



City of Cedar Rapids
Development Committee Meeting Agenda
City Hall Council Chambers
Wednesday, August 25, 2021
3:00 pm – 4:30 pm

Purpose of Development Committee:

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

City Council Committee Members:

Council member Ann Poe, Chair

Council member Marty Hoeger

Council member Ashley Vanorny

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

Agenda:

1. Approval of Minutes – June 16, 2021

2. Presentation

- a) Annual Housing Market Analysis

Sara Buck

15 Minutes

Community Development

3. Recommendation Items

- a) 6th Street Corridor Action Plan

Seth Gunnerson

10 Minutes

Community Development

4. Updates

- a) Bever Woods National Nomination

Jeff Wozencraft

10 Minutes

Community Development

- b) Westdale Area Action Plan

Jeff Wozencraft

10 Minutes

Community Development

- c) Visual Arts Master Plan

Sylvia Brueckert

10 Minutes

Community Development

- d) VeoRide Update

Sylvia Brueckert

10 Minutes

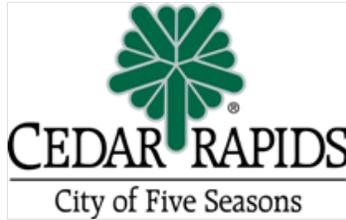
Community Development

5. Public Comment

6. Future Discussion Items

Next Meeting Wednesday, September 15, 2021

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



City of Cedar Rapids
DEVELOPMENT COMMITTEE MINUTES
Virtual Meeting
Wednesday, June 16, 2021
3:00 p.m.

The meeting was brought to order at 3:01 p.m.

Present: Councilmember Poe; Councilmember Vanorny; Councilmember Hoeger

1. Approval of Minutes

Councilmember Vanorny motioned to approve the minutes from the May 19, 2021 meeting. Seconded by Councilmember Hoeger. The motion carried.

2. Presentation

a. Connectivity

Seth Gunnerson, Community Development Planner, shared a presentation on Connectivity. Gunnerson stated that connectivity is for all modes of transportation from neighborhood to neighborhood and district to district. He mentioned the 2019 Code Update requires: maximum block size; exterior connections for all development; and minimum connectivity score. He shared American Prairie's connectivity score and some other considerations. Gunnerson discussed some of the barriers; existing development patterns and terrain. He stated the current initiatives with trails and roads planning.

Councilmember Hoeger had questions about zoning and future developments. Gunnerson and Jennifer Pratt replied. Councilmember Vanorny had comments about trails. Councilmember Poe had specific questions regarding bike lanes in specific developments. Councilmember Poe also had questions related to the connectivity scores of developments and trails. Gunnerson and Matt Myers responded. Councilmember Vanorny had comments about cities in Wisconsin and how she would like Cedar Rapids to compare to their connectivity features about not having a car; advertising the bike/walk commute to places.

b. Vulnerability Mapping

Jeff Wozencraft, Community Development Planner, shared a presentation on the Vulnerability Mapping. Wozencraft provided the definitions and gave a brief understanding of the concepts of social vulnerability and resilience. He stated that Social Vulnerability is susceptibility of social groups or society at large to potential losses (structural and nonstructural) from hazard events and disasters (shocks). And that Resilience is generally, ability to recover from disturbances. Community resilience is a process that connects a set of networked adaptive capacities to a positive trajectory of functioning and adaptation following disturbances. Wozencraft noted the CDC index of 15 census variables to measure vulnerability is broken into four themes: Socioeconomic; Household Composition & Disability; Minority Status & Language; Housing Type & Transportation. He shared a chart on Social Vulnerability and maps of Cedar Rapids' Socioeconomic Themes; Household Composition & Disability; Minority & Language Theme; Housing & Transportation Theme; and Overall Vulnerability. Wozencraft mentioned that developing

connections and relationships with groups, businesses and hubs in the vulnerable areas are important. He stated that they will be doing target outreach and looking at integrating into larger planning efforts.

Councilmember Vanorny requested a copy of the presentation and had comments regarding her desire to ensure vulnerable areas are more walkable. Councilmember Hoeger had no comments or questions. Councilmember Poe had questions about the mapping and if we can use it in planning etc. Wozencraft replied. Councilmember Vanorny also had comments about incentives for developers for specific areas and covered shelters for specific locations on the transit route.

3. Recommendations

a. Property Disposition

Seth Gunnerson, Community Development Planner, shared a presentation on the Property Disposition of 816 Ellis Blvd NW. He mentioned that in conjunction with a proposed carry out restaurant this property is being proposed for a parking and sitting area. He shared a map of the project location and the requested parcel. Gunnerson stated that the requested parcel is zoned urban residential (U-VR) and that plans call for a mix of uses along Ellis Blvd. Gunnerson mentioned the developer has obtained support from the NWNNA and that the City is recommending a lease to purchase option. Gunnerson stated the disposition criteria; he noted that the City will use standard evaluation criteria for the project, including: Project Feasibility; Developer Financial Capacity and Experience; and Conformance with plans and neighborhood input. Gunnerson discussed the timeline for this disposition; stating that a public hearing to initiate the disposition would be held in July or August of 2021 and proposals would be due in early fall. He mentioned that City Council would have a recommendation in fall and the disposition would take place late fall of 2021.

Councilmembers Hoeger and Vanorny had no comments or questions. Councilmember Poe had a question about the parking and sitting percentage of that parcel. Gunnerson replied. Councilmember Poe had comments about the lease option; and she wanted to know if this lot would have been a lot for a home. Gunnerson replied.

Councilmember Vanorny motioned to move the recommendation to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.

b. Proposed CDBG & HOME Administrative Plan Amendments

Sara Buck, Housing Services Manager, shared a presentation on the proposed CDBG & HOME Administrative Plan Amendments. Buck stated that Staff continually review the Administrative Plan and make updates as federal requirements and community needs change. She also mentioned that the pandemic and derecho have created new needs in the community, with many residents in need of assistance for the first time. Buck stated the current policy is that comprehensive rehabilitation is only utilized within the core neighborhoods and that the proposed change is for comprehensive rehabilitation outside core neighborhoods when sections of the City have been impacted by a presidentially declared disaster. Buck stated the next steps for this proposed change are a public hearing and City Council presentation with a resolution for adoption, which will occur July 13, 2021.

Councilmember Hoeger had a question about a previous affordable housing project in which the City assisted Developers to ensure housing remains affordable after the 10-year affordability period; Hoeger would like to discuss this at a future meeting. Buck replied that it could be discussed at a future meeting. Councilmember Vanorny had no questions.

Councilmember Vanorny motioned to move the recommendation to City Council. Seconded by Councilmember Hoeger. The motion passed unanimously.

4. Updates

a. 6th Street Plan

Seth Gunnerson, Community Development Planner, shared a presentation on the 6th Street Plan. Gunnerson stated that he would provide updates on the Ellis Connection; Paving for Progress Project; and the Corridor Action Plan. For the 6th and Ellis Connection; Gunnerson mentioned that demolition of the MidAmerican Site is underway and that road construction will begin in 2022 and that project completion will be in 2023. Gunnerson stated that the Paving for Progress Project has work continuing from Wilson to 33rd and the road work underway and final paving should be in 2022. He also stated that sidewalk work will occur in 2022. Gunnerson mentioned that the overlay and road diet from Wilson to 15th Avenue was completed this spring. He shared some pictures of the road diet. Gunnerson mentioned that the focus for the Corridor Action Plan is on “Connect” and “Strengthen” EnvisionCR elements. He stated that the document is being reviewed internally and that the next steps would be public outreach and recommendation for adoption at the next Development Committee Meeting. Gunnerson discussed outreach; open house; focus groups with business owners, residents, and rental property managers; Taylor Area Neighborhood Association. He shared that the Connect Goals: are to improve transportation and infrastructure to make 6th Street a Multi-Modal Corridor; and to study and implement ways to enhance pedestrian experience. He shared a map of the location. Gunnerson mentioned that the Strengthen Goals are: Goal 1 – Promote Aesthetic Improvements and Enhance Character; Goal 2 – Improve Organizational Capacity; and Goal 3 – Improve Stormwater Absorption.

Councilmember Vanorny is excited about the Connectivity of this project. Councilmember Hoeger is excited about the 6th Street and Ellis Connection. Councilmember Poe was impressed with the improvements of the project.

b. Historic Rehab Program

Jeff Wozencraft, Community Development Planner, shared a presentation on the Historic Rehab Program. Wozencraft stated that the Historic Rehab Program was established in August of 2016 to replace the Paint Rebate Program. The program provides funding to owners of local landmarks and properties in the local historic districts for exterior rehabilitation projects. Wozencraft stated that the guidelines were revised in October of 2018 to make the program more accessible and increase the number of applicants. Wozencraft discussed the October 2018 changes which were: to allow commercial properties in addition to residential; eliminate loans by offering two tiers of grants, based on household AMI; allow broader eligibility of re-roofing projects; funding prioritization clarified; and to allow new construction as an eligible project for funding. Wozencraft stated that the FY22 Program Budget is \$75,000 and that they will continue funding projects on a “first come, first served” basis for the remaining funds. Lastly, he shared some pictures of projects funded in FY21.

Councilmember Hoeger had no questions or comments. Councilmember Poe had no questions or comments.

5. Public Comment

None.

6. Future Discussion Items

Councilmember Hoeger

- Affordable Housing Update
- Veotide Update

Councilmember Poe:

- Trolley Update

Councilmember Hoeger motioned to adjourn the meeting at 4:10 pm. Seconded by Councilmember Poe.
The motion carried.

Respectfully submitted,
Amy Cannon, Administrative Assistant
Community Development

DRAFT



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To: City Council Development Committee
From: Seth Gunnerson, Planner, Community Development and Planning
Subject: 6th Street Corridor Action Plan
Date: August 25, 2021

At the August 25th Development Committee meeting staff will provide an overview of the 6th Street Corridor Action Plan and seek a recommendation to move forward with adoption. A draft of the plan can be viewed at https://www.cedar-rapids.org/local_government/departments_a_-_f/community_development/6th_st_sw_corridor_plan.php. The draft was completed with feedback obtained through input from city departments, public meetings, direct neighborhood outreach at local businesses, stakeholder focus groups.

The plan has two primary themes, or Elements: Connect and Strengthen. These are based on the elements found in EnvisionCR, the City's comprehensive plan. Corridor Action Plans focus on specific Action Steps that the City can undertake to improve conditions along the corridor and with the surrounding neighborhoods. When reviewing the plan, the list of Action Steps found in the plan can be found starting on Page 6. Following the Action Step Tables is a more detailed plan document describing the reasons for, and details of, the various action steps.

Key Action Steps from the plan include:

- Completing the 4 lane to 3 lane road diet between the City Services Center at 15th Avenue and 1st Avenue SW to create a continuous complete street between Ellis Park and 33rd Avenue SW.
- Study the future of the one way pair at 15th and 16th Avenue SW, in conjunction with planned improvements in Czech Village, and ensure creation of a trail connection between the 6th Street corridor and Czech Village.
- Study ways to enhance pedestrian connections to and along 6th street, including filling in remaining sidewalk gaps and focusing on missing connections from cross-streets.
- Strengthen Neighborhood Character, using strategies including public art, programming events at Reed Park, and supporting the neighborhood association.

The City held a public comment period from late July through August 13 to obtain feedback on the draft plan and answer any questions prior to approval by the City Council. Stakeholders that participated in the public open house or focus groups during the development of the plan were targeted for outreach and provided feedback. Comments on the plan included questions about ensuring implementation of identified action steps, as well as questions about the functionality and safety of the proposed "road diet" on 6th Street. Staff is not recommending any plan changes based on this feedback, but understands that continued communitywide education about bike lanes,

vehicular and pedestrian safety, and the success of other road conversion projects should continue and will support the implementation of the 6th Street Corridor Action Plan.

Recommendation:

Staff recommends approval of the 6th Street Corridor Action Plan. The plan will be presented to the City Planning Commission for review and recommendation prior to City Council approval in September.