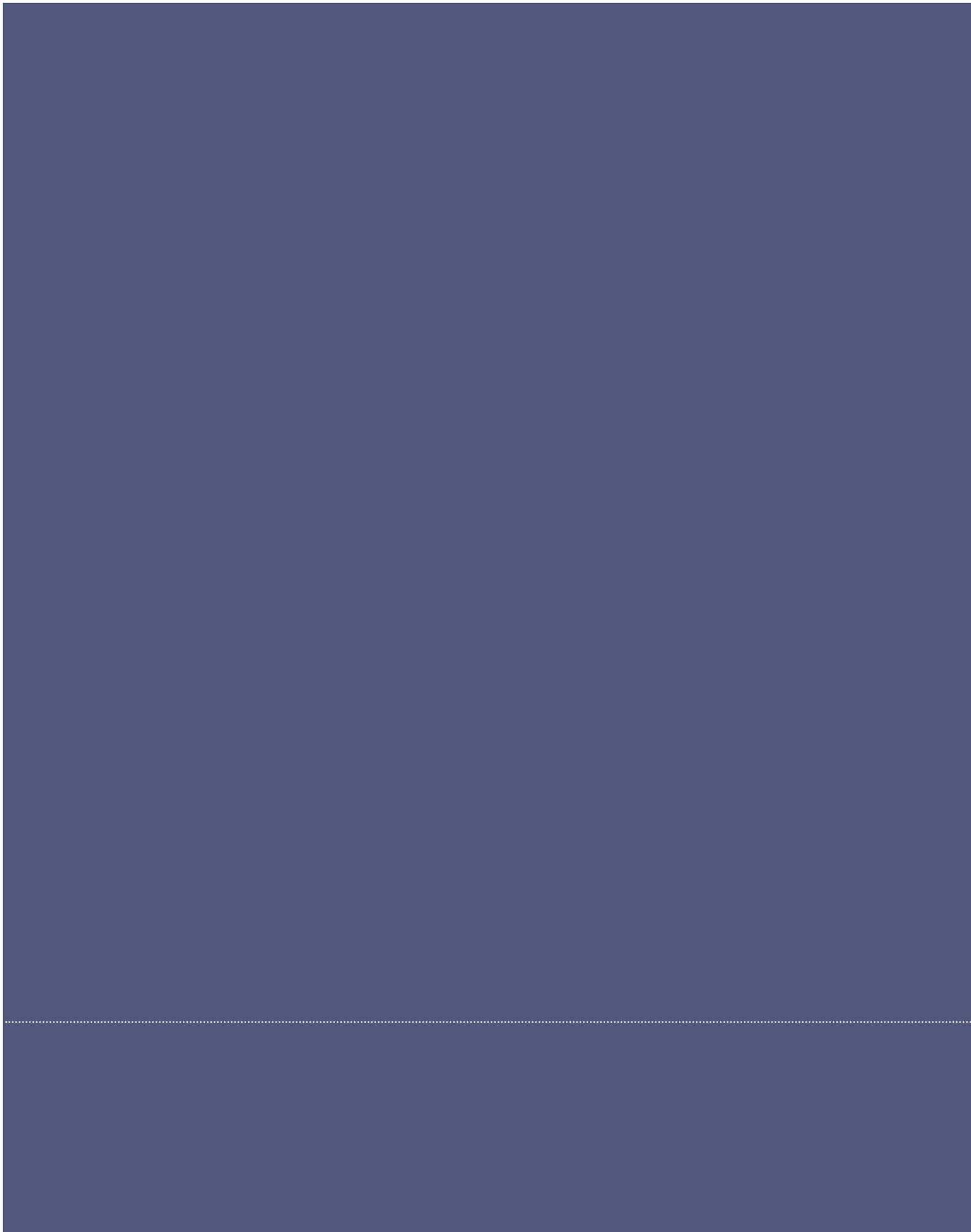
- The framework plan promotes the protection of the many **existing arts and cultural assets**, and the enhancement of these uses and their ties to other assets in the city.
- **Third Avenue** is envisioned as a civic arts corridor capitalizing on the existing Museum of Art and rehabilitation of the Paramount Theater. The newly expanded Greene Square Park offers a civic focus with development opportunities to the South and Southeast.
- **Third Street** will be a community arts connection linking downtown assets to New Bohemia with a grassroots feel of galleries, studio spaces, eclectic shops, and the potential for more arts and cultural events.

Housing Reinvestment

- There is great potential and community support for infill housing on underutilized land to achieve a significant increase in the Downtown and West Bank residential population.
- The Central Area can provide a range of housing types and affordability, with options such as town homes, multifamily apartments and condos, mixed-use developments, and adaptive reuse of historic and warehouse buildings.

Business Reinvestment

- Strengthen **Neighborhood Centers**, including the Downtown core near Second Avenue and Second Street, and Third Avenue and Third Street, by introducing active uses along the riverfront and diversifying the West Bank with a mix of business uses that complement its residential character.
- Strengthen and diversify the **Medical District** by creating a cohesive vision, focusing on the synergies between the uses and encouraging new development to be pedestrian friendly with active building frontage and parking located behind buildings. Medical uses should be concentrated in the core with a mix of uses providing a transition between the Medical District and Downtown.
- Other priorities of the plan provide incentives for commercial and retail reinvestment, including a new grocery store and conveniences that would serve not only the downtown and surrounding neighborhood residents but also the daytime workers.



Area Plans:



North

Opportunities for Reinvestment



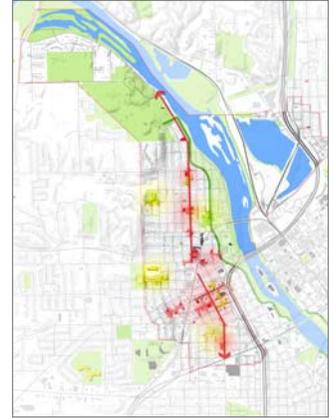
CONNECTIVITY



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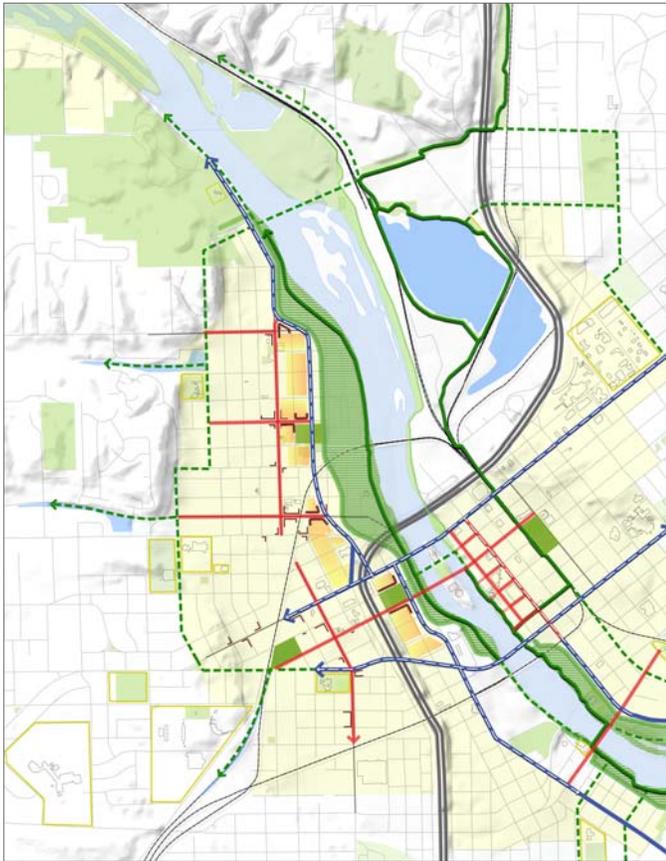


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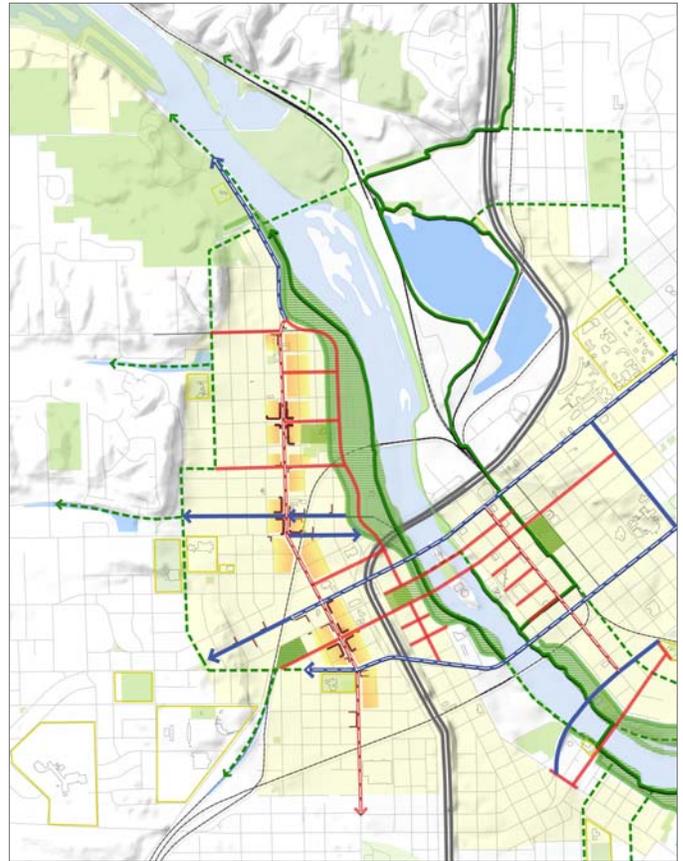


VIBRANT CENTERS

Alternative Scenarios



SCENARIO 1: NEW BOULEVARD AT THE LEVEE



SCENARIO 2: NEW RIVERSIDE DRIVE



Area Character



HOMES ALONG ELLIS BOULEVARD



MOTHER MOSQUE



BUSINESS ALONG ELLIS BOULEVARD



DIAMOND V

North Area Framework Profile

The North Area encompasses the Ellis Harbor, Time Check and Taylor neighborhoods, and the Cedar Lake area. Each of these neighborhoods is predominantly residential, with industrial uses clustered along the rail line bisecting the area and other commercial uses clustered along major roadways such as First, Second and Third Avenues, Ellis Boulevard and E and F Avenues, and Sixth Street.

The history of the North Area is closely tied to the evolution of Cedar Rapids. Once part of the City of Kingston—an area which was annexed to Cedar Rapids in the 1870s—the Time Check and Taylor neighborhoods were greatly shaped by the presence of the railroad, the Cedar River and associated industry.

These stable residential neighborhoods, which traditionally served as worker housing, feature primarily one to two story single-family homes on alley-loaded small lots. The average home size is roughly 1,000 square feet and average lot size is roughly one-eighth of an acre. The majority of the homes are at least 80 years of age. Other residential building types include the houseboats in Ellis Harbor and the condominiums to the north.

The North Area features a significant amount of open space and many community parks. The northernmost portion includes Ellis Park, whose walking trails and golf course are an attraction for the entire City. Across the river from Ellis Park lie several open space resources, including Cedar Lake and its associated trails, and Mohawk Park. The main neighborhood parks are Time Check Park, located at the heart of the Time Check neighborhood, and the park around the Taylor School, which also serves as the center of the Taylor community.

The street pattern in the North Area features two predominant grid orientations which skew at E Avenue to the north and Fifth Avenue to the south. The streets in the middle portion of the Area follow the same grid as downtown Cedar Rapids, while the grid in the Time Check neighborhood and southern Taylor neighborhood shifts roughly 45 degrees to orient north-south. This change of orientation poses challenges to connecting the neighborhoods. Additionally, connections are further complicated by the presence of the rail line and several large industrial parcels. However, a major asset of the area are the mature trees along most of the

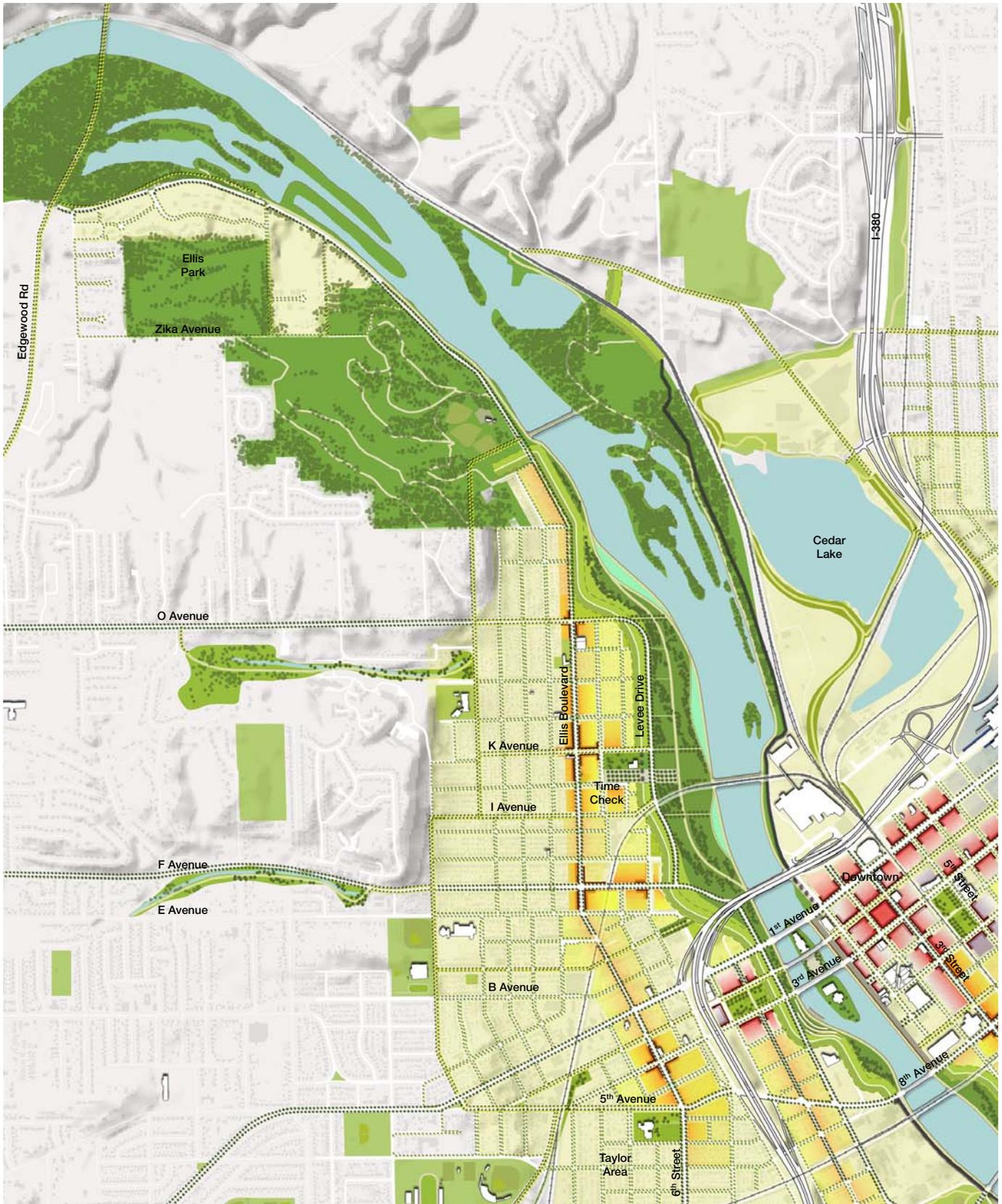
streets that provide green linkages and shade throughout the Area.

Through a series of area meetings which began on February 10, community members worked to define a set of goals that would drive the framework plan in the North Area. While many ideas garnered immediate consensus—such as the connections to the greenway to provide public access to the Cedar River—the planning process provided a forum for further feedback and refinement for a number of open questions, including:

- Should reinvestment in Time Check be focused on Ellis Boulevard or along the River?
- How should we reinvest in the Taylor Neighborhood?
- Where are the opportunities for new neighborhood centers?
- Should an Ellis Boulevard/Sixth Street connection occur?
- Should there be a “new” First Street linking neighborhoods along the greenway?
- How can we strengthen connections to the river?

Transportation and connectivity were a key focus of discussion, as was the type and location of reinvestment. Consensus emerged that Ellis Boulevard and Sixth Street should be connected, provided that the speed and level of traffic would remain compatible with the residential nature of Time Check. Additionally, a new First Street—or Riverside Drive—should connect the neighborhoods along the greenway. Both of these streets will share the north-south traffic passing through Time Check. F and O Avenues should be the primary east-west access to the river, and should be complemented by a series of east-west pedestrian-oriented streets providing safe routes between Time Check, Taylor and the Greenway.

The neighborhood also agreed that it was desirable to retain a predominantly residential character, with business and housing reinvestment focused in two areas: 1) in Time Check, between Ellis Boulevard and the River and 2) along Sixth Street in the Taylor neighborhood, particularly at the intersection of Third Avenue. These areas would feature mixed-use development and a variety of housing to attract a wider diversity of people. Finally, all agreed that Time Check Park and other neighborhood institutions, including churches and the Mother Mosque, should be restored.



NORTH AREA FRAMEWORK MAP





K AVENUE AND ELLIS BOULEVARD - CONCEPTUAL VIEW OF POTENTIAL ROADWAY AND STREETScape IMPROVEMENTS

Plan Elements and Initiatives

The preferred framework plan for the North Area synthesizes the many voices that participated in the planning process into a plan that addresses Transportation and Connectivity, Open Space and Recreation, Arts and Culture, Business Reinvestment, and Housing and Neighborhood Character.

Transportation and Connectivity

- The plan proposes priority **streetscape improvements** primarily to Ellis Boulevard, Sixth Street, the new Riverside Drive, O Avenue, F Avenue and Fifth Avenue. Streetscape improvements will balance multiple modes of travel, including bikes, pedestrians, and cars. Other street improvements would concentrate on I, K, Third and Fifth Avenues to improve local access to the greenway.
- **Circulation improvements** include connecting Ellis Boulevard and Sixth Street, creating a “new First Street” via a Riverside Drive along the greenway, and making F Avenue two-way. The latter would allow F Avenue to serve, along with O Avenue, as a primary east-west connection to the river. Other improvements include raising the intersection of Ellis Avenue and Edgewood Road to reduce flood impacts, and creating a new greenway drive.
- **Transit improvements** include increasing frequency and hours for current bus lines and linking them to the new Intermodal Transportation Facility (ITF), optimizing bus stops locations so they would coincide with neighborhood centers, improving bus stop access and amenities, and promoting a “green” fleet of buses. Additionally, there is the potential to connect the Taylor neighborhood to downtown with a circulator loop line.

Open Space and Recreation

- The plan realizes the **Greenway** along the Cedar River by implementing buyouts in an area generally defined from south to north by F Avenue and Penn Avenue, and from east to west by First Street and Fourth Street.
- The plan creates a **continuous trail system** along the length of the greenway and connects it with the neighborhoods through a series of east-west trails aligned with B, I, K and O Avenues. Second and Third Avenues are also identified as primary connections for pedestrians from the Taylor Area to

the River and Downtown. Additionally, a trail route is shown on the western edge of the Area along 11th Street and 13th Street. This trail connects the Harrison Elementary School and the Roosevelt Middle School to the Kingston Stadium area to the south. To the north, it passes through Ellis Park and leads to a proposed pedestrian bridge which crosses the Cedar River and creates new connections to Cedar Lake.

- The plan maintains and improves **existing park facilities** by replacing several facilities damaged by the flood, including the Time Check Boys and Girls Club, Time Check Playground, Ellis Pool and Ellis Harbor. It also promotes the implementation of the Cedar Lake Master Plan, which will extend the trail system and provide picnic facilities, a boat launch and parking.

Arts and Culture

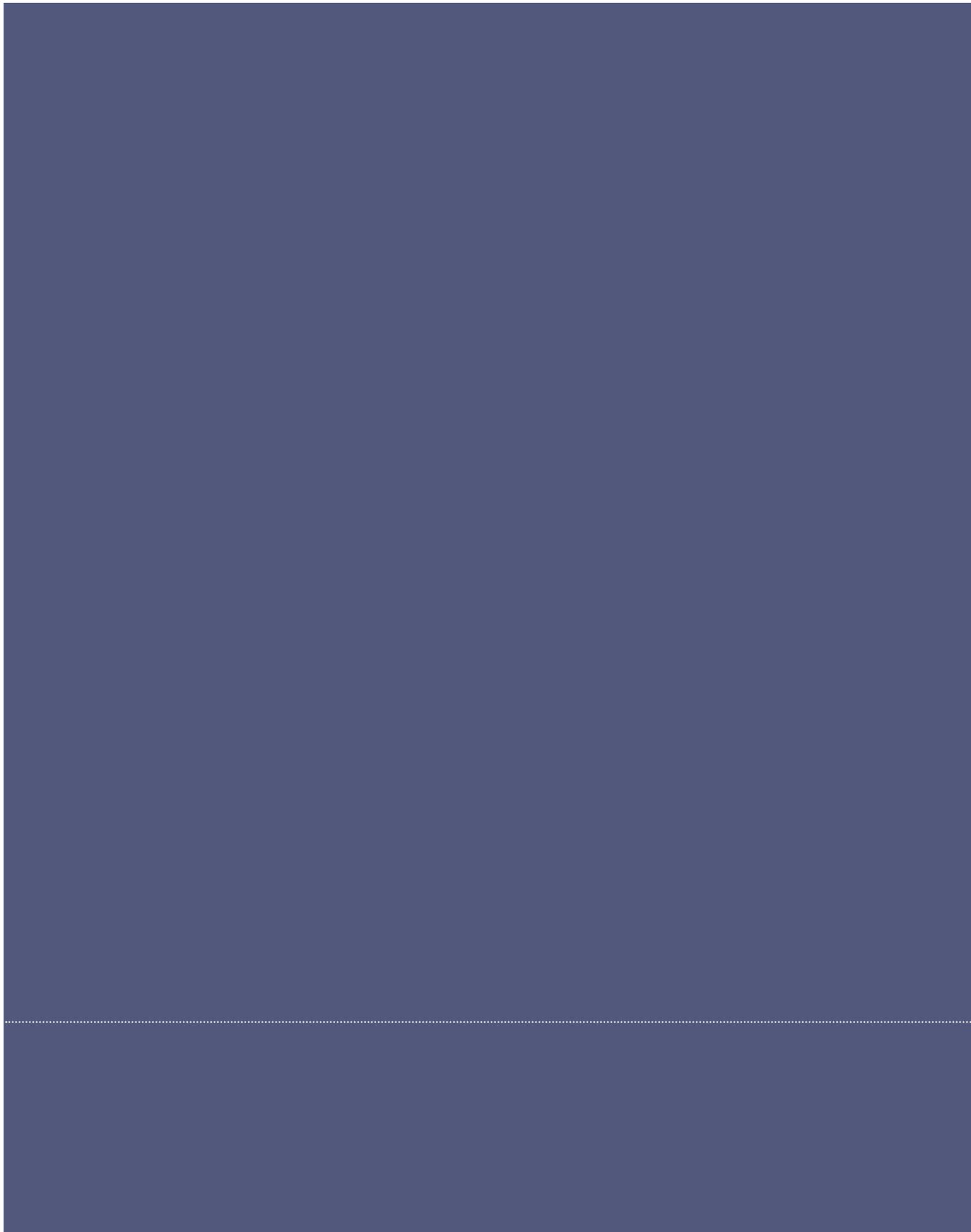
- The plan protects **existing community assets**, including schools, churches, the Mother Mosque and local businesses.
- To further enhance the Time Check and Taylor neighborhoods, the plan promotes the development of **additional arts and cultural facilities** that could be located within the proposed neighborhood centers.

Housing Reinvestment

- The plan focuses **housing reinvestment** primarily along Ellis Boulevard and Sixth Street, as well as in the area spanning from Ellis Boulevard east to the Greenway.
- The plan shows the potential for **mixed-use and higher intensity residential development** along Ellis Boulevard, and Sixth Street, and more specifically around the proposed neighborhood centers and their connections to the greenway (F, I and K, and Fifth Avenues).

Business Reinvestment

- The plan strengthens **neighborhood centers** and creates mixed-use districts along Ellis Boulevard and Sixth Street. In Time Check, these centers are located between Ellis Boulevard and the Cedar River, particularly along F, K and O Avenues. In Taylor, development is focused along Sixth Street, particularly at the intersection of Third Avenue.



Area Plans:

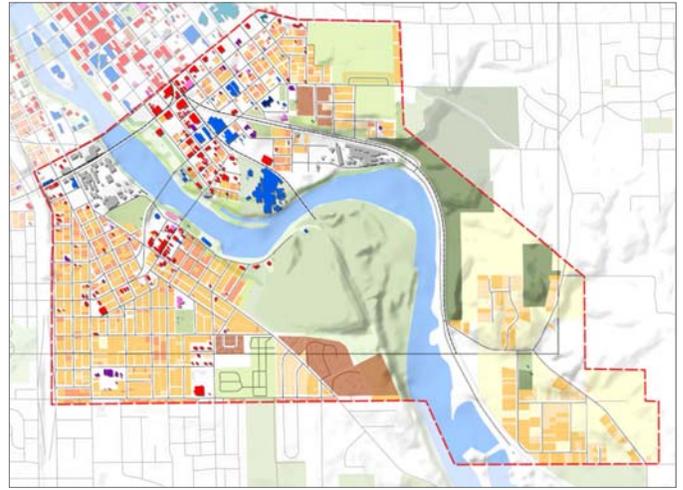
South



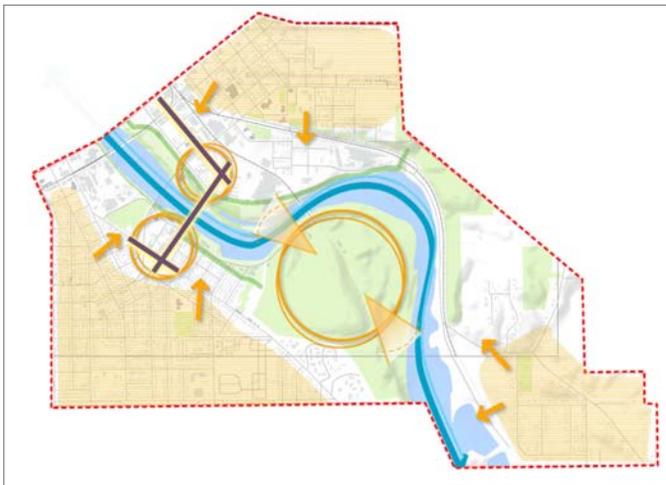
Opportunities for Reinvestment



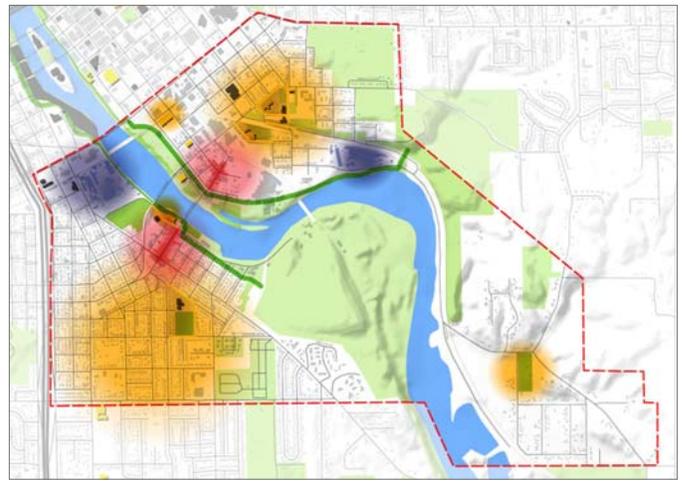
CONNECTIVITY



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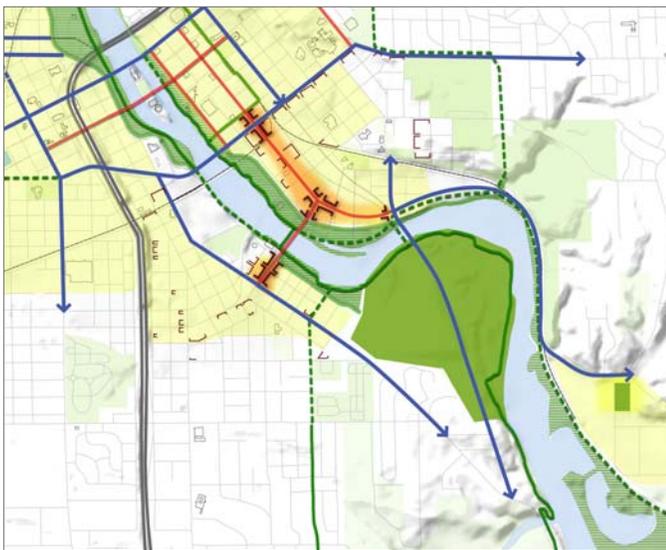


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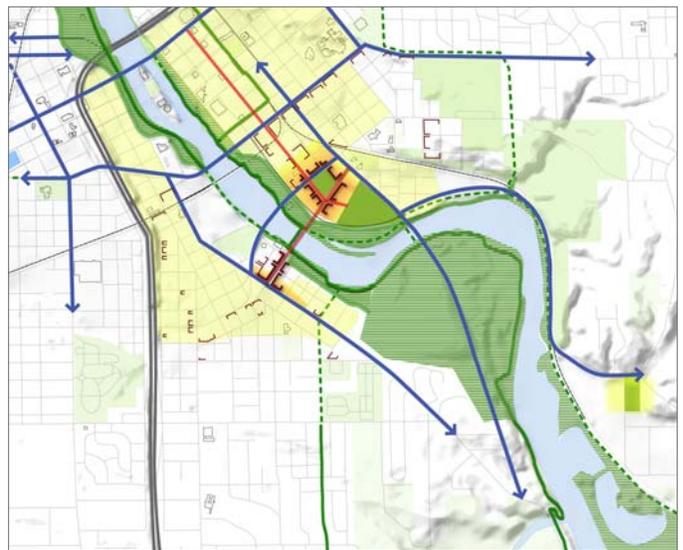


VIBRANT CENTERS

Alternative Scenarios



SCENARIO 1: 3RD STREET CONNECTOR



SCENARIO 2: NEW DISTRICT AT NEW BOHEMIA



Area Character



CZECH VILLAGE



OAK HILL JACKSON
NEIGHBORHOOD



VIEW OF PENFORD FROM THE
RIVER'S EDGE



VIEW OF LANDFILL FROM 16TH
AVENUE BRIDGE

South Area Framework Profile

The South Area encompasses the Czech Village, New Bohemia, Oak Hill Jackson and Rompot neighborhoods. Spanning over 1,300 acres, the South Area encompasses over 4,000 households in residential neighborhoods, and 1,000 people employed in major industries including Cargill and Penford. The area also supports many cultural activities within historic districts such as Czech Village as well as regional open space networks such as the Sac and Fox Trail. While the South Area can be described as a diverse community with a remarkable history, it is also an area of significant new transitions. Even before the flood, the South area was engaged in major redevelopment efforts such as the clean up of the Sinclair brownfield site, and development of an artist live-work district from New Bohemia connecting along Third Street to Downtown.

Around the 1870s a large group of Eastern European emigrants settled in New Bohemia, supporting a vibrant extension of downtown and hosting two significant social halls in addition to numerous Czech immigrant-owned businesses. Over a century later, the historic district flowing from Czech Village and across the 14th Avenue bridge to St. Wenceslaus houses landmarks that still garner the interest and protection of younger generations. This district includes significant community assets such as Metro High School, the Legion Arts Building, the African American Museum, the National Czech and Slovak Museum and several small and regional parks.

Residential neighborhoods are as diverse as the households who live in them. Rompot reflects a more rural character with small homes on large wooded lots with fantastic views of the Cedar River. To the north, Oak Hill Jackson is an assemblage of small-lot pre-1960 homes and apartment complexes with intimate front porches. Along Third Street new mixed-use condominiums such as Bottleworks and Water Tower Place are refurbished historic buildings with modern amenities.

The 2008 flood caused damage to 1,283 or 66% of the homes in the South Area. Hundreds of area residents and business people, home owners and renters, elderly and children have participated in this planning process to ensure that the South area continues to protect its history while reinventing itself as a beacon for artists, employers and families.

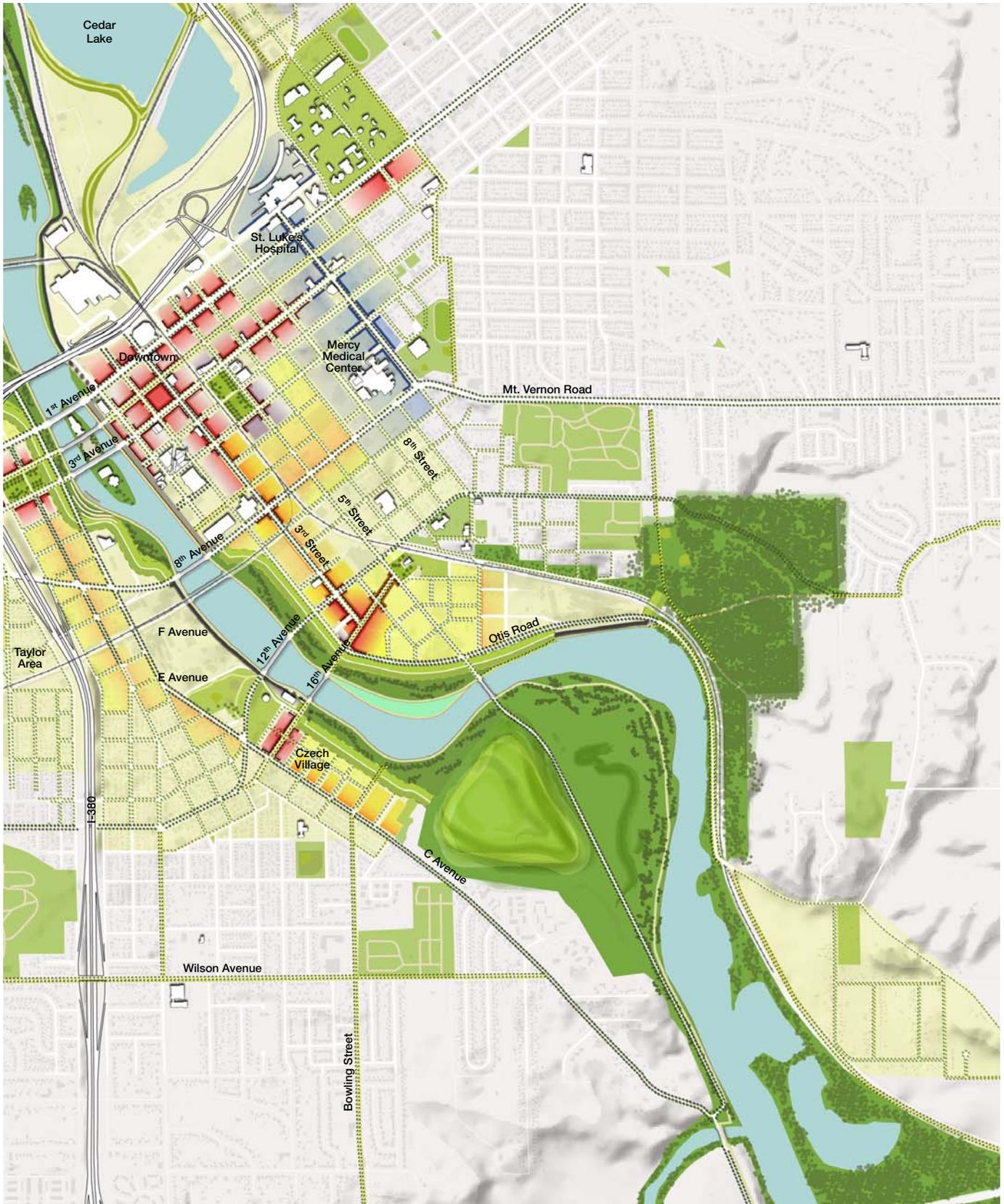
The neighborhood planning process sought to bring consensus on the best initiatives to leverage the opportunities found in the South Area. While some initiatives were agreed upon early in the process, some ideas brought together creative and diverse discussions about how to move forward. Three early areas of agreement were:

- Enhance connections, both vehicular and pedestrian between the South Area and Downtown as well as between neighborhoods and across the River.
- Support vibrant centers with infill and new development of residential, employment and cultural space along Third Street and within the Czech Village area and the New Bohemia historic district.
- Reinvest in neighborhood assets such as Legion Arts, Metro High School, and protect the general single-family character of the neighborhood. Reinvest in underutilized sites such as Sinclair, the former landfill and parking lots along First Street.

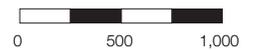
In late March, Citywide and area specific meetings were held to allow residents to explore trade-offs associated with alternative directions. The alternatives focused on the open opportunities including:

- Should New Bohemia be a major new district?
- Should a new South Gateway road connect to Otis Road or Fifth Street?
- Should the Sinclair parcel be redeveloped as a mixed-use site or as an active park?
- Should the landfill become a regional active park or be restored as a natural area?
- Where should new housing developments go?
- How can we reinvest in Rompot?

These meetings led to the articulation of a preferred plan and a series of initiatives.



SOUTH AREA FRAMEWORK MAP



- EXISTING PARK
- GREENWAY AND LEVEE
- FLOOD WALL
- REINVESTMENT:** HOUSING
- MIXED-USE
- BUSINESS
- MEDICAL DISTRICT
- ART, CULTURE AND COMMUNITY ASSETS
- ACTIVITY CENTER/BUILDING PRESENCE
- COMMUNITY LANDMARK



16TH AVENUE BRIDGE - CONCEPTUAL VIEW OF POTENTIAL BRIDGE IMPROVEMENTS TO SUPPORT A VIBRANT ARTS AND CULTURAL COMMUNITY

Plan Elements and Initiatives

The preferred framework plan for the South Area synthesized the many voices that participated in the planning process into a plan that addressed Transportation and Connectivity, Open Space and Recreation, Arts and Culture, Business Reinvestment, and Housing and Neighborhood Character.

Transportation and Connectivity

- **Streetscape improvements** connect the South Area to other neighborhoods and enhance the pedestrian realm. Key areas of focus include the 14th/16th Avenue bridge, Eighth Avenue Corridor, the Third Street connection to downtown and Second Street connection to Otis Road.
- Vehicular access and connectivity are enhanced through **circulation improvements** to facilitate traffic movement through the neighborhoods and highlight key landmarks. Major projects include the extension of 14th Street to St. Wenceslaus and a new bridge across the river connecting C Street south of the Landfill to Fifth Street in Downtown.

Open Space and Recreation

- A **continuous trail system** connects bicycles and pedestrians to the riverfront park and across the river toward Cedar Hills and the Sac and Fox Trail.
- The landfill, once capped and vegetated, could serve as a **new regional park** with seasonal active and passive recreation.
- Wetlands, trails and recreational open spaces will be constructed along the **Greenway**.
- **Existing park facilities** will be improved and maintained to support community gathering and recreation.

Arts and Culture

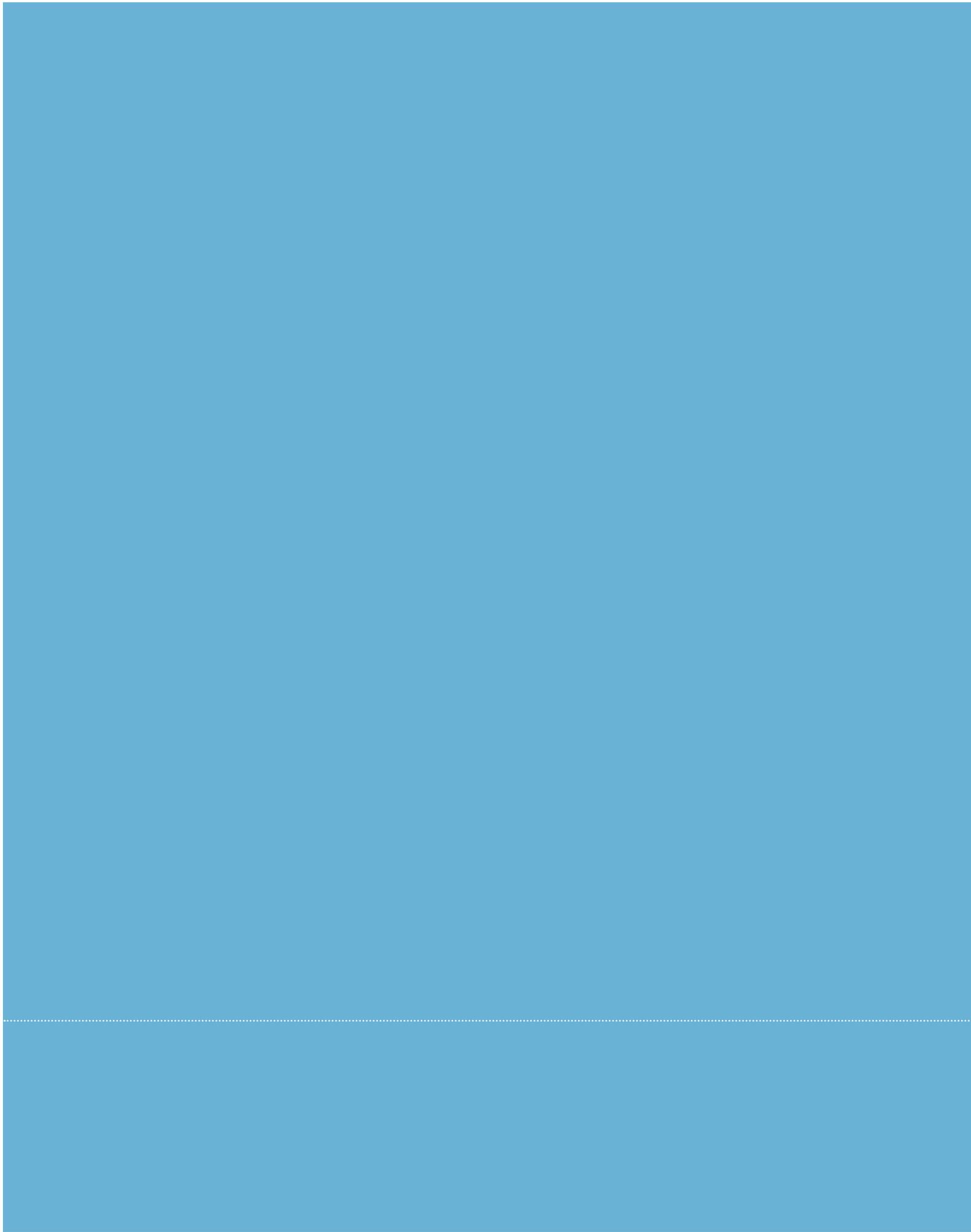
- Grow an **artist community** along the Third Street Corridor by purchasing and rehabilitating underutilized properties including Sinclair, preserving historic buildings and providing affordable housing for artists.
- The plan will strengthen the **New Bohemia historic district** and nearby **Czech Village** by reinforcing the bridge connections and implementing improvement plans.
- Existing **community assets** such as the National Czech and Slovak Museum and the African American Museum will be relocated where necessary, and places such as St. Wenceslaus and Legion Arts will be protected for future generations.

Housing Reinvestment

- Future developments will focus housing reinvestment near **neighborhood centers** including Czech Village, New Bohemia, Sinclair and Third Street.
- The **Sinclair site** will be redeveloped as a primarily residential neighborhood, and integrated with the surrounding street network.

Business Reinvestment

- Revitalization in the South Area will be an example for other investment strategies throughout the city because of the Area's unique **community-oriented ventures** and the ability to capitalize on the **distinctive cultural heritage assets** already present.
- The plan will **strengthen the economic welfare** of neighborhood centers. New street-level retail will reinforce the existing businesses and attract more people — both residents and visitors — to the area.



Implementation

Implementation Strategy

The Implementation Strategy for the Neighborhood Planning Process includes the finalization of the Action Plan, Community Updates, the ongoing work with the Army Corps of Engineers on the Flood Management Strategy, the Public Facilities and Parks and Recreation Master Plan, and the advancement of the Urban Design Principles. Throughout the implementation process, the public will be invited to give input at Open Houses, some of which are listed below.

The Action Plan

The Neighborhood Reinvestment Plan provided a vision for the future of the neighborhoods, whereas the Action Plan will continually refine the Area Plan elements into initiatives, and assign a timeline for implementation.

On May 13th, 2009 the Cedar Rapids City Council unanimously voted to adopt the Neighborhood Reinvestment Plan. Moving forward, the refined Action Plan developed by the City and the community will act as the tool to guide the implementation of the Neighborhood Reinvestment Plan.

On June 15th, the initial Action Plan was unveiled to the community. The Action Plan will be finalized by City Departments over the coming months.

The Action Plan includes the following elements:

- List of overall **Area Plan Elements**
- List of **Initiatives** within each Area Plan Element
- List of individual **Action Items** to achieve Initiatives
- **Timetable** for completion of each action item
- **Roles** and responsibilities for each action item
- **Status** of each action item

The community provided input on each of these elements, including roles and responsibilities, while the City developed a timetable for the condensed action items. Timing may be dependent on factors such as funding or phasing where some actions must occur before others. The status of an action item will be updated by City Departments on an on-going basis.

Overview of Action Plan Elements

Area Plan Elements

... were established during Phase 1 and in Focus Groups.

Initiatives

... were developed from community feedback throughout the Neighborhood Planning Process (January through April 2009)

Action Items

... came from community feedback and a brainstorming session on April 25 and May 5, 2009 (a combined 700 ideas were generated); the City has grouped these ideas and condensed them into action items

Timetable

... is developed by City Departments for the condensed action items. Timing may be dependent on factors such as funding or phasing where some actions must occur before others

Roles

... were gathered from community input at the April 25 and May 5th work sessions; City Departments will continue to develop the list of roles

Status

...will be updated by City Departments on a continual, on-going basis

What is an Action Plan?

An **Area Plan** provides the overall vision for the future of the neighborhoods, whereas an **Action Plan** breaks the Area Plan elements into a set of initiatives to accomplish community goals, and assigns a timeline for implementation. The community's ideas and feedback are summarized into groups and then into action items.

The Action Plan will be a living document which will constantly evolve as items are completed or new needs arise. A preliminary plan was ratified at the May 13th presentation to the City Council.

How ideas are grouped into Action Items



Action Plan Timeline

- May 13th, 2009 – City Council will consider the extending the Steering Committee to provide outreach and oversight
- June 15th – Action Plans publicized online
- November 2009 – Open house to show progress to date
- May 2010 – Open house to show progress to date

Community Updates

The community will be invited to participate in regularly scheduled Open Houses on the progress of the Neighborhood Planning Process and Action Plan.



Public Facilities and Parks and Recreation

A series of Open Houses are scheduled through the summer and fall of 2009 to plan for the future of the City's flood-impacted public facilities as well as the Parks and Recreation System. The City has combined these public participation processes to guide the most efficient use of community facilities and parks and recreation facilities and programs to meet the needs of the community today and for the next generation.

More than 300 City facilities were damaged in the flood, including many large customer service buildings such as the Veterans Memorial Building, main library, public works building, central fire station and the animal control facility. During this series of Open Houses, residents will be able to examine several options for rebuilding public facilities.

Cedar Rapids Parks and Recreation department needs input to review its master plan findings to date and assist with making recommendations for future growth of the parks and recreation system. The Greenway Master Plan is being developed as a part of the Parks and Recreation Master Plan. The public will envision the Greenway in the context of creating sustainable open space and recreation in Cedar Rapids. Feedback gathered in the Open Houses will help to refine the action plans developed during the Neighborhood Planning Process.

Community Facilities and Parks & Recreation Open Houses

1. June 23, 2009, Crowne Plaza, 4-7 PM: Overview of Process, for public feedback
2. August 18, 2009, Crowne Plaza, 4-7 PM, and August 19, 11 AM-1 PM: Options for Public Facilities and Parks and Recreation, for public feedback
3. October 6, 2009, Crowne Plaza, 4-7 PM, and October 7th, 11:30 AM - 1:30 PM: Draft Master Plan, for public feedback



VIEW FROM THE LANDFILL, LOOKING NORTH. FUTURE PLANS INCLUDE CLEANING AND NATURALIZING THE LANDFILL, OR CONVERTING IT TO A PARK.



AS PART OF IMPROVING CONNECTIVITY AND INCREASING RECREATION OPTIONS, THE EXISTING TRAIL NETWORK WILL BE EXTENDED.



THE GREENWAY WILL INCLUDE RECREATION FIELDS SIMILAR TO THE EXISTING SOCCER FIELDS AT TUMA PARK.



VIBRANT URBAN DISTRICTS LIKE THE CLIFTON GASLIGHT DISTRICT IN CINCINNATI, OHIO COULD BE MODELS FOR CEDAR RAPIDS' URBAN AREAS.

Army Corps Feasibility Study

The Army Corps of Engineers are now in the process of a feasibility study to test the economic, cultural and environmental impacts of the City's preferred Flood Management Strategy developed during Phase One of the River Corridor Redevelopment Plan. In addition to ongoing review of progress with the City and County, the Army Corps of Engineers are also holding a series of public Open Houses throughout the Summer and Fall of 2009 and the Spring of 2010.

Urban Design Principles

Develop Urban Design Principles to guide development in reinvestment areas, and lead to updated zoning and Comprehensive Plan Update

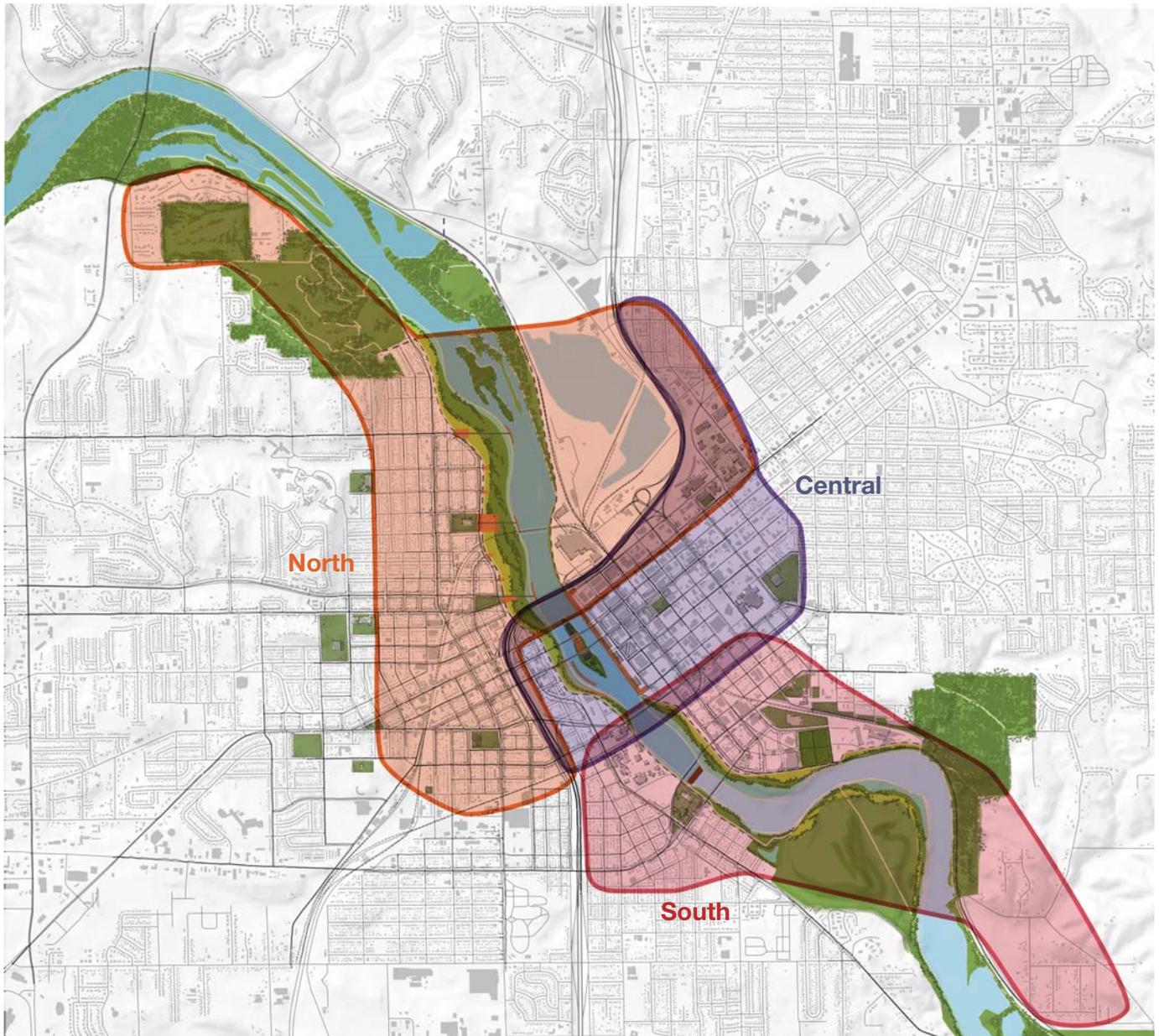
Schedule for Urban Design Principles

To create a cohesive feel and identity for the city, the next piece of the Neighborhood Planning Process will be Urban Design Principles. The vision for Cedar Rapids includes a mix of uses and housing types to serve a wide population, so a range of types and scales of housing and business structures will be considered. For residential, standard types could include detached residential, attached residential, and mid-rise urban housing. Neighborhood Centers can include low-scale commercial, mixed-use (commercial and residential), and mid- to high-rise commercial and residential.

- The process will be determined over the summer of 2009
- Meetings to determine needs and topics, solicit public feedback, and approve the principles will occur in the fall and winter of 2009



Appendix:
Planning Context and
Summary of the
Public Process



NEIGHBORHOOD AREAS

North Area

- Time Check / Northwest
- Taylor Area
- Ellis Park
- Cedar Lake*

Central Area

- Downtown
- Medical District
- West Bank
- Cedar Lake*

South Area

- Rompot (Cedar Valley)
- Czech Village
- New Bohemia
- Oak Hill Jackson

*CEDAR LAKE WAS ORIGINALLY IDENTIFIED AS PART OF BOTH THE CENTRAL AND NORTH AREAS BUT FOR THE PURPOSES OF THIS REPORT, IT IS INCLUDED IN THE NORTH AREA.



VIEW OF THE CITY FROM THE NORTH

Plan in Context

The City of Cedar Rapids' history, its relationship to the Cedar River, and prior planning efforts all informed the Neighborhood Planning Process.

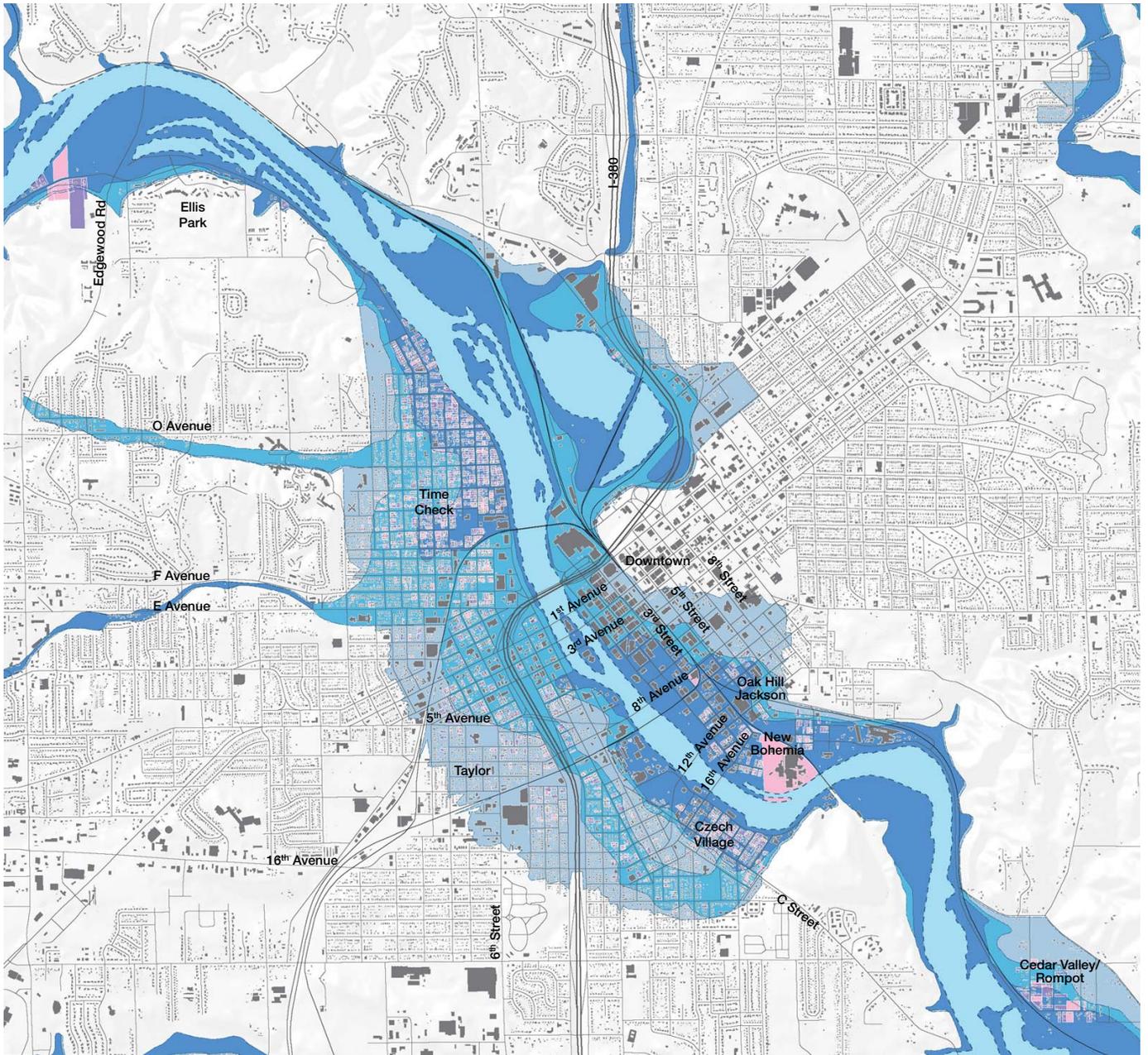
History and Economy

The Cedar River has long defined the character and configuration of Cedar Rapids. A tributary of the Iowa River, the Cedar River meanders from north-central Iowa and flows directly into the Mississippi River. The River's watershed covers 5,180 square miles and carries water flowing from Minnesota through to southern Illinois. Historically, the River flowed through woodlands and served as an important migration route for wildlife.

Once two separate municipalities on the east and west banks of the Cedar River—the cities of Cedar Rapids and Kingston, respectively—the city of Cedar Rapids now spans both sides of the river. Downtown and its major commercial uses lie on the east bank, while mainly residential neighborhoods with some

supporting commercial uses lie on the west. As with many areas developed in the late 19th and early 20th century, these neighborhoods feature a grid of streets, close-knit residential neighborhoods and architecturally significant institutional buildings. Likewise, industrial areas tend to lie next to the river and rail lines. In recent decades growth has moved beyond these neighborhoods toward the outskirts of the City, generally occurring in less compact, more auto-focused patterns.

Today the City of Cedar Rapids is home to 125,000 people and is the county seat for Linn County. The City's proximity to rich agricultural land and an extensive network of railroads and highways has led to its continued strength as a regional center. Cedar Rapids' diversified economic base includes manufacturing, food and agricultural processing, technology and service industries. While the population on average has aged over the past few decades, the "City of Five Seasons" is still known in the region as a strong community to live, work and play.



FLOOD IMPACTS





VIEW OF THE CITY AT THE CREST OF THE JUNE 2008 FLOOD, LOOKING NORTHEAST

2008 Flood

Cedar Rapids crowned 2008 as the “Year of the River,” a title meant to reinforce the connection between the City and the River and to recognize the 100th anniversary of the city’s purchase of May’s Island, an island in the middle of the Cedar River which was home to the historic City Hall and other governmental functions. This name became more significant following an extreme flood in June 2008 that inundated the river-edge

neighborhoods and a large part of downtown with a record breaking 31.5 feet of water. The “Flood of 2008” was nearly 12 feet higher than any previous flood, forced many evacuations, and caused billions of dollars in damage. The Neighborhood Planning Process responds to this disaster and creates a vision for reinvestment, recovery, and neighborhood revitalization.

RECOVERY PROCESS - Presentation by City Manager Jim Prosser on March 21st, 2009

Prior to the flood, the City had established a strategy and process to work toward a new vision for Cedar Rapids. This process included engaging community support and input, building a framework for a development plan, and alignment of community resources for reinvestment. Following the flood, the city council developed goals for the flood recovery process, which include:

1. Improve flood protection to better protect homes and businesses
2. Rebuild high-quality and affordable workforce neighborhoods
3. Restore full business vitality
4. Maintain and grow our arts and cultural assets
5. Preserve our historic heritage
6. Assure that we can retain and attract the next generation workforce

Strategic Recovery Plan Elements:

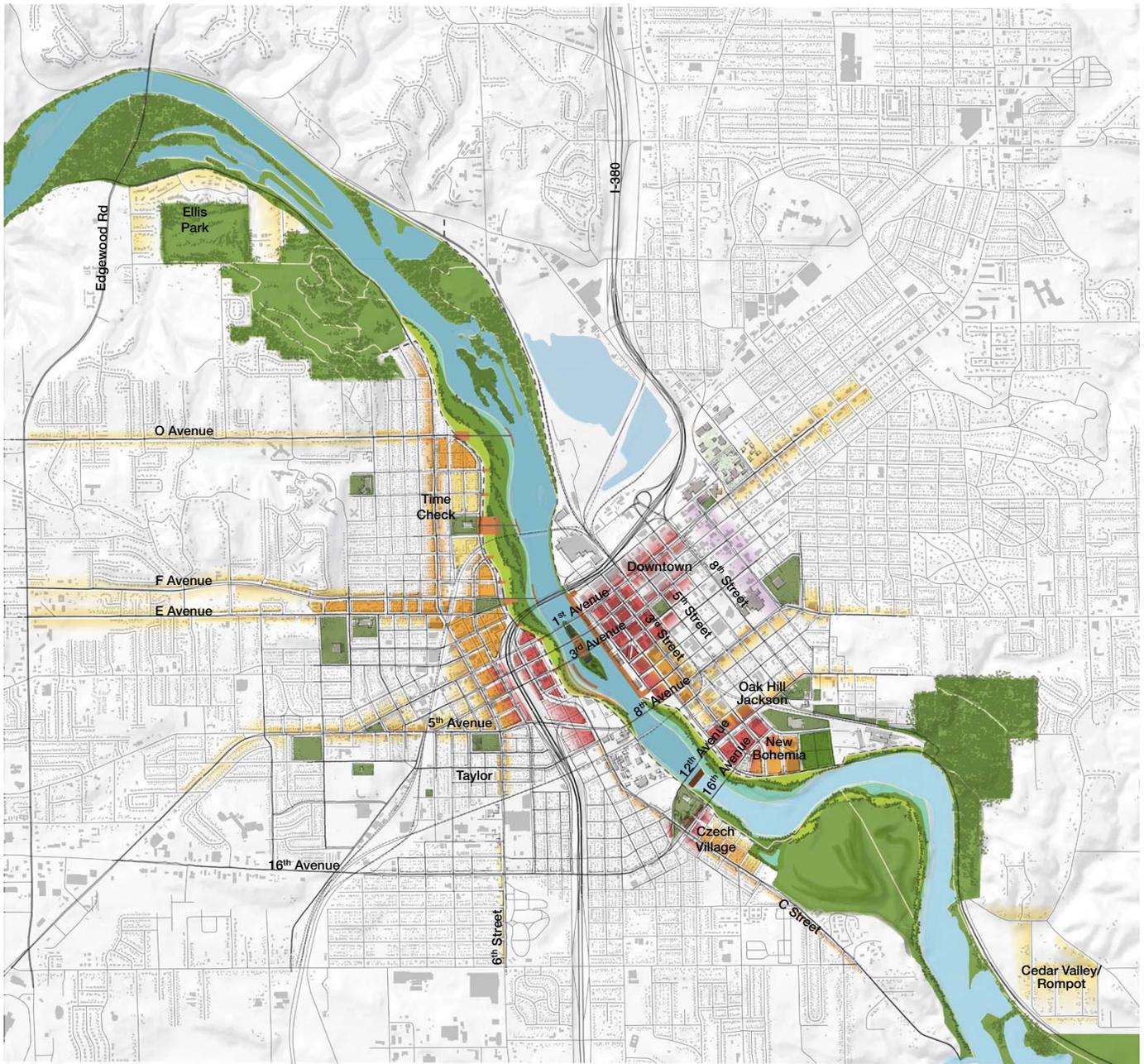
- Economic Recovery: Housing and Businesses
- Flood Management Strategy
- Public Facility Replacement (310 city buildings)
- Health and Human Services
- Completion of entire Flood Recovery and Reinvestment Plan will be 2024

Ongoing Needs (as of March 21st 2009) Are:

- Increased Community Participation
- Improved Communications
- Funding*

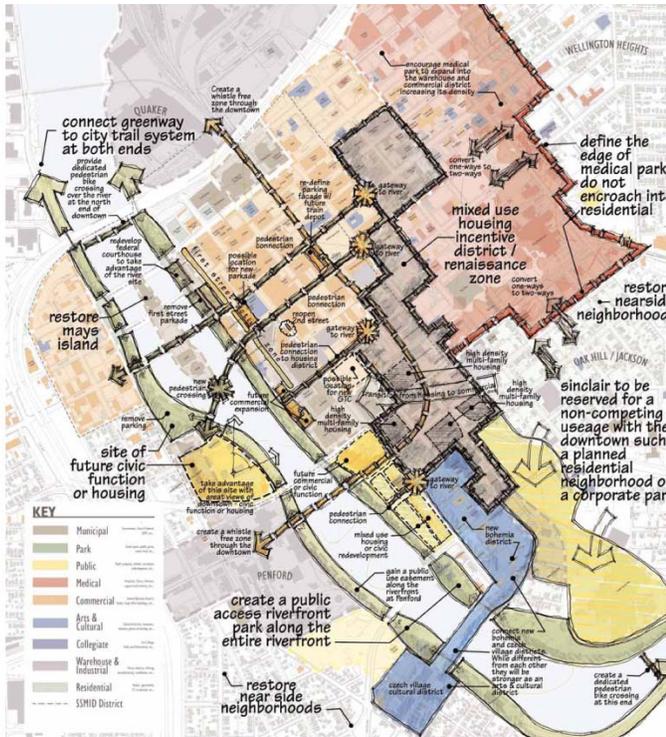
Economic Recovery	\$1,310,654,724
Flood Protection	\$1,113,389,000
Public Facilities	\$ 481,578,585
Human Services	\$ 24,795,043

*Projected funding needs for recovery efforts



PHASE 1 FRAMEWORK PLAN





2007 DOWNTOWN VISION PLAN



A VISION FOR NEW BOHEMIA FROM THE PHASE 1 FRAMEWORK FOR REINVESTMENT AND REVITALIZATION

Prior Plans

Two major plans informed the Neighborhood Planning process to date. The **Downtown Vision Plan**, completed by JLG Architects in 2007, and the **Framework Plan for Reinvestment and Revitalization**, developed from June to November 2008.

While the Downtown Vision Plan predates the flood, it nevertheless served as the foundation for the 2009 Central Area Plan portion of the Neighborhood Planning Process. It was the result of an analysis and visioning process, and represented a shared vision for the downtown area developed through outreach to downtown stakeholders, key focus groups, and the Cedar Rapids community. The Neighborhood Planning Process enhanced the following goals or priorities identified within the Downtown Vision Plan to coordinate it with the recovery and reinvestment process:

- Create a riverfront park
- New downtown housing
- Restore near-side neighborhoods
- Create a walkable downtown
- Streets and parking
- Restore May's Island
- Restore and redevelop Sinclair site

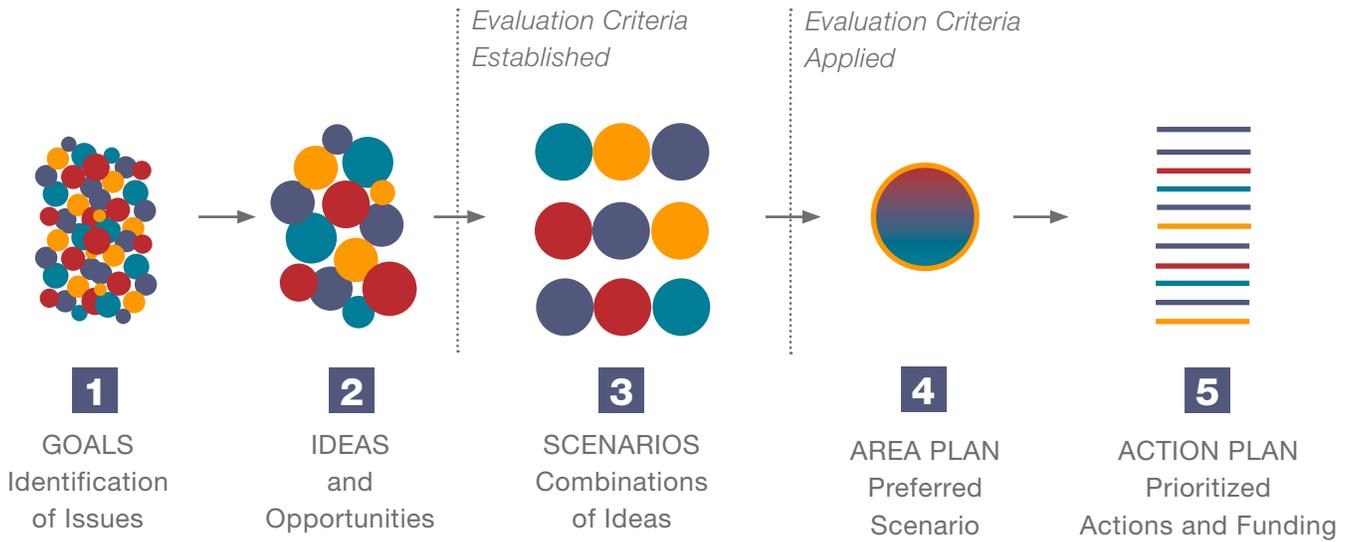
Post-flood, the most significant planning process was the Framework Plan for Reinvestment and Revitalization. The purpose of this first phase of flood recovery planning was to:

- Develop an effective flood management system that minimizes the risk of future loss
- Identify impacts to neighborhoods and move forward with reinvestment to make them stronger and greater than before
- Provide an initial framework for improving neighborhoods, housing, business, transportation, open space and public facilities

The Phase 1 process included three community-wide open houses over four months which allowed the public to view and provide feedback on options for flood management, transportation and community revitalization. Options were developed using feedback from the Open Houses and through working closely with the U.S. Army Corps of Engineers.

Organization Framework for the Neighborhood Planning Process

The following milestones guided the Neighborhood Planning Process from start to finish:



THE INSTITUTE OF CULTURAL AFFAIRS

Throughout the process, the Institute of Cultural Affairs (ICA) played a major role in training facilitators, moderating community and area meetings, and processing community feedback at all NPP planning events. ICA drew upon their long history in public participation and its curriculum for the training and maturation of facilitators known as “Technologies of Participation” (ToP). ICA’s initial role in Cedar Rapids was to train 70 city employees in ToP facilitation methods prior to the Kick-Off Event. This group then served as local “civic facilitators” by leading table discussions during all of the NPP Workshops and Area Meetings.

ICA also assisted in the design of table discussions for each of the eight public events and the orientation of civic facilitators to lead them. The ICA team leader served as the overall moderator at each event; other team members provided back-up support to table facilitators during breakout sessions. ICA also played an ongoing support role with the steering committee and helped its members to prepare summary “impressionistic” feedback reports after every breakout session. In between events, ICA met with the steering committee to help members debrief and reflect upon the previous workshop and to prepare for the next. The ICA was also responsible for the documentation and compilation of data that flowed from table discussions during all eight of the NPP events. Finally, on occasion, the ICA played an ombudsman role at the request of the city to respond to particular issues and queries that periodically arose from different citizen groups.

Key to Specific Content

Sections of the Neighborhood Planning Process summary relevant to the whole city or specific areas

<p>City-wide Plans and Meeting Overviews</p> <ol style="list-style-type: none"> 1. City-wide Plans: pages 9-21 2. Implementation Strategy: pages 42-45 3. Kick-off Meeting - Goals, Sustainability, and Community Governance: pages 56-57 4. Workshop 1 - Great Neighborhoods, Visual Preferences, and Barriers to Housing: pages 58-59 5. Area Meeting 1 - Neighborhood Opportunities and Barriers to Opportunities: pages 60-61 	<ol style="list-style-type: none"> 6. Area Meeting 2 - Confirmation of Opportunities and Evaluation Criteria: page 68 7. Workshop 2 - Transportation Scenarios and Evaluation Criteria: pages 72-73 8. Area Meeting 3 - Scenario Evaluation and Preferred Scenarios: pages 78-79 9. Workshop 3 - Preferred Framework and Action Plan: pages 86-87 10. Area Meeting 4 - Action Plan Confirmation and Community Governance: pages 88-89 11. Council Meeting - adoption of the Reinvestment Plan, page 88-89
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WORKSHOP 1: ELEMENTS OF A GREAT NEIGHBORHOOD

The Planning Process

The purpose of the Neighborhood Planning Process has been to directly involve all members of the community in the planning for reinvestment and recovery of Cedar Rapids' ten flood-affected neighborhoods. Between January and May 2009, neighbors came together, shared ideas and planned their neighborhood futures together through a series of city-wide Workshops and neighborhood-based Area Meetings.

The process was critical to achieve the following objectives:

- Incorporate the best ideas and build consensus on goals, initiatives and action items
- Increase community leadership, promote neighborhood governance and create a new model for interaction with the city government

- Recognize the need for “living” plans that require the cooperation of the City, neighborhoods, and the entire community to be realized

The Cedar Rapids community played an integral role throughout the planning process. Between January and May 2009, more than **1,270 residents and business people** attended **8 public meetings** and spent over **5,620 hours** working together to create a plan for reinvestment and recovery. By participating in this process, the community has established a plan and a role for participation in ongoing updates, oversight, and review as projects begin.



Central Area Meetings

1. Central Area Overview: p. 23-27
2. Area Meeting 1: pages 62-63
3. Area Meeting 2: page 69
4. Area Meeting 3: pages 80-81
5. Area Meeting 4: page 89



North Area Meetings

1. North Area Overview: p. 29-33
2. Area Meeting 1: pages 64-65
3. Area Meeting 2: page 70
4. Area Meeting 3: pages 82-83
5. Area Meeting 4: page 89



South Area Meetings

1. South Area Overview: p. 35-39
2. Area Meeting 1: pages 66-67
3. Area Meeting 2: page 71
4. Area Meeting 3: pages 84-85
5. Area Meeting 4: page 89

January 10th Meeting: Kick-off and Goal Setting

KICK-OFF
JAN 10

WK1
JAN 31

AM1
FEB 10

AM 2
FEB 24

WK2
MAR 21

AM 3
MAR 31

WK3
APR 25

AM 4
MAY 5

Purpose of Meeting

To introduce the Neighborhood Planning Process, identify desired goals and outcomes, and to discuss how planning for sustainability can benefit Cedar Rapids.

Summary of Meeting

On January 10, 2009 the Cedar Rapids community gathered for a day-long meeting to kick off the neighborhood planning process and to review the progress and decisions already made during the Phase 1 process. Community members learned how the flood-affected area was divided into three areas—North, Central, and South—in order to allow them to identify with a more specific geographic area, while remaining connected to the city as a whole. Issues of community services and the five elements of an area plan which would structure the process moving forward were discussed, including housing and neighborhood character, transportation and connectivity, recreation and open space, arts and cultural opportunities, and business reinvestment. After a break-out session, community members revisited the goals and outcomes of the Phase 1 plan, focusing on building on the concluding themes to revitalize the riverfront, reconnect, the City, and create sustainable neighborhoods.

Consultants from ARUP engaged the community in a discussion that began to lay the foundation for the goal of developing a sustainable Cedar Rapids via the planning process. Sustainability was defined holistically as an opportunity to care for the environment, strengthen the quality of life and sense of community, and build a strong economy. Phase 1 community priorities, such as access to parks and walkability, ensuring a better building stock, and protecting the river, among others, tied directly to the sustainability goals.



COMMUNITY GOVERNANCE

The kick-off meeting concluded with an introduction to Community Governance by Drew Diamond. Community governance anticipates the productive role that a collaborative municipal structure can have in the plan's future implementation. It seeks to have municipal agencies work together and with the community to provide quality services and respond to community needs. Community governance proposes a system that breaks down organizational barriers and provides a voice for the full range of community stakeholders and input into decision-making processes. Responsibility for community safety and quality of life is shared between local government and the community.

Community members were also introduced to a form of problem-solving called S.A.R.A., which involves:

1. Scanning—identify problems
2. Analysis—understand conditions that cause problems to occur
3. Response—develop and implement solutions
4. Assessment—determine the impact

Community Goals

The Framework Plan will:

1. Create art, culture and entertainment opportunities

Support a diversity of public spaces from theatres and libraries to diverse downtown destinations.

2. Affordable housing in existing neighborhoods

Ensure housing for new and existing community members through quality housing stock and various assistance programs.

3. Vibrant neighborhoods

Enrich neighborhoods with mixed uses, diverse activities and celebrated landmarks to ensure a walkable lively environment.

4. Exciting downtown destinations

Invest in downtown activities that create year-round destinations and support economic welfare for local businesses.

5. Accessible transportation options

Prioritize accessibility for all segments of the population through walkable neighborhoods, complete streets, circulation improvements and an effective public transportation network.

6. Meet multi-generational needs

Create long term sustainability by integrating amenities that serve all age groups, from quality education and youth events to senior services.

7. Green space as a central amenity

Celebrate open community spaces through beautification, connectivity and development of underutilized sites as new opportunities.

8. Economically feasible plans

Ensure economic sustainability through leveraging potential revenue resources, using available funds prudently and efficiently and transparent communication of future actions with wider community.

9. Increase economic vitality

Grow Cedar Rapids' economy by bringing in diverse income generating jobs that support the local population.

10. Citizen-directed planning

Engage and empower citizens through consistent and transparent communication, public collaboration and outreach and prioritized initiatives and implementation.

11. Sustainable infrastructure

Focus on long term flexible solutions that integrate green technology, hazard protection and preventive measures.



ADDISON, TX



SEATTLE, WA



SOUTHWOOD, FL



CINCINNATI, OH



CINCINNATI, OH



CHARLEVOIX, MI



ARLINGTON, TX



ADDISON, TX

January 31st Workshop 1: Elements of a Great Neighborhood

Purpose of Meeting

Share and discuss ideas about rebuilding your neighborhood,
Learn about neighborhood connectivity and housing options,
Determine the opportunities and constraints of rebuilding your neighborhood

Summary of Meeting

The January 31 city-wide work-session gathered community members to gather feedback about the neighborhood characteristics that are most valued by Cedar Rapidsians, particularly regarding diversity, identity, connectivity, and vibrant centers, as well as sustainability. Through a visual preference survey, community members voiced their likes, dislikes, and priorities regarding housing types, trail connections, public gathering and activity spaces, as well as historic assets. They resoundingly supported constructing traditional neighborhoods with pedestrian-friendly architecture, connecting tree-lined parkways and trails, viewing the River as an attraction, and creating distinct and multi-generational neighborhoods along the River. The five keys to successful redevelopment were presented to underlie the planning process and ensure that it had: 1) financial feasibility, 2) market feasibility, 3) consistency with community goals, 4) neighborhood support, and 5) experienced developers.

Elements of a Great Neighborhood

Elements of great neighborhoods are directly related to common goals described by the community.



Great Neighborhoods...



Community Goals





BUS RAPID TRANSIT ON EUCLID AVENUE IN CLEVELAND, OH

Connectivity

Safe and easy ways to get from place to place

- Well-designed streets
- A balance of automobile, bicycle and pedestrian needs
- Sidewalks and trails
- Access to public transportation
- Quality parks



FARMERS MARKET IN PORTLAND, OR

Identity

Things that make a neighborhood unique

- Landmarks and gateways
- Historic assets and public art
- Architecture and details
- Building shape and size
- Streets with distinct characters
- Natural features



LOCAL STREET IN PROVINCETOWN, MA

Diversity

A variety of people and places

- A mix of housing options
- Spaces and programs for many users (multi-generational)
- Variety of entertainment, arts and cultural opportunities
- Diverse parks and open spaces
- Mix of building styles



OUTDOOR FESTIVAL AT SCHENLEY PLAZA IN PITTSBURGH, PA

A Vibrant Center

A place to come together for a variety of activities

- A variety of things to do and see
- Lots of people out and about
- Activities along the street
- Public spaces where people can meet and gather
- A comfortable environment for walking

February 10th Area Meeting 1: Community Strengths and Opportunities

KICK-OFF
JAN 10

WK1
JAN 31

AM1
FEB 10

AM 2
FEB 24

WK2
MAR 21

AM 3
MAR 31

WK3
APR 25

AM 4
MAY 5

Purpose of Meeting

Focus on key characteristics of each area, and identify assets and opportunities for improvements in each neighborhood

Summary of Meeting

The February 10th meeting was the first time community members met in groups by area to discuss their community's desires and needs for the future. This meeting was part of the "idea gathering" phase within the Neighborhood Planning Process. An analysis was presented followed by a break out into discussion groups to ask questions and give feedback.

After a recap of the Neighborhood Planning Process, area presentations set the stage by describing key characteristics that make each area unique including the history, the people and economics, as well as natural features.

The discussion was then organized around the elements of great neighborhoods identified in the previous workshop, which included diversity, identity, connectivity and vibrant centers. Participants were asked to confirm and discuss where those elements could be identified in their Area and where there were opportunities to create them.

Community feedback was synthesized to inform common topics and to catalyze future initiatives which were presented at the February 24th Area Meeting.

Workshop 1 Citywide Feedback on what residents liked about each of the four elements has been synthesized on the following page.





1ST AVENUE, CEDAR RAPIDS



CZECH VILLAGE, CEDAR RAPIDS

Connectivity

- Open, friendly and inviting atmosphere
- Attractive streetscapes
- Easy access
- Good community feeling
- Convenient, efficient transportation options
- Pedestrian friendly architecture
- Tree-lined parkways and trails
- Use the river as an attraction
- Safe thoroughfares
- Walkability
- Locations that promote interaction
- Accessible bike trails

Identity

- Preserving and renewing historical assets
- Neighborhood as a destination
- Pedestrian-friendly streetscapes that build community relationships
- Distinct character of neighborhoods
- Valuing relationship between nature and the neighborhood
- Pride and ownership



DOWNTOWN PARK, CINCINNATI, OH



OUTDOOR CAFE SEATING, DOWNTOWN GREENVILLE, SC

Diversity

- Mixed-use
- Creative multi-seasonal use of green space
- Unique blend of structures and design
- Fully realize the river's potential
- Multi-generational neighborhoods
- Multi-generational recreation opportunities
- Accessibility for all
- Variety of neighborhood businesses

Vibrant Centers

- Attractively claimed space
- Comfortable walking environments
- Lively, activity-filled venues
- Supporting and developing art and culture
- Small town, cozy atmosphere
- Natural areas as attractions
- Youth-focused activities
- Diverse architecture
- Farmer's markets
- Public spaces for gathering
- Complementary mixed-use

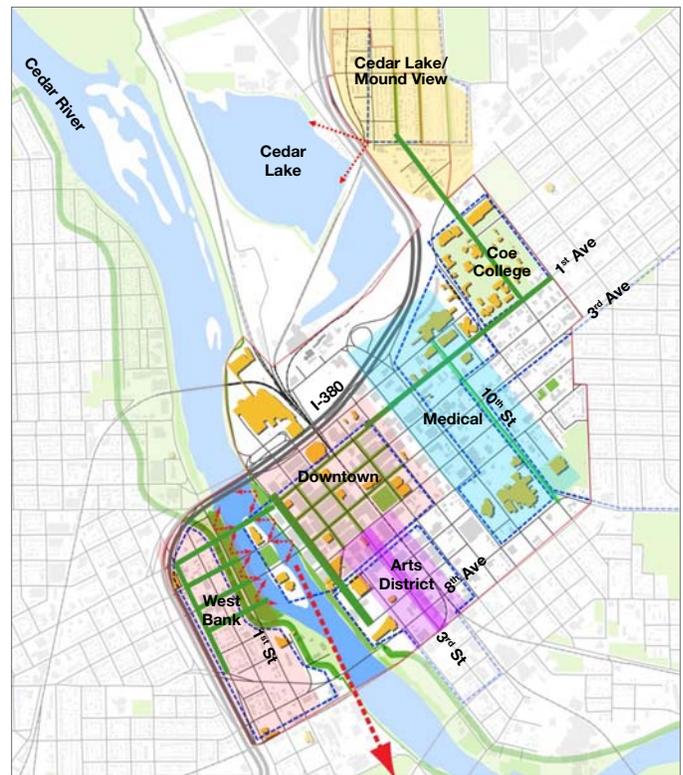
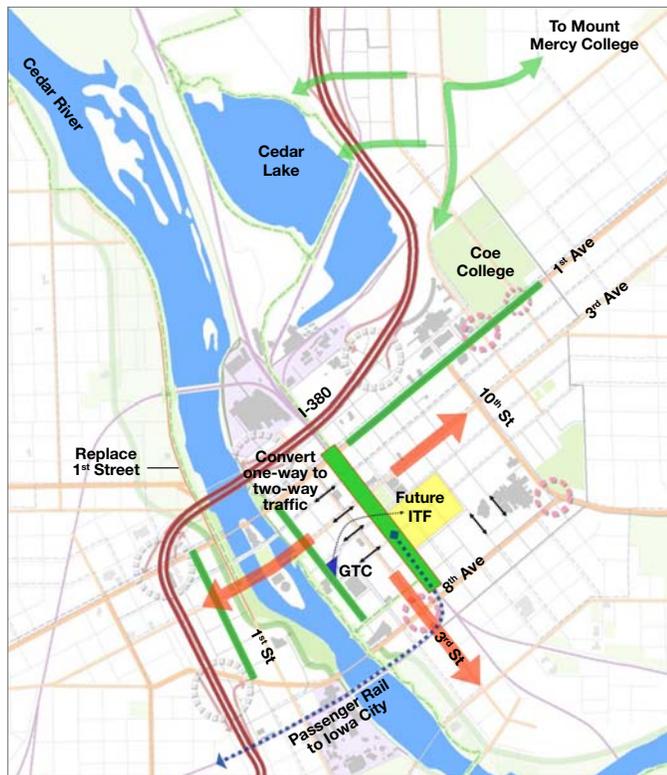
Summary of the meeting

The first Central Area meeting brought community leaders, business owners, and concerned citizens together to talk about the future of downtown and the nearby neighborhoods. In order to inspire and gather ideas about the assets and opportunities within the Central Area, applicable goals from the first phase of the River Corridor Redevelopment Plan were reviewed.

Highlighted opportunities for improvement are shown in the maps below.



4TH STREET RAIL CORRIDOR

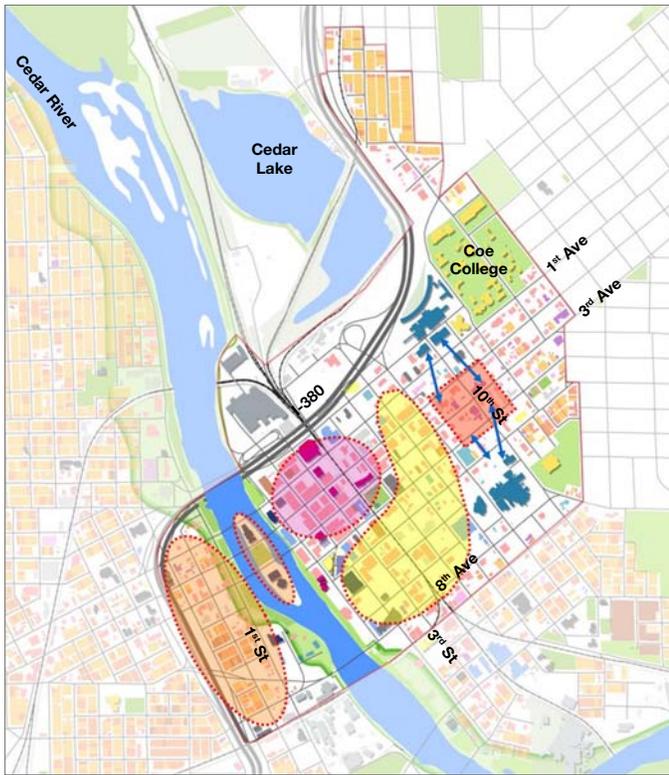


Connectivity

- Strengthen connections between the Medical District, Coe College, and New Bohemia/Czech Village
- Revisit function of Fourth Street rail corridor
- One-way to two-way conversions and strategic streetscape improvements
- Location of Intermodal Transit Facility (ITF) and passenger rail to Iowa City
- Extend trails

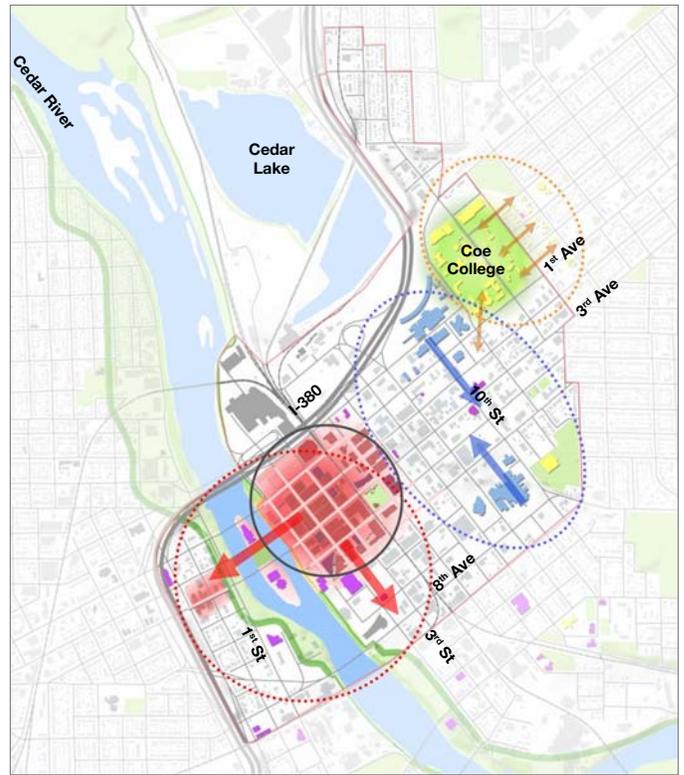
Identity

- Develop Third Street arts district
- Create an identity for the Medical District
- Reinforce existing Downtown SSMID
- Define the West Bank and capitalize on river views along both banks
- Connect neighborhood to Cedar Lake trails



Diversity

- Create a mix of housing types within Downtown
- Find a new use for May's Island
- Rebuild arts and culture venues
- Re-define and re-energize West Bank
- Strengthen and diversify the Medical District



Vibrant Centers

- Reinforce existing Downtown culture and entertainment venues
- Expand Downtown character to the West Bank and New Bohemia/Czech Village
- Strengthen the Medical District
- Reinforce Coe College and the surrounding neighborhood

Summary of the meeting

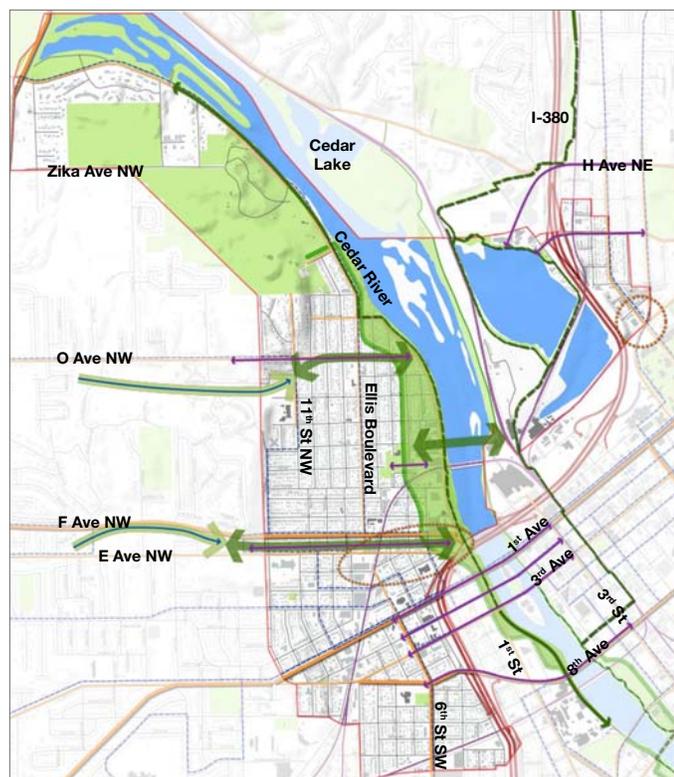
The first North Area Meeting began with an overview of the area’s history, people, and natural features. The North Area has many characteristics that make it a strong and vibrant neighborhood, including existing parks and streams, a good mixture of housing types, retail and entertainment corridors, and neighborhood gathering spaces. Some of these elements survived the flood and others will be replaced.

These existing strengths led to opportunities for improvement. The North Area had the most flood-damaged residences, and a large swath of land around First Avenue near the river will become the levee and Greenway. The new Greenway Park will be an asset to the community, but it also presents a challenge because the Area Plan must keep the neighborhood feel and identity despite the loss of many former homes.

The opportunities for the North Area to retain its existing character and emerge stronger after the recovery process are as follows:



HOUSES ALONG ELLIS BOULEVARD

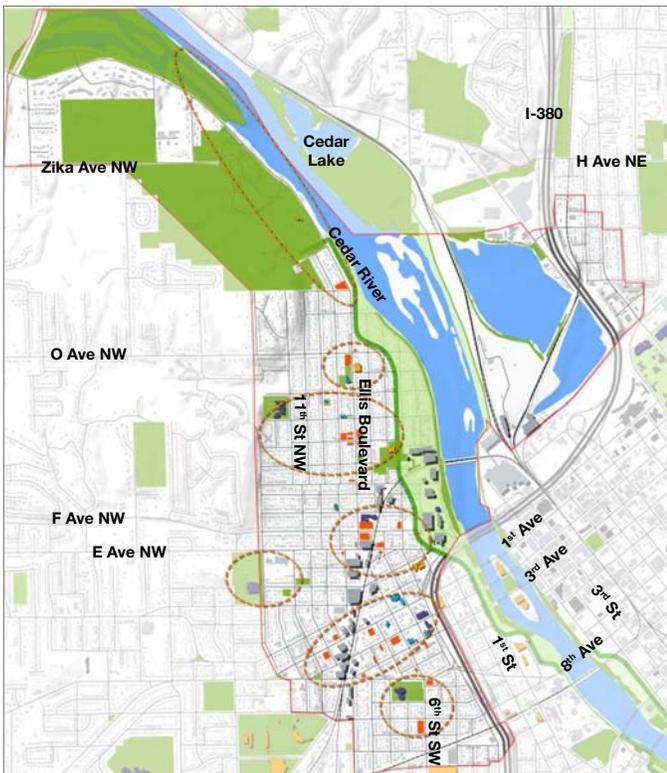


Connectivity

- Connect trails and the Greenway; create green connective corridors
- Improve pedestrian connections
- Strengthen key roads
- Improve vehicle connections near E and F Avenues and I-380

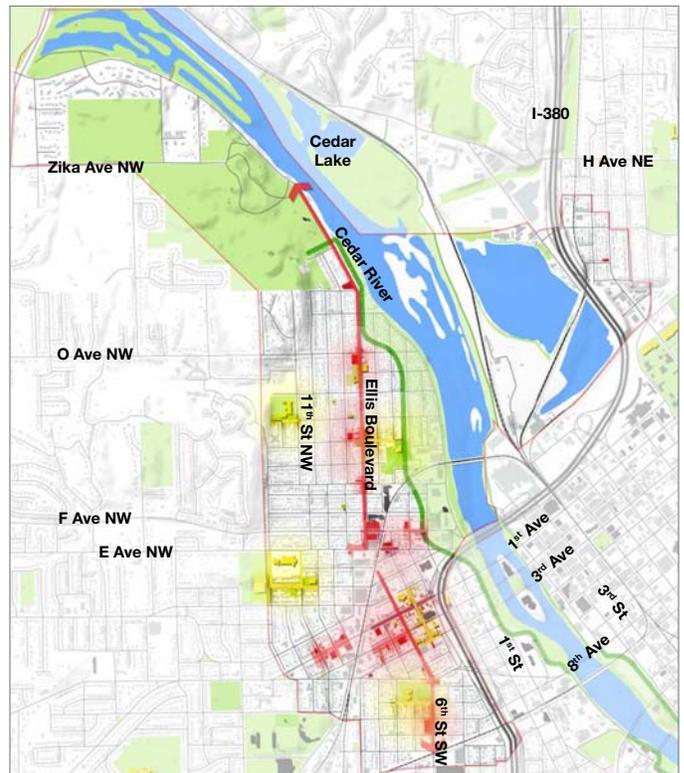
Identity

- Promote signature streets
- Link natural features to the Greenway
- Promote signature streets
- Enhance greenway and Cedar Lake



Diversity

- Focus on existing schools, civic centers, churches, industries, employment centers, and retail/entertainment destinations
- Build on nodes where existing uses are concentrated



Vibrant Centers

- Build on existing regional centers and local retail/cultural areas
- Focus on neighborhood gathering spaces, build on connections, and strengthen commercial areas

Summary of the meeting

The South Area's first area meeting examined its history, major employers, people, and natural features. History is especially important to the South Area since the most notable areas, including Czech Village, New Bohemia, and Oak Hill Jackson, have strong ties to historical immigrant communities. Existing strengths that give the South Area its own identity include the museums and community centers such as St. Wenceslaus, the National Czech and Slovak Museum, and the African American Museum. The South Area is also a diverse area with many housing types, small pockets of retail, large industrial areas, a growing arts and cultural segment, and open spaces. The local retail centers, public gathering spaces, employers, and parks all form small vibrant centers throughout the area. Highway I-380, state routes, and local roads provide efficient connections between the South Area and nearby destinations. Some of these strengths will be kept and enhanced and others suggest possibilities for replacement or improvement.

Highlighted opportunities for improvement are:

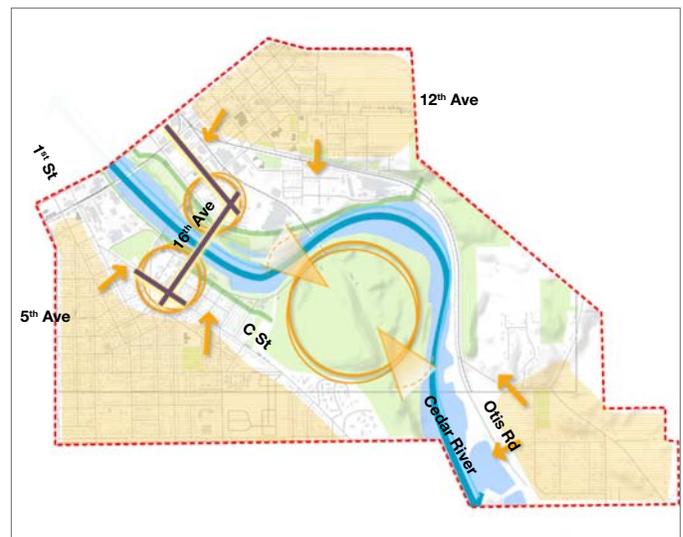


VIEW UP THE CEDAR RIVER TOWARD PENFORD



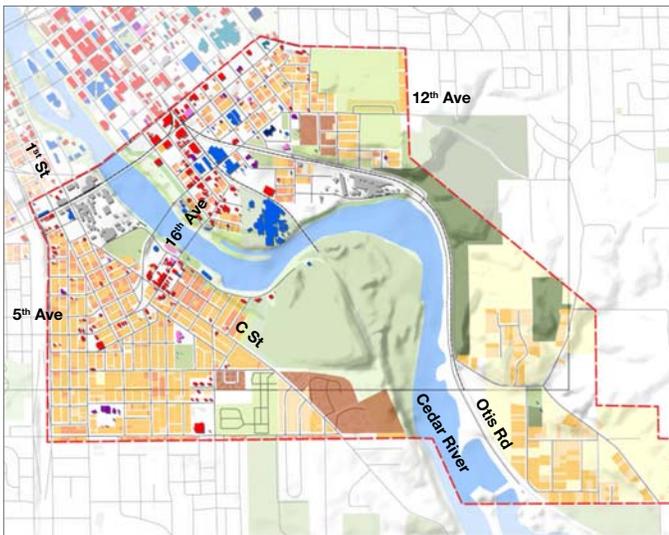
Connectivity

- Strengthen civic and cultural corridors
- Enhance vehicular connections and streetscapes
- Create a continuous greenway
- Re-use abandoned railroad line through Sinclair and the landfill



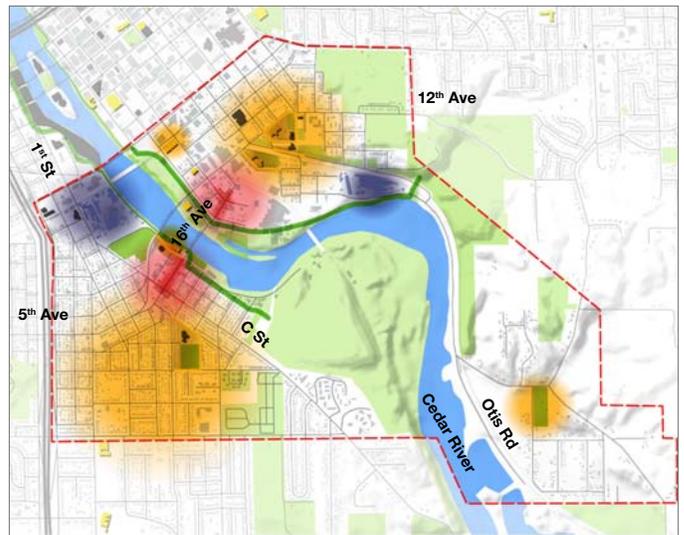
Identity

- Celebrate the visual connection to the river by optimizing views
- Strengthen existing assets
- Reinforce existing signature streets and improve streetscapes
- Connect neighborhoods to the river and to signature streets



Diversity

- Preserve and improve on current diversity of uses (residential areas, employment centers, civic and community centers, open space)
- Ensure that future uses support the diverse population



Vibrant Centers

- Strengthen commercial and cultural centers
- Strengthen civic centers/retail corridors and neighborhoods
- Utilize existing industries to enhance adjacent communities

February 24th Area Meeting 2: Opportunities and Barriers

KICK-OFF JAN 10	WK1 JAN 31	AM1 FEB 10	AM 2 FEB 24	WK2 MAR 21	AM 3 MAR 31	WK3 APR 25	AM 4 MAY 5
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Purpose of Meeting

To establish evaluation criteria for the reinvestment plans and to discuss neighborhood connectivity, open space, housing, and business revitalization expectations.

Summary of Meeting

This second Area meeting afforded community members the opportunity to confirm or refine their conclusions regarding future opportunities at a neighborhood level. In the first roundtable break-out session, community members discussed their area issues that were still undecided among the community.

The focus of the meeting then shifted to the development of evaluation criteria that would ensure that community goals continued to inform decision-making at the City level. Using examples from other cities, community members discussed questions regarding connectivity and open space, business revitalization, and housing that would be most important to them concerning future development projects.



Evaluation Criteria

Evaluation criteria are a benchmark or standard against which the community can measure future proposals for development. Building upon the City's five keys to successful development, the criteria that will be used to evaluate future projects was created from a combination of the community's goals, area feedback priorities, and elements of great neighborhoods. The community will use the evaluation criteria to assess the benefits and challenges associated with future projects. The community helped develop the following set of questions to evaluate future proposals on connectivity and open space, business revitalization and housing:

Connectivity and Open Space



1ST AVENUE, CEDAR RAPIDS



NORTHWEST CEDAR RAPIDS

- Does it provide good automobile connections?
- Does it provide good transit connections?
- Does it provide good bike and pedestrian connections?
- Are the streets comfortable and pleasant?
- Does it provide a network of open spaces?

Business and Arts Revitalization



CINCINNATI, OH



SMALL-SCALE RETAIL, CEDAR RAPIDS

- Does it encourage neighborhood services and retail?
- Does it encourage other commercial development?
- Does it encourage other neighborhood centers (schools, churches, community centers, etc.)?
- Does it encourage arts and culture destinations?
- Does it create jobs?

Housing



SEATTLE, WA



HOME IN CEDAR RAPIDS

- Is the housing compatible with the desired character of the neighborhood?
- Does it provide a mix of housing types?
- Does it provide replacement housing?
- Is it practical?

Summary of the meeting

In the Central Area, community members focused discussion on establishing the different districts that compose the Area, and on envisioning their desired characters. A key issue was the Medical District’s potential role in the future of the City’s employment base, as well as understanding the possible character and mix of uses envisioned for that area. Additionally, discussion covered the Uptown district near Coe College, possible riverfront development, and issues surrounding the future of the West Bank.

Business people and residents alike discussed shared ideas about having a mix of transit options, greater **connectivity** and improved streetscapes in the Central Area; the area’s **identity** was thought to be strengthened by connecting to the River, capitalizing on existing institutions and enhancing the Third Street corridor; a shared priority was bringing housing into the downtown core to establish **diversity**; and to celebrate Cedar Rapids with regionally attractive events and gathering spaces that create **vibrant centers** for the neighborhood.

Connectivity

- What are the best streets for gateways or pedestrian improvements?
- Which one-way streets should be converted?
- How can transit be improved?
- What existing options should be enhanced and where are new opportunities?

Identity

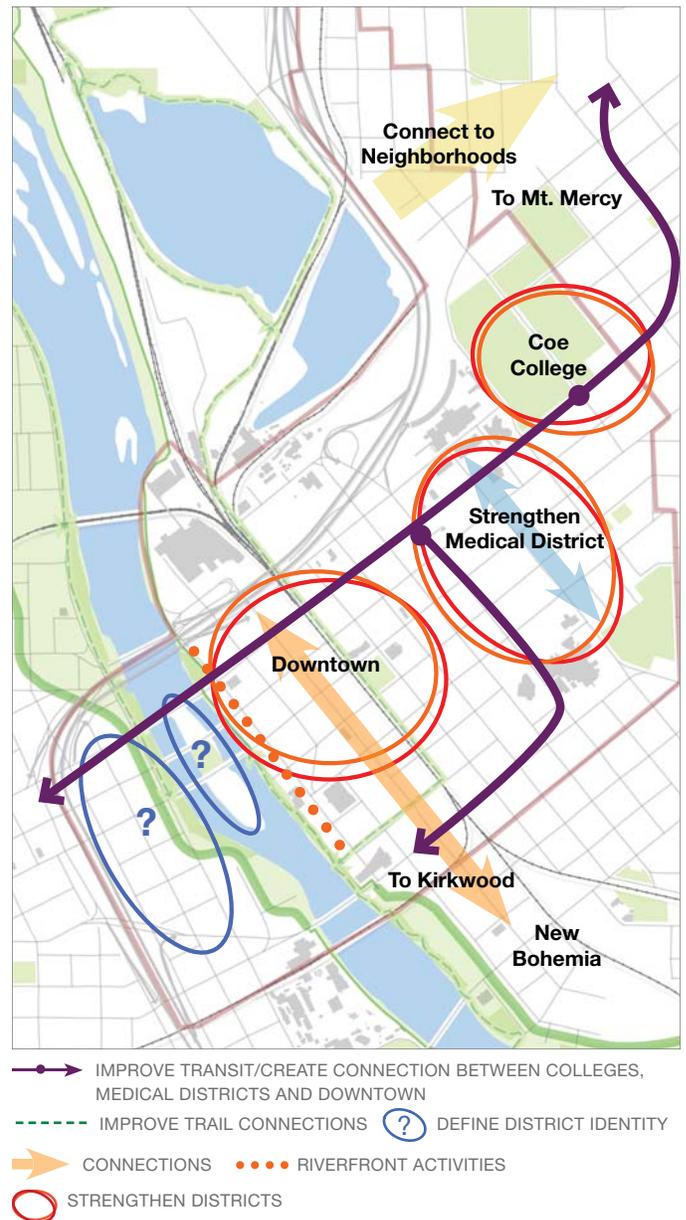
- Where should the Medical District be focused?
- What amenities does a Medical District bring?
- How can Coe College relate to the downtown and surrounding neighborhoods?
- What is the future identity of the West bank?

Diversity

- Where is infill development most needed?

Vibrant Centers

- Where should housing be focused?



Summary of the meeting

In the North Area, community members focused discussion on locations to enhance and connect the trail system, and the importance of access to the River and open spaces, as well as the need to build on existing neighborhood and business centers in the area.

As shown on the map, residents agreed about strengthening **connectivity** through pedestrian and vehicular connection, supporting the Area’s **identity** through focusing on small businesses and the River, ensuring long-term **diversity** with building community gathering places and a variety of housing options, as well as creating neighborhood cultural destinations that serve as **vibrant centers**.

Connectivity

- Should there be a new north-south roadway to replace First Street NW/SW?
- Should Ellis Boulevard connect to Sixth Street as a new north-south roadway?
- What are the priority streets for streetscape improvements?

Identity

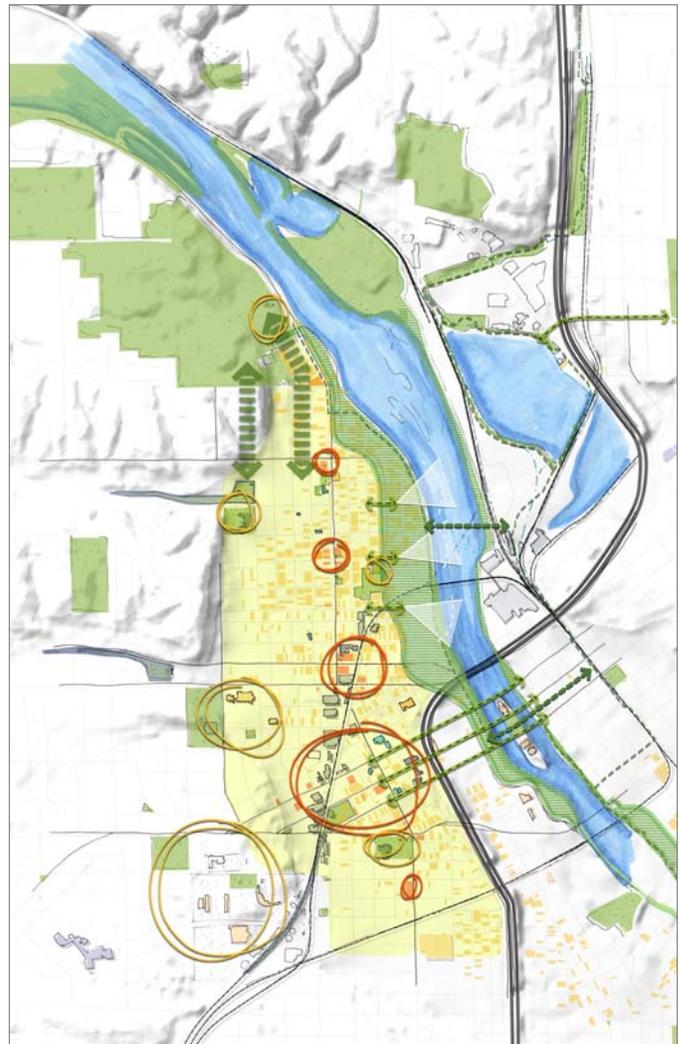
- How should the neighborhood character be enhanced?
- What is the optimal mix of housing types: multi-generational, affordable, single family, and/or multi-family and townhouses? How does that mix impact the community?
- Where should Time Check Recreation Center return? Outside of the 100-year floodplain?
- Could Taylor School include additional recreational and community facilities?

Diversity

- Could Taylor School include additional recreational and community facilities?
- What is the optimal mix of housing types: multi-generational, affordable, single family, and/or multi-family and townhomes? How does that mix impact the community?
- For areas with significant damage, how should infill opportunities be addressed (new housing, new businesses, new cultural destinations, new parks)?

Vibrant Centers

- What are the priority streets for streetscape improvements?
- Where should Time Check Recreation Center return (outside of the 100 year floodplain)?
- Could Taylor School include additional recreational and community facilities?



IMPROVED ACTIVE RECREATION ON WEST SIDE OF CEDAR RIVER
 CONNECTED TRAIL SYSTEM

IMPROVE TRAIL CONNECTIONS
 VISUAL CONNECTION TO THE RIVER

BUILD ON EXISTING NEIGHBORHOOD CENTERS
 BUILD ON EXISTING BUSINESS CENTERS

Summary of the meeting

Community members focused the discussion on ways to protect and enhance the South Area’s unique identity, including issues of gathering spaces, infill properties, trails, and streetscape improvements. Residents of the South area agreed on priorities such as strengthening east-west **connectivity** with safe trails and accessibility to public transit; protecting the area’s **identity** through restoring landmarks and reinforcing connections to the river; supporting the local population’s **diversity** through affordable housing and tax incentives; and by infilling properties such as Sinclair and the landfill to create new **vibrant centers**.

Connectivity

- Which streets should be better connected? Which streets should carry more traffic?
- How do we connect the trail across the river?
- Which streets should be people streets?
- What additional transit options make sense for the City?

Identity

- Where should new centers be located?
- Should landmark buildings such as the Czech and Slovak

Museum and the African American Museum be relocated, and if so, where?

- How can building codes and streetscape improvements preserve the character while supporting flexibility and growth?

Diversity

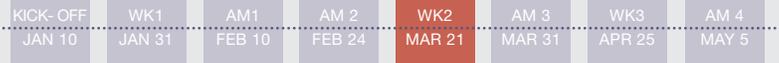
- Can new single family housing be affordable?
- How will redevelopment affect residents that want to return?

Vibrant Centers

- How should New Bohemia be developed?
- How can the connection between New Bohemia and Czech Village be strengthened?
- What uses are appropriate for the Third Street corridor?
- How should Sinclair and the landfill be re-used?
- Where should multi-family townhomes and apartments be located, and how should we balance owner versus rental occupied units?
- How can services be incorporated into residential areas?



March 21st Workshop 2: Reinvestment Scenarios



Purpose of Meeting

Focus on key characteristics of each area, identify assets and opportunities for improvements in each neighborhood, discuss scenarios for future development and determine measurements and evaluation criteria to assess them.

Summary of Meeting

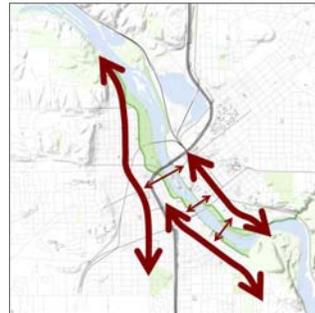
What are scenarios? Scenarios are different potential courses of action. This meeting combined the opportunities and ideas developed to date to create three scenarios (shown at right).

Considering and discussing scenarios helped the community to decide what actions would best enhance neighborhood strengths. Residents discussed the “toolbox” of best practices — or evaluation criteria — which would help determine which scenario best met the community’s vision of a great neighborhood.

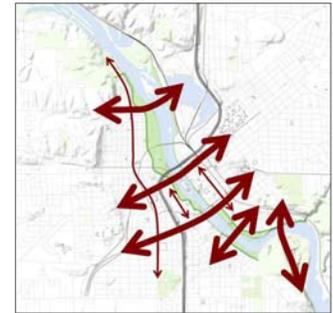
Best Practice Measurements

Best practice measurements are methods or techniques found to be effective and practical means in achieving an objective while making the optimum use of resources. The quotes on the facing page were taken directly from community feedback and used to identify best practices and the associated benefits. These benefits can be turned into guidelines to calculate the actual improvement made by an initiative or action item.

Scenario A: Strengthen Connections Between River Neighborhoods



Scenario B: Reinforce Connections Across the River



Scenario C: Focus on the River



How Scenarios Are Developed

Community Goals
January 10



Opportunities
February 10

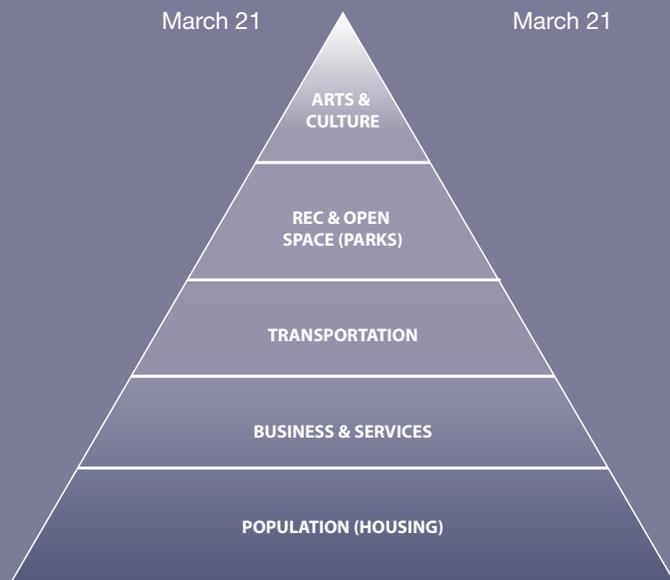


Best Practice Measurements
March 21



Scenario Feedback
March 21

As a part of the scenario development process, market projections and best practices for sustainable development were integrated to forecast how many more people, houses, businesses, roads, parks, and new services each neighborhood could support. These values were used as a rule of thumb to explore how community identified opportunities could be developed based on what local services could support.



Sustainability: Balance economy, community and environment

"Green spaces, parks and trails accessible to everyone in Cedar Rapids must be part of the plan"

Measurement: Population within 1/4 mile from park



Benefits

- Health and recreation opportunities
- Access to open space
- Community gathering places

"My House flooded before the river crested, we need to improve the stormwater sewers"

Measurement: Reduction in stormwater runoff



Benefits

- Reduces flood risk
- Reduces infrastructure
- Minimizes pollution

Connectivity: Safe and easy ways to get from place to place

"We need better and safer bus lines with better coverage"

Measurement: Bus lines stopping at business centers



Benefits

- Reduces car use
- Reduces air pollution
- Improves access to points of interest

"Gas prices are high, so don't push the housing to edges of town"

Measurement: Change in commuting time



Benefits

- Reduces traffic
- More leisure time
- Reduced fuel use and costs

Identity: Things that Make a Neighborhood Unique

"We need to help elderly return, they are our heritage"

Measurement: Percent of Residents Returning in 5 years



Benefits

- Retains community character
- Keeps people connected
- Retains local memory and history

"Preserve the urban neighborhoods as best as we can"

Measurement: Percent of Historic Properties Preserved



Benefits

- Preserves local landmarks
- Encourages appropriate space use
- Distinguishes neighborhoods

Diversity: A Variety of People and Places

"Create strong neighborhoods with a feeling of 'whole'"

Measurement: Population within 1/2 mile of basic service



Benefits

- Increases self-sufficiency of neighborhood
- Reduces auto transportation
- Retains/builds community identity

"Provide housing for different incomes and family sizes"

Measurement: Affordable housing



Benefits

- Increases feasibility of neighborhood revitalization
- Provides housing options
- Promotes investment in community

Vibrant Center: A Place to Come Together for a Variety of Activities

"Support businesses so that they're easy to walk to and have local customers"

Measurement: People within 1/2 mile of a Business Center



Benefits

- Increases viability of community businesses
- Allows walking to work
- Reduces commuting time

"We need to support local businesses and encourage opening new ones"

Measurement: Active commercial frontages at street level



Benefits

- Increase visibility of businesses
- Visible sign of City revitalization
- Accessibility of businesses to customers

Workshop 2: Transportation, Connectivity and Open Space

Key Elements

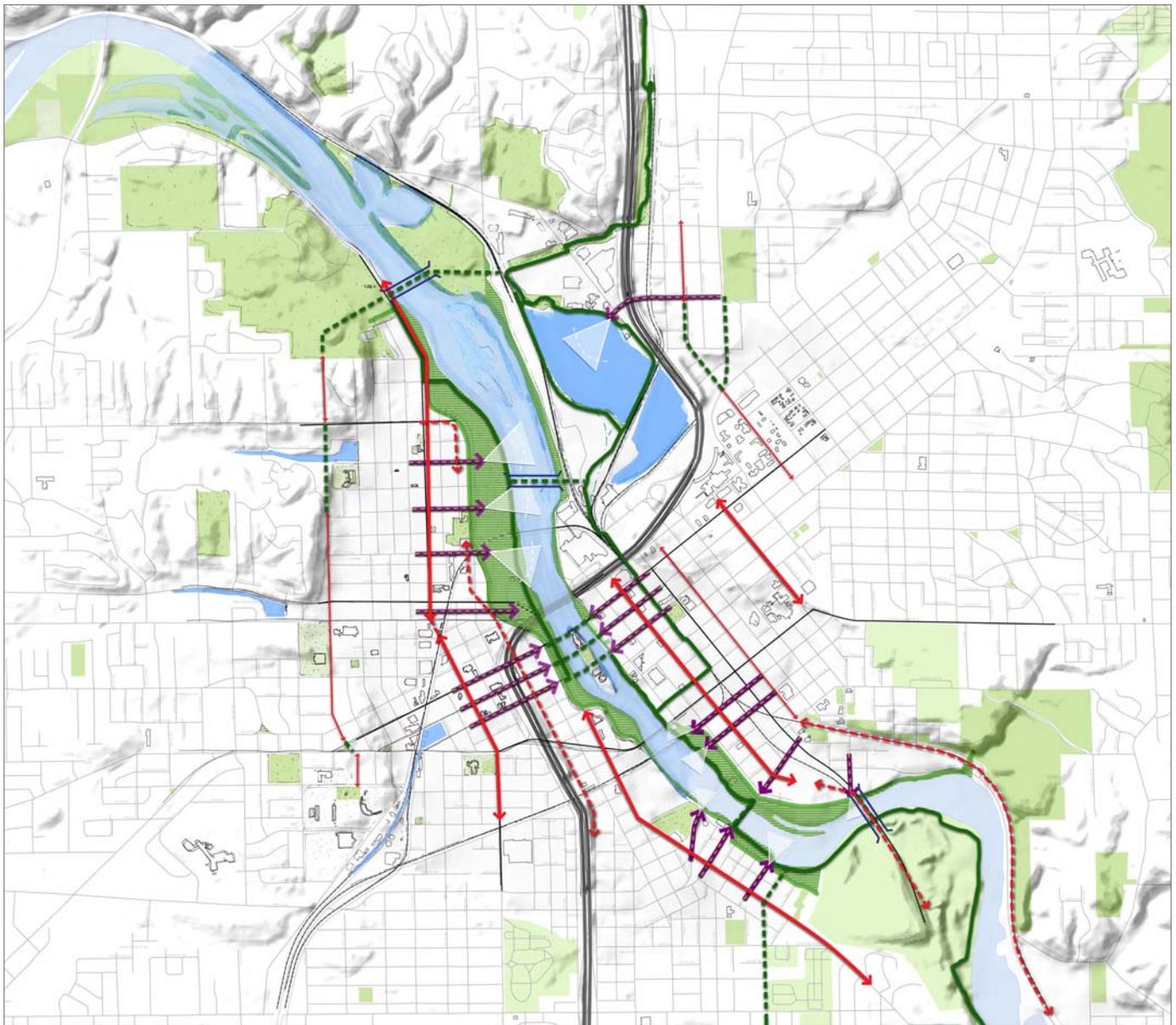
The presentation outlined key elements based on feedback from previous meetings that future plans should incorporate:

- Automobile and transit connections
- Bike and pedestrian connections
- Comfortable and pleasant streets
- Network of open spaces

This resulted in an **evaluation “toolbox”** that included comfortable and pleasant streets, reliable transit, attractive and accessible parking, sidewalks and pedestrian paths, bike paths

and travel lanes, trails, parks and open space, and signage and other elements that enhance public spaces.

As part of this discussion, the concepts of “people streets” and “gateway streets” were introduced. People streets are streets which prioritize pedestrians but are nevertheless open to vehicular traffic. Gateway streets are the primary vehicular corridors for the neighborhoods. Other key transportation, connectivity and open space elements included parking, transit, pedestrian and bike networks, trails and open space and improvements to the public realm.



OPPORTUNITIES MAPPED FROM PUBLIC FEEDBACK



Scenarios

At the heart of the three scenarios for transportation, connectivity and open space were “opportunities with different approaches:”

- Cedar River, Cedar Lake and Waterfront Park
- Safe, recognizable trail system
- Public transportation options and bike lanes
- Realign streets and improve streetscape design
- Take advantage of the River
- Balance multiple users
- Diverse uses of open space
- Pedestrian friendly streets
- Improve skywalks
- Strengthen gateways
- Create gathering spaces
- Connect to neighborhoods



Scenario A: Strengthen Connections Between River Neighborhoods

Scenario A connected Ellis Boulevard with Sixth Street SW and reinforced this road, as well as First Avenue, Eighth Avenue, C Street SW, Fifth Street SE and E and F Avenues NW as new gateway streets. Priority streetscape improvements occurred on streets parallel to the river, including Third Street.

Open space improvements included creating a new “green belt” trail network, doubling the size of Greene Square Park and creating new parks in New Bohemia and on the West Bank.

Scenario B: Reinforce Connections Across the River

Scenario B prioritizes streetscape improvements and sets the focus on streets that cross the river, including Second Avenue, Third Avenue and 14th Avenue SE/16th Avenue SW. Additionally, Scenario B provided a new riverfront drive, connected Ellis Boulevard with Sixth Street SW and created a new road and bridge connecting the landfill and the Sinclair site. These roads, as well as First Avenue, Eighth Avenue, Tenth Street, and 12th Avenue were envisioned as new gateways for the City. Open space improvements included creating new parks in New Bohemia and on the West Bank, converting the Fourth Street rail line to a trail, creating a new bridge and road along the old rail line and creating a new pedestrian bridge connecting M Avenue NW to Cedar Lake.

Scenario C: Focus on the River

Scenario C prioritized streetscape improvements on streets close to the river. It also created a new levee drive connecting Time Check to the south via C Street. It emphasized this road as well as First Avenue and Eighth Avenue as new gateway streets. It proposed a new pedestrian bridge from O Avenue NW to Cedar Lake, and converted the rail line to a pedestrian bridge and trail near the landfill. It also dedicated the Second Avenue bridge for pedestrian use.

Workshop 2: Housing and Business Revitalization

Key elements

The presentation outlined key elements based on feedback from previous meetings that future plans should incorporate:

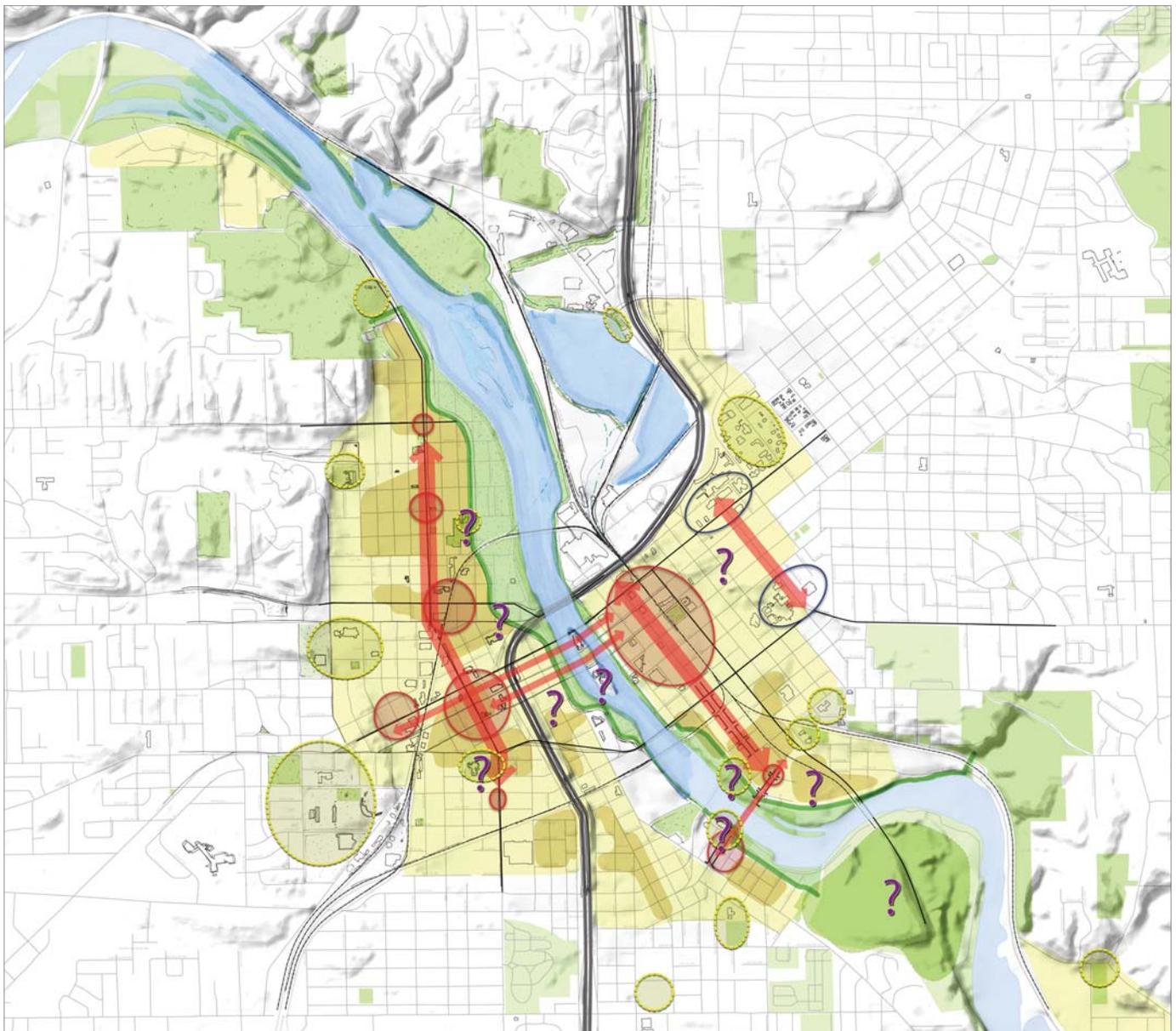
Housing

- Affordable replacement housing
- Reinvestment in existing homes
- Mix of housing types compatible with nearby styles
- “Green” design

Business Revitalization

- Diverse offering of neighborhood services and retail
- Strengthened neighborhood centers
- Arts and community destinations

This resulted in an **evaluation “toolbox”** that included varied types of housing, local businesses, retail and entertainment, commercial uses, neighborhood services and arts and community resources. Key evaluation criteria for housing included blending rehabilitation and the infill of new construction to replace the roughly 850 units needed city-wide.



OPPORTUNITIES MAPPED FROM PUBLIC FEEDBACK



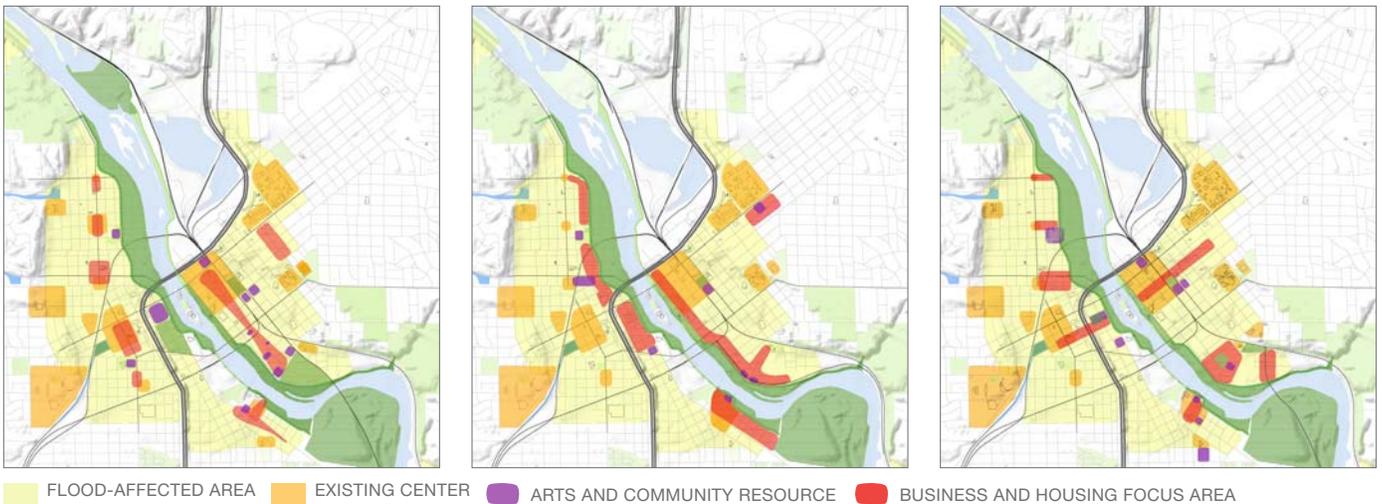
This could be achieved by mixing architectural styles and accommodating a range of users through different home types, including single-family homes, carriage houses, townhouses, and multi-family buildings. A range of price points also was important, including the need to offer fair market-rate, workforce, affordable, and subsidized housing—as well as options for ownership or rental. The community also expressed a desire to focus new development on creating concentrated areas of residents that could support retail needs.

Evaluation criteria for business and neighborhood services included creating mixed-use buildings with ground level retail, and encouraging other stores, restaurants and cultural amenities to strengthen downtown. There was a desire to create local job opportunities as well as a downtown corporate anchor tenant. On the neighborhood level, there was a key interest in creating local retail and services within walking distance of a critical mass of housing.

Scenarios

At the heart of the three scenarios for housing and business revitalization were the following “opportunities with different approaches:”

- Arts and culture opportunities
- Small businesses/neighborhood retail
- Diverse gathering places
- Affordable, diverse housing
- Local identity and diversity through cultural heritage
- Clear identity for all districts
- Community/regional events
- Strengthen existing institutions
- Create a 24-hour downtown
- Infill open lots/surface parking



Scenario A: Strengthen Connections Between River Neighborhoods

Scenario A envisioned a series of neighborhood centers along Ellis Boulevard and Sixth Street NW. It created an arts district along Third Street SE, connecting downtown institutions and New Bohemia, and linked St. Luke’s Hospital and Mercy Medical Center with development along Tenth Street SE. In addition to Third Street SE, arts and community resources were also placed on the West Bank, in Time Check Park, at the Taylor School and along Fifth Street SE.

Scenario B: Reinforce Connections Across the River

Scenario B created a series of linear neighborhood centers developing from the center of existing neighborhoods to the Greenway in order to increase connections to the river. It expanded the neighborhood centers and arts and cultural resources in New Bohemia and Czech Village, and developed Third Avenue as a link between the West Bank, downtown and the Medical District. Other areas of focus were along F, K and O Avenues NW.

Scenario C: Focus on the River

Scenario C focused new neighborhood centers along both sides of the Cedar River, creating an entertainment-based downtown riverfront promenade and new centers at the West Bank, Time Check and Czech Village. A new Uptown District was located on First Avenue across from Coe College.

March 31st Area Meeting 3: Scenario Review and Summary

KICK-OFF JAN 10	WK1 JAN 31	AM1 FEB 10	AM 2 FEB 24	WK2 MAR 21	AM 3 MAR 31	WK3 APR 25	AM 4 MAY 5
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Purpose of Meeting

To review scenario development through sustainability best practices and feedback on initial scenarios presented at Workshop 1. To refine a preferred scenario for each area based on feedback for shared and differing opportunities from the revised scenarios.

Summary of Meeting

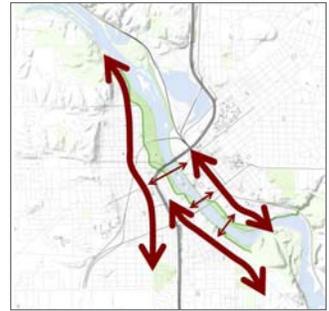
Ten days after the community provided feedback on the alternative reinvestment scenarios, the third Area Meeting featured presentations of two scenarios for each Area developed from areas of consensus and areas of differing options within the feedback. The presenters described the measurements used to develop each scenario based on market projections and sustainability best practices, as well as how community feedback was integrated. The community was asked to respond to the scenarios and describe what was good or bad about each.



Scenario Feedback

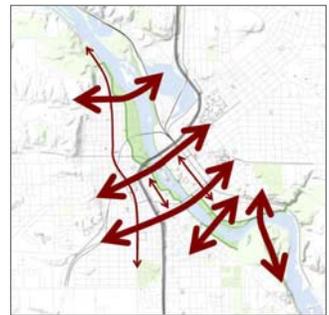
Scenario 1: Strengthen Connections Between River Neighborhoods

- Ellis to Sixth as a north-south connector and a gateway improves traffic flow
- Connects Arts to Downtown along Third Street
- Strengthens neighborhoods along Ellis and Sixth
- Connects New Bohemia and Czech Village to downtown
- Expands Greene Square Park
- Connects trails across river



Scenario 2: Reinforce Connections Across the River

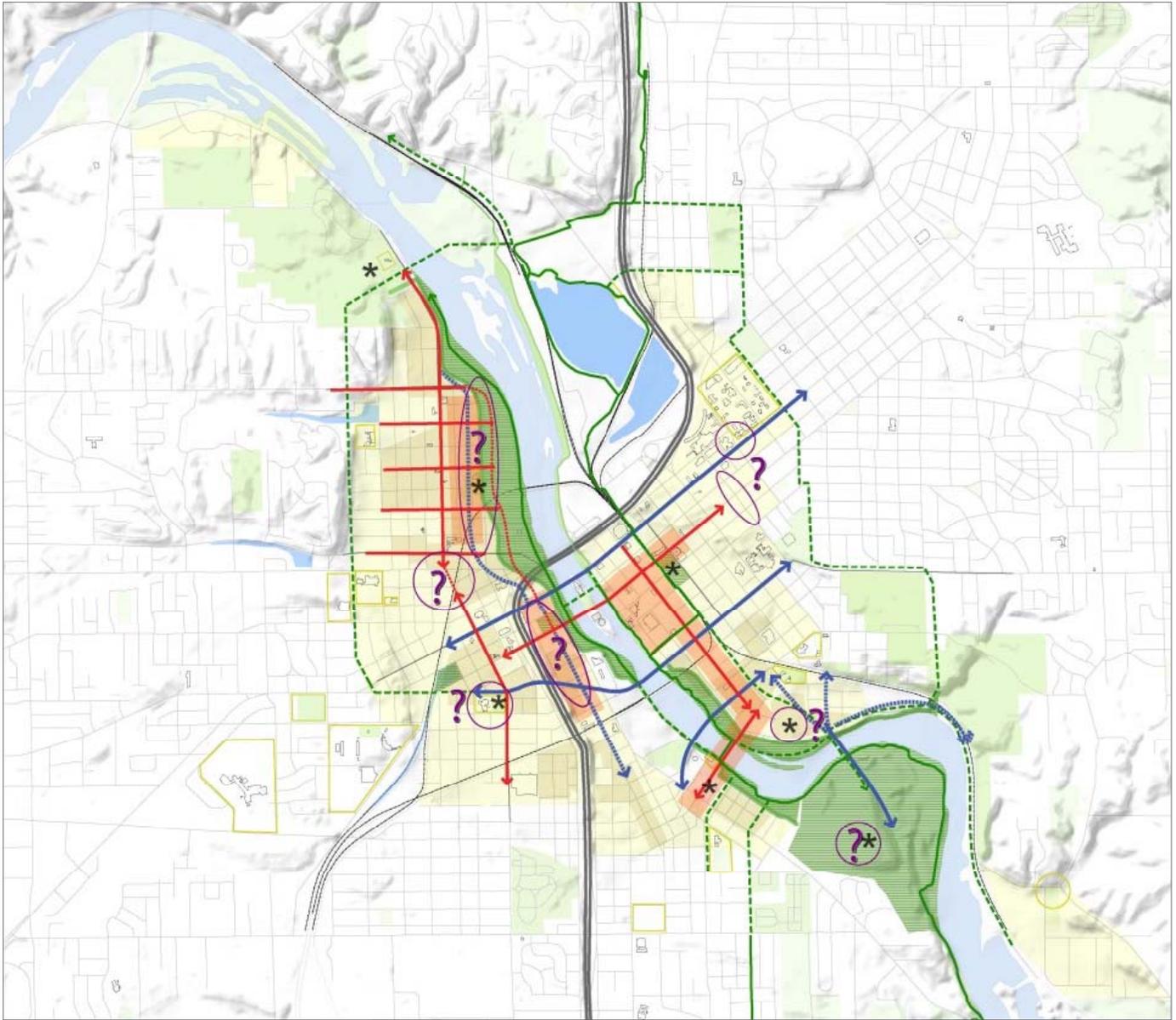
- Third Avenue as a people street and arts district
- Reinvestment between Ellis Boulevard and the River
- Additional people streets
- Riverfront Drive with views to the river
- Expansion of New Bohemia
- Rail to trail connection along Fourth Street corridor
- Downtown and New Bohemia do not connect



Scenario 3: Focus on the river

- Emphasis on the river to anchor development
- Uptown Coe College development and connection to downtown
- New pedestrian bridge downtown
- Riverfront drive and river street improvements
- New First Street takes traffic out of neighborhood
- Ellis and Sixth as people streets and disconnected





OPPORTUNITIES MAPPED FROM PUBLIC FEEDBACK

- NATURAL FEATURES AND TRAILS
- FLOOD-AFFECTED AREA
- BUSINESS AND HOUSING FOCUS AREA
- ? OPPORTUNITY WITH DIFFERENT APPROACHES
- * COMMUNITY ASSET
- PEOPLE STREET
- HEAVILY FLOOD AFFECTED AREA

Areas of Consensus

Transportation and Connectivity

- Loop trail around city and cross-river trails
- First and Eighth Avenues as gateway streets or boulevards
- Czech Village and New Bohemia Connection

Housing and Business Reinvestment

- Focus on Third Avenue
- Focus on river for development and connecting to park uses
- Strength is additional people streets
- Connecting Czech Village and New Bohemia to Downtown
- Focus on housing and business along Ellis and side streets

Areas with Differing Opinions

- Levee Drive/New First Street NE
- Ellis and Sixth connection
- Reinvestment around Taylor
- West Bank redevelopment
- Medical District and uptown focus
- Sinclair park or redevelopment
- Park on landfill and street connection

Summary of the meeting

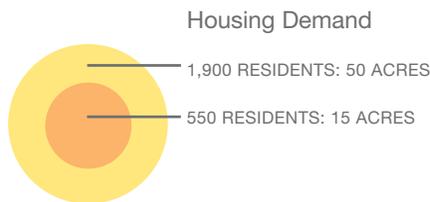
Discussion at the third Central Area meeting focused on resolving areas of differing opinion from the feedback of past meetings. The Key Points of Discussion listed below are items which needed to be clarified in order for the design team to develop a preferred direction for the Area Plan. The presentation used an evaluation “toolbox” of plan elements to describe the relevant issues which differed from the North and South Areas. That toolbox included housing, downtown destinations (retail and entertainment), and businesses and offices.

Two alternative reinvestment scenarios were also presented to spark discussion, which are described on the next page.

Key Points of Discussion

- How do we strengthen the downtown core?
- What should the character of the Medical District be?
- What is the vision for the West Bank and May’s Island?
- What uses are most appropriate in the area south of downtown?
- Where should housing be focused, and what should its character be?
- How can we strengthen connections to the river?

Area Projections



Market Projections

Housing

- The market is projected to generate demand for mixed-use and varied housing types to accommodate 400 new and 150 returning residents (according to Maxfiled and CR GIS).
- The future vision for vibrant urban living could plan for up to 1,900 residents (equivalent to 1% of the metropolitan area).
- Downtown’s housing growth rate is higher than other areas.

Office and Business

- There is no current demand for additional office space.
- Future office growth opportunities would include the recruitment of a large tenant.
- Recent small business growth is in medical users and service industry.



OPPORTUNITY WITH DIFFERENT APPROACHES

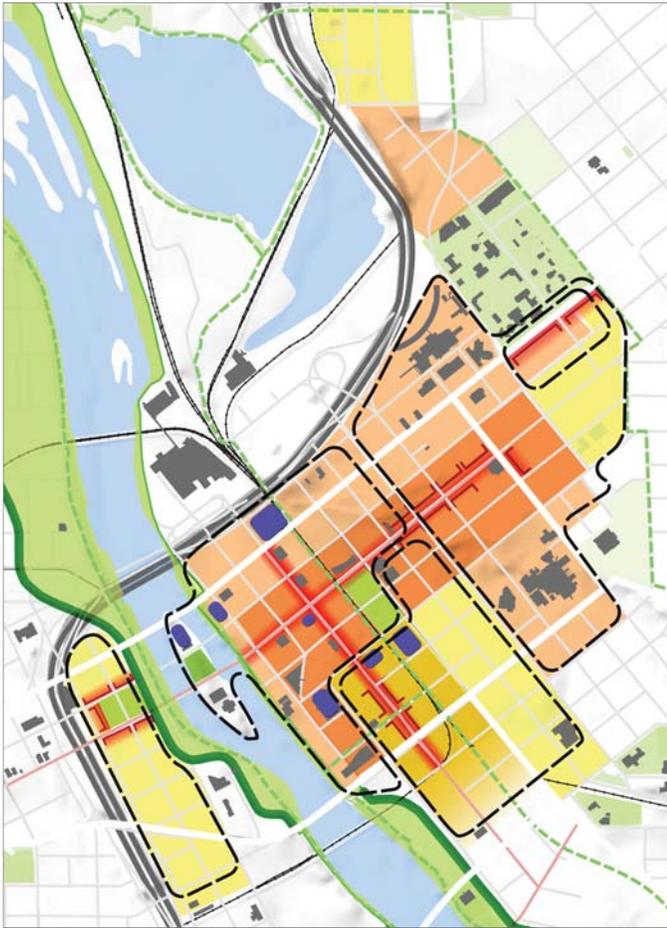


Retail

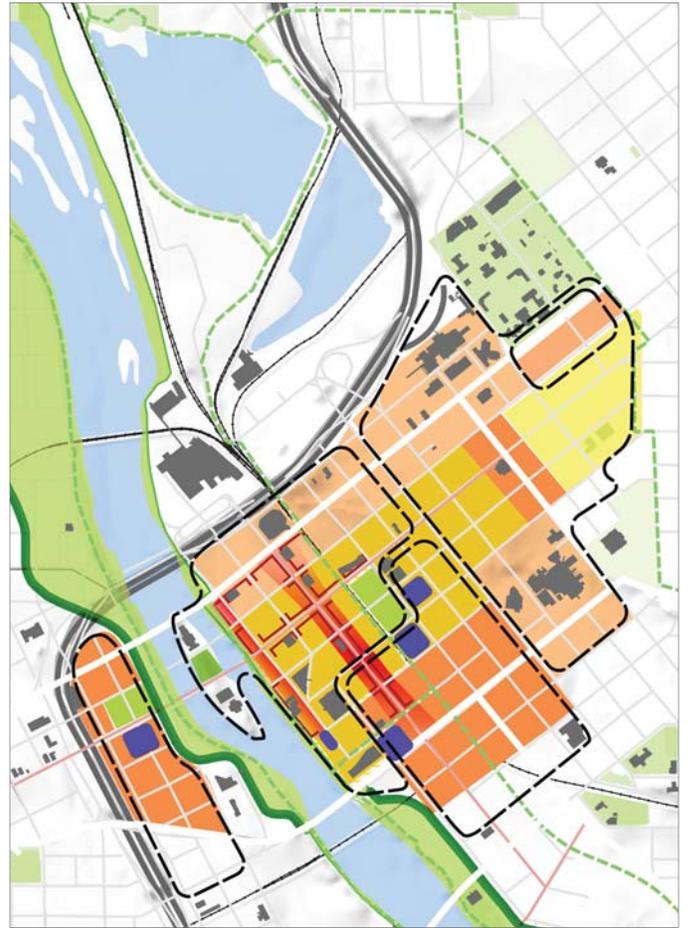
- The market demand for retail through 2012 is for 39,000 SF, or a single-sided retail block.
- By 2020, demand will increase to 108,000 SF, equivalent to a two-sided block.
- A long-term vision for housing growth will increase demand.

Entertainment

- A co-op or small market could be supported.
- Retail demand will be entertainment and service-based, bars and restaurants.
- Local businesses, rather than national chains, are key to sustainable growth.
- Restore and enhance existing arts and cultural institutions.



EXPAND THE DOWNTOWN CORE



DOWNTOWN NEIGHBORHOODS

HOUSING DISTRICT
 COMMERCIAL DISTRICT
 STREET-LEVEL RETAIL
 NEIGHBORHOOD BOUNDARY
 PARKS
 COMMERCIAL-FOCUSED MIXED-USE
 RESIDENTIAL-FOCUSED MIXED-USE
 DOWNTOWN DESTINATION



Scenario 1: Expand the Downtown Core

- Concentrate retail South of Downtown, Uptown, along the new West Bank park, and Third Avenue connection to the Medical District.
- Grow retail along the First Avenue and Third Street corridors.
- Focus housing in Uptown, new between Fifth Avenue and Seventh Avenue, and on the West Bank.
- Develop office and business uses along First Avenue, the riverfront, and near the hospitals.
- Locate downtown destinations throughout the greater downtown.

Scenario 2: Downtown Neighborhoods

- Concentrate retail in downtown core and along new First Street promenade.
- Focus mixed-use housing within downtown core and in a new housing district near Coe College.
- Develop medical uses near each hospital, with a mixed-use housing district in between.
- Concentrate downtown destinations within the downtown core.

Summary of the meeting

At Area Meeting 3, the North Area participants discussed ways to arrive at a preferred direction using the following measurement categories:

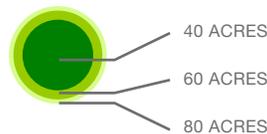
- Arts and Culture
- Recreation and Open Space
- Transportation
- Business and Services
- Population

The presentation detailed how much projected need there was within the Area for each category, and looked at existing examples and precedents that could illustrate the projected needs. Two scenarios were shown as well, titled “New Boulevard at the Levee” and “New Riverside Drive”. They were primarily based on different circulation configurations to spark discussion about the best solution for the area.

Key Points of Discussion

- Where are the opportunities for new neighborhood centers?
- Should the Ellis Boulevard/Sixth Street connection occur?
- Should there be a “new First Street” along the levee?
- Should reinvestment in Time Check be focused on Ellis Boulevard or along the Greenway?
- How should we reinvest in the Taylor Neighborhood?
- How can we strengthen connections to the river?

Area Projections

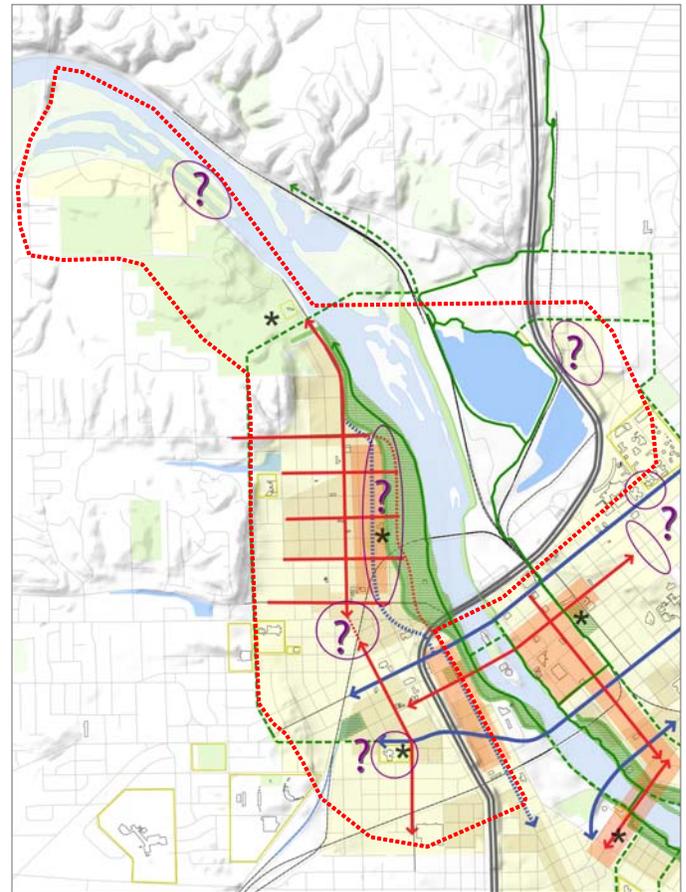


Market Projections

- The pre-flood population of the North Area was 7,000 people.
- The North Area is projected to have a population of roughly 7,200 people by 2020 including the existing residents and projected growth.

Housing

- Accommodating 7,200 people will require the development of 90 – 270 acres of new affordable and market-rate housing, depending on the mix of housing types including single-family homes, townhouses and multi-family units.



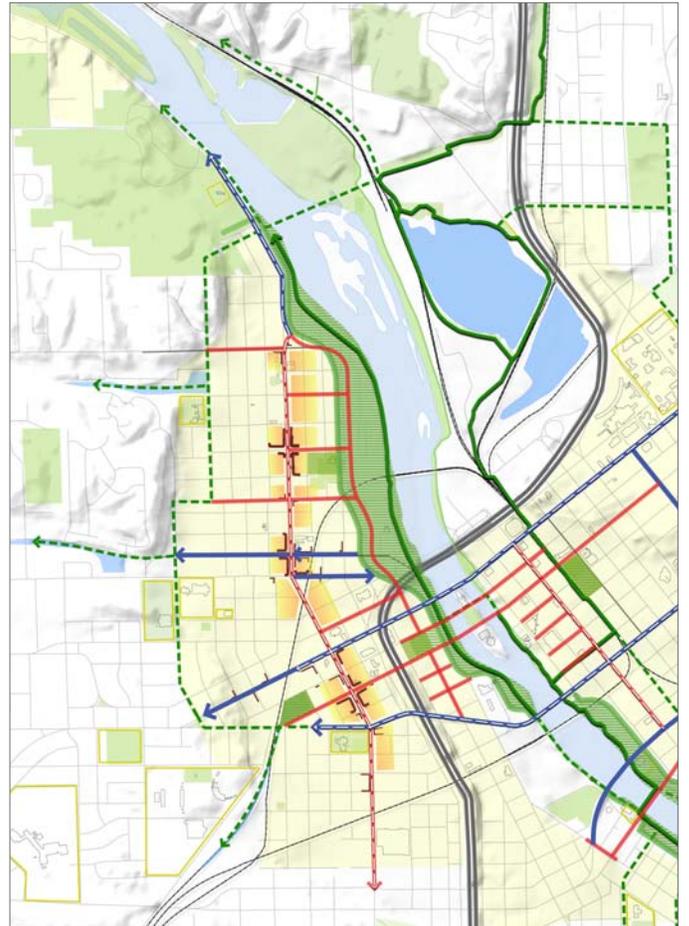
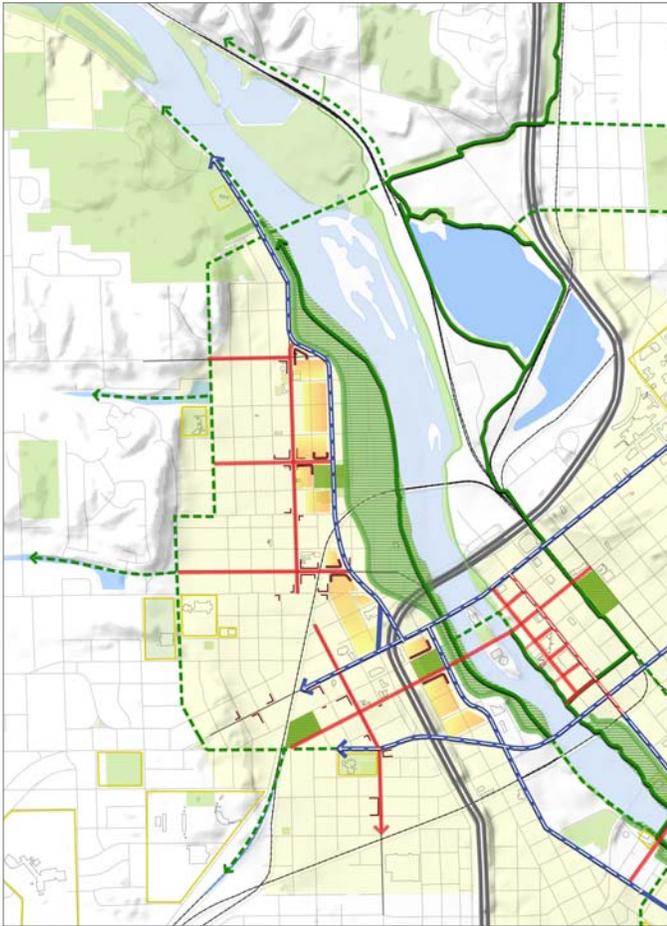
- ? OPPORTUNITY WITH DIFFERENT APPROACHES
- — — NATURAL FEATURES AND TRAILS
- ↔ EXISTING CONNECTION TO BE IMPROVED
- * COMMUNITY ASSET
- ▭ ACTIVE CENTER - RETAIL/HOUSING MIX
- REINVESTMENT AREA
- HOUSING REINVESTMENT

Businesses and Services

- The 7,200 residents in the North Area will support a range of neighborhood businesses, including corner stores, convenience retail and neighborhood centers.
- Depending on the population density, these businesses will require five to eight acres.

Open Space

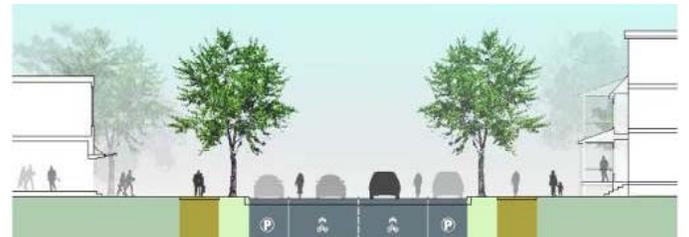
- The 7,200 residents in the North Area will support a range of new open spaces, including mini-parks, neighborhood parks and community parks. Depending on the population density, 40 to 80 acres of new parks would be needed.



NEW BOULEVARD AT LEVEE – FOCUS FOR STRENGTHENED HOUSING AND NEIGHBORHOOD SERVICES

Scenario 1: New Boulevard at the Levee

- “New First Street” on the dry side of the Levee as the only primary north-south connector.
- Build on existing retail and neighborhood centers located along Ellis Boulevard, and extend them toward the Greenway along east-west people streets.
- City-wide Trail Loop connector for neighborhoods and community resources.



NEW RIVERSIDE DRIVE AND ELLIS BOULEVARD CONNECTED TO 6TH ST SW – FOCUS FOR STRENGTHENED HOUSING AND NEIGHBORHOOD SERVICES

Scenario 2: New Riverside Drive

- “New First Street” on the wet side of the Levee is a primary north-south connector, complemented with the connection of Ellis Boulevard and Sixth Street as another primary north-south connector.
- Reinforce and extend existing retail and neighborhood centers concentrated to the north and south along Ellis Boulevard and Sixth Street.
- City-wide trail loop connector for neighborhoods and community resources.

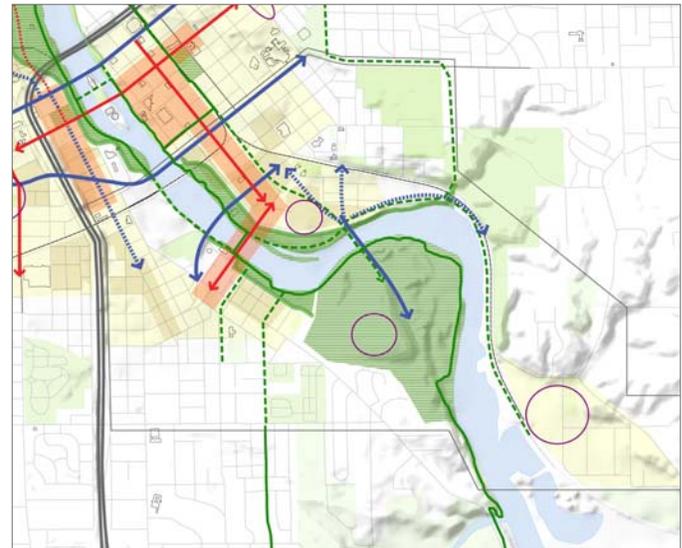
Summary of the meeting

South Area participants used a framework of the same measurement categories used in the North Area to discuss ways to arrive at a preferred direction. The presentation detailed how much projected need there was for each category, and looked at existing examples and precedents that could illustrate them.

Two scenarios were shown as well. The first scenario focused redevelopment between New Bohemia and Czech Village and along Third Street toward downtown, featured a new park on the landfill, and also a new bridge connection from that landfill park across the former Sinclair railroad bridge to Otis Road. Scenario two focused development around a new central park in New Bohemia, with a secondary emphasis on Czech Village, and moderate redevelopment along Third Street and a bridge from the landfill connecting to Fifth Street.

Key Points of Discussion

- Should New Bohemia be a major new district?
- Should a new South Gateway connect to Otis Road or Fifth Street?
- Should Sinclair be a mixed-use development or an active park?
- Should the landfill become a regional park or a natural area?
- Where should new housing developments go?
- How can we reinvest in Rompot?



- NATURAL FEATURES AND TRAILS
- PROPOSED TRAIL
- OPPORTUNITY WITH DIFFERENT APPROACHES
- REINVESTMENT AREA
- HOUSING REINVESTMENT
- RESTORED NATURAL AREA
- ↔ EXISTING CONNECTION TO BE IMPROVED
- ↔ POTENTIAL CONNECTION
- NEW PARK
- ACTIVE CENTER - RETAIL/HOUSING MIX

Area Projections



Market Projections

- The pre-flood population of the South Area was approximately 4,000 people.
- The South Area is projected to have a population of roughly 5,000 people by 2020 comprised of existing residents and projected growth.

Housing

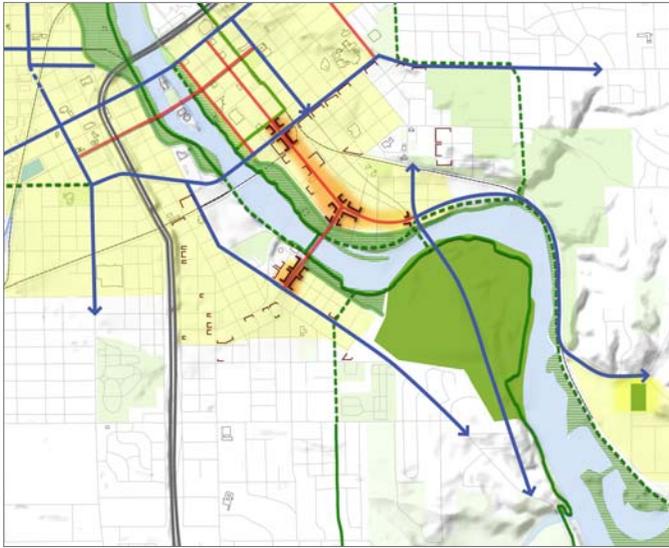
- Accommodating 5,000 people will require the development of 24 to 71 acres of new affordable and market-rate housing, depending on the mix of housing types (single family homes, townhomes and/or multi-family units).

Businesses and Services

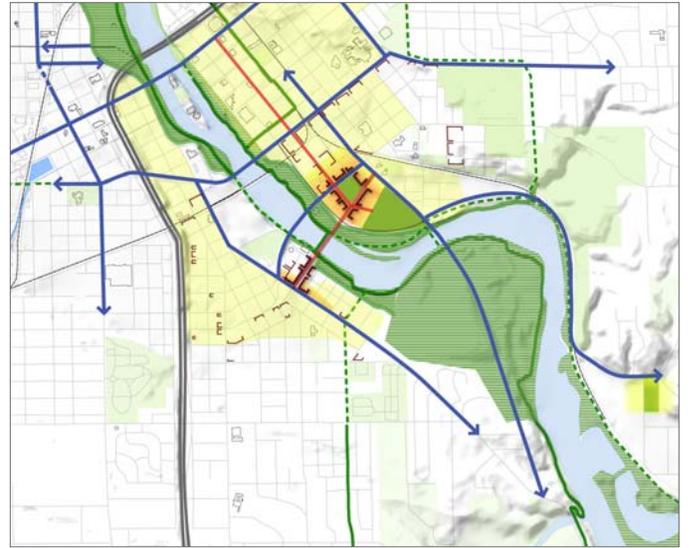
- The 5,000 residents in the South Area will support a range of neighborhood businesses, including convenience retail and neighborhood centers.
- Depending on the scale of development, these businesses will require three to five acres.

Open Space

- The 5,000 residents in the South Area will support a range of new open spaces, including mini-parks, neighborhood parks and community parks.
- Depending on the number of residents, these parks will require 29 to 54 acres.



THIRD STREET CONNECTION



NEW DISTRICT AT NEW BOHEMIA



Scenario 1: Third Street Connector

- Enhanced connections across the river and to Otis Road.
- Focused reinvestment along Third Street.
- Investment in mixed-use development at Sinclair site.
- Focused housing reinvestment around Czech Village.
- Landfill area converted into an active park.

Scenario 2: New District at New Bohemia

- Enhanced connection to downtown through Fifth Street.
- Focused reinvestment on expansion of a new district in New Bohemia.
- Sinclair reutilized as a public destination park.
- The landfill cleaned and protected as natural area.
- Reinvestment in existing Czech Village and New Bohemia.

April 25th Workshop 3: Preferred Framework Plan and Urban Design Principles

KICK-OFF JAN 10	WK1 JAN 31	AM1 FEB 10	AM 2 FEB 24	WK2 MAR 21	AM 3 MAR 31	WK3 APR 25	AM 4 MAY 5
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Purpose of Meeting

To review the preferred framework plan and introduce urban design principles and the action plan.

Summary of Meeting

This final city-wide workshop included a summary of the planning process and a discussion of next steps. Building on the community feedback and goals from previous sessions, the presentation highlighted the preferred framework plan. The framework was broken into a set of primary goals and major initiatives for each of its component parts: transportation and connectivity, open space and recreation, arts and culture opportunities, business reinvestment, and housing reinvestment. The vision for Cedar Rapids includes a mix of uses and housing types whose intensities vary depending on their location and the populations they serve.

Following the preferred framework plan, the community was introduced to urban design standards that would ensure that new development would achieve the vision of the Framework Plan. The standards would guide reinvestment and infill by controlling the shape and form of future development, focusing on the public spaces and how buildings relate to them. The workshop concluded with an introduction to the Action Plan that will guide implementation of the Framework Plan. Community members began to consider the actions that were most important for short- and long-term implementation, as well as whom would be responsible for these actions.

Initiatives

- Streetscape improvements: North, South, and Central
- Transit service improvements
- Downtown parking survey and strategy
- Downtown circulator (fixed-loop trolley or bus)



16TH AVENUE BRIDGE - CONCEPTUAL VIEW OF POTENTIAL BRIDGE IMPROVEMENTS TO SUPPORT A VIBRANT ARTS AND CULTURAL COMMUNITY



8TH AVENUE AND 2ND STREET - CONCEPTUAL VIEW OF POTENTIAL STREETScape IMPROVEMENTS



1ST AVENUE AND 6TH STREET - CONCEPTUAL VIEW OF POTENTIAL ROADWAY AND STREETScape IMPROVEMENTS



K AVENUE AND ELLIS BOULEVARD - CONCEPTUAL VIEW OF POTENTIAL ROADWAY AND STREETScape IMPROVEMENTS

Preferred Framework Plan Initiatives

Transportation and Open Space

- Streetscape improvements in all three areas
- Transit service improvements
- Downtown parking improvements
- Downtown circulator

Open Space and Recreation

- Greenway connecting across the river and all three areas
- Continuous trail system
- Neighborhood parks
- Naturalized river's edge

Arts and Culture Opportunities

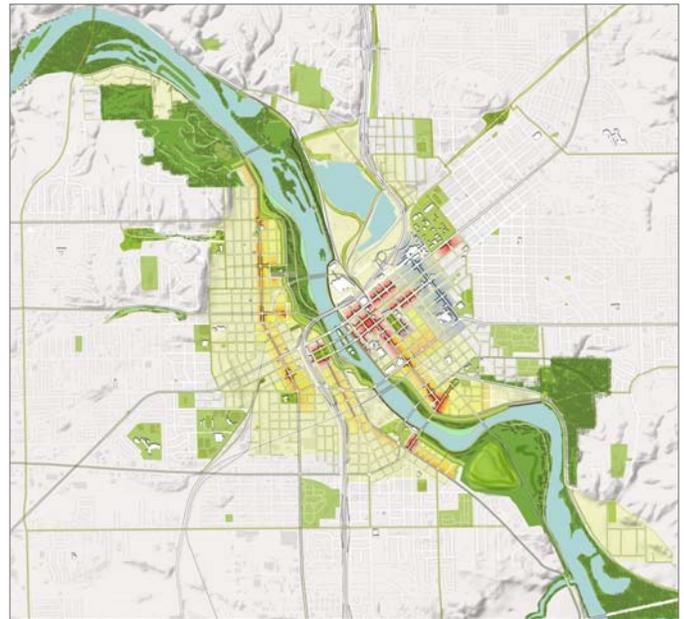
- Third Street corridor: artist community
- Third Avenue corridor: civic arts
- Civic focus at Greene Square Park
- 16th Avenue in Czech Village to 14th Avenue in New Bohemia
- Protect existing community assets
- Preserve historic resources

Business Reinvestment

- Strengthen neighborhood centers: Ellis and Sixth, Taylor, Czech Village, Cedar Valley Park and New Bohemia
- Strengthen Downtown core, Riverfront and West Bank with a mix of uses
- Diversify Medical District with housing and supporting uses

Housing Reinvestment

- Preserve existing character
- Infill housing on underutilized land Downtown
- Focus housing reinvestment near neighborhood centers
 - Ellis Boulevard to the River
 - Sixth Street in Taylor
 - Czech Village, New Bohemia and Sinclair
 - Third Street
 - West Bank



NEIGHBORHOOD PLANNING PROCESS FRAMEWORK PLAN



URBAN DESIGN PRINCIPLES

The standards guide reinvestment and infill by controlling the shape and form of future development, focusing on the public spaces and how buildings relate to them. The vision for Cedar Rapids includes a mix of uses and housing types at various intensities that may be appropriate for different locations and serve a wide population, so a range of potential types and scales of housing and business structures were discussed at a breakout session. For residential, standard types included detached residential, attached residential, and mid-rise urban housing. Neighborhood Centers include low-scale commercial, mixed-use (commercial and residential), and mid- to high-rise commercial and residential.



THE URBAN DESIGN STANDARDS SUGGEST AREA-APPROPRIATE ATTACHED RESIDENTIAL (LEFT) OR LOW-SCALE COMMERCIAL.

May 5th Area Meeting 4: Final Framework Plan and Action Items

KICK-OFF
JAN 10

WK1
JAN 31

AM1
FEB 10

AM 2
FEB 24

WK2
MAR 21

AM 3
MAR 31

WK3
APR 25

AM 4
MAY 5

Purpose of Meeting

The purpose of the meeting was to review feedback and confirm the final Framework Plan; introduce the action plan concept as a draft; review the Neighborhood Planning Process and its results; and provide an overview of the next steps.

Summary of Meeting

The fourth and final Area Meeting on May 5th reviewed the planning process and presented the Framework Plan as well as details for the Action Plan. This meeting was the last opportunity for the community to review the Framework Plan before the presentation of the Plan to the City Council on May 13th.

Much of the discussion centered on the Action Plan and its role in ensuring implementation of the Framework Plan. The Action Plan will guide reinvestment decisions, and plan implementation, in the coming years through a list of initiatives tied directly to the Framework Plan. These initiatives are tied to a chart listing the expected timetable, role, and status for each project. This chart is intended to be a living and evolving list that guides the rest of the reinvestment and recovery process.

The Neighborhood Planning Process created a new model for the City and neighborhoods to work together. The Action Plan will build on this collaborative model and share responsibility for implementation.



The final Area Meeting concluded with a review of the entire Neighborhood Planning Process. In sum, the process included:

- 8 meetings
- Attended by 1,270 community members
- More than 5,620 hours of planning and meetings

The process was also very rapid, taking only 116 days when many other post-disaster communities take a full year to assess and create a recovery plan.

May 13: Council Approval

After the community reviewed the plan at Area Meeting 4, the Neighborhood Reinvestment Plan was brought before the Cedar Rapids City Council for adoption as an official city document.

Summary of the Meeting

The first step of implementing the Neighborhood Planning Process is the approval of the Plan by the City Council. At the meeting, the Sasaki team presented a summary of the feedback from the May 5th workshop as well as the final framework plans for the North, Central and South Areas.

The City Council voted to adopt the Neighborhood Reinvestment Plan as presented and to use it to direct the redevelopment of the city's flood-affected neighborhoods for the next 15 years. The Council also voted to retain the Plan's steering committee for the next year to oversee implementation.



PRESENTATION TO THE CITY COUNCIL

Feedback on Initiatives and Action Plan

For the final framework maps and a full list of initiatives see the City-wide Plans and Area Plans sections (pages 9 to 39).

Central Area

- Streetscape, transit service, parking, and circulation improvements
- Greenway implementation, continuous trail system, new parks and community facilities, naturalized river edge
- Third Avenue arts corridor, protect existing cultural and community assets, plan new art and cultural events
- Infill housing on underutilized land, focus housing reinvestment near neighborhood centers
- Strengthen neighborhood centers and West Bank, diversify Medical District, target a supermarket, provide reinvestment incentives

North Area

- Streetscape, transit service, and circulation improvements
- Greenway implementation, continuous trail system, develop new parks and community facilities
- Protect existing arts and cultural assets such as the Time Check neighborhood, Mother Mosque, and if possible, restore the A&W
- Focus housing reinvestment near Ellis Boulevard and Sixth Street in Taylor
- Strengthen neighborhood centers near Ellis Boulevard and Sixth Street, Time Check, and in Taylor

South Area

- Streetscape improvements, and circulation improvements
- Create a continuous trail system, develop new parks and community facilities, maintain and improve existing parks and facilities
- Third Street corridor artist community, finish plan for New Bohemia and Czech Village, protect existing community assets
- Focus housing reinvestment near Czech Village, New Bohemia, and Sinclair
- Strengthen neighborhood centers such as Czech Village, Cedar Valley Park, New Bohemia, and redevelop Sinclair

Neighborhood Planning Process

Framework Map

- EXISTING PARK
 - GREENWAY
 - LEVEE
 - FLOOD WALL
 - ACTIVITY CENTER/BUILDING PRESENCE
 - COMMUNITY LANDMARK
- REINVESTMENT FOCUS:
- BUSINESS
 - MIXED-USE
 - HOUSING
 - ART, CULTURE AND COMMUNITY ASSETS
 - MEDICAL DISTRICT

